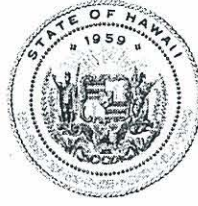


SCR178

ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE DEVELOPMENT IN THE URBAN CORE AND MAIN STREETS, WAYS OF CONSTRUCTING DENSITY IN THE URBAN CORE TO MINIMIZE SPRAWL, AND MIXED USE DEVELOPMENT REGARDING TRANSIT STATIONS.

Urban Core and Main Street Redevelopment Working Group

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

**Testimony of
WILLIAM J. AILA, JR.
Chairperson**

**Before the Senate Committee on
WATER, LAND, AND HOUSING**

**Thursday, April 14, 2011
1:15 PM
State Capitol, Conference Room 225**

**In consideration of
SENATE CONCURRENT RESOLUTION 178/SENATE RESOLUTION 59,
PROPOSED SENATE DRAFT 1**

**ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE DEVELOPMENT
IN THE URBAN CORE AND MAIN STREETS, WAYS OF CONSTRUCTING DENSITY
IN THE URBAN CORE TO MINIMIZE SPRAWL, AND MIXED USE DEVELOPMENT
REGARDING TRANSIT STATIONS**

The purpose of Senate Concurrent Resolution 178/Senate Resolution 59, Proposed Senate Draft 1 is to establish an Urban Core and Main Street Redevelopment Working Group (Working Group) to discuss mixed-use development in the urban core and main streets, ways of constructing density in the urban core to minimize sprawl, and mixed use development regarding transit stations. The Department of Land and Natural Resources (Department) supports the intent of these resolutions. The Department however respectfully asks that it be allowed to serve as a member of the Working Group rather than serving as the Chair of the Working Group as the Department is concerned about the impact any added responsibilities placed on chairing the described working group would have on its ability to carry out responsibilities of protecting, conserving and managing Hawaii's unique and limited natural, cultural, and historic resources.

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS



**Testimony to the Senate Committee on Water, Land and Housing
Thursday, April 14, 2011; 1:15 p.m.
Conference Room 225
Hawaii State Capitol**

**Subject: Senate Concurrent Resolution No. SCR 178 and Senate Resolution No. SR 59
Establishing a Working Group to Discuss Mixed Use Development in the
Urban Core and Main Streets, Ways of Building Densely in the Urban Core
to Minimize Sprawl and Mixed Use Development Regarding Transit Stations**

Chair Dela Cruz, Vice Chair Solomon, and Members of the Committee:

The Chamber of Commerce of Hawaii supports the intent of the subject resolutions and respectfully provides the following comments on S.C.R. No. 178.

The purpose of this Resolution is to establish an Urban Core and Main Street Redevelopment working Group to discuss mixed use development in the urban core and main streets, ways of building densely in the urban core to minimize sprawl, and mixed use development regarding transit stations.

We applaud the legislature for recognizing that the rail transit project will require sound planning and coordination among a wide range of government and private parties in order to be successful. It is difficult to maintain the customary roles of State and Municipal government for a project of this size. In other cities, government has created a "Transit Authority" to provide this vision, leadership and coordination of effort as projects of this magnitude require a more focused effort.

We believe that the single most important function government must perform in order to allow for transit to succeed is to insure the construction of adequate infrastructure capacity. This will then allow for zoning at the local level which in turn will stimulate investment in transit oriented development in and around the various transit stations. It will be a disaster if government simply designates areas for density without providing sufficient infrastructure capacity to support higher density.

Finally, the traditional role of the State has been focused on natural resource management issues to differentiate it from the municipal focus that the Counties provide. In fact, the State does not generally focus on urban planning type of issues such as providing for municipal services (i.e. sewer, water, drainage, police, fire, etc.). That being the case, we would suggest that rather than having DLNR lead this effort, the responsibility be placed with the Legislative Reference Bureau or a private non-profit such as HIPA to create the Working Group.

Thank you for this opportunity to express our views.

NEIL ABERCROMBIE
GOVERNOR



KAREN SEDDON
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Karen Seddon
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON WATER, LAND AND HOUSING

April 14, 2011 at 1:15 p.m.
Room 225, State Capitol

In consideration of
S.C.R. 178/S.R. 59, Proposed S.D. 1
**ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE DEVELOPMENT
IN THE URBAN CORE AND MAIN STREETS, WAYS OF BUILDING DENSELY
IN THE URBAN CORE TO MINIMIZE SPRAWL, AND MIXED USE DEVELOPMENT
REGARDING TRANSIT STATIONS.**

The HHFDC supports the proposed Senate Draft 1 to S.C.R. 178/S.R. 59 and would be interested in participating in the working group proposed therein. Smart growth principals support focusing density and development in the urban core, where adequate infrastructure, services and public transportation already exist. In particular, housing located near transit allows low-income persons and families to live an affordable lifestyle with access to schools, jobs, health care, and social services.

Thank you for the opportunity to testify.



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

NEIL ABERCROMBIE
GOVERNOR
RICHARD C. LIM
DIRECTOR
MARY ALICE EVANS
DEPUTY DIRECTOR
JESSE K. SOUKI
INTERIM DIRECTOR
OFFICE OF PLANNING

OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824

Statement of
JESSE K. SOUKI
Interim Director, Office of Planning
Department of Business, Economic Development, and Tourism
before the
SENATE COMMITTEE ON WATER, LAND, AND HOUSING
Thursday, April 14, 2011
1:15 PM
State Capitol, Conference Room 225

in consideration of
SCR 178 / SR 59, Proposed SD1
**ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE DEVELOPMENT
IN THE URBAN CORE AND MAIN STREETS, WAYS OF BUILDING DENSELY IN
THE URBAN CORE TO MINIMIZE SPRAWL, AND MIXED USE
DEVELOPMENT REGARDING TRANSIT STATIONS.**

Chair Dela Cruz, Vice Chair Solomon, and Members of the Senate Committee on Water, Land, and Housing.

Thank you for your letter dated April 6, 2011 regarding SCR 178/SR 59, Proposed SD1. The Office of Planning **supports** the intent of these resolutions in their proposed form (SCR 178/SR 59 Proposed SD1).

The Office agrees, as stated in those resolutions, that “Hawaii is an island state with limited land and other resources, [and] sound land use policy planning must be utilized to ensure a sustainable and livable environment.” One means of achieving this goal is to plan for and encourage “mixed use development in the urban core and main streets, ways of constructing density in the urban core to minimize sprawl, and mixed use development regarding transit stations[.]” Furthermore, these ideas and concepts are consistent with the Administration’s *New Day In Hawaii Comprehensive Plan* and are consistent with some of the overall themes, goals, objectives, and policies of the Hawaii State Planning Act.

The Office looks forward to collaborating with the Urban Core and Main Street Redevelopment Working Group under the chairmanship of the Chairperson of the Board of Land and Natural Resources.

Thank you for considering our testimony.

NEIL AMBERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
JAN S. GOUVEIA
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:

April 14, 2011

TESTIMONY OF THE DEPARTMENT OF TRANSPORTATION

Senate Committee on Water, Land and Housing

SCR 178/ SR 59

ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE
DEVELOPMENT IN THE URBAN CORE AND MAIN STREETS, WAYS OF
BUILDING DENSELY IN THE URBAN CORE TO MINIMIZE SPRAWL, AND
MIXED USE DEVELOPMENT REGARDING TRANSIT STATIONS.

The Department of Transportation supports the intent of SCR 178 / SR 59 Proposed SD1 which seeks to create a working group to redevelop the urban core of Honolulu and main streets of Hawaii.

However, we defer to the Office of Planning, who oversees the State's land use policy planning and has been the primary agency to bring the appropriate State agencies to the table in matters of land use and land use petitions and permits.

Thank you for the opportunity to provide testimony.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov



PETER B. CARLISLE
MAYOR

DAVID K. TANOUÉ
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

April 14, 2011

The Honorable Donovan M. Dela Cruz, Chair
and Members of the Committee on Water, Land,
and Housing
State Senate
State Capitol
Honolulu, Hawaii 96813

Dear Chair Dela Cruz and Members:

**Subject: SCR178 (Proposed SD1) and SR59 (Proposed SD1)
Related to Mixed Use Development Working Group**

The Department of Planning and Permitting **supports** the above resolutions which would convene a group under the Board of Land and Natural Resources to discuss mixed use development in the urban core and main streets.

We look forward to demonstrating the City's long-standing commitment to a directed growth strategy which, in addition to building a second city in Ewa, supports more in-town development, and keeping rural areas, rural. We also can share our commitment to transit-oriented development (TOD) which focuses on neighborhood revitalization along the transit corridor. These planning initiatives use a deliberate planning process that incorporates community participation, as well as input from state agencies.

We look forward to discussions that will lead to specific state assistance in fostering good TOD and rejuvenation of rural town centers. Thank you for the opportunity to comment.

Very truly yours,

A handwritten signature in black ink, appearing to read "David K. Tanoue", is written over a horizontal line.

David K. Tanoue, Director
Department of Planning and Permitting

DKT:jmf
scr178PropSD1-sr59PropSD1-MixUseDev-ks.doc



KAMEHAMEHA SCHOOLS

April 14, 2011

WRITTEN TESTIMONY TO THE
SENATE COMMITTEE ON WATER, LAND, AND HOUSING
By

Paul Quintiliani
Kamehameha Schools

Hearing Date: Thursday, April 14, 2011
1:15 p.m., Conference Room 225

To: Sen. Donovan Dela Cruz, Chair, Sen. Malama Solomon, Vice Chair,
and Members of the Committee

RE: SCR 178 SD 1 and SR 59 SD1

Chairman Dela Cruz, Vice Chair Solomon and members of the Senate
Committee on Water, Land, and Housing:

Mahalo for the opportunity to provide testimony in support of SCR 178
SD 1 and SR 59 SD1. These resolutions would create "working groups" to
discuss mixed use development in Honolulu's urban core to minimize
sprawl and prepare for rail transit development opportunities.
Kamehameha Schools supports the Legislature's efforts to create a
sustainable and livable environment for Honolulu County residents.

Kamehameha Schools owns substantial property within the urban core and
along and surrounding the planned rail transit route. Therefore, we
would ask the committee to consider including a representative of
Kamehameha Schools as a participant in the "working groups" formed by
SCR 178 SD1 and SR 59 SD1. We hope that our participation will
increase communication and cooperation among the group members.

Thank you for the opportunity to provide this testimony.

SR 59/SCR 178 SD1 (PROPOSED)

ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE DEVELOPMENT IN THE URBAN CORE AND MAIN STREETS, WAYS OF BUILDING DENSELY IN THE URBAN CORE TO MINIMIZE SPRAWL, AND MIXED USE DEVELOPMENT REGARDING TRANSIT STATIONS

**PAUL T. OSHIRO
MANAGER – GOVERNMENT RELATIONS
ALEXANDER & BALDWIN, INC.**

APRIL 14, 2011

Chair Dela Cruz and Members of the Senate Committee on Water, Land & Housing:

I am Paul Oshiro, testifying on behalf of Alexander & Baldwin, Inc. (A&B) on **SR 59/SCR 178 SD1** (Proposed), "ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE DEVELOPMENT IN THE URBAN CORE AND MAIN STREETS, WAYS OF BUILDING DENSELY IN THE URBAN CORE TO MINIMIZE SPRAWL, AND MIXED USE DEVELOPMENT REGARDING TRANSIT STATIONS." We **support these** resolutions.

These resolutions request the establishment of an Urban Core and Main Street Redevelopment Working Group to discuss mixed use development in the urban core and main streets, ways of building in the urban core to minimize sprawl, and mixed use development regarding transit stations. We understand that these resolutions are a product of the recent Ku Kamaehu presentation at the State Capitol. We support these resolutions and would welcome the opportunity to participate in this working group to further this vision and to help it become a reality.

Based on the aforementioned, we respectfully request your favorable consideration on these resolutions. Thank you for the opportunity to testify.

BIA-HAWAII
BUILDING INDUSTRY ASSOCIATION

April 14, 2011

Senator Donovan Dela Cruz, Chair
Committee on Water, Land, and Housing
State Capitol, Room 225
415 South Beretania Street
Honolulu, Hawaii 96813

Senator Dela Cruz:

Subject: **SCR 178/SR 59 PROPOSED SD 1**: ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE DEVELOPMENT IN THE URBAN CORE AND MAIN STREETS, WAYS OF BUILDING DENSELY IN THE URBAN CORE TO MINIMIZE SPRAWL, AND MIXED USE DEVELOPMENT REGARDING TRANSIT STATIONS.

I am Karen Nakamura, Chief Executive Officer of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii.

BIA-HAWAII provides the following **comments on SCR 178/SR 59 PROPOSED SD 1**.

The purpose of this Resolution is to establish an Urban Core and Main Street Redevelopment Working Group to discuss mixed use development in the urban core and main streets, ways of building densely in the urban core to minimize sprawl, and mixed use development regarding transit stations.

As BIA-HAWAII is an affiliate of the NAHB, and mixed use development will undoubtedly include a residential component, the **BIA-HAWAII requests to be included in the Urban Core and Main Street Redevelopment Working Group** to ensure that all segments of mixed-use development are represented.

Thank you for this opportunity to express our views.



Chief Executive Officer
BIA-Hawaii

The Howard Hughes Corporation
Victoria Ward, Limited
Ward Centers
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David Striph
Senior Vice President – Hawaii

April 14, 2011

Senator Donovan Dela Cruz, Chair
Committee on Water, Land, and Housing

Thursday, April 14, 2011; 1:15 PM
Conference Room 225

RE: SCR 178/SR 59 - ESTABLISHING A WORKING GROUP TO DISCUSS MIXED USE DEVELOPMENT IN THE URBAN CORE AND MAIN STREETS, WAYS OF BUILDING DENSELY IN THE URBAN CORE TO MINIMIZE SPRAWL, AND MIXED USE DEVELOPMENT REGARDING TRANSIT STATIONS

Chair Dela Cruz, Vice Chair Solomon, and Members of the Committee:

My name is David Striph, Senior Vice President-Hawaii for The Howard Hughes Corporation (HHC), testifying in strong support of SCR 178/SR 59. HHC owns, manages, and develops commercial, residential and mixed-use real estate throughout the country. Created from a hand-selected subset of 34 strategic assets previously held by General Growth Properties, these include master planned communities, operating properties, and development opportunities in 18 states.

HHC is particularly excited about the future of our Ward Centers property. In 2009, the Hawaii Community Development Authority approved the Ward Neighborhood Master Plan which allows for up to 9.3 million square feet of mixed-use development, which can include up to 7 million square feet of (4,300 units) residential, 5 million square feet of retail and 4 million square feet of office space.

Measures such as SCR 178/SR 59 are squarely in line with our development philosophy. As such, The Howard Hughes Corporation would enthusiastically participate in the Urban Core and Main Street Redevelopment Working Group with the intent of sharing our collective experiences creating some of the country's most noted master planned communities: Summerlin in Las Vegas, Bridgeland and The Woodlands in Houston, and Columbia, Fairwood and Emerson in Maryland.

Thank you for the opportunity to express my strong support of SCR 178 and SR 59.

From: mailinglist@capitol.hawaii.gov
To: [WLH Testimony](#)
Cc: c_pomponio@yahoo.com
Subject: Testimony for SCR178 on 4/14/2011 1:15:00 PM
Date: Tuesday, April 05, 2011 1:01:47 PM

Testimony for WLH 4/14/2011 1:15:00 PM SCR178

Conference room: 225
Testifier position: **comments only**
Testifier will be present: **No**
Submitted by: Cathleen Pomponio, M.S.
Organization: Individual
Address:
Phone:
E-mail: c_pomponio@yahoo.com
Submitted on: 4/5/2011

Comments:

I support your House Bill, and would also like to add the following comments: The area from the Honolulu Airport, through to Ala Moana State Park is riddled with unattractive industrial construction. Would it be possible to plan in the future, an off-shore unloading areas [like Matson]. In the manner of the Palm-Islands of Dubai. But rather than use the off-shore man-made island for vacationers, we could use it for unloading, thus sparing the islands' barriers and reefs which in turn spare the island as a whole from Tsunami wave action. I am in agreement with reducing the sprawl into the mountainous areas, as they are also barriers to typhoon and hurricane winds, thus sparing the lower lying areas from the run-off of erosion. Thank you for allowing me to contribute my comments to your forum.

From: mailinglist@capitol.hawaii.gov
To: [WLH Testimony](#)
Cc: mrgach@att.net
Subject: Testimony for SCR178 on 4/14/2011 1:15:00 PM
Date: Sunday, April 10, 2011 10:08:43 AM

Testimony for WLH 4/14/2011 1:15:00 PM SCR178

Conference room: 225
Testifier position: support
Testifier will be present: No
Submitted by: Michael Gach
Organization: Individual
Address:
Phone:
E-mail: mrgach@att.net
Submitted on: 4/10/2011

Comments:

I believe it would be productive to create a Urban Core and main street redevelopment working group to explore and propose ways of constructing a core in our urban areas to minimize sprawl and an efficient transit system.

From: mailinglist@capitol.hawaii.gov
To: [WLH Testimony](#)
Cc: icec002@hawaii.rr.com
Subject: Testimony for SCR178 on 4/14/2011 1:15:00 PM
Date: Sunday, April 10, 2011 10:28:39 AM

Testimony for WLH 4/14/2011 1:15:00 PM SCR178

Conference room: 225
Testifier position: support
Testifier will be present: No
Submitted by: charles ice
Organization: Individual
Address:
Phone:
E-mail: icec002@hawaii.rr.com
Submitted on: 4/10/2011

Comments:

The working group is presently composed of those with interests to defend, but no one to carry the design concept forward. This is a design problem, with wasted amenities across Honolulu now, and opportunities going begging -- especially with the prospect of transit. Let's not leave this issue to those what brung us here. Where are the best design minds?

From: mailinglist@capitol.hawaii.gov
To: [WLH Testimony](#)
Cc: neil@soest.hawaii.edu
Subject: Testimony for SCR178 on 4/14/2011 1:15:00 PM
Date: Monday, April 11, 2011 2:10:01 AM

Testimony for WLH 4/14/2011 1:15:00 PM SCR178

Conference room: 225
Testifier position: support
Testifier will be present: No
Submitted by: Neil Frazer
Organization: Individual
Address:
Phone:
E-mail: neil@soest.hawaii.edu
Submitted on: 4/11/2011

Comments:

I strongly support this measure. The quality of life on Oahu could be much better than it is at present if people lived near where they work. As a small example, when I ride my bicycle in Kailua I find it to be an entirely different and more pleasant village than when I drive there. Walking and bicycling are healthful and mood-improving and we could save much money by having to build larger highways.

To the members of the commission, should this resolution pass, I recommend two books by the great American student of cities Jane Jacobs. They are:
"Death and Life of Great American Cities"
and
"Dark Age Ahead"

I recommend also
"The Boulevard Book" by Allan B. Jacobs.

Neil Frazer
112 Haokea Drive
Kailua, HI 96734
261-6423

From: mailinglist@capitol.hawaii.gov
To: [WLH Testimony](#)
Cc: merway@hawaii.rr.com
Subject: Testimony for SCR178 on 4/14/2011 1:15:00 PM
Date: Monday, April 11, 2011 9:50:57 PM

Testimony for WLH 4/14/2011 1:15:00 PM SCR178

Conference room: 225
Testifier position: support
Testifier will be present: No
Submitted by: Marjorie Erway
Organization: Individual
Address:
Phone:
E-mail: merway@hawaii.rr.com
Submitted on: 4/11/2011

Comments:

This reso will create a much-needed working group to recommend ways to build more densely in the traditional urban core as a way to prevent further suburban sprawl. Please support it.