

Honolulu, Hawaii

April 5, 2012

RE: S.B. No. 2927  
S.D. 2  
H.D. 1

Honorable Calvin K.Y. Say  
Speaker, House of Representatives  
Twenty-Sixth State Legislature  
Regular Session of 2012  
State of Hawaii

Sir:

Your Committee on Finance, to which was referred S.B. No. 2927, S.D. 2, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO COMMUNITY PLANNING,"

begs leave to report as follows:

The purpose of this measure is to facilitate commercial and residential development of an exceptional level of quality on land adjacent to public transportation stations and centers by creating a process and reducing up-front costs that will encourage projects for neighborhood reinvestment. Specifically, this measure:

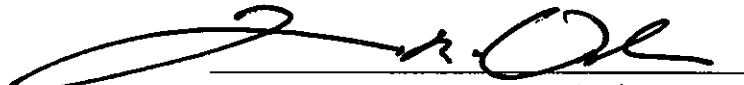
- (1) Establishes planning districts and creates a process for developers to apply for residential and commercial exceptional planning projects;
- (2) Establishes the Transit-oriented or Main-street Redevelopment Program;
- (3) Authorizes state and county incentives for exceptional planning projects; and
- (4) Establishes a discretionary review process for the transfer of floor area within the planning district.



The Department of Planning and Permitting of the City and County of Honolulu; an individual member of the County of Hawaii Council; the General Contractors Association of Hawaii; The Pacific Resource Partnership; Hawaii Laborers-Employers Cooperation and Education Trust; the Building Industry Association of Hawaii; the Hawaii Carpenters Union; the Laborers' International Union of North America, Local 368; and Windward Ahapuaa Alliance supported this measure. The Kakaako Makai Community Planning Advisory Council; the Sierra Club, Hawaii Chapter; The Outdoor Circle; Hawaii's Thousand Friends; Life of the Land; and numerous individuals opposed this measure. The Hawaii Housing Finance and Development Corporation, the Department of the Attorney General, The Chamber of Commerce of Hawaii, and the Honolulu Authority for Rapid Transportation commented on this measure.

As affirmed by the record of votes of the members of your Committee on Finance that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2927, S.D. 2, H.D. 1, and recommends that it pass Third Reading.

Respectfully submitted on  
behalf of the members of the  
Committee on Finance,



MARCUS R. OSHIRO, Chair



