

Testimony of
Steven Scott, CEO
Scott Hawaii
Before the
Committee on Finance
Rep. Sylvia Luke, Chair
Rep. Scott Y. Nishimoto, Vice Chair
Rep Aaron Ling Johanson, Vice Chair

Feb 21, 2013, Committee Hearing
Conference Room 308
11:00 AM
House Bill 429 HD1

Relating to The Hawaii Community Development Authority

Chair Luke and Committee Members:

I am Steve Scott, CEO of Scott Hawaii, and I am in support of House Bill 429 HD1. We are a small family business in its 82nd year, and a property owner at 1212 Kona St. in Kaka'ako. We have been at our current location since 1955. Previous to that we were located on Cooke St. We are also a member of the Kaka'ako Business and Landowners Association.

We participated in the hearings held by the Hawaii Community Development Authority (HCDA) to revise the Kaka'ako Mauka Area Plan. The results of those hearings included a recommendation that towers with a height of 400ft would be adequate for the Kaka'ako area. The revised plan was adopted in 2011.

Now the HCDA is trying to "authorize the Executive Director to develop a Transit Oriented Development (TOD) plan and Rules Overlay for the Kaka'ako Community Development District, and at the same time develop and issue a Request for Proposal for a mixed use Project that would exceed the height limit.

Plans and reviews take a long time to develop, especially for an area the size of Kaka'ako, and changing the plans on a whim for political reasons isn't prudent. HB429 will serve as a check to insure stability.

Thank you,
Steve Scott, CEO
Scott Hawaii
Email: steve@scotthawaii.com
Tel. 591-2921

Testimony of
Dexter Okada, President
U. Okada & Co., Ltd.
Before the
Committee ON FINANCE
Rep. Sylvia Luke, Chair
Rep. Scott Y. Nishimoto, Vice Chair
Rep. Aaron Ling Johanson, Vice Chair
February 21, 2013, Committee Hearing
Conference Room 308
11:00AM
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Relating to The Hawaii Community Development Authority

Chair Luke and Committee Members:

I am in support of House Bill 429 HD1.

I am Dexter Okada. I am the president of U. Okada & Co., Ltd., a third generation small family business and property owner that has been located on Queen Street in Kaka'ako for over fifty years. I also represent the Kaka'ako Business and Landowners Association, a group of small businesses and small landowners located in Central Kaka'ako.

Plans and rules take a long time to develop because they serve as a foundation for good development. The revision of the Kaka'ako Mauka Area Plan and Rules took many years and hours of community outreach. Many sectors of the community provided their input. Finally in mid 2011 the Revised Kaka'ako Mauka Area Plan and Rules were adopted.

But, before the ink was dry, Hawaii Community Development Authority(HCDA) held a special session on October 26, 2011 to "authorize the Executive Director to Develop a Transit Oriented Development(TOD) Plan and Rules Overlay for the Kakaako Community Development District" and at the same time "authorize the Executive Director to Develop and Issue a Request for Proposal for a Mixed-Use Project".

Two questions pop up:

1. Why authorize overlays of plans and rules that were just revised?
2. If the overlay is necessary, why is the overlay rules not done before the RFP is issued?

Public hearings were held, but was the community actually heard? The current HCDA Kaka'ako board is made up of nine voting members. Four of the members are the Governor's department directors. A fifth member is a Governor appointed cultural specialist. A sixth member is a Governor's at large choice. There is an inherent bias in the voting results.

Plans and rules take a long time to develop because they serve as foundation for good development. By changing the plan and rules at a whim, weakens that foundation. HB429 HD1 will serve as a check and balance to insure the stability of the base. It gives the community an opportunity to be heard.

Thank you,
Dexter Okada
President

U. Okada & Co., Ltd. Email: dexter.okada@uokada.com Tel: 597-1102

Testimony of
Christine Kaneshiro
845 Queen Street • Honolulu, HI 96813

Before the

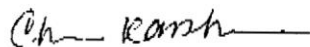
COMMITTEE ON FINANCE
Rep. Sylvia Luke, Chair
Rep. Scott Y. Nishimoto, Vice Chair
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Relating to The Hawaii Community Development Authority

Chair Luke and Committee Members:

I am a small landowner in the Kakaako District and I am in support of House Bill 429 HD1.

Thank you.



Christine Kaneshiro

COMMITTEE ON FINANCE

Rep. Sylvia Luke, Chair

Rep. Scott Y. Nishimoto, Vice Chair

Rep. Aaron Ling Johanson, Vice Chair

February 21, 2013, Committee Hearing

Conference Room 308

11:00AM

House Bill 429 HD1

Relating to The Hawaii Community Development Authority

RE: Support for HB 429 HD1

Dear Chair Luke and Committee Members,

My name is Gary Onishi and I'm a small property owner in central Kakaako. I'm writing to share my support for HB 429 HD1. In 2010 and 2011, I was one of several stake holders in Kakaako who worked with HCDA and other community members to help develop the current Mauka Plan and Rules. It took several hours, months and years to develop. I feel the current plan and rules reflects our community and how we would like to see it develop into the future.

I support this bill because I believe our elected representatives will respect the vision of the stakeholders. The current language allows current and future developers and other agents to wield influence to alter the plan and or rules for their benefit without community involvement. The current HCDA administration has already shown their willingness to undo the years of community involvement. Only **months** after the Mauka Rules were finalized, the Executive Director was authorized to develop Transit Oriented Development (TOD) overlays. These overlays effectively, have undone portions of the community developed Mauka Plan and Rules.

HB 429 HD1 is necessary to preserve accountability. It is all of our responsibility to care for our community and be responsible guardians for its future. I believe the legislature, as an elected body, is accountable to the community. Section 206E-5(f), if left unchanged, could leave the door open for self-interested parties to undermine our community. It is through the legislature a proper forum can be provided, if necessary, to alter the hours, months, and years of careful community planning.

Thank you,
Gary Onishi
g_onishi@msn.com



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAOKO
KALAELOA

Neil Abercrombie
Governor

Brian Lee
Chairperson

Anthony J. H. Ching
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STATEMENT OF

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

BEFORE THE

HOUSE COMMITTEE ON FINANCE

Thursday, February 21, 2013

11:00 A.M.

State Capitol, Conference Room 308

in consideration of

**H.B. 429, H.D. 1 – RELATING TO THE HAWAII COMMUNITY
DEVELOPMENT AUTHORITY.**

Purpose: Provides that no amendment to the Kakaako Mauka Area or Makai Area Plans shall take effect without the prior authorization of the State Legislature by majority vote of both chambers on a concurrent resolution that is submitted by the Authority. In submitting its request for concurrent resolution, the Authority is to provide the Legislature with a list of all amendments or amendments that is being sought along with a detailed summary of the projected impacts of the amendment or exemption.

Position: This position represents my own viewpoint as the Authority has not had an opportunity to review and establish its own position on the measure. As the impacts of any amendment to the Kakaako Mauka and Makai Area Plans is currently required to be thoroughly vetted with interested and affected individuals, government agencies, stakeholders, the general public and even legislators in their individual capacities throughout the amendment process, it is my belief that passage of this proposal would create inefficiency in a process that already prescribes for a rigorous public review. Accordingly, I respectfully request that the committee defer action on this measure.

Testimony reflects the view and position of the Executive Director and not that of the Authority.

Current Plan Amendment Process a Measured Process Already. The current process for the HCDA to promulgate amendments to any community development plan requires that the Authority actively solicits public participation and comment. The current plan amendment process requires that:

- The action is authorized at public meetings of the Authority;
- The Authority conducts a programmatic Environmental Impact Statement (EIS) review and analysis;
- Notice of a public hearing on the matter is published;
- A public hearing(s) on the matter is convened; and
- The Authority meets at a separate hearing to ratify (or not) such amendment(s) to the community development plan.

Given the comprehensive nature of the process, amendment of a community development plan can take from six (6) months to over a year. It is important to note that at each step of this process, affected or interested legislators or stakeholders have a number of opportunities to fully participate in the plan amendment process.

Proposed Legislative Review Process Adds Time. As the Legislature meets in the first quarter of the year, it is possible that enactment of this measure could add as much as one (1) year to an already measured process.

No Exemptions Can Be Secured Through Plan Amendment. The measure makes several references to “exemption or amendment” (page 1 – lines 7, 13, 15, 16 and 18). However, the process is designed to give relief if there is data and support for amendment, but is not envisioned to give an opportunity for an exemption to be granted.

Thank you for the opportunity to provide our comments on this measure.