



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAOKO
KALAELOA

Neil Abercrombie
Governor

Brian Lee
Chairperson

Anthony J. H. Ching
Executive Director

461 Cooke Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

Facsimile
(808) 594-0299

E-Mail
contact@hcdaweb.org

Web site
www.hcdaweb.org

STATEMENT OF

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

BEFORE THE

HOUSE COMMITTEE ON WATER & LAND

Monday, February 4, 2013

10:50 A.M.

State Capitol, Conference Room 325

in consideration of

**H.B. 429 – 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: 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

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 (at meetings where public comment and participation is encouraged and welcomed):

- Authorize the action at public meetings of the authority;
- Conduct a programmatic Environmental Impact Statement (EIS) review and analysis;
- Publish notice of a public hearing on the matter;
- Convene a public hearing(s) on the matter; and
- Formally meet 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 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 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.

Testimony of
Dexter Okada, President
U. Okada & Co., Ltd.
Before the
COMMITTEE ON WATER & LAND
Rep. Cindy Evans, Chair
Rep. Nicole E. Lowen, Vice Chair

February 4, 2013, Committee Hearing
Conference Room 325
10:50AM
House Bill 429
Relating to The Hawaii Community Development Authority

Chair Evans and Committee Members:

I am in support of House Bill 429.

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.

The revision of the Kaka'ako Mauka Area Plan and Rules took many years and hours of community outreach. Some of the results were that 400 foot towers were sufficient for the area. Kaka'ako is made up of several distinct neighborhoods. 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 first before the RFP is issued?

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. HB4209 will serve as a check and balance to insure the stability of the base.

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