

Honolulu, Hawaii

FEB 18 2016

RE: S.B. No. 3076  
S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Twenty-Eighth State Legislature  
Regular Session of 2016  
State of Hawaii

Sir:

Your Committees on Housing and Economic Development, Environment, and Technology, to which was referred S.B. No. 3076 entitled:

"A BILL FOR AN ACT RELATING TO STATEWIDE COMMUNITY PLAN,"

beg leave to report as follows:

The purpose and intent of this measure is to:

- (1) Designate the Office of Planning as the lead agency to coordinate and advance transit-oriented development planning in the State; and
- (2) Require that the Office of Planning approve all state agencies' development plans for parcels along the rail transit corridor, including any properties that the State may obtain in the future.

Your Committees received testimony in support of this measure from the Office of Planning, Chamber of Commerce Hawaii, and Building Industry Association of Hawaii.

Your Committees find that with Honolulu's construction of an elevated rail transit system, the State has an opportunity to enhance Oahu's urban environment and increase the quality of life for residents by utilizing sound smart growth and transit-oriented development principles to revitalize neighborhoods and increase affordable housing inventory, among other public benefits. As the largest landowner of properties along the transit line, with



approximately two thousand acres under the jurisdiction of various departments, the State must be proactive and place a priority on planning with a statewide policy perspective, rather than a departmental mission perspective, to maximize the benefits of state lands available for redevelopment.

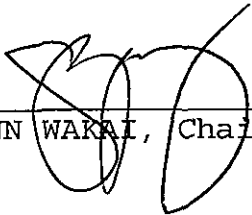
Your Committees have amended this measure by:

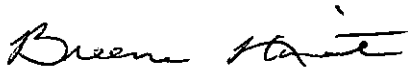
- (1) Clarifying that the Office of Planning is intended to coordinate and advance smart growth and transit-oriented development planning within the State;
- (2) Clarifying that a responsibility of the Office of Planning is to act as the lead agency to coordinate and advance smart growth and transit-oriented development planning within the State;
- (3) Expanding the responsibility of the Office of Planning in transit-oriented development to include targeting transit-oriented development areas for significant increase in affordable housing and rental units;
- (4) Inserting an appropriation for an unspecified amount for one full-time equivalent (1.0 FTE) branch chief position within the Office of Planning; and
- (5) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Housing and Economic Development, Environment, and Technology that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 3076, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 3076, S.D. 1, and be referred to your Committees on Transportation and Energy and Ways and Means.



Respectfully submitted on  
behalf of the members of the  
Committees on Housing and  
Economic Development,  
Environment, and Technology,

  
\_\_\_\_\_  
GLENN WARAI, Chair

  
\_\_\_\_\_  
BREENE HARIMOTO, Chair





The Senate  
Twenty-Eighth Legislature  
State of Hawai'i

**Record of Votes**  
**Committee on Economic Development, Environment, and Technology**  
**EET**

Bill / Resolution No.:* <i>SP 3076</i>	Committee Referral: <i>HOU/EET, TRE/NAM</i>	Date: <i>2/11/16</i>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
WAKAI, Glenn (C)	✓			
SLOM, Sam (VC)				✓
BAKER, Rosalyn H.				✓
ESPERO, Will	✓			
GALUTERIA, Brickwood	✓			
IHARA, Jr., Les	✓			
KEITH-AGARAN, Gilbert S.C.				✓
RUDERMAN, Russell E.				✓
THIELEN, Laura H.	✓			
<b>TOTAL</b>	<i>5</i>	<i>0</i>	<i>0</i>	<i>4</i>
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: <i>Ruderman</i>				
<b>Distribution:</b> Original    Yellow    Pink    Goldenrod File with Committee Report    Clerk's Office    Drafting Agency    Committee File Copy				

\*Only one measure per Record of Votes