



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



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STATEMENT OF
AEDWARD LOS BANOS, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE
HOUSE COMMITTEE ON WATER, LAND, & HAWAIIAN AFFAIRS

Friday, February 1, 2019
9:00 A.M.
State Capitol, Conference Room 325

in consideration of

HB 1559
RELATING TO THE KAKAAKO COMMUNITY DEVELOPMENT
DISTRICT

Chair Yamane, Vice Chair Todd, and Members of the Committee.

The Hawaii Community Development Authority (HCDA) has not acted on this bill. In my capacity as Executive Director, I respectfully offer comments on HB 1559.

HB 1559 authorizes HCDA to permit one building of 768 feet in each approved master plan area in Kakaako Mauka. Currently, there are only two master plan areas in Kakaako Mauka, the Ward Master Plan currently being executed by Victoria Ward Limited and the Kaiaulu o Kakaako Master Plan being executed by Kamehameha Schools.

I also note that the HCDA's community development plans and rules for the Kakaako Mauka district established with direct community input and being implemented by the HCDA board limits the height of buildings to 400 feet tall.

Thank you for the opportunity to offer comments on HB 1559.

Howard Hughes.



Representative Ryan Yamane, Chair
Representative Chris Todd, Vice Chair
House Committee on Water, Land and Hawaiian Affairs
Hawaii State Capitol
Honolulu, Hawaii 96813



**RE: HB 1559 – Relating to the Kakaako Community Development District
Testimony in Support**

**Friday, February 1, 2019, 9:00 a.m.
Conference Room 325**

Aloha Chair Yamane, Vice Chair Todd, and members of the committee:

My name is Todd Apo, Senior Vice President, Community Development of The Howard Hughes Corporation, and on behalf of Howard Hughes, thank you for the opportunity to provide testimony in support of HB 1559, relating to the Kakaako Community Development District.

As the Committee is aware, the purpose of HB 1559 is to amend the development guidance policies within the Kakaako Community Development District statute to permit HCDA to consider the development of a single building within each master planned area (and within a specified distance from a planned rail transit station) that exceeds the current 418 foot height limitation for the Mauka Area. The bill requires that HCDA negotiate appropriate and proportional public benefits for any increase in a building height above the current limitation.

This bill provides increased, but measured, flexibility to HCDA, in partnership with master plan developers, to further implement the vision articulated by the Legislature and HCDA to redevelop Kakaako into a vibrant, mixed use, “live, work and play” community that is an integral part of, and supports, the urban core. The legislature and HCDA, through HRS Chapter 206E, and the enabling plans and rules, expressly sought to avoid a “cookie cutter” approach to urban design and planning, and instead envisioned the horizontal and vertical mixture of a variety of uses; activities located so as to encourage reliance on public transportation; and a mixture of densities, building types and configurations in accordance with urban design principles.

The vision of Kakaako is now becoming a reality, and Howard Hughes is very excited about both the transformation of the Mauka Area, as well as its significant

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potential for the future. Providing flexibility to HCDA to consider one signature building within each master planned area that exceeds the current height limitation is compatible with, and will further, the Legislature's and the HCDA's vision to discourage uniformity, monolithic structures and urban sprawl within Kakaako -- and instead, and in partnership with the state -- encourage developers to create a vibrant, livable, walkable community filled with a variety of innovative building types, uses, densities and community amenities.



The bill's requirement that the building be within a specified distance of a planned rail transit station is also supported by -- and ensures compatibility with -- the Legislature's policy to encourage the use of public transportation within Kakaako, as well as HCDA's transit oriented development policies. The final draft of HCDA's Kakaako Community Development District TOD Overlay Plan, for example, recognizes that transit-oriented neighborhoods focus on concentrating higher-density, mixed use development around transit stops and stations, and TOD neighborhoods allow developers to build more efficiently by maximizing the use of space for housing and other uses, thus creating livable, sustainable and resilient communities.

Finally, while an increase in a building's height limitation would provide needed additional housing inventory within the urban core and would also trigger tangible community benefits, including a commensurate increase in reserved housing as required by the Mauka Area Rules, Howard Hughes also notes that the bill separately and expressly requires HCDA to negotiate appropriate and proportionate public benefits consistent with HRS Chapter 206E for any permitted increase in a building height above the current limitation. This requirement will ensure that HCDA will be authorized to negotiate reasonable and appropriate public benefits that would not otherwise be required or available to our community. This creates an additional opportunity for HCDA and developers to work together in order to continue to fulfill the vision for Kakaako.

For the foregoing reasons, this narrowly-tailored and measured approach to provide HCDA controlled flexibility to further implement the policies underlying the redevelopment of Kakaako is consistent with the vision for the Mauka Area and will benefit the public and our community. Howard Hughes respectfully supports its passage.

Thank you for the opportunity to testify in support of this measure.

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HB-1559

Submitted on: 1/30/2019 10:12:28 AM

Testimony for WLH on 2/1/2019 9:00:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
lynne matusow	Individual	Oppose	No

Comments:

Please consider this as testimony strongly opposed to raising the height limit for ONE property in Kaka'ako to 768 feet. Almost double the current height limit. This disengenous effort to "reward" a developer in the guise of saying the urban Honolulu skyline will have a "relatively uniform and undesirable 'flat' top" without this one building is totally absurd.

I also wonder if anyone checked with the Federal Aviation Administration to see if this new height limit proposal passes their muster. They have long held that something around 500 feet is the highest a building could be built in Downtown Honolulu.

Please vote no. Please do not pass this bill out of committee. This bill is a sacrilege.

Lynne Matusow

HB-1559

Submitted on: 1/30/2019 7:47:05 PM

Testimony for WLH on 2/1/2019 9:00:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Nancy Davlantes	Individual	Oppose	No

Comments:

HB-1559

Submitted on: 1/31/2019 10:45:17 AM

Testimony for WLH on 2/1/2019 9:00:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
douglas valenta	Individual	Oppose	No

Comments:

So the bill is allowing for high density development and also details that a city's

" signature" urban skyline that includes buildings of varying heights, which in turn will contribute to an aesthetically-pleasing and architecturally-unique experience while fulfilling needs within the urban core.

Give me a break: allowing for an over developed skyline and crowding neighborhoods is seen as a benefit so that those island visitors entering Honolulu on cruise ship can look upon the south shore skyline, and subconsciously observe excessively tall buildings of different heights as being aesthetically pleasing, yet, there is absolutley no consideration for those of us that live, work, and/or commute with the mess of the inevitable overcrowding, due in part to TOD, which is a code word for government subsidized development of greedy over wealthy developers, with very very poor foresight.

Stop the madness

Vote 'no' and throw out this bill