



UNIVERSITY OF HAWAII SYSTEM

Legislative Testimony

Testimony Presented Before the
House Committee on Higher Education & Technology
February 2, 2022 at 2:00 p.m.

by
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Vice President for Budget and Finance/Chief Financial Officer
University of Hawai'i System

HB 2186 – RELATING TO UNIVERSITY DISTRICTS

Chair Takayama, Vice Chair Clark, and members of the committee:

Thank you for the opportunity to present testimony today.

The University of Hawai'i (University) supports House Bill No. 2186, Relating to University Districts. This bill provides a framework that promotes more consistent land use planning and development across the University System throughout the State and better allows for project partnerships with the private sector. The University has met with the State Office of Planning and Sustainable Development and the four County Planning Departments during the interim to collaborate on resolving issues, address mechanical details, and address other previous concerns related to the university districts framework.

The bill authorizes the University President to propose a university district to the Board of Regents. A university district can only include real property that is: (1) held by the University; or (2) subject to a voluntary agreement in writing with a qualified person holding real property. A university district cannot include real property located within a conservation district, and the real property must be part of an existing campus or contiguous with it. The bill further specifies that it would be applicable to only certain explicit University campuses.

If the Regents approve the President's proposal after a public meeting, the Regents may designate a university district. Once designated, the President must develop a campus development plan that the Regents must also adopt at a public meeting. If the Regents approve the development plan, the Regents must establish campus development rules under Chapter 91, Hawai'i Revised Statutes (HRS), which allows for a public hearing.

The purpose of the rules is to implement the plan. The rules must follow existing county rules, ordinances, and regulations as closely as is consistent with standards meeting minimum requirements of good design, pleasant amenities, health, safety, and coordinated development. Once approved, the rules supersede all other inconsistent

county ordinances and rules relating to the use, zoning, planning, and development of land and construction within a university district, except any county ordinances or rules enacted or adopted pursuant to Chapter 205A, HRS.

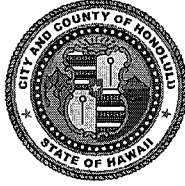
This planning and land use framework ensures good planning, allows for public input, and creates opportunities for the University to leverage private sector investment in the development of the University for the benefit of its students, faculty, and staff. In particular, it helps advance public-private partnerships similar to what other universities have used for various campus projects such as parking structures, student and faculty housing, and transit-oriented development. All of the facilities, projects, and uses are already occurring and are customary on school campuses. The bill will provide an opportunity for consistent systemwide planning and resource allocation across the University's ten campuses, which are now subject to different use, zoning, planning, and development regulations depending on which county the campus is located.

Thank you for this opportunity to testify.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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February 2, 2022

The Honorable Gregg Takayama, Chair
and Members of the Committee on
Education and Technology
Hawaii House of Representatives
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Takayama and Committee Members:

**Subject: House Bill No. 2186
Relating to University Districts**

The Department of Planning and Permitting (DPP) **opposes** House Bill No. 2186, which would allow the creation of university districts through which the University of Hawaii (UH) system would be exempt from each county's zoning ordinances, planning, and permitting processes. The university districts may include real property that is held by the UH in partnership with a "qualified person," which may be a private individual or corporation.

Without any geographical limits, the UH could, on its own, or in partnership with any private "qualified person," develop any land within the City & County of Honolulu, exempt from the City's zoning ordinances, long-range General Plan and Development Plans, and permitting processes, which help to ensure health, safety and connectivity, as well as consistency with the community's values, priorities, and visions for the future. In particular, UH West Oahu, Leeward Community College, and Honolulu Community College, all part of the UH system, located within the City's transit oriented development (TOD) zones, would be allowed to develop inconsistent with TOD plans.

For these reasons, we ask that this Bill be held in Committee.

Thank you for the opportunity to provide testimony.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dean Uchida".

Dean Uchida
Director