



**HAWAI'I COMMUNITY
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.
GOVERNOR

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LT. GOVERNOR

STERLING HIGA
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Statement of
CRAIG K. NAKAMOTO
Executive Director
Hawai'i Community Development Authority
before the
HOUSE COMMITTEE ON WATER & LAND

Tuesday, March 25, 2025
9:40 a.m.
State Capitol, Conference Room 411 & Videoconference

In consideration of
HCR 184

Authorizing Hawai'i Community Development Authority To Conduct A Study To
Consider Residential, Hotel, And Other Land Uses For The Kakaako Makai Area

Chair Hashem, Vice Chair Lamosao, and members of the Committee:

The Hawai'i Community Development Authority (HCDA) **respectfully offers
comments on HCR 184**, for the committee's consideration.

This concurrent resolution authorizes the HCDA to do a study to consider
residential, hotel and other uses in Kaka'ako Makai.

The intent and purpose of this resolution are acknowledged, as the work of
studying and considering these various uses could be useful in developing affordable
housing and building a better community.

However, on October 2, 2024 the HCDA Kakaako Board authorized the HCDA
executive director to engage in community planning sessions regarding the Makai Area
of the HCDA's Kakaako Community Development District as described in 206E-32,
Hawaii Revised Statute (HRS), and more specifically as the portion of the Kaka'ako
district that is makai of Ala Moana Boulevard between the Ala Moana Regional Park,
Pier 1, and Forest Avenue; as well as the parcel situated mauka of Piers 6 and 7 and
makai of Nimitz Highway to:

- (i) Review the current Makai Area Plan and Rules, including but not limited to, the 2011 Kaka'ako Makai Conceptual Master Plan, and other historical planning studies for the Makai Area,
- (ii) Conduct Stakeholder Outreach and Community Planning to consider various land use scenarios (including, but not limited to, residential, hotel, advanced manufacturing, technology development, healthcare technology, parking, and various other uses), and associated infrastructure needs for the Makai Area,
- (iii) Develop proposed updates to the Makai Area Plan and Rules, as necessary, and
- (iv) Present the proposed updates to the Makai Area Plan and Rules, as necessary, to the HCDA Board for its review, consideration, and possible adoption.

After receiving authorization to study residential and other uses in the Kaka'ako Makai Area, the HCDA submitted budget requests to implement the Kaka'ako Makai planning, infrastructure assessment, climate change impact assessment, and community engagement. These funding requests are included in the proposed State Budget, HB 300 HD1.

HCDA has commenced the planning process, and with the Legislature's support for our funding request, we will be able to complete the planning effort for the Makai area.

Thank you for the opportunity to provide testimony.



House Committee on Water and Land
Rep. Chair Mark J. Hashem

March 23, 2025

Testimony in strong opposition to HCR 184

Friends of Kewalo opposes due to the fact that it does not make sense to ask the taxpayers to pay for a study on building residential in Kaka'ako Makai when there is a law against residential.

This landmark law was passed in 2006 and has held firm after numerous attempts by money and power to change it. This clearly shows the public sentiment for this last public oceanfront land on the South shore of Honolulu. It's a no brainer, land by the ocean shall be for the PEOPLE, not for private residences.

Please open this video link that shows the south shore of Honolulu is sinking 40 times faster than other parts of the island. .

<https://www.google.com/gasearch?q=new%20data%20shows%20hawaiian%20islands%20sinking%20faster%20in%20some%20areas&source=sh/x/gs/m2/5>

Mahalo for this opportunity to share our mana'o,

Ron Iwami
Friends of Kewalo, President

*To Protect, Preserve, and Malama Kewalo Basin Park and the surrounding shoreline and ocean to ensure that the recreational user will continue to have access
and the ability to enjoy the area for future generations to come.*

www.kewalo.org



Environmental Caucus of The Democratic Party of Hawai'i

March 23, 2025

Testimony in Support of HCR184 - Study to consider Residential, Hotel, and other land uses for the Kaka'ako Makai area

To: Chair Mark J. Hashem, Vice Chair Rachele F. Lamasao, and Members of the Committee on Water & Land

Date: Tuesday, March 25, 2025, **Time:** 9:40 a.m.

Place: Conference Room 411 & Videoconference

Aloha Chair Hashem, Vice Chair Lamasao, and Members of the Committee:

The Environmental Caucus of the Democratic Party of Hawaii submits this testimony in strong support of HCR184, authorizing the Hawai'i Community Development Authority (HCDA) to conduct a study to consider residential, hotel, and other land uses for the Kaka'ako Makai area.

Key Points in Support:

- Conducting a comprehensive study allows for a balanced approach to land use planning that reflects community needs and priorities while respecting environmental and cultural values.
- The study can provide valuable insights into how residential, hotel, and other land uses can coexist with sustainable practices and long-term conservation goals.
- Collaboration with stakeholders ensures that development in the Kaka'ako Makai area is guided by equitable and inclusive decision-making processes.
- This initiative aligns with the Environmental Caucus's commitment to responsible land use and the promotion of economic opportunities that do not compromise Hawaii's unique natural and cultural heritage.
- Advancing HCR184 demonstrates Hawaii's dedication to thoughtful planning and sustainable growth in urban areas.

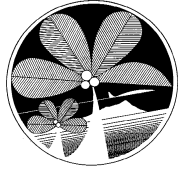
Mahalo for the opportunity to provide this testimony.

Mahalo nui loa,

Melodie Aduja and Alan Burdick

Co-chairs, Environmental Caucus of the Democratic Party of Hawaii

AIRLINES COMMITTEE OF HAWAII



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Representative Mark Hashem, Chair
Representative Rachele Lamosao, Vice Chair
Committee on Water & Land

Tuesday, March 25, 2025; 9:40 a.m.
Conference Room 411 & Videoconference

RE: HCR 184 Authorizing Hawaii Community Development Authority to Conduct a Study to Consider Residential, Hotel, and Other Land Uses for the Kakaako Makai Area - Comments

Aloha Chair Hashem, Vice Chair Lamosao and members of the committee:

The Airlines Committee of Hawaii (ACH), comprised of 20 signatory air carriers that underwrite the State airport system, appreciates the opportunity to submit comments on HCR 184.

The airlines would like to participate in discussions relating to building heights in the Kakaako Makai area. Given the different aircraft types, payloads, and destinations, proposed construction of 400-foot structures on Kakaako Makai will have varying impacts to airlines serving Hawaii. For example, it appears that most, if not all flights departing from HNL RWY 08L will not be impacted. On the other hand, flights departing from HNL RWY 08R could be impacted, with certain flights having minimal to no impacts, and others having to impose payload restrictions so severe that it would not be safe and economically feasible to operate the flight.

Thank you for your consideration of these comments.

Sincerely,
ACH Executive Committee

Brendan Baker

David Sellers

Elizabeth Loomis

Randall Fiertz

Richard Ide

*ACH members are Air Canada, Air New Zealand, Alaska Airlines, All Nippon Airways/Air Japan, Aloha Air Cargo, American Airlines, China Airlines, Delta Air Lines, Federal Express, Fiji Airways, Hawaiian Airlines, Japan Airlines, Korean Airlines, Philippine Airlines, Qantas Airways, Southwest Airlines, Sun Country Airlines, United Airlines, United Parcel Service, and WestJet.



Hawaii's Thousand Friends

335 Hahani Street #342132 * Kailua, HI 96734 * Phone (808) 262-0682 E-Mail: htf3000@gmail.com

March 25, 2025

COMMITTEE ON WATER & LAND

Rep. Mark J. Hashem, Chair

Rep. Rachele F. Lamosao, Vice Chair

HCR 184

AUTHORIZING HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO CONDUCT A STUDY TO
CONSIDER RESIDENTIAL, HOTEL, AND OTHER LAND USES FOR THE
KAKAOKO MAKAI AREA

Aloha Chair Hashem, Vice Chair Lamosao and Committee members

Hawaii's Thousand Friends, a non-profit organization dedicated to ensuring that appropriate planning, management and land use decisions are made that protect the environment, human health and cultural resources and that decisions are made in conformity with the law opposes HCR 184.

Kakaoko Makai is not fast land but was created by depositing fill material consisting of toxic ash from burning municipal refuse, construction debris, automobile batteries and other miscellaneous refuse and debris into a coastal wetland.

Over the decades 2 incinerators were built in Kakaoko Makai and declared a Brownfield site by EPA because the area contains soil contaminated with petroleum hydrocarbons, gasoline, diesel, oil, volatile organic compounds, heavy metals, various pesticides, dioxins, zinc, mercury, silver, copper asbestos and arsenic.

HCR 184 is putting the cart before the horse. Before HCDA is required to create infrastructure assessments and traffic impact analysis for residential, hotel and other uses it is imperative that subterranean geotechnical studies are conducted to understand the ground composition.

Any funding or proposals for actions at Kakaoko Makai should concentrate on what can be safely built on the highly contaminated and unstable ground and not bypassed in favor of human desires.

We urge you to hold HCR 184 in committee because it undermines HCDA's planning efforts to protect human health, safety and the marine environment.

Testimony in Strong Opposition to HCR 184

AUTHORIZING HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY TO CONDUCT A STUDY TO CONSIDER RESIDENTIAL, HOTEL, AND OTHER LAND USES FOR THE KAKAAKO MAKAI AREA.

DATE: Tuesday, March 25, 2025

TIME: 9:40 am

Conference Room 411

COMMITTEE ON WATER & LAND

Rep. Mark J. Hashem, Chair, Rep. Rachele F. Lamosao, Vice Chair

Rep. Della Au Belatti, Rep. Mahina Poepoe, Rep. Linda Ichiyama, Rep. Justin H. Woodson, Rep. Kim Coco Iwamoto, Rep. Garner M. Shimizu, Rep. Dee Morikawa, Rep. Kanani Souza

Aloha House Representatives:

Please accept this testimony in strong opposition to HCR 184.

The Kaka'ako Makai Community Planning Advisory Council (CPAC), was established in 2006 by H.C.R 30, which called for a collaborative community working group to develop a Master Plan for Kaka'ako Makai that would provide the local community with affordable historic, cultural and educational venues and exhibitions for current and future generations in this unique shoreline setting in accordance with §206E-35, Hawaii Revised Statutes, which states:

In developing, accepting, and implementing any plans for the development of the Kakaako makai area within the Kakaako community development district, the authority shall collaborate with and consider the recommendations of the Kakaako makai community planning advisory council.

Consistent with HRS 205A, HRS 343 and HAR 15-150, the Master Plan of Kaka'ako Makai establish the following Vision:

Kaka'ako Makai is the community's gathering place. A safe place that welcomes all people, from keiki to kūpuna, with enriching cultural, recreational and educational public uses. A special place that continues the shoreline lei of green with scenic beauty, connects panoramic vistas mauka to makai, and encourages ecological integrity of land, air and sea. Kaka'ako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations.

Following the Legislature's adoption of HCR 30 in 2005, CPAC's diverse working group comprised of many members of the public, including Hawaiian Beneficiaries and OHA representatives, created the Kaka'ako Makai Vision and Guiding Principles and the Kaka'ako Makai Master Plan approved and adopted by the Hawaii Community Development Authority (HCDA) in 2010. In 2023, elements of the Community Based Kaka'ako Makai Master Plan were incorporated into HCDA Makai Area Rules:

[2023 Makai Area Plan](#)

[2023 Makai Area Rules HAR Ch. 15-23](#)

[2011 Kaka'ako Makai Conceptual Master Plan](#)

would be any heavy construction damage to the basalt cap, that protects the freshwater aquifer from ocean seawater, consequently releasing the toxins.

Excavation to construct the huge foundations for the towers will also compromise toxic materials imbedded in Kaka’ako Makai. In Waikiki, Ala Moana, and Kaka’ako Mauka and even near Ala Moana Park, construction of large buildings has resulted in sinkholes, broken sidewalks, and broken water mains and sewer lines. A developer of a 400-foot residential condo in Kakaako Mauka required about 80 auger pilings drilled 150 feet deep to anchor the building. If that is required of a building in Kakaako Makai, the encapsulated contaminants of the underground landfill will endanger the waters and health of residents. In Kaka’ako Makai large berms in Waterfront Park cap toxic waste under large impermeable membranes to keep the public safe. But consider what would happen if there was a sinkhole or other breach of the toxic landfill, necessarily closing the popular Park and denying access to the public. Removing the toxic waste under the current remedial cap would create a HAZMAT site requiring all equipment coming in contact with toxins to be decontaminated, with the water used to clean the equipment safely collected and taken to an off island certified toxic waste disposal site. There are no such disposal sites in the state for this type of hazardous waste, which would have to be shipped out of state.

The CPAC was created to undertake a comprehensive community planning process and the resulting Kaka’ako Makai Master Plan approved by the HCDA board in 2010 preserves the tranquil nature and scenic view planes from the Mountains to the Sea as part of O’ahu’s “lei of green” planning effort, echoing the preservation of “Magic Island” park land that was formerly considered for hotel and resort development as well. As our limited spaces become overwhelmed with development, it is quite clear that the proposed HCR 184 would deprive the community and future generations of the many visual, recreational, and iconic public benefits offered by Kaka’ako Makai as Honolulu’s irreplaceable and last remaining shoreline asset.

The participants of CPAC and the “Save Our Kaka’ako Makai” movement fully understand the public value of preserving Kaka’ako Makai’s public trust lands and the importance of preserving the now limited shoreline public access for future generations.

While the proposed HCR 184 recognizes some protections such as requiring an environmental impact statement, meeting conditions as a special management area, and mitigating any contaminants and nuisances, it is still not adequate to protect Kaka’ako Makai’s vulnerable coastline area and shoreline waters as it allows for 400 foot structures that are 200 feet above current maximum allowable height and density of 10.0 floor area ratio (FAR) at three times the current maximum density of 3.0 FAR.

Finally, HCR 184 proposes the use of public funds to be allocated for profits of private special interests groups. In contrast, the “Gathering Place” vision for the Kaka’ako Makai Master Plan is based on preserving and sharing Kaka’ako Makai as a vital public recreational area for all Hawaii residences and visitors to enjoy. In 2005, supporters of the “Save Our Kaka’ako Makai” movement envisioned the need for shoreline protection. Today, we see countless condominiums and large building being built in new areas increasing the population density and putting further burdens on local families and communities.

For all of the above reasons, CPAC opposes HCR 184 as proposed.

Sincerely,

Wayne Takamine
Chair, Kaka’ako Makai Community Planning Advisory Council

Kanekoa Crabbe
Vice Chair, Kaka’ako Makai Community Planning Advisory Council

Michelle Matson
Secretary, Kaka’ako Makai Community Planning Advisory Council



March 25, 2025

The Honorable Mark J. Hashem, Chair

House Committee on Water & Land

State Capitol, Conference Room 411 & Videoconference

RE: House Concurrent Resolution 184

HEARING: Tuesday, March 25, 2025, at 9:40 a.m.

Aloha Chair Hashem, Vice Chair Lamosao, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports** House Concurrent Resolution 184 authorizing Hawaii Community Development Authority to conduct a study to consider residential, hotel, and other land uses for the Kakaako Makai area.

According to the Department of Business, Economic Development and Tourism's 2024 report on Housing Demand in Hawaii, our State needs up to 41,118 housing units to meet demand by 2035.¹ A study to consider residential, hotel, or other uses for the Kakaako Makai area could help with our State's housing challenges.

Mahalo for the opportunity to testify on this measure.

¹ Department of Business, Economic Development & Tourism. (March 2024). *Hawaii Housing Demand 2025-2035*. https://files.hawaii.gov/dbedt/economic/reports/hawaii_housing_demand_2024_final.pdf





Imanaka Asato
A LIMITED LIABILITY LAW COMPANY

March 24, 2025

Representative Mark J. Hashem, Chair
Representative Rachele F. Lamosao, Vice Chair
Members of the Committee on Water & Land

RE: House Concurrent Resolution 184
Hearing date: March 25, 2025 at 9:40 am

Aloha Chair Hashem, Vice Chair Lamosao and members of the committee,

Mahalo for the opportunity to submit testimony in **SUPPORT** of HCR 184 - AUTHORIZING HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY TO CONDUCT A STUDY TO CONSIDER RESIDENTIAL, HOTEL, AND OTHER LAND USES FOR THE KAKAAKO MAKAI AREA.

HCR 184 presents an important opportunity for the Hawai'i Community Development Authority (HCDA) to conduct a comprehensive study exploring potential land uses in the Kakaako Makai area. This study would allow thoughtful consideration of residential, hotel, and other compatible uses, helping to identify strategies that align with sustainable development and long-term conservation goals.

Through collaboration with stakeholders, this process can support equitable and inclusive planning, ensuring that any future development in Kakaako Makai reflects the needs and values of the broader community. As Hawai'i continues to face a housing shortage, especially for local families, it is essential to evaluate opportunities for responsible growth within the urban core.

For these reasons, I respectfully urge the committee to pass HCR 184.

Mahalo for your consideration,

Michael Iosua

HBCTC

HAWAII BUILDING & CONSTRUCTION

TRADES COUNCIL

DAMIEN T.K. KIM
President
IBEW 1186

MARC YAMANE
Vice President
Elevator Constructors
Local 126

PETER IRIARTE
Secretary/Treasurer
Operative Masons &
Plasterers Local 630

DOUGLAS FULP
Sergeant-At-Arms
Insulators Local 132

VALENTINO CERIA
Trustee
Plumbers & Fitters
Local 675

KEVIN HOLU
Trustee
Hawaii Teamsters Local 996

ART TOLENTINO
Sheetmetal Workers, I.A.
Local 293

JACOB EVENSON
Boilermakers Local 627

JEFF ORNELLAS
Bricklayers Local 1

LEROY CHINCIO
IBEW Local 1260

ANA TUIASOSOPO
Operating Engineers Local 3

**JOSEPH O'DONNELL and
T. GEORGE PARIS**
Ironworkers Local 625

PETER GANABAN
Laborers Local 368

RYDEN VALMOJA
District Council 50
Painters & Allied Trades
Local 1791
Carpet, Linoleum & Soft Tile
Local 1926
Drywall, Tapers & Finishers
Local 1944
Glaziers, Architectural Metal
&
Glassworkers Local 1889

VAUGHN CHONG
Roofers, Waterproofers, &
Allied Workers Local 221

March 25, 2025

Mark Hashem, Chair
Rachele Lamosao, Vice Chair
House Committee on Water & Land
415 South Beretania Street
Honolulu, Hawaii 96813

Re: Testimony in SUPPORT of HCR 184 Authorizing HCDA to Consider Residential, Hotel, and Other Uses for the Kakaako Makai Area

Chair Hashem, Vice Chair Lamosao, and Members of the Committee:

My name is Gino Soquena, Executive Director of the Hawaii Building & Construction Trades Council. On behalf of the 18 Construction Trade Unions and their Members that I represent, I would like to offer written testimony in **SUPPORT** of HCR184 which would authorize the Hawaii Community Development Authority to consider residential, hotel, and other uses for the Kakaako Makai area.

HBCTC's mission is to promote the interests of the Hawaii Building and Construction Trades Council, its members and affiliates, with the underlying goal of creating job opportunities and a healthy and vibrant construction industry throughout Hawaii. We are committed to providing Hawaii's working men and women with hope for a better tomorrow through support of smart growth techniques while maintaining our valuable natural resources.

The proposed plans for the redevelopment of Kakaako Makai will be a tremendous upgrade to the area and surrounding communities, while still respecting the beauty and culture of Hawaii. Most importantly it will provide much needed employment for our members during the construction phase.

Thank you for the opportunity to provide written testimony in support of HCR184.

Mahalo,

Gino Soquena

Gino Soquena, Executive Director
Hawaii Building & Construction Trades Council

HCR-184

Submitted on: 3/23/2025 5:52:45 PM

Testimony for WAL on 3/25/2025 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Channey Tang-Ho	Individual	Oppose	Written Testimony Only

Comments:

Aloha and to whom this may concern.

I am writing to oppose HCR184 as it gives the false impression to the public that residential development is allowed in Kaka’ako Makai despite existing law Act 206E-315 that was passed by the Hawaii State legislature in 2006 clearly stating, “No residential development is allowed in Kaka’ako Makai”

Public taxpayer funds should not be used for ill-defined poorly planned (aka ambiguous private) development projects. Individual “proposed projects” would require its own specific EIS permits depending on the type, scope, location, foundational supports required, etc. and would be very costly given the existing contaminated brownfield in Kaka’ako Makai.

According to this article: <https://www.hawaiinewsnow.com/2025/03/17/new-data-shows-hawaiian-islands-are-sinking-faster-some-areas/> :

By 2080, the sinking land and projected sea level will be at about six feet and by 2100, water levels could be up to eight feet. That means Waikiki, the airport, downtown, Pearl Harbor and Ewa Beach could be underwater within decades -- threatening some \$13 billion worth of infrastructure.

Why exactly are we studying to build 40 foot stories on contaminated land still yet, even after SB 534 died? With Sea Level rising, we should not be building anything that would jeopardize the community of Honolulu.

If we decide to build something, please perform an Environmental Impact Statement to ensure it is safe, have it within height limits, contribute towards the community, the people of Hawai'i, the tourists that visit, and propel the future of these islands.

I am voting to oppose HCR 184

Mahalo, Channey

HCR-184

Submitted on: 3/23/2025 9:03:23 PM

Testimony for WAL on 3/25/2025 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Audrey Lee	Individual	Oppose	Written Testimony Only

Comments:

I STRONGLY OPPOSE HCR184. Why not let HCDA do the job it has already begun and continue its work with stakeholders and studies on the land's capacity in the Kaka'ako Makai area? Affordable housing is not affordable and luxury market rate housing/hotels are not wanted in this fragile area. This resolution is a waste of our taxpayer dollars and a political manueur to distract the public and our Legislature. **STOP WASTING YOUR TIME AND OUR MONEY, PLEASE, AND OPPOSE HCR184. THANK YOU!**

HCR-184

Submitted on: 3/24/2025 8:51:41 AM

Testimony for WAL on 3/25/2025 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
Craig Jerome	Individual	Oppose	Written Testimony Only

Comments:

I write in strong opposition to the resolution and, instead, encourage the legislature to support the HCDA --the governing agency of Kakaako-- to continue its plan to update for the district the proper way--with studies on the land and its capacity and working with the stakeholders who have an interest in building on this low lying coastal urban area properly for the long term interest of the state and future generations.

This resolution appears to be nothing more than yet another attempt for monied interests to try to find a way to develop Kakaako Makai for the benefit of monied developers to the detriment to the people of Hawai'i.

HCR-184

Submitted on: 3/24/2025 12:39:38 PM

Testimony for WAL on 3/25/2025 9:40:00 AM

Submitted By	Organization	Testifier Position	Testify
arleen velasco	Individual	Oppose	Written Testimony Only

Comments:

The Makai side of Kewalos is the site of a landfill that is known to have a vast amounts of extremely toxic substances, That is why a law was passed to prohibit residential development on those lands. A June 2009 Hazard Evaluation report shows the extent of the pollution. Developing residential housing on this land is irresponsible, especially knowing the toxins already there and knowing sea level rise is already affecting the area. Developers will claim they can remove the soil. They can, but where will they put the contaminated soil? In our landfill that is almost at capacity or dump it out to the sea and furthur pollute our water? No further study is required. I tried to attached a copy of the 2009 Hazardous Evaluation report but this form will not allow me to add it. . Please call me if you want me to send you the report, (808) 352-1616.