

April 1, 2025, 3:01 p.m.  
Hawaii State Capitol  
Conference Room 016 and Videoconference

**To: Senate Committee on Government Operations**

**Sen. Angus McKelvey, Chair**  
**Sen. Mike Gabbard, Vice Chair**

**Senate Committee on Energy and Intergovernmental Affairs**

**Sen. Glenn Wakai, Chair**  
**Sen. Stanley Chang, Vice Chair**

**From: Grassroot Institute of Hawaii**

**Ted Kefalas, Director of Strategic Campaigns**

RE: SR132/SCR163 REQUESTING THE COUNTIES TO ADOPT FLEXIBLE SETBACK REQUIREMENTS FOR STATE BUILDINGS AND FACILITIES TO ENHANCE LAND USE EFFICIENCY AND PUBLIC SERVICE DELIVERY.

Aloha chairs, vice chairs and other members of the committees,

The Grassroot Institute of Hawaii **supports** [SR132/SCR163](#), which would request the counties to adopt flexible zoning setback standards for state buildings to maximize efficiency and improve public service delivery.

This is a commonsense resolution. Land costs in Hawaii can easily top \$2 million for relatively small commercial or industrial lots.<sup>1</sup> Because of this, it should be a priority for the state to get the most value out of taxpayer dollars when building or renovating its buildings.

Thank you for the opportunity to testify.

Ted Kefalas  
Director of Strategic Campaigns  
Grassroot Institute of Hawaii

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<sup>1</sup> Hawaii Information Service database, accessed March 26, 2025. Parcels included in this search were government owned properties between 10,000 and 15,000 square feet in lot area in the commercial and industrial property tax classes on Oahu. A subscription is needed to access the data.

**SCR-163**

Submitted on: 3/26/2025 11:28:50 AM

Testimony for EIG on 4/1/2025 3:01:00 PM

Submitted By	Organization	Testifier Position	Testify
Frank Schultz	Individual	Support	Written Testimony Only

Comments:

I support this initiative.