
A BILL FOR AN ACT

RELATING TO THE UNIVERSITY OF HAWAII-WEST OAHU.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that it is a matter of
2 statewide concern, pursuant to article X, section 6 of the State
3 Constitution that the University of Hawaii is not the
4 appropriate governmental entity to engage in land development
5 for any non-educational purposes, given that the mission of the
6 University of Hawaii involves higher education. The legislature
7 further finds that in order to promote operational efficiency in
8 state government, the appropriate agency for all future
9 development at the University of Hawaii-West Oahu site for any
10 non-educational purposes is the Hawaii community development
11 authority.

12 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is
13 amended by adding a new section to be appropriately designated
14 and to read as follows:

15 "§206E- Site of the University of Hawaii-west Oahu;
16 project development. Notwithstanding the powers granted to the
17 board of regents of the University of Hawaii under chapter 304A,



1 part VI, subpart D, for the development of university projects
2 for university purposes, the authority shall have the exclusive
3 authority over the development of projects at the site of the
4 University of Hawaii-west Oahu, if the purpose of the projects
5 are non-educational, as determined by the authority, and the
6 University of Hawaii proposes the project."

7 SECTION 3. Chapter 304A, Hawaii Revised Statutes, is
8 amended by adding a new section to part VI, subpart D, to be
9 appropriately designated and to read as follows:

10 "§304A- University of Hawaii-west Oahu; project
11 development. (a) This subpart shall not apply to the
12 development of any project at the University of Hawaii-west Oahu
13 site, regardless of whether the project otherwise serves a
14 university purpose, unless the Hawaii community development
15 authority determines that the purpose of the development is
16 educational.

17 (b) The board of regents, within thirty days of any board
18 action that authorizes the proposed development of any project
19 at the University of Hawaii-west Oahu site, shall notify the
20 Hawaii community development authority of its proposed
21 development project. Within sixty days of receipt of the




1 notification, the authority shall make a determination on its
2 jurisdiction over the proposed development project. If the
3 Hawaii community development authority fails to make a
4 determination within the sixty-day time period, the jurisdiction
5 over the proposed development project shall vest with the board
6 of regents. If the Hawaii community development authority
7 claims jurisdiction over the proposed development project, then
8 the board of regents shall transfer control to the authority."

9 SECTION 4. New statutory material is underscored.

10 SECTION 5. This Act shall take effect upon its approval.

11 INTRODUCED BY:



JAN 19 2016



H.B. NO. 1612

Report Title:

HCDA; UHWO; Development

Description:

Gives HCDA jurisdiction over non-education-related development of the site of the University of Hawaii-West Oahu.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.





UNIVERSITY OF HAWAII SYSTEM

Legislative Testimony

Testimony Presented Before the
House Committee on Higher Education
February 2, 2016 at 2:00pm
by
Jan Gouveia
Vice President for Administration
University of Hawai'i System

HB 1612 – RELATING TO THE UNIVERSITY OF HAWAII–WEST OAHU

Chair Choy, Vice Chair Ichiyama, and Members of the Committee:

Thank you for the opportunity to present testimony on HB 1612 – Relating to the University of Hawaii –West Oahu. The University of Hawai'i respectfully opposes this bill, which seeks to provide the Hawai'i Community Development Agency (HCDA) authority for development of the University of Hawai'i-West O'ahu (UHWO) lands that are for non-educational purposes.

In 2002, Campbell Estates conveyed a 500-acre parcel to the University through the State Department of Land and Natural Resources. The land was granted with the understanding that the University would build a 4-year baccalaureate campus to serve the growing west side community and that non-campus lands would be leveraged to provide revenues to offset development costs and generate funds to ensure partial financial sustainability for the campus.

Last year, the University completed a strategic review of the overall land plan for UHWO, which was approved by the Board of Regents (BOR). This plan envisions the establishment of a 20,000-student campus within the next 30 years together with the development of a vibrant, interactive University village district. Based on this future vision, the BOR approved 300 acres of the makai parcel to be designated for University campus and campus-related uses, with the remainder of 168 acres designated for Community Business Mixed-Use (BMX-3) zoning. BMX-3 is the current zoning for the majority of the 168-acre property. The intent of BMX-3 districts is to provide areas for both commercial and residential uses.

In light of the current plans for the UHWO campus, HB 1612 raises several key concerns:

- The University has solicited qualifications for a private-sector master developer to develop a University District and to provide the planning, development, infrastructure, and financing expertise that will ensure a thoughtful, phased approach to the development of non-campus lands that will provide an ongoing revenue stream to support the operations, maintenance and growth of the UHWO campus. The master developer would have a track record of successful

project implementations in commercial, retail, and residential developments. The developer would also bring expertise and experience in creating University communities that attract diverse and stimulating demographics. Phase II of the solicitation is scheduled to be issued next month.

- HCDA has had success in the development and transformation of Kakaako as it has invested millions to upgrade infrastructure, and has control and jurisdiction over this unique urban district. However, the scale and purpose of UHWO University District is to create a development in this area that will provide a mix of retail and commercial businesses together with appropriate residential components that will encourage synergistic activities and create an energetic, livable community that complements and enhances the UHWO and its higher education purpose.
- It is critical that UHWO lands remain under the University's control in order to accommodate the higher education needs and demands of the State as its population and demographics change over time.

In closing, all University lands are held for educational purposes, including those for UH West O'ahu. To that end, the University strongly believes that this bill will not be in the best interests of the University or the State of Hawai'i.

ichiyama2-Brandon

LATE

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 02, 2016 10:45 AM
To: HEDtestimony
Cc: mjgolo@email.phoenix.edu
Subject: Submitted testimony for HB1612 on Feb 2, 2016 14:00PM

HB1612

Submitted on: 2/2/2016

Testimony for HED on Feb 2, 2016 14:00PM in Conference Room 309

Submitted By	Organization	Testifier Position	Present at Hearing
Mike Golojuch	Individual	Oppose	No

Comments: As an individual, I do not support having another agency develop UH West Oahu land that is not related to education. Although UH mission is higher education, don't they have Urban Planning, a School of Business, Public Administration, etc. - get them involved in the development the lands so the students of UHWO get hands-on experience with real world development and, hopefully, make a profit for UH so they can expand their UHWO educational campus. As a disclosure, I am a HCDA - Kalaeloa Board member but I do not speak for the board on this matter.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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LATE

Bill: HB 1612 RELATING TO UHWO

Date of Hearing: February 2, 2016 @ 2:00 pm

IN OPPOSITION

I, UHWO Student of Joyleanne Santos, am in opposition of HB 1612. I would like to comment that “educational” projects are not defined in this bill and suggest it be defined or referenced. The University of Hawai’i – West O’ahu is an educational institution that is still growing and still in development. It is not an area that is deteriorating or underused in reference to “Community Development Districts”. It does have the potential to provide great economic opportunities, but those have already been planned for and have not been developed yet, whereas the HCDA focuses on redevelopment of underutilized urban areas. The HCDA’s first CDD was Kaka’ako and I can’t say I’m confident in the work they’ve done so far as far as development goes. I believe the that jurisdiction of non-educational development projects occurring on UHWO should be decided by the BOR or someone like Carleton Ching who is the UH Director of Land Development because that’s what he was hired for. Mahalo for the consideration of this testimony.

Joyleanne Santos