



HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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STATEMENT OF
GARETT KAMEMOTO, INTERIM EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Before the
**SENATE COMMITTEE ON ENERGY,
ECONOMIC DEVELOPMENT, AND TOURISM**

and

SENATE COMMITTEE ON WATER AND LAND

Monday, June 29, 2020
3:00 P.M.
State Capitol, Conference Room 224

in consideration of

**SCR 49/SR 28 REQUESTING THE HAWAII COMMUNITY DEVELOPMENT
AUTHORITY TO DEVISE AND ADOPT A TRANSIT-ORIENTED DEVELOPMENT PLAN
FOR THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT**

Chairs Wakai and Kahele, Vice Chairs Taniguchi and Keith-Agaran, and members of the
committees.

The Hawaii Community Development Authority (HCDA) **supports SCR 49/SR 28.**

Prior to the Covid-19 pandemic, HCDA board members had expressed interest in
reviewing and possibly revising the HCDA transit-oriented overlay plan for Kakaako. This
resolution is consistent with board interest.

Thank you for the opportunity to testify in **support of SCR 49/SR 28.**

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

June 29, 2020

The Honorable Donovan M. Dela Cruz, Chair
and Members of the Committee on Ways and Means
Hawaii State Senate
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Dela Cruz and Committee Members:

**SUBJECT: SCR 49 Relating to a Kakaako Transit-Oriented
Development Plan**

The Department of Planning and Permitting has **comments** on SCR 49 which requests the Hawaii Community Development Authority (HCDA) to develop and adopt a transit-oriented development (TOD) plan for the Kakaako Community Development District.

As the city department responsible for TOD plans for the rest of the rail corridor, the Department of Planning and Permitting is committed to developing and implementing TOD plans that guide public and private investments in TOD areas. We have completed 8 plans that cover all 19 rail station areas outside of Kakaako.

We note that HCDA completed a "TOD Overlay Plan Environmental Impact Statement" in 2015, and presented a "final draft" of the Overlay Plan to the public in 2016. Since then, TOD principles have been reflected in the analysis of proposed projects in Kakaako. What the Overlay Plan lacks is a relationship and coordination with the city's adjoining TOD Plans. Therefore, the focus of SCR 49 could be revised to request an update of the Overlay Plan and provide a report to the legislature on the status of implementing the Overlay Plan strategies, as outlined in the Plan's Appendix A, <http://dbedt.hawaii.gov/hcda/files/2016/05/Final-TOD-Overlay-Plan-Draft-31816.pdf>

Thank you for this opportunity to comment.

Very truly yours,


Kathy K. Sokugawa
Acting Director



KAMEHAMEHA SCHOOLS®

Senate Committee on Energy, Economic Development and Tourism

Senate Committee on Water and Land

Time: 3:00 p.m.

Date: June 29, 2020

Room: Conference Room 224

Hawai'i State Capitol

TESTIMONY

by Kau'i Burgess

Director of Community & Government Relations

RE: SCR 49/SR28 REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO DEVISE AND ADOPT A TRANSIT-ORIENTED DEVELOPMENT PLAN FOR THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT.

E ka Luna Ho'omalū Wakai a me ka Luna Ho'omalū Kahele, ka Hope Luna Ho'omalū Taniguchi, a me ka Hope Luna Ho'omalū Keith-Agaran, a me nā Lālā o kēia mau kōmike, aloha mai.

Kamehameha Schools **supports** SCR 49, which would guide transit oriented development in Kaka'ako in a manner that leverages existing transit services and enhances the revitalization of the community development district. However, we would like to request that the HCDA be approved to finalize and submit its TOD plan to the legislature no later than twenty days prior to convening of the **Regular Session of 2022**, instead of the 2021 deadline as currently proposed. Considering the situation our world and Hawai'i are facing with the current pandemic, we believe an extension of a year will aid the HCDA in preparing a most effective TOD Overlay Plan for the neighborhood.

Kamehameha Schools believes that every keiki deserves a home to live, grow, and thrive. Without access to stable, quality housing, health care and commercial services, Hawai'i's learners are substantially less likely to succeed in their educational and career paths, reinforcing cycles of socioeconomic inequity. We also believe that having the TOD plan, which was vetted and created with the input and mana'o of the community, will assist in the delivery of thoughtful development of necessary housing.

Ensuring an effective plan is drafted for Kaka'ako to address transit oriented development can kōkua the advancement of the State's economic recovery goals by promoting and facilitating development of more housing in Honolulu's urban core. We believe that having a TOD overlay plan will also enhance the community experience by providing housing developers with guidance that has been created with the input of community members and area stakeholders whose mana'o play a key role in ensuring a vibrant and thriving neighborhood for businesses and families alike.

Founded in 1887, Kamehameha Schools is an educational organization striving to restore our people through education and advance a thriving Lāhui where all Native Hawaiians are successful, grounded in traditional values, and leading in the local and global communities. We believe that community success is individual success, Hawaiian culture-based education leads to academic success and local leadership drives global leadership.

Mahalo for the opportunity to testify.



June 19, 2020

Senator Glenn Wakai, Chair
Senator Brian T. Taniguchi, Vice Chair
Senate Committee on Energy, Economic Development, and Tourism

Senator Kaiali'i Kahele, Chair
Senator Gilbert S.C. Keith-Agaran, Vice Chair
Senate Committee on Water and Land

Testimony in Support of Amendments to SCR 49/SR 28 Requesting that Hawaii Community Development Authority (HCDA) to Devise and Adopt a Transit-Oriented Development (TOD) Plan for the Kakaako Community Development District (KCDD).

AET/WTL Hearing: Monday, June 29, 2020, 3:30 p.m., in Conf. Rm. 224

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers, and utility companies. LURF's mission is to advocate for reasonable, rational, and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources, and public health and safety.

LURF appreciates the opportunity to express its **support of SCR 49/SR 28 and an amendment to change the date to submit the TOD plan to the Legislature from 2021 to 2022**, to allow sufficient time for HCDA to include community input and complete the TOD plan.

SCR 49/SR 28. These resolutions request that HCDA devise and adopt a TOD Plan for the KCDD; and requests that the HCDA submit a copy of the TOD plan, including any proposed amendments to the Hawaii Administrative Rules, to the Legislature no later than twenty days prior to the convening of the Regular Session of 2021.

LURF's Position. LURF members include property owners and developers of housing, commercial, retail, and industrial properties along the Honolulu's rail transit system ("Rail"), including the KCDD. The City and County of Honolulu has developed TOD rules for certain lands surrounding Rail stations, however, these rules do not apply to the KCDD, which is under the jurisdiction of HCDA. The KCDD would greatly benefit from a TOD plan to direct and manage growth around the KCDD Rail station, expand the types of allowable uses, provide development incentives, stimulate development activity around the KCDD Rail station, encourage development of all types of housing, and increase ridership on the Rail. However, the 2021 deadline in SCR 49/SR 28 to submit the KCDD TOD Plan and Rules to the Legislature, will not allow sufficient time for community input and completion of the TOD Plan.

LURF **supports SCR 49/SR 28 and an amendment to change the date to submit the TOD plan to the Legislature from 2021 to 2022**, and respectfully urges your favorable consideration.

Thank you for the opportunity to present testimony regarding this matter.



June 28, 2020

Chairs Senator Glenn Wakai and Senator Kaiali'i Kahele
Committee on Energy, Economic Development and Tourism
Committee on Water and Land



Re: SCR 49/SR 28 – Requesting HCDA Devise and Adopt a Transit Oriented
Development Plan for the Kaka'ako Community Development District
In Support, Requesting Amendment



Aloha Chairs and Committee Members,

Thank you for this opportunity to provide this testimony **in support of SCR 49/SR 28**. We believe there are a number of reasons to support these resolutions:

1. The Hawai'i Community Development Authority ("HCDA") has already invested a significant amount of time and resources into the process to develop their TOD Overlay Plan, including the completion and acceptance of the EIS.
2. As the City moves forward with various TOD plans, the state controlled HCDA areas should catch up in TOD planning so that areas affected by rail will be prepared to take advantage of this mass transit project that we have all invested in.
3. As the State continues to look at economic recovery, the completed TOD Plan will provide the necessary long term planning and execution of the redevelopment in the district, creating critically needed jobs for the construction industry, and planning and architectural industries.
4. The TOD Plan will also provide further guidance and incentive for the development of much needed affordable housing.
5. We note that the rules making process for the TOD Plan will include a public input process as required by law.

Finally, we request that the Resolutions be amended to change the deadline for HCDA to provide the TOD Plans to the Legislature from 2021 to 2022. Given the impact of this COVID period on the Legislature and State agencies, we believe providing this additional time is reasonable for the completion of this process.

We look forward to working with HCDA in the development of the TOD Plans for the Kaka'ako Community. Mahalo for your efforts on these Resolutions, as well as all that the Legislature is undertaking during this time.

Aloha,
Todd Apo
Senior Vice President, Community Development
Ward Village

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Senior Vice President
Community Development

SCR-49

Submitted on: 6/27/2020 9:54:31 AM

Testimony for EET on 6/29/2020 3:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Regina Gregory	Individual	Oppose	No

Comments:

Kaka'ako is already over-developed