

**OFFICE OF PLANNING
STATE OF HAWAII**

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GOVERNOR

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Statement of
JESSE K. SOUKI
Director, Office of Planning
Department of Business, Economic Development, and Tourism
before the
SENATE COMMITTEE ON WAYS AND MEANS
Thursday, April 4, 2013
9⁵⁰ AM
State Capitol, Conference Room 211

in consideration of
SCR 160 SD1/SR 117 SD1
**URGING THE OFFICE OF PLANNING TO ESTABLISH A WORKING GROUP TO
DETERMINE POTENTIAL PARCELS OF LAND UNDER THE OWNERSHIP OF THE
STATE OR THE CITY AND COUNTY OF HONOLULU WHERE JURISDICTION
SHOULD BE EXCHANGED TO FACILITATE SPECIFIC MISSIONS.**

Chair Ige, Vice Chair Kidani, and Members of the Senate Committee on Ways and Means.

The State Office of Planning (SOP) provides the following comments on these resolutions. SOP could consider this proposal if it included funding to procure a consultant to carry out its intent and if the positions requested by SOP in the original version of HB200 are approved by the legislature.

At minimum, **an appropriation of \$100,000.00** is a realistic amount for this project, which would require about five facilitated meetings to identify potential projects, goals, objectives, and priorities; advanced geographic information system (GIS) modeling; legal review of applicable land use laws; drafting of conveyance documents; and title search.

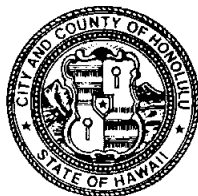
Thank you for your consideration. We look forward to your continued support of statewide planning.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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LATE

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR DESIGNATE

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

April 4, 2013

The Honorable David Y. Ige, 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 Ige and Members:

Subject: Senate Concurrent Resolution 160 SD1 / Senate Resolution 117 SD1
Relating to a Working Group on State-City Land Exchanges

The Department of Planning and Permitting has **comments** on SCR 160 SD1 / SR117 SD1, which would establish a working group under the State Office of Planning to look at where lands could be exchanged between the State and the City to facilitate the objectives and priorities of each.

We agree with the underlying intent, which is to create ongoing dialogue between the two governmental entities. Our specific points:

- As a major landowner near three rail stations, the University of Hawaii needs to be part of the working group.
- Similarly, with much of the rail alignment itself to be within State highways, the State Department of Transportation should also be a group member.
- The subject matter should be narrowly focused. Although the draft resolutions mention rail transit and redevelopment of public school lands, they do not seem to limit discussion to these projects. There are other types of lands with mixed landownership, including roadways, parks and perhaps other facilities. We would prefer a narrow focus so that actual implementation (i.e., land exchanges), could be expeditious.
- Transfer of fee ownership may not be required in all instances, and exchange of other property rights may be more appropriate

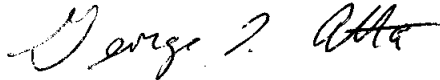
Lastly, as the City department working on Transit-Oriented Development (TOD), please note that we are very supportive of working with the State on a partnership basis. We do not

The Honorable David Y. Ige, Chair
And Members of the Committee on Ways and Means
Hawaii State Senate
Re: SCR 160 SD1 / SR 117 SD1
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require lands to be City-owned to create successful TOD projects. In fact, we have been working with several State agencies on TOD opportunities for quite a while. Some of them are active members of our various TOD advisory committees.

For your convenience, attached is a proposed amendment to address our comments.

Very truly yours,

A handwritten signature in black ink that reads "George I. Atta". The signature is written in a cursive style with a large initial "G".

George I. Atta, FAICP
Director Designate
Department of Planning and Permitting

GIA:jmf
Attachments

SENATE CONCURRENT RESOLUTION

REQUESTING THE OFFICE OF PLANNING TO ESTABLISH A WORKING GROUP TO DETERMINE POTENTIAL PARCELS OF LAND UNDER THE OWNERSHIP OF THE STATE OR THE CITY AND COUNTY OF HONOLULU WHERE JURISDICTION SHOULD BE EXCHANGED TO FACILITATE SPECIFIC MISSIONS.

~~WHEREAS, the State and the City and County of Honolulu own parcels of land that fall under each other's jurisdictions; and~~

~~WHEREAS, the jurisdictional transfer of certain parcels of land from the State to the City and County of Honolulu would facilitate the completion of projects undertaken by the City and County of Honolulu; and~~

~~WHEREAS, likewise, the jurisdictional transfer of certain parcels of land from the City and County of Honolulu to the State would facilitate the completion of state run projects; and~~

WHEREAS, the State owns land on and surrounding several rail transit station centers, and the City and County of Honolulu requires access to these state-owned parcels of land for the purposes of pass-through, infrastructure easements, and other necessary activities; and

WHEREAS, the State is currently seeking to redevelop certain schools as part of its Twenty-First Century School Initiative, ~~but~~ and potential candidate schools for the initiative are located on county-owned land; ~~now, therefore,~~ and

WHEREAS, an inventory and assessment of access rights and ownership of all publicly owned properties affected by these two programs could conclude with recommended exchanges in property rights that would facilitate and optimize the goals of the transit system and the upgrade of public school lands; now therefore,

BE IT RESOLVED by the Senate of the Twenty-seventh Legislature of the State of Hawaii, Regular Session of 2013, the House of Representatives concurring, that the Office of Planning of the Department of Business, Economic Development, and Tourism is requested to establish a working group to determine potential parcels of land under the ownership of the State or the City and County of Honolulu where fee ownership jurisdiction or other property rights should be exchanged to facilitate the completion of the rapid transit system and the Twenty-First Century School Initiative; and

BE IT FURTHER RESOLVED that the working group is encouraged to include two members of the Senate appointed by the Senate President, two members of the House of Representatives appointed by the Speaker of the House of Representatives, the Chairperson of the Board of Land and Natural Resources, the Superintendent of Education, the president of the university of Hawaii system or representative, the director of the state department of transportation, and one or more appointees by the mayor of the city and county of honolulu ; and

BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the Director of Business, Economic Development, and Tourism; Chairperson of the Board of Land and Natural Resources; Superintendent of Education; Director of the Office of Planning; Senate President; Speaker of the House of Representatives; Chairperson of the Honolulu City Council; and Mayor of the City and County of Honolulu.