



UNIVERSITY OF HAWAII SYSTEM
Legislative Testimony

LATE

**Written Testimony Presented Before the
Senate Committee on Higher Education
And
Senate Committee on Water, Land, Agriculture and Hawaiian Affairs**

Tuesday, April 7, 2009 at 2:00 pm

By
Virginia S. Hinshaw, Chancellor
University of Hawai'i at Mānoa

SCR 147 and SR 99 REQUESTING THE OFFICE TO PLANNING TO CONVENE A TEMPORARY UNIVERSITY OF HAWAII AT MANOA SPECIAL DISTRICT PLANNING WORKGROUP TO DEVELOP A PLAN TO ESTABLISH A UNIVERSITY OF HAWAII AT MANOA SPECIAL DISTRICT DEVELOPMENT AUTHORITY

Chair Tokuda, Chair Hee and Members of the Committees:

Thank you for this opportunity to offer testimony on this resolution establishing a workgroup to develop a proposal for a special district development authority for the area near the future UH Mānoa transit station.

We support the concept of providing the University of Hawai'i at Mānoa a participatory voice in future development decisions affecting our campus and the surrounding area. However, we strongly believe in the importance of also including community representation on the proposed planning workgroup and any future development authority. UH Mānoa takes great pride in being a close partner with our neighbors in the Mānoa and Mo'ili'ili communities – and it's essential that the proposed workgroup and authority do so as well because these community groups have long had an active role in area planning efforts.

Thank you for your support for the University of Hawai'i at Mānoa.



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

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Statement of
ABBEY SETH MAYER
Director
Office of Planning
Department of Business, Economic Development, and Tourism
before the
**SENATE COMMITTEE ON WATER, LAND, AGRICULTURAL
AND HAWAIIAN AFFAIRS**
AND
SENATE COMMITTEE ON HIGHER EDUCATION

Tuesday, April 7, 2009

2:00 PM

State Capitol, Conference Room 225

in consideration of

SCR 147/SR 99

**REQUESTING THE OFFICE OF PLANNING TO CONVENE A TEMPORARY
UNIVERSITY OF HAWAII AT MANOA SPECIAL DISTRICT PLANNING
WORKGROUP TO DEVELOP A PLAN TO ESTABLISH A UNIVERSITY OF
HAWAII AT MANOA SPECIAL DISTRICT DEVELOPMENT AUTHORITY**

Chairs Hee and Tokuda, Vice Chairs Tokuda and Sakamoto, and Members of the Senate Committees on Water, Land, Agriculture and Hawaiian Affairs and Higher Education.

The Office of Planning (OP) acknowledges the desirability of a coordinated plan to maximize opportunities for additional student housing as part of transit-oriented redevelopment near the UH-Manoa campus. OP appreciates the intent of this resolution, but has concerns regarding its staffing and budget implications. Staffing of a Special District Task Force is not included in the Executive Biennium Budget request and will affect our ability to conduct core program activities.

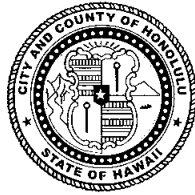
The City and County Department of Planning and Permitting (DPP) has embarked on a program of transit-oriented planning starting with the first-to-be-completed transit-station areas in Kapolei, Ewa and Waipahu. They are already working with the land owners and community groups in those areas to create plans that maximize affordable housing in mixed-use communities. By the time the DPP starts planning for the UH-Manoa station area, they will have learned many valuable lessons from the previous station areas.

Thank you for the opportunity to provide testimony on this resolution.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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DAVID K. TANOUE
DIRECTOR
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April 7, 2009

The Honorable Clayton Hee, Chair
and Members of the Committee on Water,
Land, & Hawaiian Affairs

The Honorable Hill Tokuda, Chair
and Members of the Committee on
Higher Education

State Senate
State Capital
Honolulu, Hawaii 96813

Dear Chairs Hee, Tokuda and Members:

**Subject: Senate Concurrent Resolution 147
and Senate Resolution 99
Relating to a University of Hawaii (UH) at Manoa
Special District Development Authority**

The Department of Planning and Permitting (DPP) **opposes** SCR 147 and SR 99, which requests the Office of Planning to chair a workgroup that would develop a plan for a UH Manoa special district development authority which would oversee redevelopment and construction of infrastructure in the special district.

Clearly, this is an intrusion into county "home rule." The City and County of Honolulu is already investing a significant amount of resources in developing neighborhood plans and zoning to assure the highest quality of development around transit stations. We are also trying to develop a well-stocked basket of financial incentives to offer good projects, as the experiences of other cities is that good transit-oriented projects usually need a variety of government incentives to be feasible. We do not need to be superseded by the state, nor should the Manoa-Moiliili community be impacted by a new layer of state regulations.

The Honorable Clayton Hee, Chair
and Members of the Committee on Water,
Land, & Hawaiian Affairs

The Honorable Hill Tokuda, Chair
and Members of the Committee on
Higher Education
State Senate
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We are also concerned that this resolution appears to use transit-oriented development (TOD) as a means to “maximize benefits to the State” and expand the “growth of the research capacity” of UH Manoa. If these objectives are compatible with the city’s TOD objectives of improving the quality of existing neighborhoods and increasing transit ridership, then we welcome a partnering with the University in our TOD planning process. We are well aware Manoa campus needs, including more dormitories and parking demand, among others. TOD strategies and implementation mechanisms can help address these issues. However, if the intent is to impose unilateral development upon the community without regard to community concerns or transit ridership, then we would be opposed, regardless of the process and regulatory scheme created.

Lastly, we appreciate the legislature’s continuing interest and support for a successful rapid transit system, and the encouragement of more compact development around transit stations. Certainly, the city would not have been able to accomplish what has been done so far without the authorization of the county surcharge on state tax. Building on this support, we have suggested other measures that would further define the state’s participation in TOD. These measures would complement, rather than compete with, or supersede city initiatives. Please give these bills serious consideration. They are not the sum of state participation, but should be viewed as important elements in the basket of incentives.

- A new County Infrastructure Loan Fund to expedite support sewer, water and roadway improvements necessary to support TOD (HB 863 SD1, SB 442 HD1)
- Third Party Review Aid to help expedite TOD permits, and help reduce the cost of affordable housing construction (SB 773 SD2)
- A new Loan Guaranty Fund for TOD with Affordable Housing to reduce the cost of affordable housing construction (HB 864)

To sum, the community doesn’t need the confusion of overlapping jurisdictional processes, nor should the taxpayer have to support such duplication. TOD and their host neighborhoods need a cost-conscious, complementary approach by their governments, not a new independent layer of bureaucracy.

The Honorable Clayton Hee, Chair
and Members of the Committee on Water,
Land, & Hawaiian Affairs

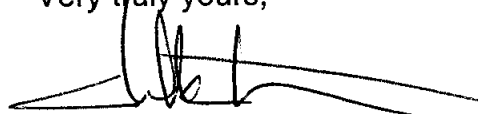
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Please file these resolutions.

Thank you for the opportunity to comment.

Very truly yours,

A handwritten signature in black ink, appearing to read 'David K. Tanoue', with a long horizontal flourish extending to the right.

David K. Tanoue, Director
Department of Planning and Permitting

DKT: jmf
scr147sr99-kst.doc

TO: Senate Committee on Water, Land, Agriculture and Hawaiian Affairs
Senator Clayton Hee, Chair
Senate Committee on Higher Education
Senator Jill Tokuda, Chair

FROM: Tom Heinrich Cell 551-4098
2426 Armstrong Street
Honolulu, Hawaii 96822-1932

RE: SCR 147 & SR 99 Requesting the Office of Planning to Convene a Temporary University of Hawaii at Manoa Special District Planning Workgroup to Develop a Plan to Establish a University of Hawaii at Manoa Special District Development Authority

TO BE HEARD: Tuesday April 7, 2009 2:00 PM Conference Room 225

Aloha! I offer this testimony in strong opposition to SCR 147 & SR 99. As proposed, they completely omit any participation by representatives of the community at large, the landowners (large and small), and organizations in the area – business, cultural, and community.

The resolutions do not propose to consider whether the existing planning processes of the State of Hawaii, City & County of Honolulu, University of Hawaii at Manoa, and private parties adequately address the long term needs of the area, but rather direct the workgroup "to develop a plan to establish a University of Hawaii at Manoa special district development authority."

The resolutions start with references to transit oriented development (TOD), mass transit stations, and affordable student and rental housing, but exclude these items from the third "Be it resolved" section regarding findings and recommendations.

No consideration is stated for the years of community and professional discussions and study of the UH-Manoa and Moiliili area. From all of these discussions, no proposal for the establishment of a development authority has been made – the present planning and governance processes are working without need for a new layer of bureaucracy.

In the alternative, if these resolutions are advanced, then:

- (1) the name of the working group should make reference to the geographic area and not the University of Hawaii; and
- (2) designated representatives on the workgroup should include, but not be limited to, the Oahu Metropolitan Planning Organization, the City Department of Planning and Permitting, the City Department of Transportation Services, Kamehameha Schools, the Old Town Moiliili Business Association, Malama o Manoa, the Manoa Neighborhood Board No. 7, and McCully-Moiliili Neighborhood Board No. 8.

As the current chair of the Manoa Neighborhood Board, I would be willing to serve on such a workgroup if created.

Thank you for your consideration of this testimony.

Tom Heinrich

Testimony Strongly Opposing SCR 147 & SR 99

Dear Chairs Tokuda and Hee,

For the past three years, thanks to the efforts of Senator Fukunaga, former Councilmember Kobayashi, and Sharon Miyashiro of UH – Manoa’s Urban & Regional Planning Department; McCully, Mo’ili’ili and other neighborhoods have been working with HCBED to plan our communities for the upcoming transit project and Transit Oriented Development. Hundreds of hours of community-based testimony and meetings on, “how we want our communities to look” in the next 20-25 years have been given. Surveys have been taken yearly at Discover Mo’ili’ili Day, for the past three years, by three separate groups and data has been consolidated and reported to HCBED and to the Neighborhood Board. A report to all the communities, by the community members, was held at Blaisdell Center to report what we want.

SCR 147 & SC 99 will take this work from my community that included, Kamehameha Schools; Old Town Moiliili Business Association; Washington Middle School Ohana; Prince Kuhio School PTA; Kaimuki High School PTA; the Moiliili Community Center; the McCully – Mo’ili’ili Neighborhood Board; and the over 230+ residents who participated in our surveys, and ignore it. The SCR and SR list as members of the authority NO ONE from the community. No property owners, no business owners, no churches, no schools, nada.

According to Group 70, when the University of Hawai’i at Manoa is in session, Manoa to Mo’ili’ili becomes the 3rd largest city in the state of Hawai’i. To not include any members of this community-at-large in as Special District Authority members insults the communities of Manoa and Mo’ili’ili. Having UH – Manoa as part of the *Kakaako, Kalaeloa & Manoa Development Authority* is not community representation and ignores the quantity and quality of work we have put into this issue.

A Special District’s authority trumps city law. Our city zoning laws, land use ordinance, the PUC – DP, the city’s Transit Oriented Development plan; all are issues many of us in the community have worked on for over fifteen (15) years, will be irrelevant. Establishing this Special District will disenfranchise thousands of hours of work by community members, city council hearings, neighborhood board committee and regular meetings, and community meetings by businesses and other private organizations.

Further, this Special District trivializes and ignores work from UH – Manoa. Nowhere in the six (6) years of discussion on the UH- Manoa, Long Range Development Plan (LRDP) was the concept of a Special District discussed. I had the honor of being one of two, non-campus people to serve on the Long Range Development Plan. This LRDP is now at the City for review, comment and acceptance.

Over the past six to ten years, the Manoa Neighborhood Board, the McCully – Mo’ili’ili Neighborhood Board, Kamehameha Schools and at times UH – Manoa have been able to work together on issues in common. UH – Manoa has a representative at both neighborhood board meetings; Kamehameha School has a representative at the McCully – Mo’ili’ili neighborhood board meetings. Both Manoa and Mo’ili’ili were represented on the UH – Manoa Long Range Development Plan committee. Both Manoa and Mo’ili’ili neighborhoods will be part of the recently reformed: UH Athletics Department, Neighborhood Relations Committee.

Slowly the trust between our two large land owners, Kamehameha Schools and UH-Manoa, and our communities has been moving forward. Ideas are shared, concerns are heard and addressed, and new ideas, among ourselves, are brainstormed and hashed out for the good of all parties. Then, collaboratively, we ask our lawmakers for projects to help us all.

The idea of a UH – Manoa, Special District Development Authority will defeat this decade of work. Working together, we will decide where the transit stations will go under the city’s Transit Oriented Development; we will decide what our buildings will look like, we will decide to address the city for infrastructure projects to help move forward redevelopment, and we will decide what UH – Manoa facilities should be part of our communities.

I strongly oppose SCR 147 and SR 99 and the McCully – Mo’ili’ili neighborhood board will be against these measures at its May 7th meeting

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