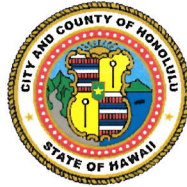


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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DEPUTY DIRECTOR

March 3, 2021

The Honorable Brandon Elefante, Chair
and Members
Committee on Zoning and Planning
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Elefante and Councilmembers:

SUBJECT: Resolution No. 20-315, Proposed CD1, Interim Planned
Development-Transit (IPD-T) for Ala Moana Plaza Development

Resolution No. 20-315 proposes to approve a conceptual plan for an IPD-T permit to redevelop 78,976 square feet of land with a mixed-use development project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 451 Piikoi Street; identified as Tax Map Key(s) 2-3-038: 003 and portion of 014. (Applicant: Brookfield Properties)

The proposed CD1 contains a proposed amendment "N" which states:

"In Condition J, clarifies that prior to the issuance of any building permits for the Project, the Applicant is required to make a cash contribution to the City in an amount to be confirmed by the Honolulu Fire Department, and not to exceed \$1,500 per residential unit and \$5 per square foot of commercial development in the Project, to be used toward HFD facilities in the area, such as land acquisition and construction of a new fire station in the vicinity of the Ala Moana and Kakaako neighborhoods."

DPP understands and supports the desire of HFD to assess the Ala Moana Plaza Development for its share of costs associated with any new or improved HFD facilities serving the Ala Moana Plaza Development, and other buildings in the Ala Moana/Kakaako neighborhoods. Our concern is that this type of "First Responder Fee" would be applied to all future developments (i.e. residential, commercial, retail, office, hotel, resort, etc.) in the identified area. Also, preliminary discussions with Corporation

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ZP

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Counsel suggest that there needs to be an established legal "Nexus" in the development of this type of fee. As such, additional research is required in order to establish a process and fee structure that would withstand any future legal challenges.


We respectfully request that the Zoning and Planning Committee consider removal of condition "N," as written and seek further discussions regarding the legal process and fair share analysis necessary to impose such a cash contribution on any one project.

Should you have any questions, please contact me at 768-8000.

Very truly yours,

Dean Uchida
Director

APPROVED:

A handwritten signature in black ink, appearing to read 'm. formby', is written over a horizontal line.

Michael D. Formby
Managing Director