



Coalition to Mitigate the Impacts of Sea Level Rise  
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Re: SB736 Re: SB736 Hawai'i Community Development Authority; Office of Hawaiian Affairs; Residential Development; Kakaako Makai; Appropriations (\$).

Allows the Hawai'i Community Development Authority to approve the residential development on the nine parcels conveyed to the Office of Hawaiian Affairs pursuant to Act 15, Session Laws of Hawai'i 2012. Raises the building height limit and increases the maximum floor area ratio for residential development on three of the nine parcels

The Coalition to Mitigate the Impacts of Sea Level Rise (CMISLR) strongly opposes SB736 as it proposes to extend residential development oceanside. It totally ignores the fact that the 1.5 degree C temperature rise “tipping point,” at which catastrophic effects of Climate Change and Sea Level Rise become unstoppable, is now predicted to occur already within the next ten years and may march unstoppable towards 2.5 degree C. While NOAA had last year predicted less than one foot of SLR by 2050 and much less than 3 foot by 2100, we must be prepared for 3 foot SLR much before 2100 along with Climate Change and food insecurity that will affect not only our daily life but also the tourist industry and destabilize governments around the world.

When CMISLR testified in September 2022 in support of the County of Honolulu's popular Bill 041 which would have set restrictions on development along Oahu's coastal zone, it was suddenly shelved without explanation. If enacted into law, it would have most likely already raised great concerns about any development oceanside of Ala Moana Blvd. Soon thereafter we received word through the grapevine that the City would continue, even expand, development in the southerly coastal zone inclusive of residential high-rise and tourism-benefitting development while revitalizing the North Shore for the tourist industry. Sure enough, high-rise development after development was floated by the State, and the County fell in step to approve it. Proposals were then also floated to buy many of the SLR-endangered north shore ocean-side properties (along with their old, polluting cesspools) at a cost of over \$100 million.

What is Office of Hawaiian Affairs (OHA)'s justification and Hawaii Community Development Authority (HCDA)'s political motivation to follow in step? CMISLR has previously jumped “through the hoops” of testifying at HCDA against the many high-rises being built by Howard Hughes Corporation in the 4-foot sea level rise zone mauka of Ala Moana Blvd. To no avail, as all this high-rise development is unstoppable as it was “vested” and provides an economic boost for Hawaii and employment for the construction industry while turning the area into an enclave for the rich and upending the community's plan for a mixed-income community inclusive of affordable housing. What is OHA and HCDA's justification now to continue this? As clearly stated by OHA previously: “We want the same as Howard Hughes across the street?” But it is not the same. The impacts are even much worse as outlined below.

Specifically, what does OHA, along with HCDA, want to accomplish with SB736 under the slogan of “highest and best use” (economically) for the land? Along Honolulu's last public shoreline in Kaka'ako makai, so dedicatedly protected over the years by its concerned citizens, OHA wants to overturn a long-standing 18-year prohibition against residential development. It wants to build residential on all 9 of its parcels, inclusive of 400-foot residential towers (just like Howard Hughes) when the zoning maximum allowable for commercial towers is 200 feet. The present maximum allowable 2.5 floor area ratio (FAR) would also increase to 6.0, more heavily burdening the land and the neighborhood with much denser urban construction. Never mind the already bumper-to-bumper traffic during rush hours.

Also never mind that the area was largely drained and consists mostly of toxic landfills with an unstable subsurface often heavily polluted with floating oil, diesel fuel, lead, arsenic, asbestos, sewage from cesspools, septic tanks and leaky sewage pipes, and that any development proposal should/must therefore first clear extensive environmental reviews. But this is Hawaii and under the banner of the “highest and best” use, corporate profits and local politics, as indicated in SB736, can apparently override any concerns about truly caring for the aina and future generations.

The United Nations (U.N.) is desperately calling for an immediate rapid transformation of societies along with the reduction of its large carbon footprints to at least limit the worst impacts of the looming climate crisis and its runaway environmental disaster inclusive of halting the destruction of biodiversity. However, this is not happening in Hawaii and anywhere else. Are we going to wake up to our responsibilities as world citizens or will we continue to walk with Alice in a Wonderland where Climate Change and Global Warming does not really exist?

Let us all work together to still provide a future for our keikis that can only be achieved with present sacrifices.

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