A BILL FOR AN ACT

RELATING TO THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that the redevelopment of Kakaako as first envisioned in Act 153, Session Laws of Hawaii 1976, is steadily becoming a reality, with new buildings, open spaces, and new areas to live, work and play, particularly in the Mauka area.

While the Honolulu skyline is undergoing a renaissance with new designs and architecture, the legislature finds that the existing artificial height limit of four hundred eighteen feet for buildings in the Mauka area will create a relatively uniform and undesirable "flat" top to the Honolulu urban skyline.

The legislature finds that, similar to other cities around the country and the world, Honolulu would benefit from a "signature" urban skyline that includes buildings of varying heights, which in turn will contribute to an aesthetically-pleasing and architecturally-unique experience while fulfilling needs within the urban core.
The legislature further finds that increased residential density in areas within the urban core and near planned rail transit stations is particularly appropriate and desirable in order to fulfill transit-oriented development principles.

The purpose of this Act is to improve the Honolulu skyline while fulfilling urban needs by permitting one building within each approved master plan area within the mauka area, in close proximity to a planned rail station, to exceed the current four hundred eighteen foot height limit in exchange for the provision of community and public benefits.

SECTION 2. Section 206E-33, Hawaii Revised Statutes, is amended to read as follows:

"§206E-33 Kakaako community development district; development guidance policies. The following shall be the development guidance policies generally governing the authority's action in the Kakaako community development district:

(1) Development shall result in a community which permits an appropriate land mixture of residential, commercial, industrial, and other uses. In view of the innovative nature of the mixed use approach, urban
design policies should be established to provide
guidelines for the public and private sectors in the
proper development of this district; while the
authority's development responsibilities apply only to
the area within the district, the authority may engage
in any studies or coordinative activities permitted in
this chapter which affect areas lying outside the
district, where the authority in its discretion
decides that those activities are necessary to
implement the intent of this chapter. The studies or
coordinative activities shall be limited to facility
systems, resident and industrial relocation, and other
activities with the counties and appropriate state
agencies. The authority may engage in construction
activities outside of the district; provided that such
construction relates to infrastructure development or
residential or business relocation activities;
provided further, notwithstanding section 206E-7, that
such construction shall comply with the general plan,
development plan, ordinances, and rules of the county
in which the district is located;
(2) Existing and future industrial uses shall be permitted and encouraged in appropriate locations within the district. No plan or implementation strategy shall prevent continued activity or redevelopment of industrial and commercial uses which meet reasonable performance standards;

(3) Activities shall be located so as to provide primary reliance on public transportation and pedestrian facilities for internal circulation within the district or designated subareas;

(4) Major view planes, view corridors, and other environmental elements such as natural light and prevailing winds, shall be preserved through necessary regulation and design review; provided that [no portion of any building or structure in the Kakaako Mauka area shall exceed four hundred eighteen feet in height] notwithstanding any other law or rule to the contrary, the authority may permit one building of up to seven hundred sixty-eight feet in height within each approved master plan area for the Kakaako Mauka area; provided that the authority shall:
(A) Require that the building be located no further than _____ feet from a planned transit station for the Honolulu rail transit project; and

(B) Negotiate appropriate and proportional public benefits consistent with this chapter for any increase in a building height above four hundred eighteen feet;

(5) Redevelopment of the district shall be compatible with plans and special districts established for the Hawaii Capital District, and other areas surrounding the Kakaako district;

(6) Historic sites and culturally significant facilities, settings, or locations shall be preserved;

(7) Land use activities within the district, where compatible, shall to the greatest possible extent be mixed horizontally, that is, within blocks or other land areas, and vertically, as integral units of multi-purpose structures;

(8) Residential development may require a mixture of densities, building types, and configurations in accordance with appropriate urban design guidelines;
integration both vertically and horizontally of
residents of varying incomes, ages, and family groups;
and an increased supply of housing for residents of
low- or moderate-income may be required as a condition
of redevelopment in residential use. Residential
development shall provide necessary community
facilities, such as open space, parks, community
meeting places, child care centers, and other
services, within and adjacent to residential
development; and

(9) Public facilities within the district shall be
planned, located, and developed so as to support the
redevelopment policies for the district established by
this chapter and plans and rules adopted pursuant to
it."

SECTION 3. Statutory material to be repealed is bracketed
and stricken. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.

INTRODUCED BY:  

JAN 24 2019
Report Title:
HCDA; Kakaako District; Building Height

Description:
Authorizes the Hawaii Community Development Authority to permit one building of up to 768 feet within each approved master plan area for the Kakaako Mauka area of the Kakaako Community Development District.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.