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 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 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 further finds that, similar to other cities around 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 additionally 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.

Accordingly, 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 height limit for the benefit of the public.

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 notwithstanding any other law 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 of the Kakaako Mauka area provided further that the authority shall:
(A) Require that the building be located no further
than _____ feet of 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:
Report Title:  
Kakaako Community Development District; Mauka Area; Buildings; Height Limit; Transit Oriented Development

Description:  
Authorizes the Hawaii community development authority to permit one building of up to seven hundred sixty-eight feet in height within each approved master plan area for the Mauka area of the Kakaako community development district; provided that the building be located near a transit station and appropriate and proportional public benefits are negotiated for any increase in a building above four hundred eighteen feet.

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