

JAN 23 2009

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# A BILL FOR AN ACT

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

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

1           SECTION 1. The legislature finds that the city and county  
2 of Honolulu's proposed fixed guideway system and locally  
3 preferred alternative alignment may establish rapid transit  
4 stations within the Hawaii community development authority's  
5 Kakaako and Kalaeloa community development districts.

6           The legislature further finds that the development in and  
7 around these rapid transit stations has the potential not only  
8 to create communities within communities, but has the greater  
9 potential to create public benefits, such as reserved housing  
10 for qualified families, public facilities, or parks. The  
11 establishment of land use regulations for areas in and around  
12 rapid transit stations and along the locally preferred  
13 alternative alignment within the community development districts  
14 is critical to ensure orderly development and the production of  
15 appropriate and proportional public benefits.

16           The purpose of this Act is to establish, through  
17 rulemaking, transit oriented development districts, and



1 standards for these districts, in proximity to rapid transit  
2 stations located within the Hawaii community development  
3 authority's community development districts.

4 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is  
5 amended by adding a new section to be appropriately designated  
6 and to read as follows:

7 "§206E- Transit oriented development districts;  
8 standards. (a) The authority shall establish transit oriented  
9 development districts in proximity to rapid transit stations  
10 located within the authority's community development districts.

11 (b) The authority shall establish transit oriented  
12 development district standards for these districts, which shall  
13 include, but not be limited to:

14 (1) Allowances for mixed land uses;  
15 (2) Allowances for density and height limits that take  
16 into consideration provision of public benefits such  
17 as open space, public facilities, and reserved housing  
18 units;

19 (3) For projects that include residential units, the  
20 setting aside of at least per cent of the floor  
21 area of the residential projects as reserved housing  
22 units for sale or rental to qualified families;



- 1        (4) Reduction or elimination of the number of required
- 2        on-site parking requirements, or allowances for shared
- 3        parking facilities;
- 4        (5) Guidelines that incorporate sustainable development
- 5        practices;
- 6        (6) Guidelines that encourage multi-modal forms of
- 7        transportation;
- 8        (7) Guidelines for identifying and protecting historic and
- 9        cultural resources; and
- 10       (8) Rules for the review and approval of subdivision or
- 11       consolidation of land within the transit oriented
- 12       development districts.

13       (c) The transit oriented development districts and  
 14 standards shall be adopted in accordance with chapter 91."

15       SECTION 3. New statutory material is underscored.

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

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INTRODUCED BY: Norman Sakemph  
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[Signature]

**Report Title:**

Hawaii Community Development Authority; Transit Oriented  
Development

**Description:**

Establishes, through rulemaking, transit oriented development  
districts, and standards for these districts, in proximity to  
rapid transit stations located within the Hawaii community  
development authority's community development districts.

