
A BILL FOR AN ACT

RELATING TO LAND USE.

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

1

PART I

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

SECTION 1. The legislature finds that the State owns significant amounts of land around the proposed rail transit stations in Honolulu. It is important that these surrounding lands are analyzed for the impact that the transit stations will have on the various communities.

The purpose of this part is to require all state agencies within one-half mile of proposed rail transit stations to enter into a memorandum of understanding with each other and convene working groups together with the Honolulu authority for rapid transportation to address the effects that each rail transit station will have on the surrounding workforce and housing.

SECTION 2. (a) All state agencies owning properties or facilities within one-half mile of each proposed rail transit station shall enter into a memorandum of understanding with each other to determine how each respective transit station will help address the State's population growth by meeting the demand for workforce housing and to assess the respective transit station's



1 contribution to transit ridership; provided that the memorandum
2 of understanding does not replace or conflict with any
3 regulatory function.

4 (b) Each memorandum of understanding shall require the
5 convening of a working group that includes a representative of
6 the Honolulu authority for rapid transportation and any
7 appropriate state agencies.

8 (c) The state agency owning the most land around the
9 proposed rail transit station shall designate a representative
10 to serve as the initial chairperson and coordinator of the
11 working group.

12 (d) No later than twenty days prior to the convening of
13 each regular session, each working group shall submit an annual
14 report to the legislature including but not limited to the
15 following:

16 (1) How the rail transit station will help address the
17 State's population growth by meeting workforce housing
18 demand and contributing to transit ridership; and

19 (2) How the transit station will help emerging industries
20 create economic growth opportunities to:

21 (A) Diversify the economy; and



1 (B) Achieve the goals of establishing a "second city"
2 outside of central Honolulu.

3 (e) Each working group shall be dissolved upon completion
4 of the rail transit project.

5 (f) For the purposes of this part, "proposed rail transit
6 station" means a station at one of the following proposed
7 Honolulu rail transit locations:

- 8 (1) East Kapolei;
- 9 (2) University of Hawaii, West Oahu;
- 10 (3) Leeward community college;
- 11 (4) Aloha stadium;
- 12 (5) Honolulu International Airport;
- 13 (6) Lagoon drive;
- 14 (7) Kalihi; and
- 15 (8) Kapalama.

16 **PART II**

17 SECTION 3. The legislature finds that the careful
18 coordination between transit and development is critical in
19 allowing each to optimally enhance the other. Transit-oriented
20 development presents an opportunity not only for a project at a
21 station, but for a full-fledged transit-centered community. A
22 transit corridor that offers an advantageous mix of uses can be



1 used to integrate a number of separate activity nodes,
2 particularly when the various uses are close together, are
3 easily accessible, and support each other.

4 The purpose of this part is to establish a transit-oriented
5 development advisory committee to make recommendations about
6 sustainable development projects close to transit.

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

10 **"§206E- Transit-oriented development advisory committee.**

11 (a) There is established a transit-oriented development
12 advisory committee within the department of business, economic
13 development, and tourism for administrative purposes. The
14 advisory committee shall comprise fifteen members as follows:

15 (1) Three members shall be planners, to be appointed, one
16 each, by the mayor of the city and county of Honolulu,
17 Honolulu authority for rapid transportation, and
18 governor;

19 (2) Three members shall be architects, to be appointed,
20 one each, by the mayor of the city and county of
21 Honolulu, Honolulu authority for rapid transportation,
22 and governor;



1 (3) Three members shall be individuals living within a
2 three-mile radius of a transit-oriented development
3 zone, to be appointed, one each, by the mayor of the
4 city and county of Honolulu, Honolulu authority for
5 rapid transportation, and governor;

6 (4) Three members shall be cultural advisors, to be
7 appointed, one each, by the mayor of the city and
8 county of Honolulu, Honolulu authority for rapid
9 transportation, and governor; and

10 (5) Three members shall be employees, one each, of the
11 city and county of Honolulu, Honolulu authority for
12 rapid transportation, and State, to be appointed by
13 the mayor of the city and county of Honolulu, Honolulu
14 authority for rapid transportation, and governor,
15 respectively.

16 (b) The members of the advisory committee shall designate
17 a chairperson from among its members.

18 (c) The purpose of the advisory committee shall be to
19 advise and assist the legislature and state agencies in:

20 (1) Creating vibrant communities through public and
21 private partnerships, and investments and incentives
22 for key development projects located near transit; and



- 1 (2) Providing support for alternative forms of
- 2 transportation, such as walking and biking.
- 3 (d) The advisory committee's advice and assistance shall
- 4 include but not be limited to:
- 5 (1) Development and construction of a project that:
- 6 (A) Locates a transit stop at the center of a
- 7 neighborhood;
- 8 (B) Creates an activity center;
- 9 (C) Reflects the character of the surrounding
- 10 community;
- 11 (D) Includes engaging public spaces;
- 12 (E) Promotes pedestrian connections; and
- 13 (F) Facilitates a round-the-clock activity;
- 14 (2) Consideration of economic industry, commercial, and
- 15 retail components within the project;
- 16 (3) Consideration of an economic analysis for the project;
- 17 (4) Consideration of the land use and zoning requirements,
- 18 as they relate to infrastructure and capacity, and
- 19 whether they are consistent with the county's transit-
- 20 oriented development program;
- 21 (5) Identification of similar development plans, such as
- 22 the city and county of Honolulu department of planning



- 1 and permitting's neighborhood transit-oriented
- 2 development plans;
- 3 (6) Social and economic effects of the project, including:
- 4 (A) Expected population growth;
- 5 (B) Available jobs;
- 6 (C) Potential industries within the transit-oriented
- 7 development zone; and
- 8 (D) Potential compatibility of mix of uses for the
- 9 project;
- 10 (7) Transit analysis that considers:
- 11 (A) The proximity of transit to the project;
- 12 (B) The quality of pedestrian connectivity to
- 13 transit; and
- 14 (C) Whether the planned densities are sufficient to
- 15 support transit;
- 16 (8) Preservation and expansion of workforce housing around
- 17 transit to accommodate housing for:
- 18 (A) Individuals;
- 19 (B) Single families; and
- 20 (C) Senior citizens and persons who are aging in
- 21 place; and



1 (9) Identification and application of partnerships to
2 provide opportunities for mutual expectations and
3 shared risk and costs in which:

4 (A) The public sector may provide:

5 (i) Resolution to land use and zoning issues;

6 (ii) Site development;

7 (iii) Entitlement processes; and

8 (iv) Financial resources for land and
9 infrastructure costs; and

10 (B) The private sector may provide experience and
11 financial resources.

12 (e) Members of the advisory committee shall serve for a
13 term of four years. Any vacancies occurring in the membership
14 of the committee shall be filled for the remainder of the
15 unexpired term in the same manner as the original appointments.

16 (f) Members of the advisory committee shall receive no
17 compensation but shall be reimbursed for necessary expenses,
18 including travel expenses, incurred in the performance of their
19 duties as members of the committee.

20 (g) The advisory committee shall convene for quarterly
21 meetings in the city and county of Honolulu; provided that any



1 member who is not a state resident may attend a meeting by
2 teleconference.

3 (h) The advisory committee shall submit an annual report
4 on its activities to:

- 5 (1) The legislature and office of the governor;
- 6 (2) The Honolulu city council and the office of the mayor
7 of the city and county of Honolulu; and
- 8 (3) The board of directors of the Honolulu authority for
9 rapid transportation.

10 (i) For the purposes of this section, "transit-oriented
11 development zone" means the parcels of land around a rapid
12 transit station. Generally, the transit-oriented development
13 zone shall include the parcels of land where any portion is
14 within one mile of the transit station; provided that the
15 advisory committee may include or exclude any parcel from the
16 transit-oriented development zone either upon its own initiation
17 or upon request."

18 **PART III**

19 SECTION 5. New statutory material is underscored.

20 SECTION 6. This Act shall take effect on July 1, 2050.



Report Title:

Memorandum of Understanding; Working Group; Honolulu Authority for Rapid Transportation; Rail Transit; Transit-oriented Development Advisory Committee

Description:

Part I: Requires all state agencies within one-half mile of proposed rail stations to enter into memoranda of understanding with each other and convene working groups that include representatives of the Honolulu authority for rapid transportation. Requires the working groups to submit annual reports to the legislature. Part II: Establishes the transit-oriented development advisory committee to make recommendations about sustainable development projects close to transit. Effective 07/01/2050. (Proposed SD1)

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

