
A BILL FOR AN ACT

RELATING TO COMMUNITY PLANNING.

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

1 SECTION 1. The legislature finds that the careful
2 coordination between transit and development is critical in
3 allowing each to optimally enhance the other. Transit-oriented
4 development presents an opportunity not only for a project at a
5 station, but for a full-fledged transit-centered community. A
6 transit corridor that offers an advantageous mix of uses can be
7 used to integrate a number of separate activity nodes,
8 particularly when the various uses are close together, are
9 easily accessible, and support each other.

10 The purpose of this Act is to establish a transit-oriented
11 development advisory committee to make recommendations about
12 sustainable development projects close to transit.

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

16 "§206E- Transit-oriented development advisory committee.

17 (a) There is established a transit-oriented development
18 advisory committee within the department of business, economic



1 development, and tourism for administrative purposes. The
2 advisory committee shall comprise fifteen members as follows:

3 (1) Three members shall be planners, to be appointed, one
4 each, by the mayor of the city and county of Honolulu,
5 Honolulu authority for rapid transportation, and
6 governor;

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

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

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

20 (5) Three members shall be employees, one each, of the
21 city and county of Honolulu, Honolulu authority for
22 rapid transportation, and State, to be appointed by

1 the mayor of the city and county of Honolulu, Honolulu
2 authority for rapid transportation, and governor,
3 respectively.

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

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

- 8 (1) Creating vibrant communities through public and
9 private partnerships, and investments and incentives
10 for key development projects located near transit; and
11 (2) Providing support for alternative forms of
12 transportation, such as walking and biking.

13 (d) The advisory committee's advice and assistance shall
14 include but not be limited to:

15 (1) Development and construction of a project that:

16 (A) Locates a transit stop at the center of a
17 neighborhood;

18 (B) Creates an activity center;

19 (C) Reflects the character of the surrounding
20 community;

21 (D) Includes engaging public spaces;

22 (E) Promotes pedestrian connections; and



- 1 (F) Facilitates a round-the-clock activity;
- 2 (2) Consideration of economic industry, commercial, and
- 3 retail components within the project;
- 4 (3) Consideration of an economic analysis for the project;
- 5 (4) Consideration of the land use and zoning requirements,
- 6 as they relate to infrastructure and capacity, and
- 7 whether they are consistent with the county's transit-
- 8 oriented development program;
- 9 (5) Identification of similar development plans, such as
- 10 the city and county of Honolulu department of planning
- 11 and permitting's neighborhood transit-oriented
- 12 development plans;
- 13 (6) Social and economic effects of the project, including:
- 14 (A) Expected population growth;
- 15 (B) Available jobs;
- 16 (C) Potential industries within the transit-oriented
- 17 development zone; and
- 18 (D) Potential compatibility of mix of uses for the
- 19 project;
- 20 (7) Transit analysis that considers:
- 21 (A) The proximity of transit to the project;



- 1 (B) The quality of pedestrian connectivity to
- 2 transit; and
- 3 (C) Whether the planned densities are sufficient to
- 4 support transit;
- 5 (8) Preservation and expansion of workforce housing around
- 6 transit to accommodate housing for:
- 7 (A) Individuals;
- 8 (B) Single families; and
- 9 (C) Senior citizens and persons who are aging in
- 10 place; and
- 11 (9) Identification and application of partnerships to
- 12 provide opportunities for mutual expectations and
- 13 shared risk and costs in which:
- 14 (A) The public sector may provide:
- 15 (i) Resolution to land use and zoning issues;
- 16 (ii) Site development;
- 17 (iii) Entitlement processes; and
- 18 (iv) Financial resources for land and
- 19 infrastructure costs; and
- 20 (B) The private sector may provide experience and
- 21 financial resources.



1 (e) Members of the advisory committee shall serve for a
2 term of four years. Any vacancies occurring in the membership
3 of the committee shall be filled for the remainder of the
4 unexpired term in the same manner as the original appointments.

5 (f) Members of the advisory committee shall receive no
6 compensation but shall be reimbursed for necessary expenses,
7 including travel expenses, incurred in the performance of their
8 duties as members of the committee.

9 (g) The advisory committee shall convene for quarterly
10 meetings in the city and county of Honolulu; provided that any
11 member who is not a state resident may attend a meeting by
12 teleconference.

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

- 15 (1) The legislature and office of the governor;
- 16 (2) The Honolulu city council and the office of the mayor
17 of the city and county of Honolulu; and
- 18 (3) The board of directors of the Honolulu authority for
19 rapid transportation.

20 (i) For the purposes of this section, "transit-oriented
21 development zone" means the parcels of land around a rapid
22 transit station. Generally, the transit-oriented development



1 zone shall include the parcels of land where any portion is
2 within one mile of the transit station; provided that the
3 advisory committee may include or exclude any parcel from the
4 transit-oriented development zone either upon its own initiation
5 or upon request."

6 SECTION 3. New statutory material is underscored.

7 SECTION 4. This Act shall take effect on July 1, 2050.



Report Title:

Transit-Oriented Development Advisory Committee

Description:

Establishes the transit-oriented development advisory committee to make recommendations about sustainable development projects close to transit. Effective July 1, 2050. (SB2436 HD1)

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

