
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 of transit and development is critical, so that
3 each can 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 committee shall be composed of fifteen members. Of the fifteen
3 members:

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

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

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

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

21 (5) Three members shall be employees, one each, of the
22 city and county of Honolulu, Honolulu authority for



1 rapid transportation, and State of Hawaii, to be
2 appointed by the mayor of the city and county of
3 Honolulu, Honolulu authority for rapid transportation,
4 and governor, respectively.

5 (b) The members of the committee shall designate a chair
6 from among themselves.

7 (c) The purpose of the transit-oriented development
8 advisory committee is to advise and assist the legislature and
9 state agencies in:

10 (1) Creating vibrant communities through public and
11 private partnerships, and investments and incentives
12 for key development projects located near transit; and

13 (2) Providing support for alternative forms of
14 transportation, such as walking and biking.

15 (d) The committee's findings shall include but not be
16 limited to:

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

18 (A) Locates a transit stop at the center of a
19 neighborhood;

20 (B) Creates an activity center;

21 (C) Reflects the character of the surrounding
22 community;



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



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



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

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

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

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

14 (1) The legislature and office of the governor;

15 (2) The Honolulu city council and the office of the mayor
16 of the city and county of Honolulu; and

17 (3) The board of directors of the Honolulu authority for
18 rapid transportation."

19 SECTION 3. New statutory material is underscored.

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

21



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. (SD1)

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

