
A BILL FOR AN ACT

RELATING TO THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT.

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

1 SECTION 1. The legislature finds that the redevelopment of
2 Kakaako as first envisioned in Act 153, Session Laws of Hawaii
3 1976, is steadily becoming a reality, with new buildings, open
4 spaces, and new areas to live, work and play, particularly in
5 the Mauka area.

6 While the Honolulu skyline is undergoing a renaissance with
7 new designs and architecture, the legislature finds that the
8 existing artificial height limit of four hundred eighteen feet
9 for buildings in the Mauka area will create a relatively uniform
10 and undesirable "flat" top to the Honolulu urban skyline.

11 The legislature finds that, similar to other cities around
12 the country and the world, Honolulu would benefit from a
13 "signature" urban skyline that includes buildings of varying
14 heights, which in turn will contribute to an aesthetically-
15 pleasing and architecturally-unique experience while fulfilling
16 needs within the urban core.



1 The legislature further finds that increased residential
2 density in areas within the urban core and near planned rail
3 transit stations is particularly appropriate and desirable in
4 order to fulfill transit-oriented development principles.

5 The purpose of this Act is to improve the Honolulu skyline
6 while fulfilling urban needs by permitting one building within
7 each approved master plan area within the mauka area, in close
8 proximity to a planned rail station, to exceed the current four
9 hundred eighteen foot height limit in exchange for the provision
10 of community and public benefits.

11 SECTION 2. Section 206E-33, Hawaii Revised Statutes, is
12 amended to read as follows:

13 **"§206E-33 Kakaako community development district;**
14 **development guidance policies.** The following shall be the
15 development guidance policies generally governing the
16 authority's action in the Kakaako community development
17 district:

18 (1) Development shall result in a community which permits
19 an appropriate land mixture of residential,
20 commercial, industrial, and other uses. In view of
21 the innovative nature of the mixed use approach, urban



1 design policies should be established to provide
2 guidelines for the public and private sectors in the
3 proper development of this district; while the
4 authority's development responsibilities apply only to
5 the area within the district, the authority may engage
6 in any studies or coordinative activities permitted in
7 this chapter which affect areas lying outside the
8 district, where the authority in its discretion
9 decides that those activities are necessary to
10 implement the intent of this chapter. The studies or
11 coordinative activities shall be limited to facility
12 systems, resident and industrial relocation, and other
13 activities with the counties and appropriate state
14 agencies. The authority may engage in construction
15 activities outside of the district; provided that such
16 construction relates to infrastructure development or
17 residential or business relocation activities;
18 provided further, notwithstanding section 206E-7, that
19 such construction shall comply with the general plan,
20 development plan, ordinances, and rules of the county
21 in which the district is located;



- 1 (2) Existing and future industrial uses shall be permitted
2 and encouraged in appropriate locations within the
3 district. No plan or implementation strategy shall
4 prevent continued activity or redevelopment of
5 industrial and commercial uses which meet reasonable
6 performance standards;
- 7 (3) Activities shall be located so as to provide primary
8 reliance on public transportation and pedestrian
9 facilities for internal circulation within the
10 district or designated subareas;
- 11 (4) Major view planes, view corridors, and other
12 environmental elements such as natural light and
13 prevailing winds, shall be preserved through necessary
14 regulation and design review; provided that [~~no~~
15 ~~portion of any building or structure in the Kakaako~~
16 ~~Mauka area shall exceed four hundred eighteen feet in~~
17 ~~height,~~] notwithstanding any other law or rule to the
18 contrary, the authority may permit one building of up
19 to seven hundred sixty-eight feet in height within
20 each approved master plan area for the Kakaako Mauka
21 area; provided that the authority shall:



- 1 (A) Require that the building be located no further
2 than feet from a planned transit station for
3 the Honolulu rail transit project; and
- 4 (B) Negotiate appropriate and proportional public
5 benefits consistent with this chapter for any
6 increase in a building height above four hundred
7 eighteen feet;
- 8 (5) Redevelopment of the district shall be compatible with
9 plans and special districts established for the Hawaii
10 Capital District, and other areas surrounding the
11 Kakaako district;
- 12 (6) Historic sites and culturally significant facilities,
13 settings, or locations shall be preserved;
- 14 (7) Land use activities within the district, where
15 compatible, shall to the greatest possible extent be
16 mixed horizontally, that is, within blocks or other
17 land areas, and vertically, as integral units of
18 multi-purpose structures;
- 19 (8) Residential development may require a mixture of
20 densities, building types, and configurations in
21 accordance with appropriate urban design guidelines;



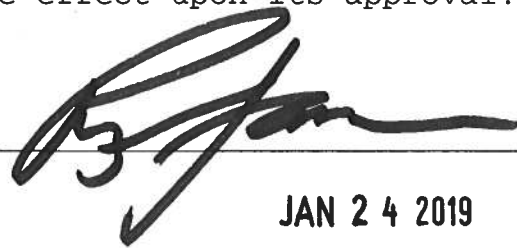
1 integration both vertically and horizontally of
 2 residents of varying incomes, ages, and family groups;
 3 and an increased supply of housing for residents of
 4 low- or moderate-income may be required as a condition
 5 of redevelopment in residential use. Residential
 6 development shall provide necessary community
 7 facilities, such as open space, parks, community
 8 meeting places, child care centers, and other
 9 services, within and adjacent to residential
 10 development; and

11 (9) Public facilities within the district shall be
 12 planned, located, and developed so as to support the
 13 redevelopment policies for the district established by
 14 this chapter and plans and rules adopted pursuant to
 15 it."

16 SECTION 3. Statutory material to be repealed is bracketed
 17 and stricken. New statutory material is underscored.

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

19 INTRODUCED BY:



 JAN 24 2019



H.B. NO. 1559

Report Title:

HCDA; Kakaako District; Building Height

Description:

Authorizes the Hawaii Community Development Authority to permit one building of up to 768 feet within each approved master plan area for the Kakaako Mauka area of the Kakaako Community Development District.

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

