
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 Kakaako 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 Kakaako Mauka area will create a relatively
10 uniform 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 authorizing the Hawaii community
7 development authority to permit one building that is in close
8 proximity to a planned rail station within each approved master
9 plan area within the Kakaako Mauka area to exceed the current
10 four hundred eighteen foot height limit in exchange for the
11 provision of community and public benefits.

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

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

19 (1) Development shall result in a community which permits
20 an appropriate land mixture of residential,
21 commercial, industrial, and other uses. In view of



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



1 development plan, ordinances, and rules of the county
2 in which the district is located;

3 (2) Existing and future industrial uses shall be permitted
4 and encouraged in appropriate locations within the
5 district. No plan or implementation strategy shall
6 prevent continued activity or redevelopment of
7 industrial and commercial uses which meet reasonable
8 performance standards;

9 (3) Activities shall be located so as to provide primary
10 reliance on public transportation and pedestrian
11 facilities for internal circulation within the
12 district or designated subareas;

13 (4) Major view planes, view corridors, and other
14 environmental elements such as natural light and
15 prevailing winds, shall be preserved through necessary
16 regulation and design review; provided that no portion
17 of any building or structure in the Kakaako Mauka area
18 shall exceed four hundred eighteen feet in height [7]
19 other than one building of up to seven hundred sixty-
20 eight feet in height which the authority may permit



1 within each approved master plan area for the Kakaako
2 Mauka area; provided further that:

3 (A) The building shall be located no further than
4 feet from a planned transit station for
5 the Honolulu rail transit project; and

6 (B) As an additional condition for permit approval,
7 the authority shall negotiate appropriate and
8 proportional public benefits, to include
9 additional residential units, consistent with
10 this chapter;

11 (5) Redevelopment of the district shall be compatible with
12 plans and special districts established for the Hawaii
13 Capital District, and other areas surrounding the
14 Kakaako district;

15 (6) Historic sites and culturally significant facilities,
16 settings, or locations shall be preserved;

17 (7) Land use activities within the district, where
18 compatible, shall to the greatest possible extent be
19 mixed horizontally, that is, within blocks or other
20 land areas, and vertically, as integral units of
21 multi-purpose structures;



1 (8) Residential development may require a mixture of
 2 densities, building types, and configurations in
 3 accordance with appropriate urban design guidelines;
 4 integration both vertically and horizontally of
 5 residents of varying incomes, ages, and family groups;
 6 and an increased supply of housing for residents of
 7 low- or moderate-income may be required as a condition
 8 of redevelopment in residential use. Residential
 9 development shall provide necessary community
 10 facilities, such as open space, parks, community
 11 meeting places, child care centers, and other
 12 services, within and adjacent to residential
 13 development; and

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

19 SECTION 3. Statutory material to be repealed is bracketed
 20 and stricken. New statutory material is underscored.

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



Report Title:

HCDA; Kakaako District; Building Height

Description:

Authorizes the HCDA to permit one building that is up to 768 feet in height and located near a transit station within each approved master plan area for the Kakaako Mauka area of the Kakaako Community Development District, subject to provision of appropriate public benefits. (HB1559 HD1)

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

