

JAN 24 2019

S.B. NO. 1496

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

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

16 The legislature additionally finds that increased
17 residential density in areas within the urban core and near



1 planned rail transit stations is particularly appropriate and
2 desirable in order to fulfill transit oriented development
3 principles.

4 Accordingly, the purpose of this Act is to improve the
5 Honolulu skyline, while fulfilling urban needs, by permitting
6 one building within each approved master plan area within the
7 Mauka area, in close proximity to a planned rail station, to
8 exceed the current height limit for the benefit of the public.

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

11 **"§206E-33 Kakaako community development district;**
12 **development guidance policies.** The following shall be the
13 development guidance policies generally governing the
14 authority's action in the Kakaako community development
15 district:

16 (1) Development shall result in a community which permits
17 an appropriate land mixture of residential,
18 commercial, industrial, and other uses. In view of
19 the innovative nature of the mixed use approach, urban
20 design policies should be established to provide
21 guidelines for the public and private sectors in the



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

- 20 (2) Existing and future industrial uses shall be permitted
21 and encouraged in appropriate locations within the



1 district. No plan or implementation strategy shall
2 prevent continued activity or redevelopment of
3 industrial and commercial uses which meet reasonable
4 performance standards;

5 (3) Activities shall be located so as to provide primary
6 reliance on public transportation and pedestrian
7 facilities for internal circulation within the
8 district or designated subareas;

9 (4) Major view planes, view corridors, and other
10 environmental elements such as natural light and
11 prevailing winds, shall be preserved through necessary
12 regulation and design review; provided that [~~no~~
13 ~~portion of any building or structure in]~~
14 notwithstanding any other law to the contrary, the
15 authority may permit one building of up to seven
16 hundred sixty-eight feet in height within each
17 approved master plan area of the Kakaako Mauka area
18 [shall exceed four hundred eighteen feet in height];
19 provided further that the authority shall:



- 1 (A) Require that the building be located no further
2 than feet of 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;



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Report Title:

Kakaako Community Development District; Mauka Area; Buildings;
Height Limit; Transit Oriented Development

Description:

Authorizes the Hawaii community development authority to permit one building of up to seven hundred sixty-eight feet in height within each approved master plan area for the Mauka area of the Kakaako community development district; provided that the building be located near a transit station and appropriate and proportional public benefits are negotiated for any increase in a building above four hundred eighteen feet.

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

