

FEB 27 2020

SENATE RESOLUTION

REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO DEVISE
AND ADOPT A TRANSIT-ORIENTED DEVELOPMENT PLAN FOR THE
KAKAAKO COMMUNITY DEVELOPMENT DISTRICT.

1 WHEREAS, construction of the City and County of Honolulu's
2 rail transit system is underway, with an anticipated completion
3 date of December 2025; and
4

5 WHEREAS, once completed, the rail transit system will help
6 address Honolulu's transportation needs while creating
7 development opportunities for all types of housing within
8 Honolulu's urban core; and
9

10 WHEREAS, transit-oriented development supports rail
11 ridership goals by locating denser, mixed-use developments along
12 the rail transit line; encouraging orderly growth; and improving
13 accessibility around rail stations and within Honolulu's urban
14 core; and
15

16 WHEREAS, transit-oriented development areas are typically
17 located within one to two miles of a rail station; and
18

19 WHEREAS, increasing the supply of all types of housing
20 within transit-oriented development areas will aid in preventing
21 further urban sprawl and use of non-urban lands to meet
22 Honolulu's housing needs; and
23

24 WHEREAS, transit-oriented development requires the guidance
25 of plans that address issues relating to land use, circulation,
26 urban design, housing, community facilities, pedestrian
27 amenities, historic and cultural enhancements, and
28 infrastructure, and can be aligned with general development
29 plans; and



1 WHEREAS, transit-oriented development plans often include
2 various incentives, including allowances for more extensive and
3 varied uses of land and increased building height and density,
4 to provide community benefits and amenities appropriate for
5 properties within walking distance to a rail station; and
6

7 WHEREAS, much of the land within the Hawaii Community
8 Development Authority's Kakaako Community Development District
9 is located within a one-mile radius of a rail station; and
10

11 WHEREAS, although the City and County of Honolulu has
12 developed transit-oriented development rules for certain lands
13 within areas surrounding rail stations, these rules do not apply
14 to lands within the Kakaako Community Development District; and
15

16 WHEREAS, lands within the Kakaako Community Development
17 District would benefit from a transit-oriented development plan
18 to direct and manage growth around the district's rail station,
19 expand the types of allowable uses, provide development
20 incentives, stimulate development activity around the district's
21 rail station, encourage development of all types of housing, and
22 increase ridership on the rail transit system; now, therefore,
23

24 BE IT RESOLVED by the Senate of the Thirtieth Legislature
25 of the State of Hawaii, Regular Session of 2020, that the Hawaii
26 Community Development Authority is requested to devise and adopt
27 a transit-oriented development plan, including transit-oriented
28 development rules, for the Kakaako Community Development
29 District; and
30

31 BE IT FURTHER RESOLVED that the Hawaii Community
32 Development Authority is requested to submit a copy of the
33 transit-oriented development plan for the Kakaako Community
34 Development District, including any proposed amendments to the
35 Hawaii Administrative Rules, to the Legislature no later than
36 twenty days prior to the convening of the Regular Session of
37 2021; and
38

39 BE IT FURTHER RESOLVED that certified copies of this
40 Resolution be transmitted to the Governor, the Lieutenant
41 Governor, the Executive Director of the Hawaii Community



S.R. NO. 28

1 Development Authority, and each member of the Hawaii Community
2 Development Authority.

3
4
5

OFFERED BY: *[Handwritten Signature]*

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

~~AC~~ *[Handwritten Signature]*

Michelle D. Stelani

[Handwritten Signature]

