
SENATE RESOLUTION

REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO UPDATE AND REPORT ON TRANSIT-ORIENTED DEVELOPMENT PLANNING AND IMPLEMENTATION 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

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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

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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

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

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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

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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

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31 WHEREAS, transit-oriented development plans often include
32 various incentives, including allowances for more extensive and



1 varied uses of land and increased building height and density,
2 to provide community benefits and amenities appropriate for
3 properties within walking distance to a rail station; and
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5 WHEREAS, much of the land within the Hawaii Community
6 Development Authority's Kakaako Community Development District
7 is located within a one-mile radius of a rail station; and
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9 WHEREAS, although the City and County of Honolulu has
10 developed transit-oriented development rules for certain lands
11 within areas surrounding rail stations, these rules do not apply
12 to lands within the Kakaako Community Development District; and
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14 WHEREAS, lands within the Kakaako Community Development
15 District would benefit from a transit-oriented development plan
16 to direct and manage growth around the district's rail station,
17 expand the types of allowable uses, provide development
18 incentives, stimulate development activity around the district's
19 rail station, encourage development of all types of housing, and
20 increase ridership on the rail transit system; and
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22 WHEREAS, THE Hawaii Community Development Authority has
23 accepted a final environmental impact statement and adopted a
24 transit-oriented development overlay plan; now, therefore,
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26 BE IT RESOLVED by the Senate of the Thirtieth Legislature
27 of the State of Hawaii, Regular Session of 2020, that the Hawaii
28 Community Development Authority is requested to update the
29 transit-oriented development overlay plan as needed to
30 complement the adjacent transit-oriented development plans of
31 the City and County of Honolulu; and
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33 BE IT FURTHER RESOLVED that the Hawaii Community
34 Development Authority is requested to submit a copy of the
35 updated transit-oriented development overlay plan for the
36 Kakaako Community Development District, including any proposed
37 amendments to the Hawaii Administrative Rules, to the
38 Legislature no later than twenty days prior to the convening of
39 the Regular Session of 2022; and
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41 BE IT FURTHER RESOLVED that certified copies of this
42 Resolution be transmitted to the Governor, Lieutenant Governor,



- 1 Executive Director of the Hawaii Community Development
- 2 Authority, and each member of the Hawaii Community Development
- 3 Authority.

