
A BILL FOR AN ACT

RELATING TO TRANSIT.

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

1 SECTION 1. Chapter 206E, Hawaii Revised Statutes, is
2 amended by adding a new part to be appropriately designated and
3 to read as follows:

4 **"PART . HONOLULU TRANSIT COMMUNITY DEVELOPMENT DISTRICT**

5 **§206E-A District established; boundaries.** The Honolulu
6 transit community development district is established. The
7 district shall include the entirety of any tax map parcel that
8 is within the radius of one-half mile from the boundaries of any
9 designated station of the Honolulu mass transit system.

10 **§206E-B Development guidance policies.** The following
11 shall be the development guidance policies generally governing
12 the authority's action in the development of a community
13 development plan for the Honolulu transit community development
14 district where the planning shall:

15 (1) Ensure that the priority objective is for the
16 development of efficient and convenient user-friendly
17 transit stations, along with pedestrian facilities to



- 1 allow for convenient pedestrian flow around the
2 stations and throughout the district;
- 3 (2) Promote a variety of residential, commercial,
4 industrial, and public uses in the district, while
5 encouraging the consolidation of parcels for joint
6 developments and the vertical mixed-use development of
7 parcels, with multi-purpose structures housing public
8 facilities, multi-family housing, and commercial uses;
- 9 (3) Promote the proliferation of commuter oriented service
10 providers;
- 11 (4) Promote the development of adequate park-and-go
12 facilities surrounding stations not in the Honolulu
13 urban core;
- 14 (5) Maintain major view corridors, planes, and other
15 aesthetical assets, while taking advantage of natural
16 sunlight and prevailing trade winds through controls
17 placed on building envelopes;
- 18 (6) Ensure the development within the district of low and
19 moderate income housing and gap housing or workforce
20 housing, with safe and convenient access to the
21 transit stations, and necessary community facilities,
22 including but not limited to schools, parks, and open



1 spaces, meeting facilities, child care centers, and
2 health care facilities;

3 (7) Allow the authority to undertake studies and
4 coordinative activities relating to lands and
5 facilities both within the district and without the
6 district that may be affected lands without the
7 district or may affect development within the
8 district;

9 (8) Coordinate with the city and county of Honolulu to
10 ensure adequate infrastructure needs of the district
11 and develop needed infrastructure in joint venture
12 with the city and county of Honolulu;

13 (9) Include and ensure in all development in the district
14 that the principles of:

15 (A) Concurrent infrastructure development;

16 (B) Energy efficiency in buildings and designing and
17 constructing buildings meeting the Leadership in
18 Energy and Environmental Design standards and
19 systems;

20 (C) Using alternative renewable energy sources,
21 including but not limited to solar and deep-water
22 air conditioning; and



1 (D) Design-build methods of project delivery; are
2 adhered to; and

3 (10) Encourage public and private joint development of
4 projects and the development of structures and
5 facilities through private development with leaseback
6 or turnkey provisions for public use.

7 **§206E-C Adoption of community development plan.** In
8 accordance with section 206E-B and sections 206E-5, 206E-6, and
9 206E-7, the authority shall develop a community development
10 plan, district-wide improvement program, and community
11 development rules for the district."

12 SECTION 2. In codifying the new sections added by section
13 1 of this Act, the revisor of statutes shall substitute
14 appropriate section numbers for the letters used in designating
15 the new sections in this Act.

16 SECTION 3. This Act shall take effect upon its approval.

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James J. ...

INTRODUCED BY:

[Signature]

Michael J. Meyer
By James
Michelle Carroll
Maury B. Lee
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Report Title:

Community Development District; Transit

Description:

Establishes the Honolulu transit community development district.
Provides guidance policies for the development of a community
development plan for the district.

