
A BILL FOR AN ACT

RELATING TO STATEWIDE COMMUNITY PLAN.

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

1 SECTION 1. The legislature finds that with Honolulu's
2 construction of an elevated rail transit system, the State has
3 an opportunity to enhance Oahu's urban environment and increase
4 the quality of life for residents by utilizing sound smart
5 growth and transit-oriented development principles to revitalize
6 neighborhoods and increase affordable housing inventory, among
7 other public benefits. In 2008, the city and county of Honolulu
8 established a transit-oriented development program to permit the
9 creation of special zoning districts. Since then, the city and
10 county of Honolulu has been working with the community to create
11 neighborhood transit-oriented development plans around each of
12 the twenty-one rail stations along the twenty mile transit
13 corridor. As the largest landowner of properties along the
14 transit line, with approximately two thousand acres under the
15 jurisdiction of various departments, the State must be proactive
16 and place a priority on planning with a statewide policy
17 perspective, rather than a departmental mission perspective, to



1 maximize the benefits of state lands available for
2 redevelopment.

3 To ensure that the State has a unified vision and approach
4 toward redevelopment of its properties, the purpose of this Act
5 is to designate the office of planning as the lead agency to
6 coordinate and advance transit-oriented development planning in
7 the State and require that the office of planning approve all
8 state agencies' development plans for parcels along the rail
9 transit corridor, including any properties that the State may
10 obtain in the future.

11 SECTION 2. Section 225M-1, Hawaii Revised Statutes, is
12 amended to read as follows:

13 "§225M-1 Purpose. The purpose of this chapter is to
14 establish an office of planning to assist the governor and the
15 director of business, economic development, and tourism in
16 maintaining an overall framework to guide the development of the
17 State through a continuous process of comprehensive, long-range,
18 and strategic planning to meet the physical, economic, and
19 social needs of Hawaii's people, and provide for the wise use of
20 Hawaii's resources in a coordinated, efficient, and economical
21 manner, including the conservation of those natural,



1 environmental, recreational, scenic, historic, and other limited
2 and irreplaceable resources which are required for future
3 generations.

4 The establishment of an office of planning in the
5 department of business, economic development, and tourism, for
6 administrative purposes, is intended to:

- 7 (1) Fix responsibility and accountability to successfully
8 carry out statewide planning programs, policies, and
9 priorities;
- 10 (2) Improve the efficiency and effectiveness of the
11 operations of the executive branch;
- 12 (3) Ensure comprehensive planning and coordination to
13 enhance the quality of life of the people of
14 Hawaii[-]; and
- 15 (4) Coordinate and advance smart growth and transit-
16 oriented development planning within the State."

17 SECTION 3. Section 225M-2, Hawaii Revised Statutes, is
18 amended to read as follows:

19 "§225M-2 Office of planning, establishment;
20 responsibilities. (a) There is established within the
21 department of business, economic development, and tourism an



1 office of planning. The head of the office shall be known as
2 the director of the office of planning, referred to in this
3 chapter as director. The director shall have: training in the
4 field of urban or regional planning, public administration, or
5 other related fields; experience in programs or services related
6 to governmental planning; and experience in a supervisory,
7 consultative, or administrative capacity. The director shall be
8 nominated by the governor and, by and with the advice and
9 consent of the senate, appointed by the governor without regard
10 to chapter 76, and shall be compensated at a salary level set by
11 the governor. The director shall be included in any benefit
12 program generally applicable to the officers and employees of
13 the State. The director shall retain such staff as may be
14 necessary for the purposes of this chapter, in conformity with
15 chapter 76. The director shall report to the director of
16 business, economic development, and tourism and shall not be
17 required to report directly to any other principal executive
18 department.

19 (b) The office of planning shall gather, analyze, and
20 provide information to the governor to assist in the overall
21 analysis and formulation of state policies and strategies to



1 provide central direction and cohesion in the allocation of
2 resources and effectuation of state activities and programs and
3 effectively address current or emerging issues and
4 opportunities. More specifically, the office shall engage in
5 the following activities:

6 (1) State comprehensive planning and program coordination.

7 Formulating and articulating comprehensive statewide
8 goals, objectives, policies, and priorities, and
9 coordinating their implementation through the
10 statewide planning system established in part II of
11 chapter 226;

12 (2) Strategic planning. Identifying and analyzing
13 significant issues, problems, and opportunities
14 confronting the State, and formulating strategies and
15 alternative courses of action in response to
16 identified problems and opportunities by:

17 (A) Providing in-depth policy research, analysis, and
18 recommendations on existing or potential areas of
19 critical state concern;



1 (B) Examining and evaluating the effectiveness of
2 state programs in implementing state policies and
3 priorities;

4 (C) Monitoring through surveys, environmental
5 scanning, and other techniques--current social,
6 economic, and physical conditions and trends; and

7 (D) Developing, in collaboration with affected public
8 or private agencies and organizations,
9 implementation plans and schedules and, where
10 appropriate, assisting in the mobilization of
11 resources to meet identified needs;

12 (3) Planning coordination and cooperation. Facilitating
13 coordinated and cooperative planning and policy
14 development and implementation activities among state
15 agencies and between the state, county, and federal
16 governments, by:

17 (A) Reviewing, assessing, and coordinating, as
18 necessary, major plans, programs, projects, and
19 regulatory activities existing or proposed by
20 state and county agencies;



1 (B) Formulating mechanisms to simplify, streamline,
2 or coordinate interagency development and
3 regulatory processes; and

4 (C) Recognizing the presence of federal defense and
5 security forces and agencies in the State as
6 important state concerns;

7 (4) Statewide planning and geographic information system.
8 Collecting, integrating, analyzing, maintaining, and
9 disseminating various forms of data and information,
10 including geospatial data and information, to further
11 effective state planning, policy analysis and
12 development, and delivery of government services by:

13 (A) Collecting, assembling, organizing, evaluating,
14 and classifying existing geospatial and non-
15 geospatial data and performing necessary basic
16 research, conversions, and integration to provide
17 a common database for governmental planning and
18 geospatial analyses by state agencies;

19 (B) Planning, coordinating, and maintaining a
20 comprehensive, shared statewide planning and
21 geographic information system and associated



1 geospatial database. The office shall be the
2 lead agency responsible for coordinating the
3 maintenance of the multi-agency, statewide
4 planning and geographic information system and
5 coordinating, collecting, integrating, and
6 disseminating geospatial data sets that are used
7 to support a variety of state agency applications
8 and other spatial data analyses to enhance
9 decision-making. The office shall promote and
10 encourage free and open data sharing among and
11 between all government agencies. To ensure the
12 maintenance of a comprehensive, accurate, up-to-
13 date geospatial data resource that can be drawn
14 upon for decision-making related to essential
15 public policy issues such as land use planning,
16 resource management, homeland security, and the
17 overall health, safety, and well-being of
18 Hawaii's citizens, and to avoid redundant data
19 development efforts, state agencies shall provide
20 to the shared system either their respective
21 geospatial databases or, at a minimum, especially



1 in cases of secure or confidential data sets that
2 cannot be shared or must be restricted, metadata
3 describing existing geospatial data. In cases
4 where agencies provide restricted data, the
5 office of planning shall ensure the security of
6 that data; and

7 (C) Maintaining a centralized depository of state and
8 national planning references;

9 (5) Land use planning. Developing and presenting the
10 position of the State in all boundary change petitions
11 and proceedings before the land use commission,
12 assisting state agencies in the development and
13 submittal of petitions for land use district boundary
14 amendments, and conducting periodic reviews of the
15 classification and districting of all lands in the
16 State, as specified in chapter 205;

17 (6) Coastal and ocean policy management. Carrying out the
18 lead agency responsibilities for the Hawaii coastal
19 zone management program, as specified in chapter 205A.
20 Also, developing and maintaining an ocean and coastal
21 resources information, planning, and management system



1 further developing and coordinating implementation of
2 the ocean resources management plan, and formulating
3 ocean policies with respect to the exclusive economic
4 zone, coral reefs, and national marine sanctuaries;

5 (7) Regional planning and studies. Conducting plans and
6 studies to determine:

7 (A) The capability of various regions within the
8 State to support projected increases in both
9 resident populations and visitors;

10 (B) The potential physical, social, economic, and
11 environmental impact on these regions resulting
12 from increases in both resident populations and
13 visitors;

14 (C) The maximum annual visitor carrying capacity for
15 the State by region, county, and island; and

16 (D) The appropriate guidance and management of
17 selected regions and areas of statewide critical
18 concern.

19 The studies in subparagraphs (A) to (C) shall be
20 conducted at appropriate intervals, but not less than
21 once every five years;



- 1 (8) Regional, national, and international planning.
2 Participating in and ensuring that state plans,
3 policies, and objectives are consistent, to the extent
4 practicable, with regional, national, and
5 international planning efforts; ~~and~~
- 6 (9) Climate adaptation planning. Conducting plans and
7 studies and preparing reports as follows:
- 8 (A) Develop, monitor, and evaluate strategic climate
9 adaptation plans and actionable policy
10 recommendations for the State and counties
11 addressing expected statewide climate change
12 impacts identified under Act 286, Session Laws of
13 Hawaii 2012, through the year 2050;
- 14 (B) Provide planning and policy guidance and
15 assistance to state and county agencies regarding
16 climate change; and
- 17 (C) Publish its findings, recommendations, and
18 progress reports on actions taken no later than
19 December 31, 2017, and its annual report to the
20 governor and the legislature thereafter~~[-]~~; and



1 (10) Smart growth and transit-oriented development. Acting
2 as the lead agency to coordinate and advance smart
3 growth and transit-oriented development planning
4 within the State as follows:

5 (A) Identify transit-oriented development
6 opportunities shared between state and county
7 agencies, including relevant initiatives such as
8 the department of health's healthy Hawaii
9 initiative and the Hawaii clean energy
10 initiative;

11 (B) Refine the definition of "transit-oriented
12 development" in the context of Hawaii, while
13 recognizing the potential for smart growth
14 development patterns in all locations;

15 (C) Clarify state goals for transit-oriented
16 development and smart growth that support the
17 principles of the Hawaii State Planning Act by
18 preserving non-urbanized land, improving worker
19 access to jobs, and reducing fuel consumption;



1 (D) Target transit-oriented development areas for
2 significant increase in affordable housing and
3 rental units;

4 (E) Conduct outreach to state agencies to help
5 educate state employees about the ways they can
6 support and benefit from transit-oriented
7 development and the State's smart growth goals;

8 (F) Publicize coordinated state efforts that support
9 smart growth, walkable neighborhoods, and
10 transit-oriented development;

11 (G) Review state land use decision-making processes
12 to identify ways to make transit-oriented
13 development a higher priority and facilitate
14 better and more proactive leadership in creating
15 walkable communities and employment districts,
16 even if transit will only be provided at a later
17 date; and

18 (H) Approve all state agencies' development plans for
19 parcels along the rail transit corridor pursuant
20 to subsection (c).



1 (c) No state executive agency, including any state
2 department, office, board, or commission, shall begin design or
3 construction, or enter into development agreements for parcels
4 along the rail transit corridor, including any properties that
5 the State may obtain in the future, unless the office of
6 planning approves the respective agency's development plan."

7 SECTION 4. There is appropriated out of the general
8 revenues of the State of Hawaii the sum of \$ or so
9 much thereof as may be necessary for fiscal year 2016-2017 for
10 one full-time equivalent (1.0 FTE) branch chief position within
11 the office of planning for the purposes of this Act.

12 The sum appropriated shall be expended by the office of
13 planning for the purposes of this Act.

14 SECTION 5. Statutory material to be repealed is bracketed
15 and stricken. New statutory material is underscored.

16 SECTION 6. This Act shall take effect on July 1, 2016.
17



Report Title:

Transit-oriented Development; Office of Planning; Appropriation

Description:

Designates the office of planning as the lead agency to coordinate and advance smart growth and transit-oriented development planning in the State. Requires that the office of planning approve all state agencies' and executive branch agencies' development plans for parcels along the rail transit corridor, including any properties that the State may obtain in the future. Appropriates funds to the office of planning.

(SD1)

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