



# **Hawaii Community Development Authority**

## **Kakaako Community Development District Update**

# Community Development District Vision

- The legislature finds that many areas of the State are substantially undeveloped, blighted, or economically depressed, and are or are potentially in need of renewal, renovation, or improvement to alleviate such conditions as dilapidation, deterioration, age, and other such factors or conditions which make such areas an economic or social liability.
- The legislature further finds that there exists within the State vast, unmet community development needs. These include, but are not limited to, a lack of suitable affordable housing; insufficient commercial and industrial facilities for rent; residential areas which do not have facilities necessary for basic liveability, such as parks and open space; and areas which are planned for extensive land allocation to one, rather than mixed uses.
- It is further determined that the lack of planning and coordination in such areas has given rise to these community development needs and that existing laws and public and private mechanisms have either proven incapable or inadequate to facilitate timely redevelopment and renewal.
- The legislature finds that a new and comprehensive authority for community development must be created to join the strengths of private enterprise, public development and regulation into a new form capable of long-range planning and implementation of improved community development. The purpose of this chapter is to establish such a mechanism in the Hawaii community development authority, a public entity which shall determine community development programs and cooperate with private enterprise and the various components of federal, state, and county governments in bringing plans to fruition. For such areas designated as community development districts, the legislature believes that the planning and implementation program of the Hawaii community development authority will result in communities which serve the highest needs and aspirations of Hawaii's people.
- The legislature finds that the creation of the Hawaii community development authority, the establishment of community development districts, and the issuance of bonds pursuant to this chapter to finance public facilities serve the public interest and are matters of statewide concern.

# KAKAAKO COMMUNITY DEVELOPMENT DISTRICT VISION

The legislature finds that:

(1) The Kakaako district is centrally located in Honolulu proper, in close proximity to the central business district, the government center, commercial, industrial and market facilities, major existing and contemplated transportation routes and recreational and service areas;

(2) Due to its present function as a service and light industrial area, the district is relatively underdeveloped and has especially in view of its proximity to the urban core where the pressure for all land uses is strong the potential for increased growth and development that can alleviate community needs such as low-income housing, parks and open space, and commercial and industrial facilities;

(3) The district, if not redeveloped or renewed, has the potential to become a blighted and deteriorated area. Due to its present economic importance to the State in terms of industry and subsequent employment, there is a need to preserve and enhance its value and potential;

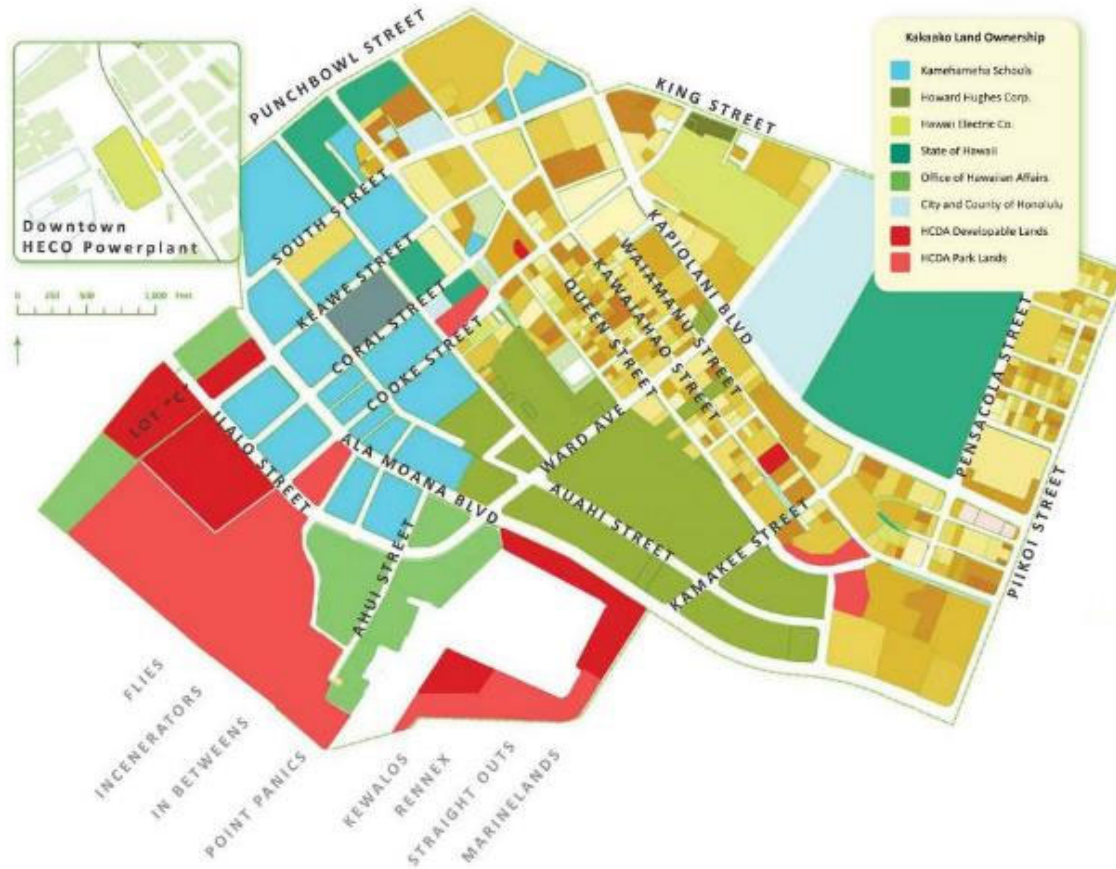
(4) Kakaako has a potential, if properly developed and improved, to become a planned new community in consonance with surrounding urban areas.

In coordinating community development in the Kakaako district, the authority shall plan a mixed-use district whereby industrial, commercial, residential, and public uses may coexist compatibly within the same area.

The authority shall plan for the above uses, but shall also respect and support the present function of Kakaako as a major economic center, providing significant employment in such areas as light industrial, wholesaling, service, and commercial activity.

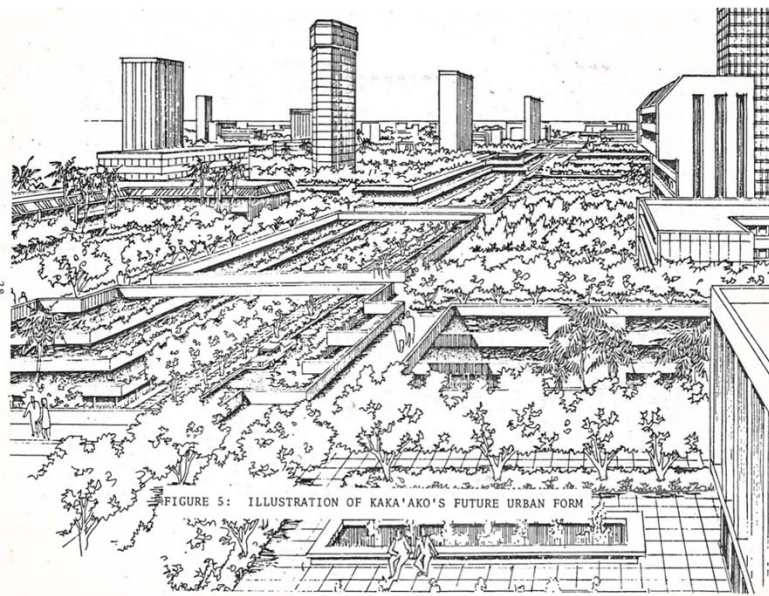
[Hawaii Revised Statutes §206E-31](#)

# KAKAAKO COMMUNITY DEVELOPMENT DISTRICT MAP





## Kakaako-Original Plan



Forty-five-foot-high platforms throughout the District, forming "new land" upon which people-oriented spaces will abound.

Decks of these platforms to become a new "living" environment. Requiring open space on decks allow development of heavily landscaped open spaces between towers. Resulting in broad views of green shrubbery and vegetation from the windows of residences and offices...

All activities and uses occurring on the decks-commercial uses and parking accessed from streets by elevators, steps, ramps and/or escalators. Vertical conveyance system linking businesses and towers above.

Kakaako Community Development Plan and Rules approved in 1982

Giving Planning, Zoning, and Land-Use Authority in KCDD to HCDA

Maximum of **36.1** million sq. ft. of floor area to be developed for residential, commercial and industrial uses

Envisioned, **47,500** residents

**19** million square feet of commercial and industrial uses

Approximately **69,000** jobs

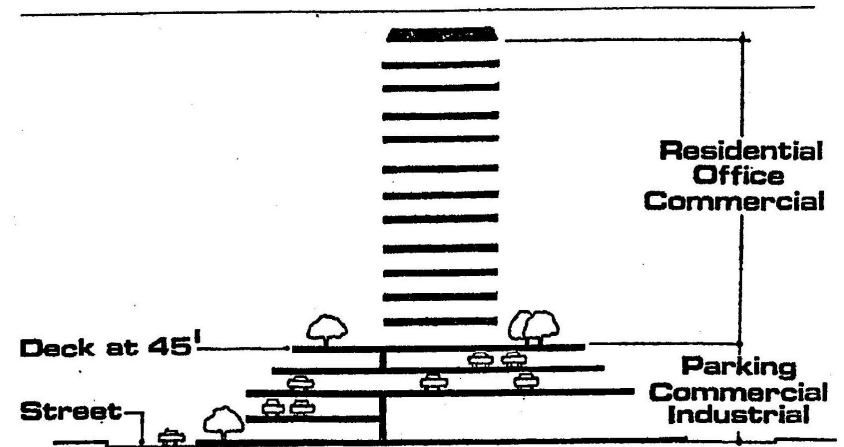
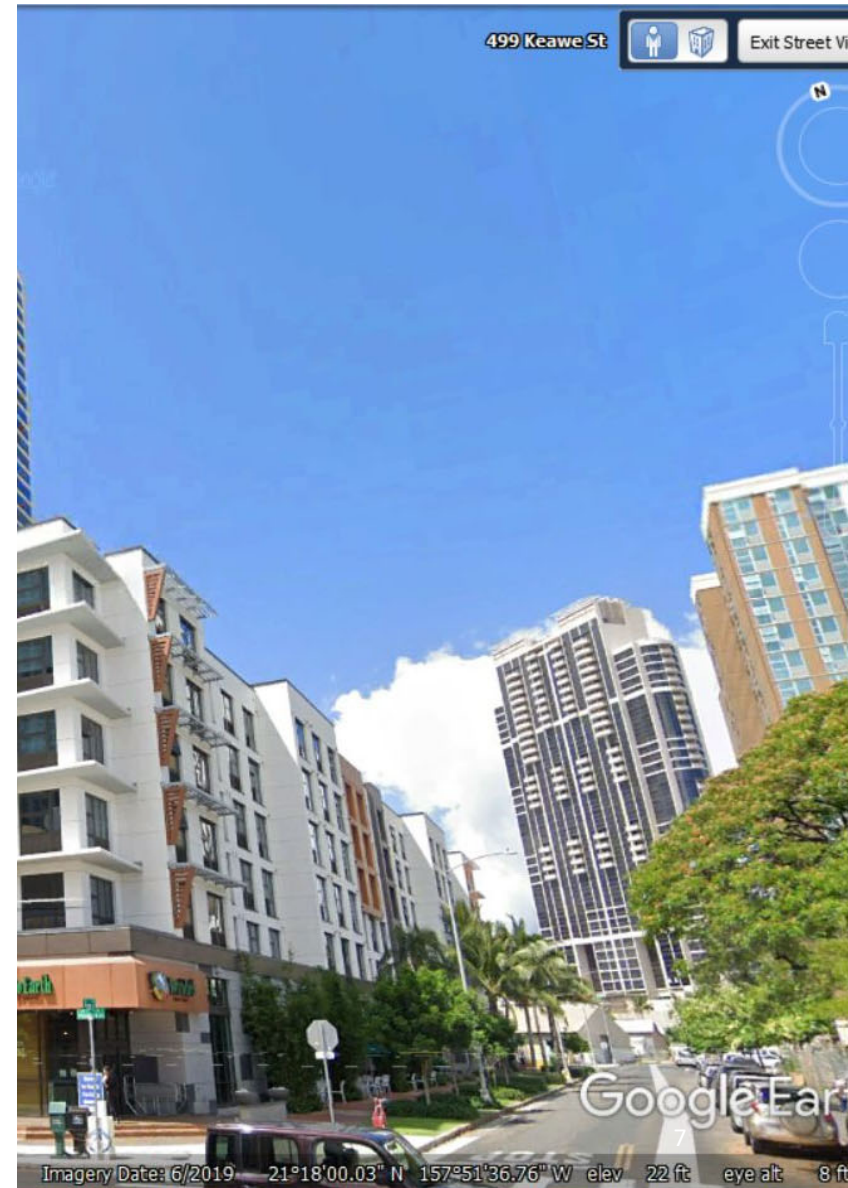


Figure 2: Typical Mixed-Use Project



# KAKAAKO COMMUNITY DEVELOPMENT DISTRICT PLAN AND RULES AMENDED IN 2011

- From 2005-2011 through extensive stakeholder and community consultation process, HCDA amended Kakaako Community Development Plan and Rules promoting high-quality urban community, supporting positive economic development, preserving Kakaako's diverse cultural heritage, and incorporating best practices in energy and environmental sustainability





# 2011 Mauka Area Plan Smart Growth Principles

- No 45-foot podium connections
- Street level connections
- Commercial uses at street level
- Pedestrian-friendly urban form
- Neighborhoods, corridors and streets
- Promote mixed-use neighborhoods
- Mix of housing opportunities
- 





# KAMEHAMEHA SCHOOL'S KAIAULU O KAKAAKO MASTERPLAN

## ORIGINAL PROPOSED DEVELOPMENT

- 2,750 Residential Units
- -of which 550 proposed as affordable housing units

## CURRENT DEVELOPMENT STATUS

- 1,336 Residential Units Built
- -of which 456 are affordable units
- -of which 351 are affordable rental units
- 143,000 SF of Commercial/Retail





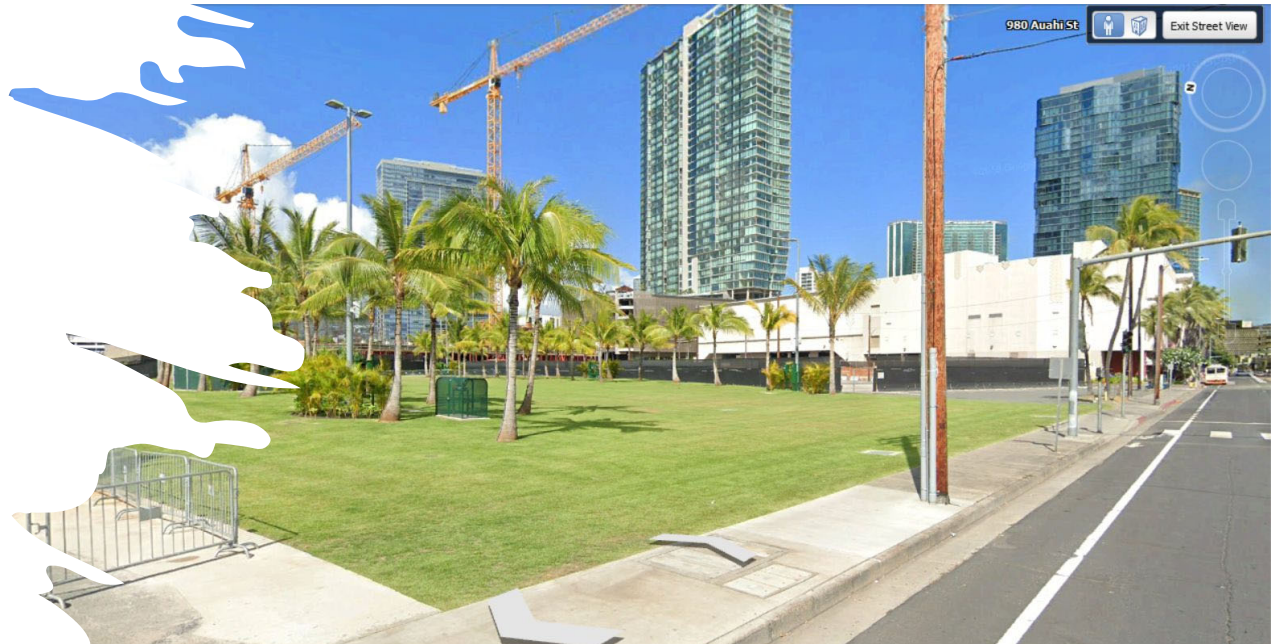
# WARD NEIGHBORHOOD MASTER PLAN

## ORIGINAL PROPOSED DEVELOPMENT

- 4,300 Residential Units
- -of which 860 proposed as affordable housing units

## CURRENT DEVELOPMENT STATUS

- 2,136 Residential Units Built
- -of which 525 are affordable units
- 856 units under construction
- 1,243 units permitted, of which 697 are affordable





# KAKAAKO AT A GLANCE



Land Area **600+** acres  
Estimated population **16,550**



State Investment  
in infrastructure  
**\$226,000,000+**

Economic Impact over  
**\$10,000,000,000**  
in construction spending



**12,589**



Total  
Housing  
Units



**4,249** Affordable  
housing units

**1,380** Rental units  
at 30-60% AMI

**489** Elderly Rental units

Over **56** acres of Park Space



1. One Waterfront Towers
2. 1133 Waimanu
3. Nauru Towers
4. Hawaiiki Tower
5. Koolani
6. Waihonua at Kewalo
7. Hokua
8. Royal Capital Plaza
9. Imperial Plaza

10. One Archer Lane
11. Moana Pacific
12. 909 Kapiolani
13. Keola Lai
14. Pacifica Honolulu
15. Symphony Honolulu
16. 801 South Street A  
- and Building B
17. Kamakee Vista
18. Pohulani \*

19. Kauhale Kakaako
20. Na Lei Hulu Kupuna \*
21. Honuakaha \*
22. Halekauwila Place
23. 803 Waimanu Street
- Kaiaulu O Kakaako Master  
Plan (KS):
24. The Collection
25. Keaouhou Lane
26. Keaouhou Place

27. The Flats at Puunui
28. 400 Keawe
29. Six Eighty Ala Moana
30. Rycraft Terrace
31. Vanguard Lofts
- Ward Neighborhood Master Plan:
33. Waiea
34. Anaha
35. Ke Kilohana

36. Aeo
37. Aalii
38. Koula
39. Victoria Place
40. Uiana
41. The Park
42. Ola Ka Ilima Artspace Lofts
43. Nohona Hale

\*Includes affordable senior rental units.

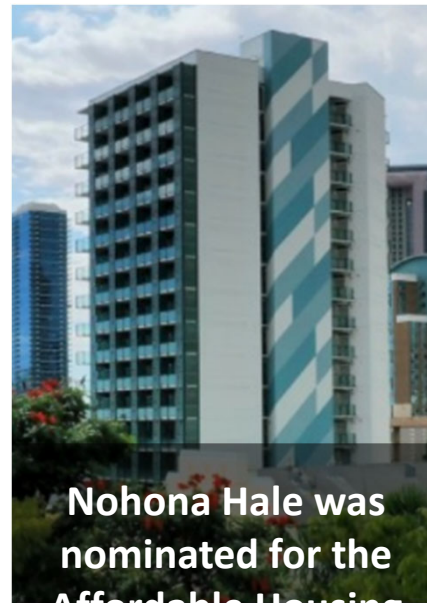
## Award-winning Kakaako Projects



**Artspace Lofts won the Kukulū Hale Green Building Award**



**Hale Kewalo received the New Project Award**



**Nohona Hale was nominated for the Affordable Housing Finance Readers Choice Award**



**Sandbox won the Public/Government Award**

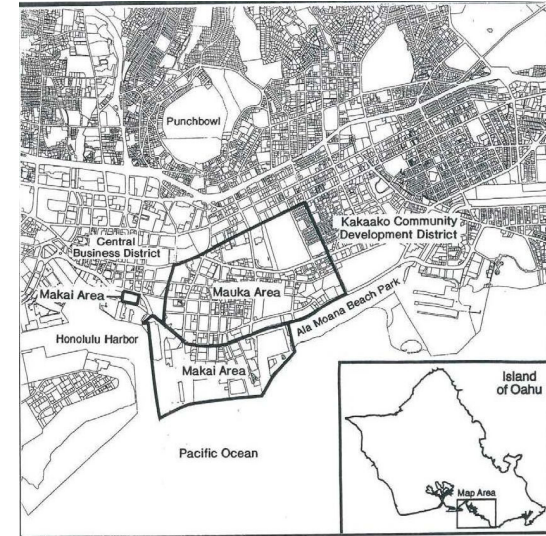


# KAKAAKO MAKAI

## GOVERNING DOCUMENTS

- Kakaako Community Development District-Makai Area Plan
- Kakaako Community Development District-Makai Area Administrative Rules

**HCDA has Planning, Zoning, and Land-use Oversight for Projects in Kakaako Makai**



# KAKAAKO MAKAI

## POLICY DOCUMENTS

- Kakaako Makai Area Conceptual Master Plan
- Kakaako Makai Area Parks Active Use Master Plan





# KAKAAKO MAKAI AREA CONCEPTUAL MASTER PLAN

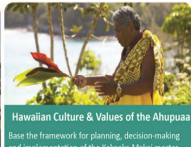
## GUIDING PRINCIPLES



### Community Cultural Gathering Place

Establish Kakaako Makai as a gathering place where community and culture converge in response to the natural scenic beauty of the green shoreline open space.

- Celebrate the intertwined cultures of the community by ensuring a welcoming gathering place for a broad cross-section of people diverse in age, income and ethnicity.
- Provide enriching public recreational, cultural and educational opportunities for residents and visitors alike through Kakaako Makai's scenic coastal and marine environment, the Native Hawaiian cultural heritage, compatible facilities and activities, and historic sites and settings.



### Hawaiian Culture & Values of the Ahupuaa

Base the framework for planning, decision-making and implementation of the Kakaako Makai master plan on Native Hawaiian values and traditional and customary rights and practices protected by the State.

- Emphasize the host Hawaiian culture.<sup>1</sup>
- Incorporate the ahupuaa concept and spirit of caring for, conserving and preserving the self-sustaining resource systems necessary for life, including the land that provides sustenance and shelter; the natural elements of air, wind and rain extending beyond the mountain peaks and streams of pure water, and the ocean from the shoreline to beyond the reef where fish are caught.
- Adopt the ahupuaa Hei'ule of individual kulana working together and contributing to the whole for a greater level of stewardship, conservation, and proper management of resources with contemporary land-use benchmarks, such as growth boundaries and carrying capacity.
- Assure that the planning of collective or individual traditional features, settings, and activities will be overseen by Hawaiian historic and cultural experts to prevent misinterpretation or exploitation.



### Open View Planes

Protect, preserve and perpetuate Kakaako Makai's open view planes from the mountains to the sea as an inherent value of the Hawaiian ahupuaa and an important public asset for residents, visitors and future generations.

- Ensure planning and development safeguards to identify, document, retain, restore and protect makai-maaka and diamond head-ewa open view planes to the Koolau mountains, Diamond Head (Leahi) and the Waianai mountains as seen from the view vantage areas and vicinities of Kakaako Makai's public lands and Kewalo Basin Harbor.



### Coastal and Marine Resources

Preserve, restore and maintain Kakaako Makai's valuable coastal and marine resources for present and future generations.

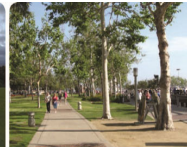
- Enable the monitoring, protection, restoration, and conservation of natural coastal and ocean resources, including reef and marine life, through responsible stewardship and sustainable practices.
- Protect and sustain the coastal environment for cultural uses including fishing, ocean gathering, surfing and ocean navigation.



### Expanded Park and Green Space

Ensure expansion of Kakaako Makai's shoreline parks as significant landscaped open spaces<sup>2</sup> joining the lei of green parks extending from Diamond Head (Leahi) to Aloha Tower.

- Implement the Hawaiian values of the ahupuaa and malama aina by preserving shoreline open space, protecting scenic coastal and marine resources, and respecting the natural interaction of people, land, ocean and air.
- Welcome residents and visitors alike with green open space, abundant shade trees and opportunities for family recreation.
- Use the established park planning standard of at least 2 acres per 1000 residents as a benchmark to assure sufficiency of park space to contribute to the health and welfare of Kakaako Makai's growing population and offset increased urban density, noise and pollution.



### Public Accessibility

Provide open and full public access to recreational, cultural and educational activities within and around Kakaako Makai's parks and ocean shoreline.

- Ensure complete public recreational access with minimal impact to the environment, including drop-off/accommodation of ocean recreation equipment and connections to public transportation.
- Provide a shoreline promenade and tree-lined paths to safely and comfortably accommodate pedestrians, bicyclists and the physically impaired.
- Provide sufficient shared parking complementary to the natural setting to support all uses in Kakaako Makai, with workplace parking available for recreational and cultural users during non-working hours.



### Public Safety, Health & Welfare

Ensure that Kakaako Makai is a safe and secure place for residents and visitors.

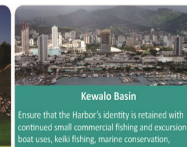
- Keep public use areas safe day and night for public comfort and enjoyment.
- Ensure that exposure to land and ocean is environmentally safe for people and marine life by assuring timely investigation, determination, and remediation of contaminants.
- Ensure that Kakaako Makai remains free and clear of elements, activities and facilities that may be potentially harmful to the natural environment and public well-being, including laboratories containing and experimenting with Level 3 or higher bio-hazardous pathogens and/or biological toxins known to have the potential to pose a severe threat to public health and safety.<sup>3</sup>



### Public Land-Use Legislation – Public Use of Public Lands in the Public Interest

Recognize and respect the effort and intent of the Hawaii State Legislature to uphold the greater public interest by ensuring and sustaining public uses on Kakaako Makai State public lands for the greater public good.

- Preclude the sale of public land and development of housing in Kakaako Makai.<sup>4</sup>
- Demonstrate commitment to serve the highest needs and aspirations of Hawaii's people and the long-term good of Hawaii's residents and future generations through community-based planning.<sup>5</sup>
- Restore the site-dependent use of Kewalo Basin Cove to the Kewalo Kiki Fishing Conservancy.<sup>6</sup>



### Kewalo Basin

Ensure that the Harbor's identity is retained with continued small commercial fishing and excursion boat uses, kiki fishing, marine conservation, research and education, and accessible open space expanding the lei of green between Ala Moana Park and Kakaako Waterfront Park.

- Enable continued functional commercial boating uses at Kewalo Basin Harbor<sup>7</sup> and preserve the beneficial relationships between the existing small commercial fishing and excursion boat businesses and land-based maritime support service businesses.
- Ensure that Kewalo Basin will continue as a State of Hawaii commercial harbor and valuable public facility asset by requiring, maintaining and enhancing the harbor for small commercial fishing and excursion boat use.
- Ensure the protected use of Kewalo Basin Cove for Kewalo Kiki Fishing Conservancy kiki fishing and marine conservation programs.
- Support Kewalo Marine Laboratory's valuable marine biology and ecosystems research and education in the vicinity of Kewalo Basin.
- Ensure preservation of Kewalo Basin Park, the net house and parking lot for public use, improve existing facilities within the park, and provide green open space between Ala Moana Park and the channel frontage.<sup>8</sup>



### Cultural Facilities

Offer public enrichment opportunities through both fixed and flexible cultural facilities that celebrate the diverse cultures of Hawaii and blend compatibly with the shoreline open space.

- Contemplate compatible indoor and outdoor performance venues that encourage the teaching, practicing, and presentation of hula, theater, music, dance, and other performing and visual arts, with an outdoor multi-cultural festival space for Honolulu's diverse ethnic communities.<sup>9</sup>
- Contemplate educational facilities, such as an exhibition hall with permanent, interactive and rotating exhibits, museums communicating the cultural history of the area, and places for traditional Hawaiian cultural practices.<sup>10</sup>
- Establish a cultural market stocked by local farmers, fishers and Hawaiian traditional craft makers to reflect the Hawaiian values of gathering and trading in the Ahupuaa between the mountains and the sea.<sup>11</sup>



### Small Local Business

Apportion a limited number of small local businesses to assist in cooperatively sustaining Kakaako Makai's public use facilities.

- Auxiliary small businesses may include diverse local restaurants, cafes, small shops, markets or other uses that will complement the recreational, cultural, harbor or other public facilities serving the community interest.<sup>12</sup>
- Encourage small local enterprises that emphasize the Hawaiian culture and support traditional local products, rather than large corporate retailing attractions.



### Site Design Guidelines - A Hawaiian Sense of Place in Landscape, Setting and Design

Ensure that Kakaako Makai's public use facilities are compatible in placement, architectural form, and functional design within the landscape of the shoreline gathering place.<sup>13</sup>

- Provide and maintain abundant native coastal plants and trees to blend the scenic and sensory qualities of the coastal environment and create a Hawaiian sense of place.
- Identify, protect, preserve, restore, rehabilitate, interpret and celebrate Kakaako Makai's historic sites, facilities, settings, and locations.
- Maintain the quality of coastal environmental elements including natural light, air and prevailing winds.<sup>14</sup>
- Mandate sustainability principles, conservation technologies, and green building standards for buildings, grounds and infrastructure.<sup>15</sup>



### Community/Government Planning Partnership

The Kakaako Makai Community Planning Advisory Council places the public interest first and foremost, and will strive to uphold the greater good of the community in partnership with the HCDA as the public oversight agency by:

- Openly working with the community, the HCDA and the HCDA's planning consultants as guaranteed by government commitment to ongoing community representation and involvement throughout the master planning process;
- Openly communicating with the State Legislature and other elected public officials;
- Committing the time and effort required to meet the goals and objectives of the Kakaako Makai planning process, and advocating responsibly in the public interest both collectively and individually, notwithstanding premature or conflicting proposals.



### Future Funding & Management

Assure and assist viable and sustainable operation of public uses and facilities on State public land in Kakaako Makai through public/private partnerships and SOI (a) (2) non-profit management<sup>16</sup> similar to successful park conservancies and their stewardship programs.

- The community land conservancy will be essential in determining safeguards to restore, protect and perpetuate Kakaako Makai's natural shoreline resources and view planes, historic and recreational resources, and public uses on State public lands in the public interest as a quality of life benchmark.
- This conservancy may be a public/private partnership of the Kakaako Makai Community Planning Advisory Council (CPAC), the Hawaii Community Development Authority (HCDA) or current oversight agency, and private contributing interests to both monitor and underwrite public use on State public land in service to the public good.<sup>17</sup>





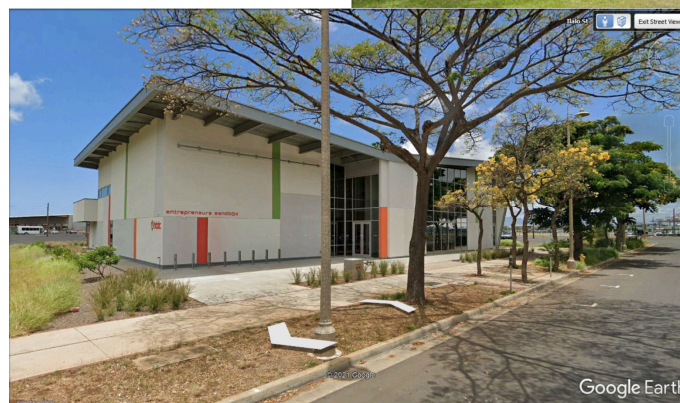
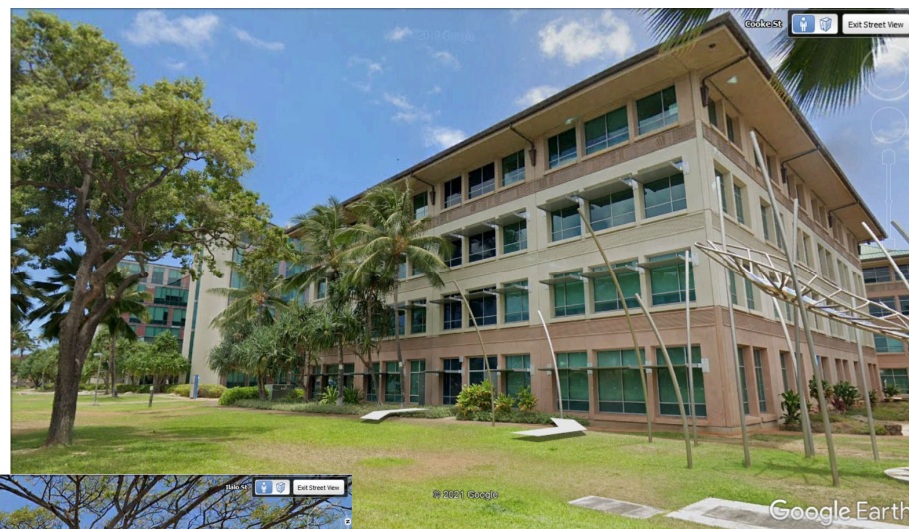
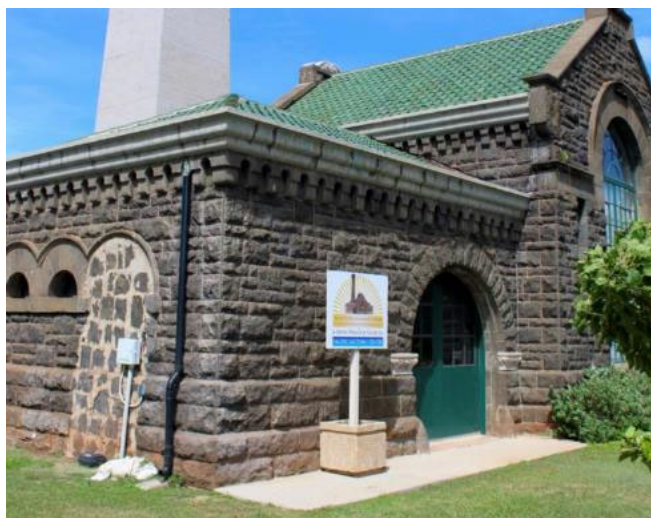
# KAKA'AKO MAKAI-OHA LANDS

In 2012 the Legislature transferred most of HCDA held lands in Kakaako Maki to the Office of Hawaiian Affairs



# KAKAAKO MAKAI DEVELOPMENTS

**John A Burns School Of Medicine  
Cancer research Center  
Historic Pump Station  
Sandbox**





Hawaii Community Development Authority

<http://dbedt.hawaii.gov/hcda>

808-594-0300