



KAKAAKO MAKAI AREA DESIGN GUIDELINES

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PURPOSE AND INTENT

The purpose of the Design Guidelines is to supplement the objectives of the Makai Area Plan and Rules. The Design Guidelines are intended to guide physical development of the Makai Area, including architectural character, environmental quality and visual impression created by individual project components. They are intended to be general in nature and not intended to unduly restrict design creativity.

OBJECTIVES

The Design Guidelines are focused on creating an outstanding world-class urban environment that is appropriate for the waterfront setting, comfortable and interesting to pedestrians, and responsive to the existing and planned public amenities. The following are principles that form the basis for the Design Guidelines.

- The natural environment of the Kakaako Makai Area should be enhanced, with special attention given to maximizing the benefits of the waterfront setting, the tropical landscape and lifestyle of Hawaii.
- Designs should create an active people-oriented gathering place, which supports multiple day and nighttime activities. The physical character, orientation and activity patterns of development projects should complement each other and add synergy to the whole, both day and night.
- Appropriate architectural design that relates positively to the public realm should be encouraged. Considerations include the façade treatment and material selection suitable to the Hawaiian environment and design elements that respect the human scale.

APPLICABILITY

The design review process is a check on development to ensure that individual projects reflect the design values of the Makai Area and fit well into the site context. The Design Guidelines provide design direction for all projects in addition to the requirements set forth in the Makai Area Plan and Rules.

All projects shall be subject to the provisions of the Design Guidelines. A Design Advisory Board (“DAB”) shall be utilized in an advisory capacity in assisting HCDA staff in reviewing projects within the context of the Design Guidelines. The DAB is comprised of the HCDA Director of Planning, one representative from the Authority, and one or more design consultants.

For smaller projects, the Executive Director shall determine if a project is exempt from formal review by the DAB. Smaller projects are defined as having a floor area ratio up to 1.5. In all cases, design review for all projects will be conducted by one or more of the following engaged at the sole discretion of HCDA: (1) qualified personnel from HCDA staff; (2) DAB; or (3) other appropriate professionals from the community at large.

A flow chart establishing the timing of the design review process is provided as Exhibit A.

The design review process allows for flexibility. Project developers may propose interpretations or deviations from the design guidelines for consideration if the overall intent of the guidelines is respected, and it can be demonstrated that the proposed solution is superior and advantageous to both the individual project and the stated public purposes.



PROJECT DESIGN GUIDELINES

New developments should enhance public accessibility to the public open spaces, help to create a pedestrian environment and have appropriate architectural design that relates positively to the public realm and urban design principles expressed in the Makai Area Plan.

SITE DEVELOPMENT:

Building Site Planning:

- The configuration and orientation of projects should relate to the street to take full advantage of public amenities and pedestrian and social interaction.

- Minimize the perceived bulk of tall buildings through horizontal and vertical articulation of the building mass. Break up large surfaces and reduce perceived bulk by architectural devices such as offsets, stepped terraces, and changes in plane.





BUILDING HIERARCHY AND CHARACTER:

- Buildings in the Makai Area are to fall into two categories: *Signature buildings and secondary buildings*. Signature buildings are to be unique icons that fulfill symbolic roles as well as functional purposes. The Ocean Science Center and the Science and Technology buildings are designated as signature buildings. They are to serve a uniquely iconic role of representing Hawaii to the world.
- Secondary buildings are to provide emphasis to building complexes and certain key locations in the Makai Area without competing with signature buildings. This context is to be based on the multi-cultural architectural tradition of kamaaina buildings such as the Honolulu Academy of Arts, the Alexander and Baldwin Building and the Kamehameha School For Girls buildings. “Hawaiian” double-pitched tile roofs, masonry walls with stucco-like finishes and decorative grills and artwork relating to Hawaii provide a design vocabulary for these buildings.

Signature Buildings



Secondary Buildings





ARCHITECTURAL APPEARANCE AND CHARACTER:

Architectural Treatment:

- Environmentally sensitive design features and building materials that respond to the tropical climate, conserve natural resources, and promote permanence and quality and are encouraged. Use of natural daylight and ventilation and shading devices (e.g. overhangs, awnings, balconies, and deep mullions) is encouraged.



- Create open space that is an extension of the public realm, including streets, the waterfront, and the Kakaako Waterfront Park.



- Open spaces should be well defined by active building edges, proportioned to encourage pedestrian activity and circulation, and provide ample public seating in well-shaded areas.



- Arcades and passageways are encouraged as appropriate forms of open space.



Lighting:

- Lighting sources should generally be screened or shielded to prevent glare. Lighting should enhance landscaping and architectural features while promoting pedestrian safety.



Façade Articulation:

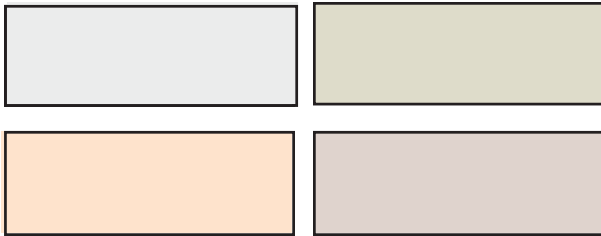
- Articulated facades are encouraged to break up building mass. The use of recessed windows, lanais, projecting eyebrows, offsets in the wall planes and exterior colors may be used to achieve this articulation.
- Uninterrupted blank walls shall be avoided.



Colors and Accent Colors:

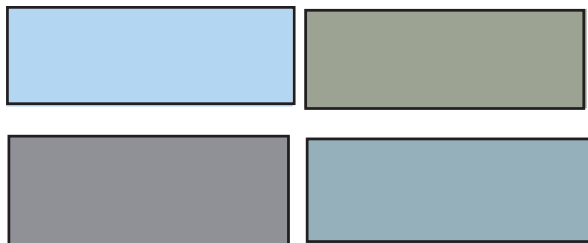
- Colors and surfaces should generally be absorptive rather than reflective. Signature buildings may be colored uniquely.

Appropriate colors and surfaces include warm white, earth tones, natural colors of stone, coral and cast concrete. Concrete stone, terra cotta, plaster, and wood should be the principal finish materials.



- Paving in plazas and walkways should be patterned and a combination of earth colors.

- Roofs of secondary buildings should be in a range of green or greenish blue to blend into the vegetation and or to reflect the ocean setting.





Roofs:

- Buildings should have a roof that is of an architectural character appropriate for its base and body.
- Monolithic flat roof building masses should be avoided.



Service and Mechanical Areas:

- Rooftop mechanical equipment should be screened from view behind parapet, solid enclosures, trellises, and false pitch roof edges.



- Service and mechanical equipment at the street level shall be screened from view by enclosures, walls, or landscaping.



LANDSCAPE TREATMENT:

- Trees, shrubs and ground cover should be colorful, rich and varied with consideration given to the shoreline environment of the site.
- Small-scale landscape features such as courtyards, resting places, entrances, and intimate gardens, are encouraged and should be compatible with, and secondary to, the larger park-like landscape.



- Vegetation, especially trees, should also be extensively used to enhance roadway, shield service areas, and soften buildings.

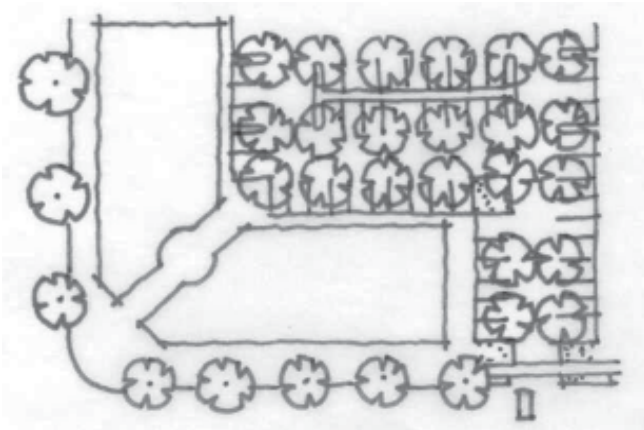


- Projects located adjacent to the Kakaako Waterfront Park should consider incorporating design elements such as landscaping to provide a more natural transition from public to private open space areas.



PARKING STRUCTURES AND LOADING AREAS:

- The provision of on-site parking at ground level and along public sidewalks is discouraged, as it does not contribute to the pedestrian activity and vitality of streets. Limited street front and waterfront site parking may be acceptable in certain situations where parking is located behind or beneath buildings or in such a manner that does not negatively impact pedestrian activity.



Situate surface parking and parking structures within the interior of lots where practical.

- Parking structures that are within public view from a street or public activity should be:

Designed as an integral element of the project and should conform in style, details and materials. This includes the pattern of solids and voids in the parking structure facade. The typical pattern of continuous, alternating horizontal bands of guardrails and openings is strongly discouraged.



Designed to discourage visibility of parked cars from the street and rooftop. Floors visible from the street should be horizontal only; conceal ramps and ramped floors within the structure. Lights within the parking structure should be shielded from public view and visible ceilings should be painted a dark color.



- Lined with retail or other active uses along the ground floor frontages. Special attention should be given to corners of blocks.
- Vertical form trees shall be planted and maintained along the front yard perimeter of parking structures to reduce the visual impact of blank walls and parked vehicles. If there is sufficient space, canopy form trees may be substituted. Alternatively, planter boxes with vines may be provided on the facades of every parking level.