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Kewalo Basin Harbor

Honoring Its Past, Looking Towards the Future



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Kakaako Makai & Kewalo Basin Harbor

A Work in Progress





Kewalo Basin Harbor

Historic Home to Aku Boat Fleet & Commercial Fishing



The Tuna Packers Cannery

A Fixture at the Fisherman's Wharf



Kewalo Basin Harbor 2008





Legend

Kaka'ako Makai Parks

HCDA Land Use

- MUZ: Mixed Use
- MUZ-I: Mixed Use- Industrial
- OTHER
- P: Park
- PU: Public Use
- WC: Waterfront Commercial

Zoning

- KAKAAKO COMM. DEV. DISTRICT
- MIXED USE PRECINCT
- P-1
- P-2
- PUBLIC PRECINCT
- PUBLIC USE PRECINCT
- WATERFRONT INDUSTRIAL PRECINCT

Current Makai Area Rules (2005)



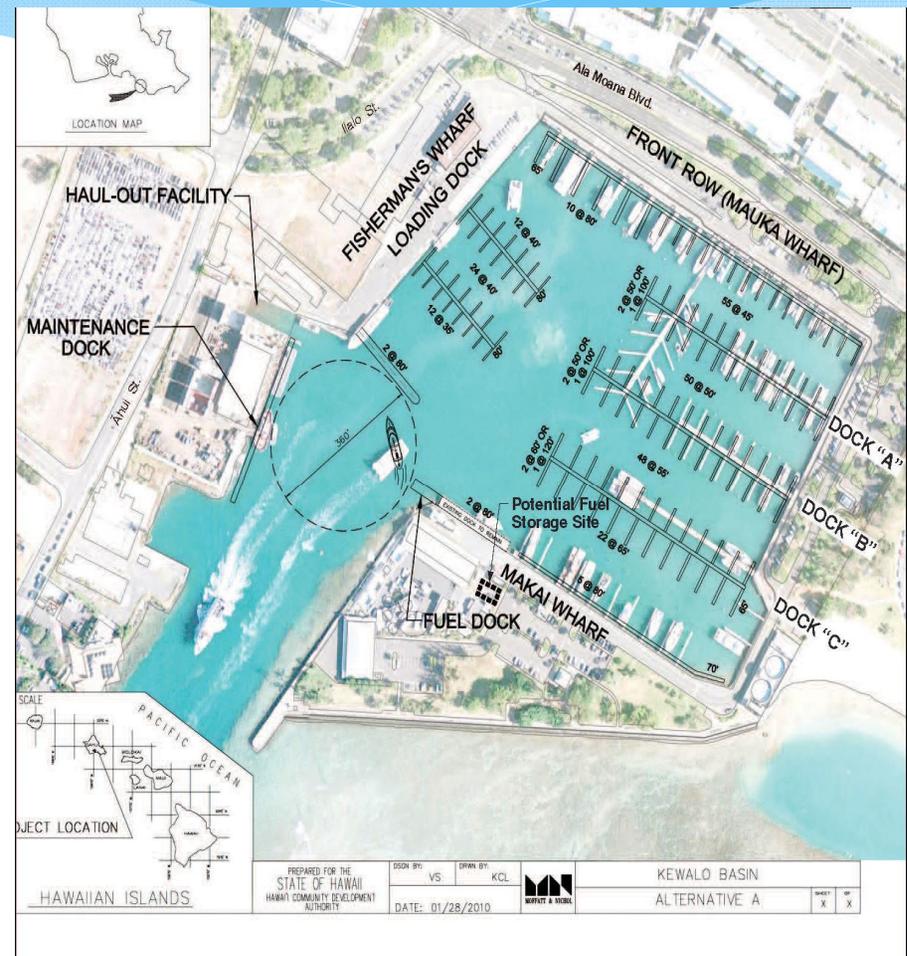
Concepts Outlined in the Master Plan

- * **Maintain/Enhance the Commercial Small Boat Harbor**
 - * **New Docks, Piers, Slips & Dock Facilities**
- * **Establish a Harbor Promenade**
- * **Maintain/Enhance the Kewalo Basin Park**
 - * **Expand the Park where the Dolphin Lab Used to Be**
 - * **Realize the “Lei of Green”**
- * **Improve Harbor Circulation & Access**
- * **Establish New Lifeguard Facilities**
- * **Develop Harbor Related Uses & Public Open Space**
 - * **Fishermen’s Wharf, McWayne’s, NOAA Lots**

Commercial Small Boat Harbor

Home to Fishing, Tour & Excursion & Other Businesses

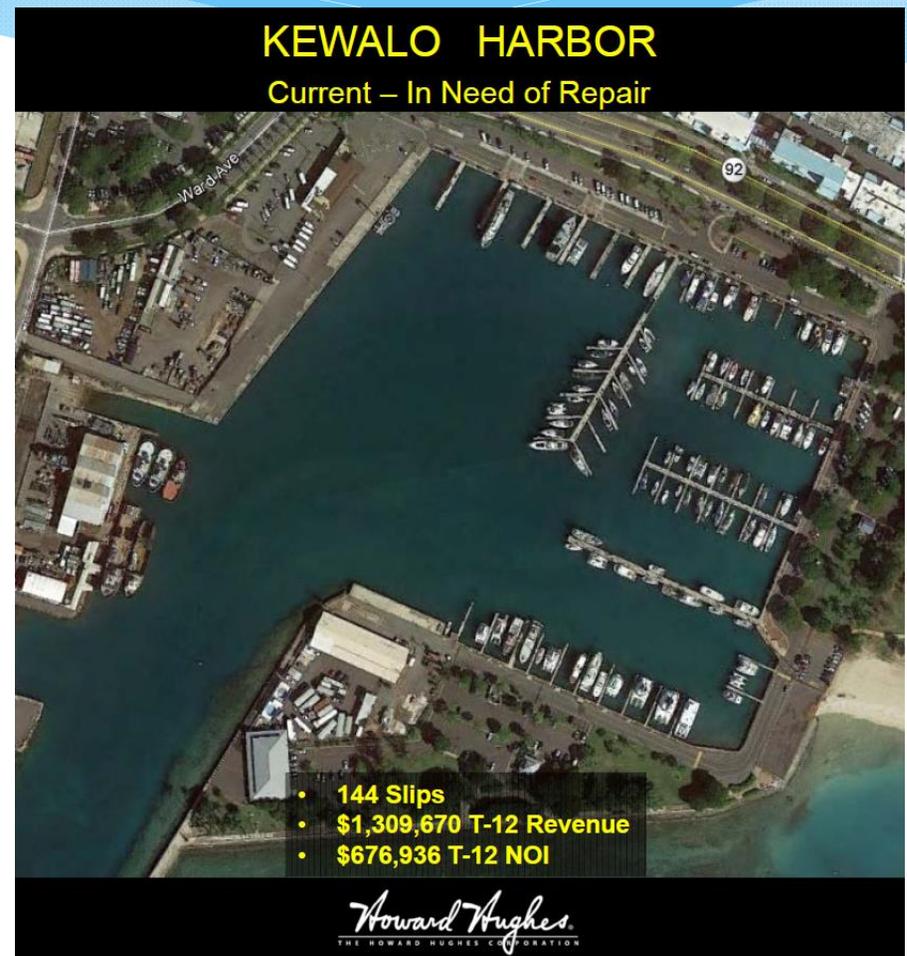
- * HCDA Develops Plan for Improvement as a part of the Conceptual Master Plan
- * EIS Describes Maximum Buildout of Harbor
- * Corps of Engineers Permit Already Secured
- * Conservation District Use Amendment (CDUA) Permit Secured
- * Objective – Maintain/Enhance Harbor as Commercial Small Boat Harbor



Commercial Small Boat Harbor

Home to Tour & Excursion, Fishing & Other Businesses

- * In Need of Repair & Update of Facilities
- * Recently Leased to Kewalo Harbor LLC
 - * Wholly owned subsidiary of Howard Hughes Corp.
 - * Design is Underway
- * Fisherman's Wharf Loading Dock Repair Underway
 - * Design Completed
 - * Permitting & Entitlement Proceeding



Kewalo Basin Harbor Vision

Public Private Partnership

- * Enter into a Long Term Lease w/Qualified & Motivated Operator **Done**
 - * Lessee/Operator to Underwrite Necessary Harbor Facility Improvements **currently in design**
 - * Lessee/Operator to Operate Harbor in Accordance with Existing Rate Schedule and Rules **lessee agrees**
 - * Lessee/Operator to Pay Base & Percent Rent to HCDA **lessee agrees**
- * State's Premier Commercial Small Boat Harbor is Improved at Lessee Expense, Pays Base Rent & a Percentage of Profits to Agency
- * Important Public Facility is Improved in Partnership w/Market Based Lessee!

Harbor Promenade

Waterfront Access & Public Open Space

**Diamond Head Wharf
Currently a Loading Zone!**

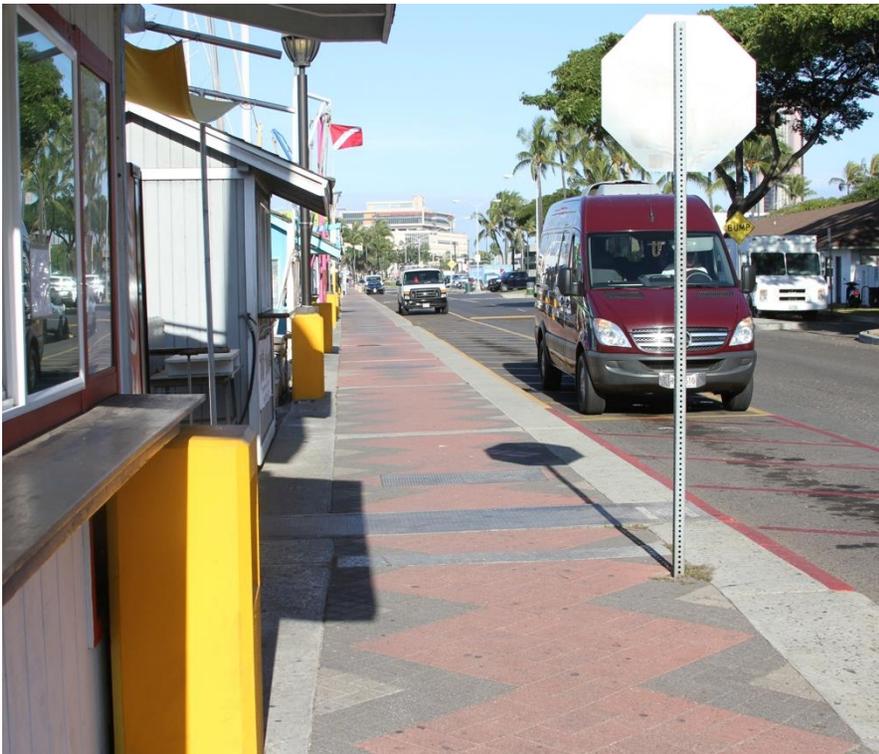
**Fisherman's Wharf
Not Very Inviting!**



Harbor Promenade

**Kewalo Basin Front Row
Promenade**

**Long Beach Front Row
Promenade**



Harbor Promenade

What It Should Be!

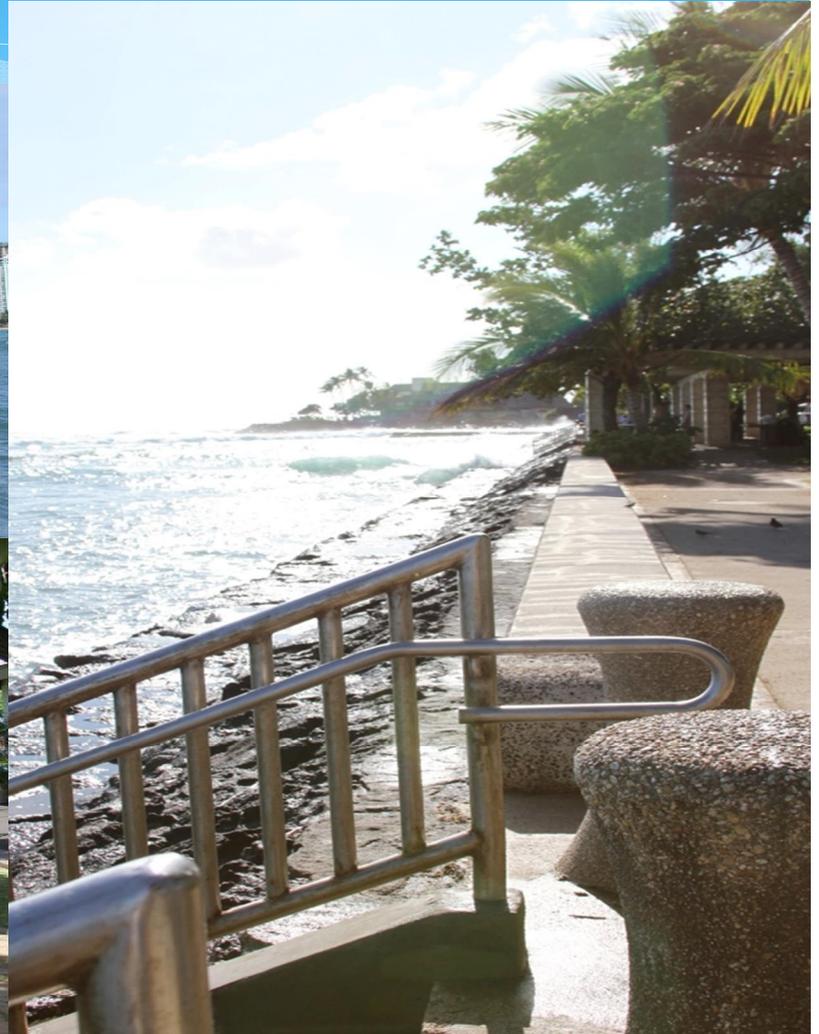
Waterfront Access

- * Promotes Access to Fishing & Tour/Excursion Opportunities in the Harbor
- * Supports Pedestrian Movement
- * Limited Use as Dock Loading Zone
- * 30 Feet Wide Promenade
- * Harbor Activities, Utilities and Dock Boxes Do Not Clutter!

Public Open Space

- * Clearly Public & Not Exclusive/Reserved for Only a Few
- * Ideal for “holo – holo” Family Walks
- * Offers Up-Close Views, Scenery & Communicates Energy of Commercial Harbor Activities
- * There is No Charge!

+ Maintain/Enhance Kewalo Basin Park



Maintain/Enhance Kewalo Basin Park

Activities & Facilities

Activities

- * Permit Surf Contests
- * Permit Picnic & Park Events
- * Permit Special Events
 - * Fun Runs
 - * Other Community Events
- * Manage Big Events
 - * 4th of July, Admissions Day, Labor Day

Facilities

- * Maintain Comfort Station & Shower Facilities in Good Order
- * Repair Jetty Wall
- * Maintain Picnic Table, Trellis & Promenade
- * Design & Construct New Facilities (Shade, Tables, Horseshoes, Landscaping)
- * Maintain Existing Free Parking Areas for Users

Expand Kewalo Basin Park at Dolphin Lab Site



Implement Park Expansion at Dolphin Lab Site

- * **Currently a Fenced Gravel Parking Lot**
 - * **Zoned Waterfront Commercial**
- * **Conceptual Master Plan Ids Site as *for Park Expansion***
- * **Current Harbor Lease Specifies that this Area is For Park Expansion**
 - * **Authority Approval is Required Prior to Any Development**
 - * **SMA Rules Limit Potential for Development w/in Shoreline Setback**
- * **Expansion of Park Allows for “Lei of Green” to be Formed by Connecting Ala Moana Beach Park to Kewalos**

Improve Harbor Circulation & Access

Connections to Ala Moana Boulevard & Parking

Connections to Ala Moana Boulevard

- * Currently Consists of “Right In” or Illegal U Turn at Ward Avenue
- * Also “Right Out” at Charter Building
- * Also Limited Movement Intersection w/Light Diamond Head of Charter Building
 - * “Right In, Left & Right Out”
- * There is Currently No Way to Access the Harbor If You’re Coming From Waikiki!

Harbor Parking Facilities

- * Currently Consists of Surface Parking Lots
- * Primary Lot at Diamond Head Site of Former McWayne’s Marine Supply (Pay Lot) Has 76 stalls
 - * Other Stalls are Metered or for Loading Only
- * Kewalo Basin Park Lot is Dedicated Free Parking for Park Users Only
- * Estimated that 250 – 300 Stall Parking Structure is Needed

Improve Access to Harbor

Create a New Harbor Intersection

Site of Connection to Mauka Properties & Plaza



- * **Construct a New 4 Way Intersection and Traffic Light**
 - * **200 Feet Wide Pedestrian Crossing**
 - * **Supports Left In, Right In, Left Out and Right Out Movements**
- * **Located Mid-Block (ewa of the Charter Building)**
- * **Location Approximates Historic Flow of Ward Plantation Drainage**
- * **Will Connect to Planned Ward Neighborhood Urban Park**

Harbor Circulation

Currently Not Very Pedestrian Friendly



- * **Currently No Pedestrian Facilities!**
- * **Circulation Studied & Report Prepared *Done***
- * **Coordinate Design w/ongoing Harbor Improvements and Development**
- * **Promote Circulation & Access Throughout Harbor Lands**
- * **Provide for Emergency Response**

Establish New Lifeguard Station

Enhance Harbor and South Shore EMS Coverage

- * **Currently Very Limited Jet Ski Emergency Response in Area**
- * **New Station at Existing Harbor Master Established *Done***
 - * **Two Jet Ski Patrol Established**
 - * **Emergency Response Vessel Soon to Arrive!**
- * **Redevelopment of Existing Harbor Master's Office will Incorporate Life Guard Station & Facilities**



Fisherman's Wharf & Tuna Packers Site

A Historic Part of Kakaako



Fisherman's Wharf

Development Concept

- * **Recreate a Signature Harbor Restaurant**
- * **Establish the Harbor Promenade**
- * **Offer Harbor Related Food & Beverage, Retail**



Charter Building

Re-Purpose An Existing Facility

- * **Secure a Tenant That Can Mark the Entrance of the Harbor**
 - * **People Gathering Place**
 - * **Serves as Neighborhood Destination**
 - * **Relates to the Harbor Fishing & Tour/Excursion Vibe**



McWayne's, Sampan Inn, Net Shed Site

Development Concepts

- * Currently (94) at-grade Parking Stalls and Comfort Station
- * Harbor Uses Require a Parking Structure (approx 250 stalls)
- * HCDA to Administer Parking



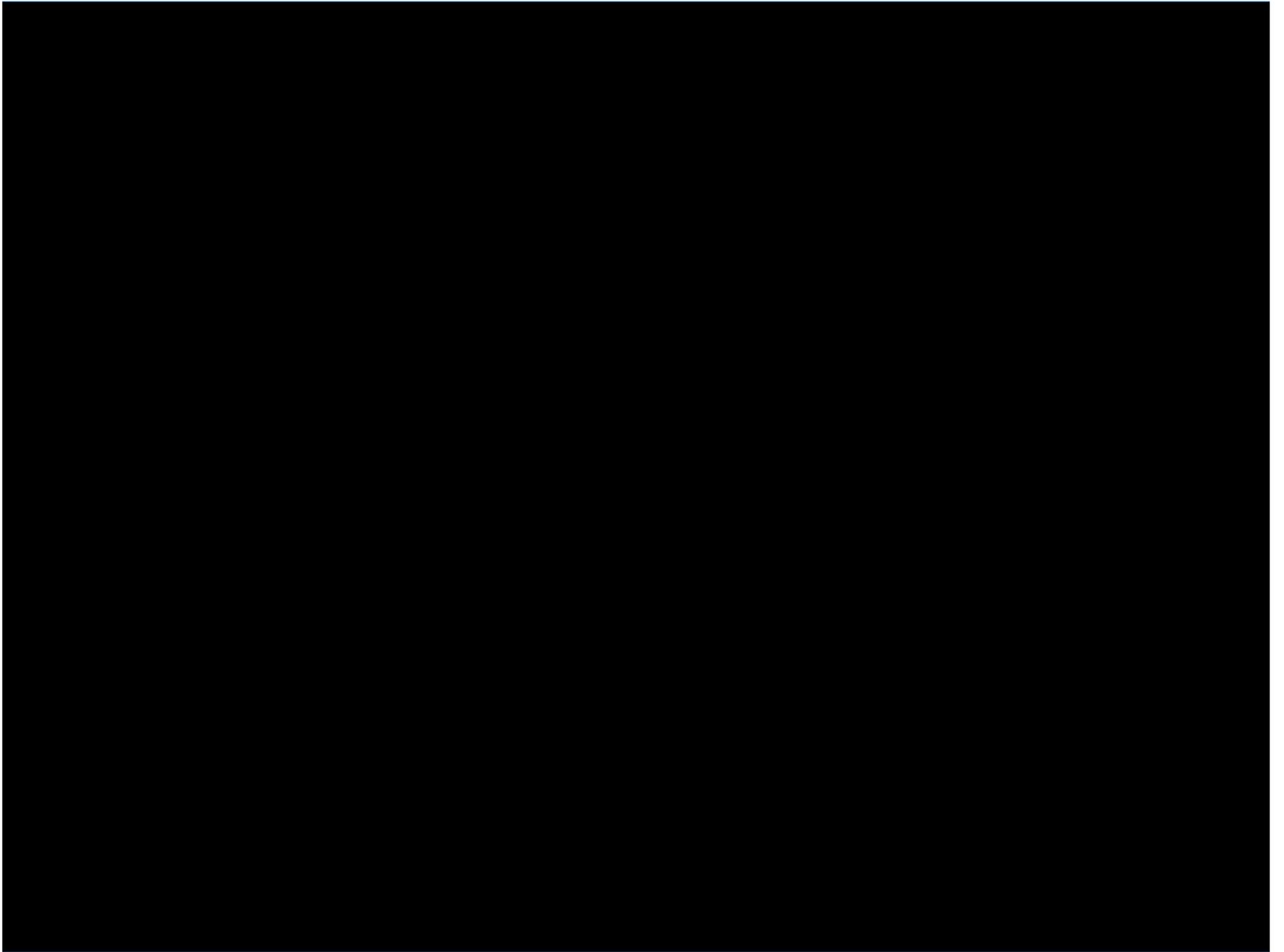
- * Commercial Development Would Front Promenade
- * Feature Neighborhood Market & Food Court
- * Casual, Formal Dining
- * Live Music Venue
- * Public Open Space (ala Highline Park), Deck & Lookout

Harbor Master's/NOAA Lot

Construct New Harbor, Lifeguard, Educational, Harbor Retail



- * Harbor Master/Lifeguard Facilities
- * Ocean Education Program
- * Seafood Retail
- * Harbor Supplies



Plan Elements & Implementation

Master Plan Elements	Implementation
Maintain/Enhance Commercial Harbor	Establish PPP to Construct Improvements <i>in design</i>
Establish Harbor Promenade	Fisherman's Wharf <i>in design & permitting</i> Front Row <i>in design</i> Diamond Head Promenade <i>in design</i> Create Public Open Space <i>in negotiation</i>
Maintain/Enhance Kewalo Basin Park	Permit Activities <i>ongoing</i> Maintain Facilities <i>ongoing</i> Expand Park at Dolphin Lab
Improve Harbor Circulation/Access	Construct New Entrance Intersection Connect to Mauka Urban Park
Establish Lifeguard Facility	Establish Jet Ski & EMS Vessel Facility <i>done</i>
Develop Harbor Lots	Seek Development Partners <i>ongoing</i>

Key Words & Concepts

- * Sustain the Working Harbor
- * Public Open Space for “Holo Holo”
 - * Connected Parks
 - * Only Front Doors!
- * Safe Water Playground
 - * Where the Locals Go!



Better Communities for Tomorrow

Mahalo