MUTE YOUR MIC UNLESS SPEAKING

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IMPROVE BANDWIDTH BY CLOSING EXCESS WINDOWS & APPS

CLICK "RAISE HAND" TO REQUEST TO SPEAK OR ASK QUESTIONS

USE CHAT FEATURE TO TYPE YOUR QUESTION OR COMMENT
PROJECT TEAM & AGENDA

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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• INTRODUCTIONS

• EXISTING MAUKA AREA RULES & TOD

• FOCUS

• KEY CONCEPTS

• COMMUNITY ENGAGEMENT

• SURVEY PREVIEW

• POTENTIAL COMMUNITY BENEFITS

• SCHEDULE

• QUESTIONS AND COMMENTS
EXISTING MAUKA AREA RULES & TOD

1976  HCDA est. by the State Legislature.

206E, HRS  HCDA is empowered with comprehensive planning, regulation, and development responsibilities in areas throughout the state needing revitalization.

KCDD  HCDA’s vision is to ensure that the Kaka’ako Community Development District (KCDD) becomes the most sustainable, livable urban community in the State, a place where people can work, live, visit, learn and play.

Mixed-Use  In coordinating community development in Kaka’ako, HCDA shall plan a mixed-use district whereby industrial, commercial, residential, and public uses may coexist compatibly within the same area.

Mauka Area Rules (MAR)  HCDA implements the vision for the KCDD via the plan and rules.
### EXISTING MAUKA AREA RULES & TOD

#### MAUKA AREA RULES (CH. 15-217, HAR)

- **Pre-2011** Kaka’ako Mauka Area Rule (Ch. 15-22, HAR) - Land Use Based
- **2011** Kaka’ako Mauka Area Plan and Rules (Ch. 15-217, HAR) adopted - Form Based
  - 7 neighborhood zones (NZ)
  - 10 building typologies
  - 12 frontage types
  - Encouraged small lot/smaller scale development in certain NZs
  - Built-to-lines
  - Enhanced architectural guidance
  - Adjusted requirements for open space, public facilities, recreation space, off-street parking and loading, view corridors, tower footprints, and spacing

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Pauahi Neighborhood Zone

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**Building type**

**Frontage**

**Open Space adjustments**

**Build-to-lines**

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2011 - Now

- Over a decade of implementing the Mauka Area Plan and Rules
- HCDA completed a draft TOD Overlay Plan and EIS
- The State's housing demand continues to grow
ENHANCING OUR COMMUNITY

LIVE, WORK, PLAY KAKAAKO

Affordable rental  Vibrant Communities  Open Space

Housing  Public Amenities  Walkable Community
FOCUS

MAR

Existing MAR & TOD Overlay

State Initiatives

Precedent Studies

Outreach Engagement (Stakeholders, and Community)

Desired Outcomes: input on appropriate incentives for Kaka'ako

GROUNDWORK

OUTREACH

KEY CONCEPTS

MAR AMENDMENTS

Housing

Environmental

Public Space

Building Form
**KEY CONCEPTS**

**Housing**
- Affordable housing
- The right mix of housing for growing the community
- De-coupling parking from residential development

**Public Space**
- Open space
- Urban Form
- Streetscape
- Pedestrian Oriented planning

**Environmental**
- Sustainability and addressing climate change issues
- Hawaii 2050 Plan
- Green building requirements through the life of the building

**Building Form**
- Podium height change
- Surface reflectance
- Shopfront designation
- Street tree plan
- Revise parking requirements
COMMUNITY ENGAGEMENT

Process & Outcomes

COMMUNITY OUTREACH + STAKEHOLDER ENGAGEMENT

MAUKA AREA RULES AMENDMENTS

VIBRANT COMMUNITIES

KAKA'AKO
MAUKA AREA RULES AMENDMENTS

Community Participation

Cost

Length of Engagement

Tasks Intensity

Covid Risk

Photo Credit: HCDA

Salt at Kaka'ako - Photo Credit: Nanchy Ip
5. What value does Kaka’ako add to Oahu and Hawaii?

- Adds real estate and land value
  - Strongly Agree: 30%
  - Agree: 30%
  - No Preference: 10%
  - Strongly Disagree: 30%

- Provides tax revenue generation
  - Strongly Agree: 30%
  - Agree: 40%
  - No Preference: 10%
  - Strongly Disagree: 10%

- Example of urban lifestyle that is right for Hawaii
  - Strongly Agree: 40%
  - Agree: 20%
  - No Preference: 20%
  - Strongly Disagree: 10%

- Provides jobs and economic opportunities
  - Strongly Agree: 40%
  - Agree: 30%
  - No Preference: 10%
  - Disagree: 10%

- Provides enough housing to address the need for affordable housing
  - Strongly Agree: 10%
  - Agree: 20%
  - No Preference: 50%
  - Strongly Disagree: 10%

Responses as of 12/1/2021 5:00 PM
7. Existing Mauka Area Rules (Title 15, Chapter 217, Hawaii Administrative Rules); What works? Doesn’t work?

- Height Restrictions
  - Strongly Agree: 10%
  - Agree: 50%
  - Disagree: 20%
  - No Preference: 20%

- Setback requirements
  - Strongly Agree: 10%
  - No Preference: 40%
  - Strongly Disagree: 20%
  - Disagree: 20%

- Density restrictions
  - Strongly Agree: 10%
  - Agree: 60%
  - No Preference: 20%
  - Disagree: 10%

- Parking Requirements
  - Strongly Agree: 50%
  - Agree: 40%
  - No Preference: 10%

- Land use Restrictions
  - Strongly Agree: 10%
  - Agree: 40%
  - Disagree: 30%
  - No Preference: 20%
8. How can more affordable housing be built in Kaka’ako?

- Provide density incentives
  - Strongly Agree 50%
  - Strongly Disagree 10%
  - Disagree 20%
  - No Preference 10%
  - Agree 10%

- Remove mandated affordable housing requirements. More favorable housing units will be built on a market demand basis
  - Strongly Disagree 60%
  - No Preference 20%
  - Disagree 20%

- Remove minimum off street parking requirements
  - Strongly Agree 40%
  - Strongly Disagree 30%
  - Agree 20%
  - Disagree 10%

- More Public Partnership (PPP) opportunities to develop State owned land
  - Strongly Agree 40%
  - Agree 30%
  - No Preference 20%
  - Disagree 10%

- Increase maximum height limits to 400’ for all Neighborhood Zones, except Sheridan
  - Strongly Agree 50%
  - Strongly Disagree 30%
  - Disagree 10%
  - No Preference 10%
10. What types of infrastructure improvements would you like to see in the Mauka Area, if any?
SURVEY PREVIEW - KEY TAKEAWAYS

**POSITIVE RESPONSE**
- Community gardens/urban roof
- Sidewalks
- Parking Requirements

**NEGATIVE RESPONSE**
- Remove mandated affordable housing requirements.
- Allow for Hotel Use
POTENTIAL COMMUNITY BENEFITS
INCENTIVES THROUGH IDENTIFIED SITES UNDER TOD OVERLAY + EIS

RESERVED HOUSING

Provide a density bonus corresponding to specified percentages of units designated or residents in the low-income or moderate-income ranges who meet such eligibility requirements.

BENEFIT: 330 UNITS
(LOT SIZE 80,000 SF AND FAR 5.0)

LEED/WELL CERTIFICATION

LEED / WELL Platinum = 20% FAR increase, Gold = 15% FAR increase, Silver = 10% FAR increase

BENEFIT: 130 UNITS
(LOT SIZE 80,000 SF AND FAR 5.0)

GREEN ROOFS

HCDA will explore a green roof policy and provide technical support appropriate to the Hawaiian climate, with resources and guides.

BENEFIT: 40 UNITS
(LOT SIZE 80,000 SF AND FAR 5.0)
SCHEDULE

1. CONNECT PEOPLE
   Gather representatives, stakeholders, and community leaders to create an advisory group.

2A. BUILD A DIGITAL PLATFORM
   Create social media outlets and a website to bring in attention to the project among the public.

2B. ENGAGE THE COMMUNITY
   Use digital surveys, pop up stations, mailers, and neighborhood board meetings to interact with the community to hear their needs.

3. DEVELOP DRAFT MAR AMENDMENTS
   Formulate MAR Amendments to develop zoning incentive ideas with design professionals and stakeholders.

4. DISCUSS AND REVISE
   Discuss and review MAR Amendments with advisory group. Have 2nd Community Meeting.

5. ADOPT THE AMENDMENTS
   Hold Public hearing process. Address comments from stakeholders and community with updates to the MAR Amendments. Follow public hearing with a decision-making hearing. Begin process for Governor’s signature.

6. SHARE-OUT
   Download and share MAR Amendments with participants, public and stakeholders.

NOVEMBER 2021

NOVEMBER 2021 - JUNE 2022

JANUARY - FEBRUARY 2022

FEBRUARY 2022

MARCH - MAY 2022

MAY - JUNE 2022
QUESTIONS & COMMENTS?

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VISIT US:
http://dbedt.hawaii.gov/hcda