

KAIĀULU 'O KAKA'AKO

MASTER PLAN

Submitted
November 26, 2008



KAMEHAMEHA SCHOOLS

KAIĀULU 'O KAKA'AKO

MASTER PLAN

HCDA MAUKA AREA MASTER PLAN APPLICATION



KAMEHAMEHA SCHOOLS

Prepared for:
Hawai'i Community Development Authority
Honolulu, Hawai'i

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November 26, 2008

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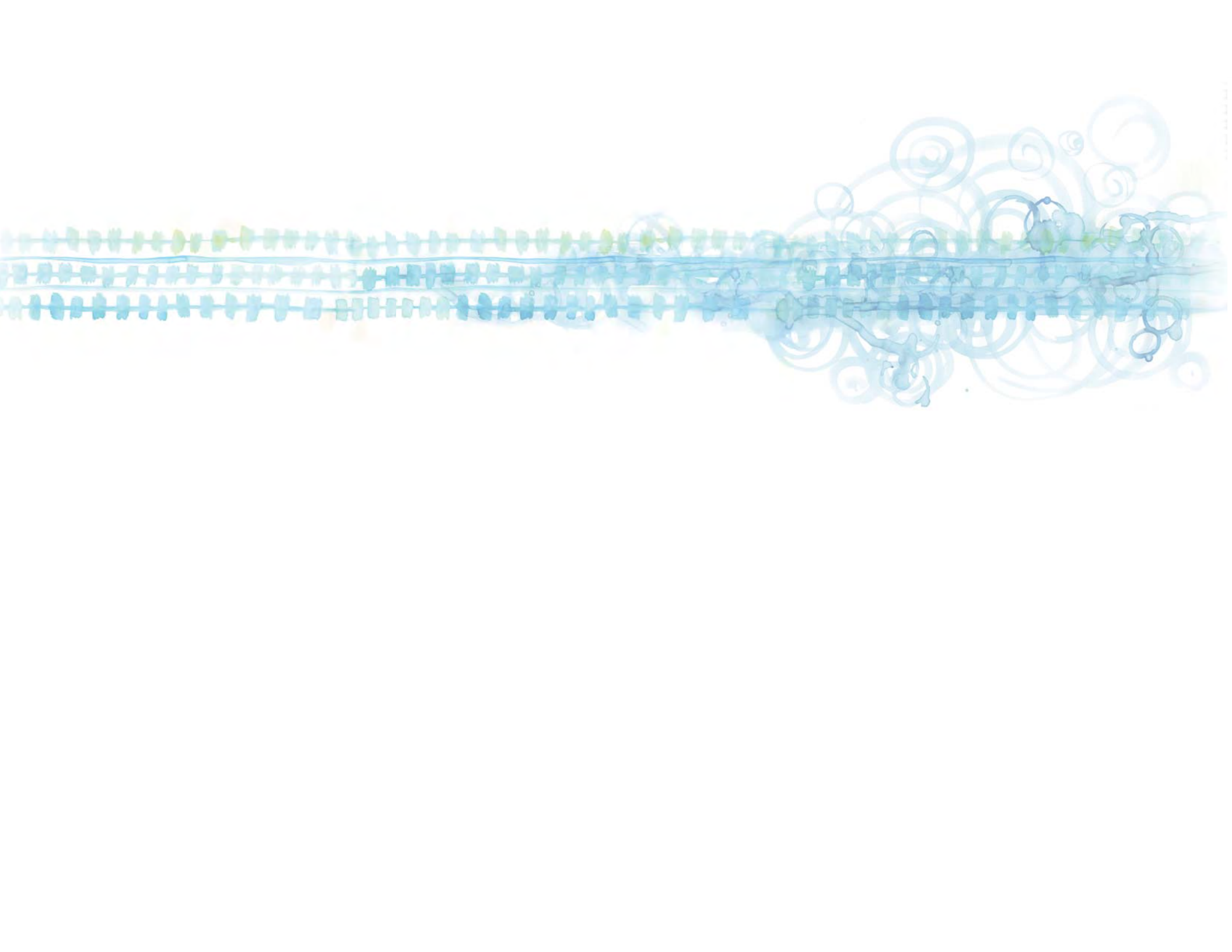
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executive summary

*Envision
Kaka'ako...*

- ...Residents walking to work in Kaka'ako and Downtown
- ...Young kama'āina returning to Hawai'i and working at the future Innovation Center makai of Ala Moana Boulevard
- ...Thriving neighborhood markets, small businesses and incubators for Kaka'ako's emerging technology and life science industries
- ... A farmer's market featuring locally grown fresh produce
- ... A central gathering place where young and old can come together each day
- ...Pickup soccer and football games at Gateway Park and hālau practice at Waldron Park
- ...Working from home and going for a neighborhood stroll at lunch
- ...Shopping at Ward Neighborhood in the morning and picnicking at Waterfront Park in the afternoon
- ...Relaxing with Sunday breakfast at a neighborhood café and enjoying a jazz band on a weeknight
- ...Body surfing at Point Panic, surfing at Flies and hopping on a bus or rail to work or school
- ...Public art, safe streets, and the vibrancy of weekly neighborhood activities

The Kaiāulu 'o Kaka'ako (Kaka'ako community) Master Plan (KKMP) envisions a **progressive**, twenty-first century **living community** that will act as a catalyst for innovation and nurture the evolution of a **vibrant urban-island culture** within a **beautiful** neighborhood that is **healthy** and **sustainable**. Fueled by a mission to fund educational programs in perpetuity, Kamehameha Schools presents this plan as a guide for continued investment in Kaka'ako over the next 15 years and beyond.

Kamehameha Schools recognizes that the redevelopment of these lands is part of the ongoing evolution for this area of major importance to the greater Honolulu community and is a sustainable alternative to continued housing development in O'ahu's suburbs and rural areas. Framed by community input and a commitment to stewardship of these lands, this plan presents a mixed-use neighborhood with a range of housing types, support for small businesses, and active community places and open spaces.

Kaka'ako at the Crossroads

Kamehameha Schools' plans for Kaka'ako strive to create this **vibrant neighborhood** that is respectful of its history and supportive of residents and businesses as they look to the future. This neighborhood is envisioned as a place for kama'aina to live. It is a place with varied and desirable housing options, good jobs nearby, and access to multiple recreational options, all within an exciting urban environment.

A true neighborhood, the KKMP area is anticipated to have up to 2,750 dwellings in **lofts**, **townhouses**, and **condominiums**. Auahi and Cooke Streets will form the crossroads of the neighborhood, with Auahi as the main **neighborhood retail street** and Cooke Street as the backbone of a **park-to-park connection** between Mother Waldron and Gateway Parks.

Landscaped streets, plazas, green-space, courtyards, and both public and private gardens will be located throughout the neighborhood, providing a variety of uses for both passive and active recreation, all contributing to the sense of discovery and uniqueness within Kaka'ako. Adaptive reuse will also be employed in the buildings throughout the neighborhood to support existing and new **local businesses** and provide **incubator space** for emerging innovation industries.

At the heart of the crossroads, a **community gathering place** is envisioned. This central area is designed as a large public plaza surrounded by unique and interesting retailing. Programming will be determined as development progresses, but the essence of this space is to create an activity node that is unique and provides indoor/outdoor areas which can host a range of activities and events - cultural and artistic, large and small. This public amenity creates a central neighborhood meeting place that offers opportunities for residents and visitors to connect with the community and each other.





Caring for Cultural Resources

As an **ali'i trust** and an organization dedicated to the education of Native Hawaiians, Kamehameha Schools recognizes its obligation to the perpetuation of cultural resources and assets for future generations. The Kaka'ako region, formerly known as Ka'ākaukui, is part of the original **land legacy** passed down by Victoria Kāmāmalu to Bernice Pauahi Bishop, and traceable to the lineages of Kohala and Kona chiefs, and foreign advisors that aided Kamehameha I in his unification of Hawai'i.

In the master planning process for the Kaka'ako region, Kamehameha Schools has demonstrated great effort in identifying possible historic properties and features, including potential burials that may exist in the subsurface deposits. These efforts include an **ethno-historical study** on land use, strategic subsurface **archaeological testing**, and the **geo-referencing** of historic maps in relation to parcel areas. As implementation of the master plan unfolds, Kamehameha Schools is adopting a rigorous approach to ensure the proper **protection and treatment of Hawaiian cultural resources**. Early identification and consultation with key stakeholders, appropriate groups and organizations, as well as government agencies, will help reach consensus and identify proper protocols for the treatment of any cultural resources that may be encountered.

Fostering Community Outreach

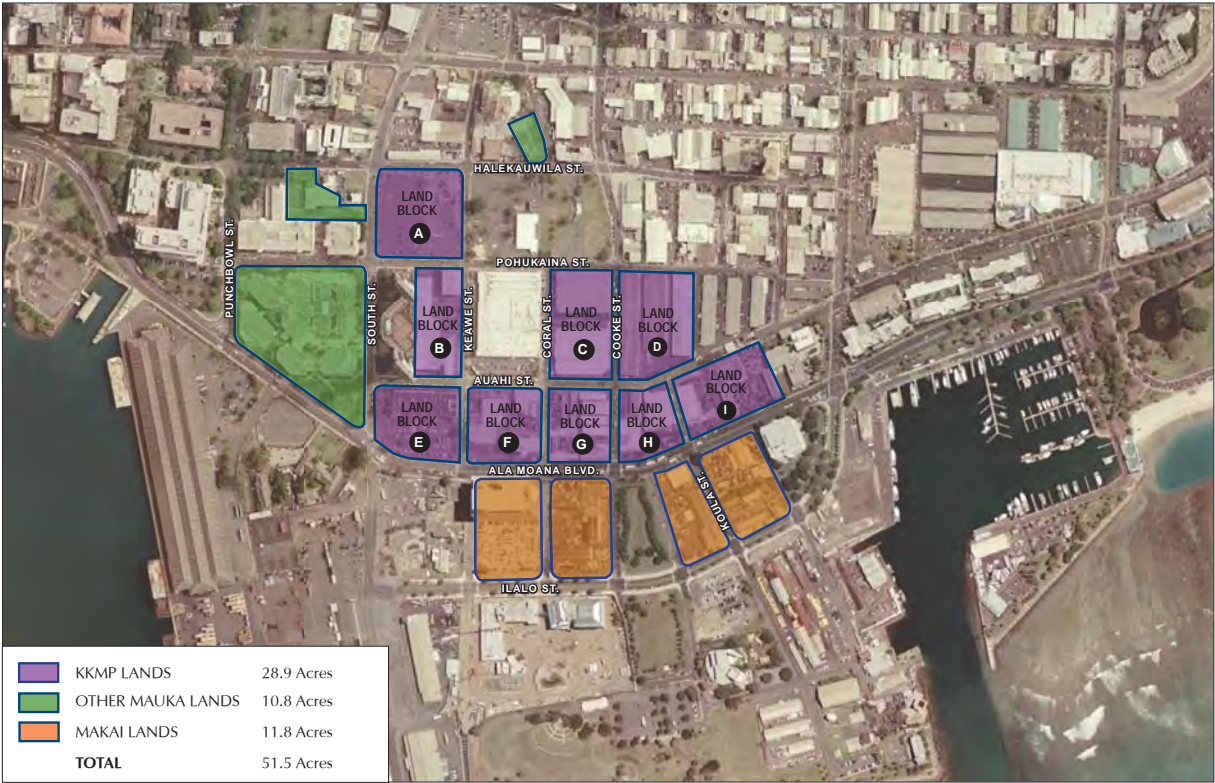
Kamehameha Schools has been **engaged** with **community representatives** since the initiation of its Kaka'ako Strategic Implementation Plan in 2004 and throughout this current master planning process.

Residents and business owners have discussed the need to **connect mauka and makai activities** so that physical and cultural relationships within the ahupua'a are honored and respected. Community members call for a diverse range of living spaces, experiences and options, and the need to make sure that any public transportation solutions brought into the district are fully integrated into future Kaka'ako plans.

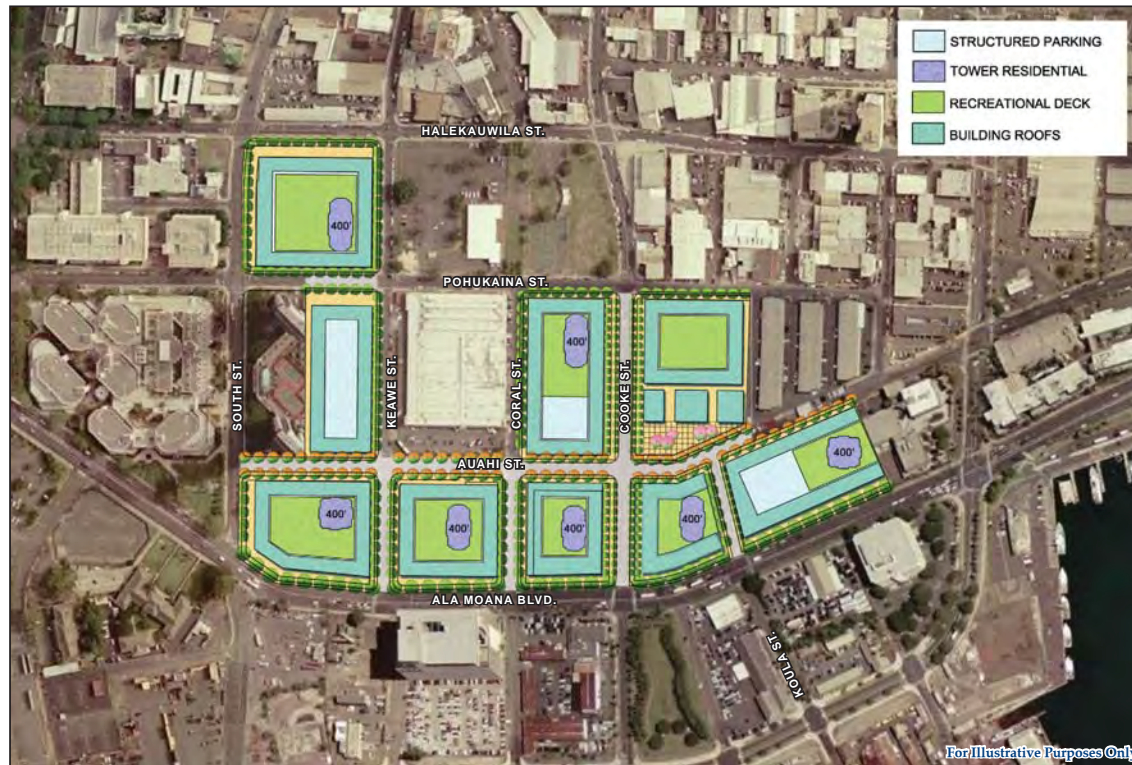
Kamehameha Schools' community consultation will continue in the many years ahead throughout the development process.

HCDA Master Plan Application

The purpose of Kamehameha Schools' KKMP application is to set forth our vision of a **mixed-use urban village** within its Kaka'ako mauka properties, identify the physical character of this neighborhood over the 15 year Hawai'i Community Development Authority (HCDA) Master Plan period, and establish an implementation plan for achieving this vision. By declaring its redevelopment intentions via an HCDA Master Plan, it is Kamehameha Schools' intent to **improve its properties** in a timely and cohesive manner and in accordance with HCDA's Mauka Area Plan and Rules.



Kamehameha Schools Kaka'ako Lands



Tower Level Plan

Proposed Plan

Kamehameha Schools intends to develop a mixed-used urban village on nine contiguous city blocks totaling approximately 28.91 acres of land. The community will contain a mixture of low-rise and high-rise structures, a range of housing types, open spaces, a central community gathering place, and neighborhood supportive commercial and industrial uses, all consistent with the HCDA Mauka Area Plan and Mauka Area Rules.

Interesting and engaging street level activities are key to creating the attractive, healthy and vibrant community envisioned by Kamehameha Schools. Commercial uses at the street level will provide a range of dining, retail, and service options to neighborhood residents. Along many of the neighborhood blocks, apartments, lofts, and townhouses will be located at the street level, giving life to the neighborhood and providing safety, comfort, and a sense of belonging to its residents. Public art and the support of small businesses and creative industries will enliven the neighborhood.

Auahi Street will be the heart of street life in Kaka'ako and the community's main retail corridor. **Cooke Street**, the armature of the neighborhood, will be beautified to provide a park-to-park connection between Mother Waldron Park in the mauka area and Gateway Park makai of and adjacent to Ala Moana Boulevard. At the heart of the Auahi and Cooke crossroad connection, a **community gathering place** is envisioned.

Open space is to be distributed throughout the neighborhood in plazas, green and hardscaped open space, courtyards and gardens both public and private. Such spaces will be linked together throughout the neighborhood with landscaped streets and walkways encouraging safe, comfortable, and lively neighborhood activity.

With an emphasis on enlivening neighborhood streets and creating a vibrant neighborhood, buildings will typically be developed with residential, commercial, and/or industrial **uses facing the street and screening ground level parking facilities**. Where high-rise towers are proposed, the building form will generally be developed over a parking structure, consistent with HCDA rules. This approach also helps maintain view corridors and allows generous amounts of light throughout the neighborhood.

The existing public street network will serve this evolving community. This master plan **adds no new streets** and requests **no change to existing public roadways**. Residents of Kaka'ako will have access to the City's existing bus system, existing and planned bike routes, and transit services.



Park-to-Park Connection



Kaiāulu 'o Kaka'ako View Mauka

As summarized in the table below, a maximum of 4,408,036 square feet may be developed within the KKMP area. The proposed plan envisions up to seven high-rise towers as a part of this Master Plan. A diverse range of housing will be provided in high-rise and low-rise structures. Condominiums, lofts, and townhouses are envisioned throughout the community, and the potential for rental housing is also being explored. At build-out, a maximum of 2,750 housing units is anticipated at this time.

Plan Summary

Master Plan Land Area	1,259,439 sf 28.91 acres
Maximum Allowable Floor Area (3.5 Floor Area Ratio)	4,408,036 sf
Estimated Housing Units	2,750 units
Estimated Reserve Housing Units	550 units
Estimated Public Facilities Dedication Requirements	139,593 sf
Proposed Open Space	125,946 sf

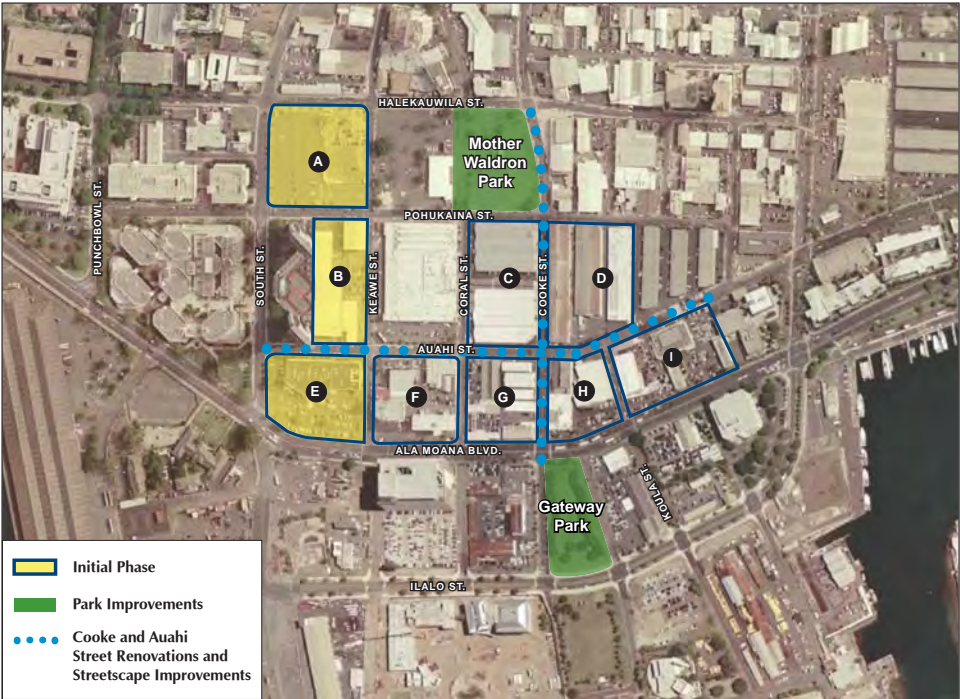
Reserve housing and public facilities dedication requirements will be met consistent with HCDA direction. No modifications, variances, or amendments to the HCDA Mauka Area Plan and Rules are being requested in this Master Plan application. However, certain modifications may be pursued with project Planned Development Permit applications.

Implementation

Early phases of Kamehameha Schools’ neighborhood redevelopment will initiate the enhancement of Auahi Street and the **park-to-park connection** along Cooke Street. Public art, building renovations, and a program of community activities will reinforce the role of these primary streets in the neighborhood.

Land blocks A, B, and E at the ‘Ewa edge of the KKMP lands are anticipated as the initial development phase, linking Kaka’ako with government and business uses Downtown. The timing and scope of land block development beyond this initial phase will depend on future market conditions. With each project the **pedestrian realm will be improved** to continue the renewal of the community.

The Kamehameha Schools’ Master Plan represents an **exciting future for urban Honolulu** and for those that choose to create their futures here. We believe the plan creates a compelling case for the vision of Kaka’ako. It is a vision that provides a multitude of public benefits; it is a vision that will create a unique community largely absent from the urban environment in Honolulu today; it is a vision that offers an exciting cultural environment that can nurture growth and innovation in the Hawaiian economy, and it is a vision that is sustainable and aligned with the values of Kamehameha Schools.





Kaiāulu 'o Kaka'ako Master Plan Streetscape and Open Space Concepts





chapter one

Introduction & Historical Background

Introduction

Kamehameha Schools was founded in 1887 by the will of Bernice Pauahi Bishop, great-granddaughter and last royal descendant of Kamehameha the Great. Kamehameha Schools' mission is to fulfill Pauahi's desire to **create educational opportunities** in perpetuity to improve the capability and well-being of people of Hawaiian ancestry.

Since its founding, Kamehameha Schools has graduated more than 20,500 young men and women. In addition to its campus-based educational programs, Kamehameha Schools administers outreach efforts including a comprehensive college financial aid and counseling program. Other outreach efforts include Kamehameha Schools partnership preschools, charter schools funding, Extension Educational Services, and Mālama 'Āina and 'Āina Ulu programs for eco-cultural and stewardship initiatives. In total, Kamehameha Schools spends approximately \$82 million annually in community-based educational initiatives such as those described above, in addition to spending approximately \$200 million annually at its three campuses. Our educational outreach is entirely privately funded and reliant on the performance of our Endowment portfolio. In fiscal year 2008, Kamehameha Schools spent \$273 million on our campus and outreach education.

In 2000, Kamehameha Schools underwent an organizational strategic planning effort that involved extensive community outreach to define our Vision, Mission, Guiding Principles and Strategic Goals. This effort culminated in the "Kamehameha Schools **Strategic Plan** 2000 to 2015" (the "Strategic Plan") completed in September 2000. The Strategic Plan guides our key decisions as it embodies the principles and values of Kamehameha Schools. Therefore, in formulating the future vision for Kaka'ako we looked to the Strategic Plan for guidance to ensure that we mālama i ka 'āina, practice ethical, prudent and culturally appropriate stewardship of these legacy lands in a manner aligned with the values of Kamehameha Schools.

Today, Kamehameha Schools manages its lands across the State as a **dynamic portfolio** to optimize Cultural, Environmental, Educational, Community and Economic values and returns that support the Mission of Kamehameha Schools. The art and opportunity is integrating these values in thoughtful ways for different conditions that exist throughout our portfolio of holdings. As a result, the way in which these outcomes are expressed varies for specific areas and opportunities. The plan presented in this application, which has been developed in concert with meaningful community outreach, embodies our values as an organization and optimizes the multiple returns we seek in a manner that fully supports the Vision and Mission of Kamehameha Schools.

Purpose of the Master Plan

The purpose of the Kamehameha Schools' Kaiāulu 'o Kaka'ako Master Plan (KKMP) is to set forth Kamehameha Schools' vision within its Kaka'ako mauka properties. It is also to provide "a long-range development plan for an area within the mauka area which describes the overall character of development envisioned within said area and the manner in which development projects will be implemented". (Mauka Area Rules §15-22-201) By declaring its redevelopment intentions via an HCDA Master Plan permit, it is Kamehameha Schools' goal to improve its properties in a timely and cohesive manner and in accordance with HCDA's Mauka Area Plan and Rules.

The Plan presented herein characterizes a new neighborhood close to the economic heart of Honolulu. This new neighborhood presents a range of housing opportunities - including reserved housing. The Plan envisions support for neighborhood serving and other small businesses. It further envisions active community places, open spaces, and other public benefits, all within the framework of a beautiful, healthy and sustainable neighborhood that creates a vibrant urban environment.

The HCDA's Vision for Kaka'ako is that it becomes the most desirable and sustainable urban place in Hawaii in which to work, live, learn, and play. Further, HCDA's mission has been, in part, to "serve as an infrastructure developer" and "to expeditiously implement Kaka'ako's master plan." Under HCDA's leadership major investments have resulted in infrastructure improvements throughout most of the lands described in this KKMP. These infrastructure improvements were designed and planned by the City and County and the State to accommodate Honolulu's growth. Some examples of these efforts include improvements to South Street and Ala Moana Boulevard that have facilitated better traffic flow and drainage, as well as the underground placement of power and communication lines.

These actions have already facilitated a more desirable and attractive Kaka'ako, and Kamehameha Schools shares the same aspirations as HCDA for the Kaka'ako district to become "the most desirable and sustainable urban place in Hawaii to work, live, visit, learn, and play". Kamehameha Schools looks forward to continuing these efforts and making this shared vision come true.

Area History

Kaka'ako has enjoyed a varied and colorful history. Traditional pre-contact land tenure in Kaka'ako (Ka'ākaukui) indicates that this area was comprised of fishing villages situated in a coastal wetland landscape dominated by fishponds and salt ponds. It was a place of work, innovation, small business, and community contribution; a place to live, work and play.

In the 1700s and early 1800s, the Kaka'ako area was a fishing settlement for persons who may have worked on the fishing ship, the Namahana. The presence of numerous fishponds also suggests that there was a strong chiefly influence over the area. Traditional land division boundaries demonstrate that the area was divided into 'ili lele or "jumping strips", so coastal residents could use the inland valleys of Nu'uuanu, Pauoa, Makiki, and Mānoa.

By the time of the Māhele in the mid-1800s, the region had become a popular residential area for Hawaiian royalty due to its proximity to Honolulu and the harbor. Most of the Land Commission Awards reference Kaka'ako being designated for high ranking ali'i or members of the extended royal family. There is very little evidence of ho'a'aina (native tenants) making land claims to properties in this region.



A View of Honolulu, from the Catholic Church

Artist: Paul Emmert, 1850's



Queen Street, Honolulu 1856

Artist: George Henry Burgess, 1856

During the mid-1800s, the area was best known for expansive **salt ponds** that provided hundreds of tons of salt for export. Some of the salt and seaweed from the ponds were also used by area residents.

The Kaka'ako settlement and nearby locations are depicted on the 1810 map. Early place names include **Ka'ākaukukui** (the Northern Light), and Kuloloia, the former name for the beach that runs from Fort Street to Kaka'ako. Honuakaha is the area of Honolulu near Kawaiaha'o Church, and Kaholoakeāhole is a waterfront district of Honolulu which translates to "the running of the āhole fish" (Pukui's Place Names of Hawai'i, 1974).

In 1853, a mechanic named David M. Weston foresaw the need for a metal foundry and machine shop in the rapidly growing town of Honolulu. He petitioned his sponsor in Boston for a \$2,000 loan, obtained a lease from Bishop Estate and established the **Honolulu Iron Works** on 10 acres that same year. He also made arrangements with a flour mill company to occupy the same building and share the steam engine as a power source.

By the 1880s, residential construction began with the filling of fishponds, marshes, and mudflats starting with the area closest to downtown. Some of the cow paths evolved into the residential streets seen today. Around the turn of the century, Kaka'ako flourished as a residential settlement where immigrant workers joined the Hawaiian community to form areas such as **Squattersville**, a shantytown which sprang up along the District's makai border. Different ethnic groups resided within the community, and they banded together at election time to encourage some of the most rousing political rallies in the Territory.

In the mid 1800s to early 1900s, the **Pohukaina School** served as a school for the illegitimate offspring of Hawaiian women and foreign men and eventually became an elementary school for the Kaka'ako area. **Margaret "Mother" Waldron**, a teacher from 1913 to 1934, was instrumental in keeping young boys out of gangs. The park land donated by Kamehameha Schools honors her contributions to the area.

The complexion of Kaka'ako changed dramatically after World War II. Zoning changes from residential to commercial encouraged a myriad of small businesses to spread throughout the district. **Warehousing**, wholesaling, and similar types of industries moved into Kaka'ako and slowly displaced the residential population.

In 1974, one of the first extensive planning efforts for Kaka'ako was conducted and recommended changing Kaka'ako from an industrial and commercial center to a mixed-use area that would allow for light industrial, commercial, and residential activities. These planning efforts eventually resulted in the HCDA Mauka Area Plan and Rules incorporating the concept that living near work would help to alleviate urban sprawl, relieve traffic congestion and make more efficient use of the land. In 1983, an Environmental Impact Statement (EIS) was prepared for the Mauka Area Plan and was updated in 1985. This EIS assessed the impact of the redevelopment of the mauka area to support substantial commercial, industrial, and residential growth. In 1987, the Honolulu Iron Works gave way to **Restaurant Row** and its companion residential project, **Waterfront Towers**, followed in 1990.

Today, Kaka'ako is a district with limited residential housing, discontinuous streets and buildings that are approaching the end of their economic lives. The existing parks remain un-programmed and underutilized. These conditions were cited by the HCDA as a major impetus towards redevelopment: "The Kaka'ako district, if not redeveloped or renewed, has the potential to become a blighted and deteriorated area. Because of 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." (Mauka Area Rules §15-22-1) This plan offers the opportunity to bring residents and small businesses back into Kaka'ako and to reinvigorate historical features that should be celebrated such as Mother Waldron Park.



Kaka'ako area, ca. 1810



Detail of 1884 government survey map of Kewalo (Bishop 1884)

Kamehameha Schools History in Kaka'ako

In 1848, the land apportionment known as the Māhele took place, and enabled Kekūāiōa, Queen Emma, Victoria Kāmāmalu and Princess Ruth Ke'elikōlani to claim tracts of Kaka'ako as part of their chiefly lands. Eventually, these tracts were **bequeathed to Bernice Pauahi Bishop** and became part of her estate (see 1884 map on previous page). This land legacy is shown graphically on this page.

These lands remain largely intact today under the stewardship of Kamehameha Schools and are described in Chapter 2, Existing Conditions.

Previous Kamehameha Schools Kaka'ako Planning Efforts

This Kaiāulu 'o Kaka'ako Master Plan application integrates **over 15 years of Kamehameha Schools' planning efforts for its Kaka'ako lands**. Significant Kamehameha Schools' planning efforts include the Pauahi Place Master Plan (1994) and Strategic Implementation Plan (2004) described below.

Pauahi Place Master Plan (1994)

In 1994, the HCDA approved a master plan and development agreement for the Kamehameha Schools' lands in Kaka'ako in accordance with HCDA rules in place at the time. Called the Pauahi Place Master Plan (PPMP), the PPMP specified redevelopment of over 53 acres of Kamehameha Schools' lands located in mauka and makai areas of the Kaka'ako District. In the decade that followed the PPMP approval, market conditions changed significantly, and the PPMP was not responsive to market needs. By 2003 Kamehameha Schools also felt that the PPMP contained excessive density that was unsuitable to the location. Still, during this time period, the CompUSA building was ultimately developed within the framework of the PPMP.

As market conditions changed and investment in Kaka'ako languished, the HCDA revised its development rules to encourage greater investment activity in Kaka'ako. Recognizing the need to plan more strategically and engage development under current rules, Kamehameha Schools and HCDA agreed to vacate the Pauahi Place Master Plan. The Termination of the Master Plan Permit for Pauahi Place was executed by both parties in December of 2005.

Strategic Implementation Plan (2004)

Concurrent with the decision to vacate the PPMP, Kamehameha Schools embarked on a strategic planning effort in 2004 that culminated in a Strategic Implementation Plan ("SIP") to guide future decision making within the District. The SIP provided a framework for Kamehameha Schools to quickly respond to changing market conditions and development opportunities. While the SIP was not prepared or processed as an HCDA Master Plan application, the process involved stakeholder workshops and the formation of key vision themes within an urban design framework.

During the development of the SIP, several meetings and workshops were held with representatives from the Kaka'ako Improvement Association, Ala Moana - Kaka'ako Neighborhood Board, Enterprise Hawai'i, local businesses, and HCDA. The SIP process garnered **stakeholder input** and viewpoints regarding the future of Kaka'ako. Stakeholders also informed the Vision Elements, Urban Design Framework, and prioritization of catalyst projects. The guiding planning principles that emerged from this stakeholder process include:

- **Roots and Wings**
- **Stewardship of the Land**
- **Urban Village**

The linkage of the SIP planning principles to the current vision for Kaka'ako will be detailed further in Chapter 3.



(1884) Land Legacy



Innovation Center Model and Rendering

Investing Today for Kaka'ako Tomorrow

Building upon its 2004 Strategic Implementation Plan, Kamehameha Schools is embarking upon this HCDA Master Plan application process to publicly declare its intent for its mauka area lands and secure governmental approvals associated with these plans. In preparing this application, Kamehameha Schools has embraced the spirit and vision of Kaka'ako's rich history and past planning efforts, and is actively pursuing partnerships to redevelop the mauka lands in alignment with the State's vision of creating a vibrant and safe urban mixed-use neighborhood that is healthy and sustainable.

Exploration of Partnerships

Kamehameha Schools is exploring partnerships to implement development projects at appropriate times and as market conditions will allow to enliven Kaka'ako and promote development of the community vision expressed within this Master Plan.

Investment in the Greater Kaka'ako District

While not specifically located within the KKMP application area, there has been extensive investment made by the State of Hawai'i to the emerging innovation sectors of the economy on property makai of Ala Moana Boulevard, an area adjacent to the KKMP application lands. This includes the development of the John A. Burns School of Medicine (JABSOM). Future investments are also anticipated with the planned Cancer Research Center and Bio-Safety Lab. Kamehameha Schools is also embarking on the planning and design of an Innovation Center on the makai side of Ala Moana. This facility is envisioned as a vehicle to promote collaboration among students and professionals that will put research into application and potential commercialization, thereby increasing job opportunities and further nurturing innovation industry growth in Hawai'i.

At full build-out (400,000 square feet), the Innovation Center could consist of three five-story laboratory buildings providing over 1,200 high-wage and living-wage jobs as well as new career opportunities for the youth of Hawai'i. The initial phase of the Innovation Center, currently in design, consists of a five-story building (137,000 square feet). This facility could break ground as early as 2010.

Adjacent to the Innovation Center, Kamehameha Schools is working to site the main distribution element of a 25,000-ton seawater air conditioning district cooling system that will be owned and operated by Honolulu Seawater. This renewable energy system is designed to cool buildings in the downtown core using cold deep ocean water. Seawater air conditioning (SWAC) is a cost-effective and attractive "green energy" investment, and a smart way to use renewable energy for air conditioning. When fully built, the system has the potential to cool forty of downtown Honolulu's largest buildings. As the landlord for this distribution system, Kamehameha Schools is excited to support this emerging green energy technology and hopes to employ the technology to future developments upon our lands in Kaka'ako.

These significant district investments in Kaka'ako are integral to Kamehameha Schools' vision for development of the lands within the KKMP. Kamehameha Schools believes that the innovation and environmental technology investments provide community returns in the form of living-wage jobs, educational returns in the form of workforce training and environmental returns in the form of deployable sustainable energy solutions. We also believe that for the innovation industries to succeed on a larger scale, additional investments in housing and community infrastructure are needed to create an urban environment and culture that nurtures growth in the innovation sectors of the economy. We view these community and lifestyle investments as one more element that will differentiate Hawai'i in the global innovation marketplace, and this understanding has been guiding our planning efforts for lands within the KKMP.

Community Engagement

Continuing the community outreach initiated by the SIP, Kamehameha Schools has hosted several meetings with representatives from the Kaka'ako Improvement Association, the Kaka'ako Neighborhood Board, as well as area businesses, residents, and HCDA. Kamehameha Schools provided the stakeholders the opportunity to renew the vision and revisit issues.

Kamehameha Schools has met with individuals, small groups of two or three, and larger groups of 15, 20 and 30. These groups have included **business owners, retirees, urban professionals, residents and commuters, community leaders, civic groups, and cultural groups**; all with connections to this district and with tremendous passion for our island and our state. These groups were given the opportunity to be heard and provide input into the plan development.

It is Kamehameha Schools' intent to keep these channels – and others – open throughout the planning and implementation process. This will **keep the dialog interactive** and continue to incorporate the flow of good ideas.

Cultural Resources Program

Kamehameha Schools is committed to responsible land stewardship and the protection of our **wahi kūpuna** (ancestral places) including iwi kūpuna (ancestral remains). An ali'i trust and an organization dedicated to the education of Native Hawaiians, Kamehameha Schools recognizes its obligation to the perpetuation of our **cultural resources** and assets for **future generations**. The Kaka'ako region, formerly known as Ka'ākaukukui, is part of the original land legacy passed down by Victoria Kamāmalu to Bernice Pauahi Bishop, traceable to the lineages of Kohala and Kona chiefs, as well as foreign advisors that aided Kamehameha I in his unification of Hawai'i.

The cultural resource stewardship component of this plan is aligned with a number of strategic goals for Kamehameha Schools including:

- Strategic Plan Goal 6.2 – Manage lands to protect and enhance ecosystems and the wahi kūpuna (ancestral sites inclusive of all cultural resources and iwi) they contain.

Cultural Resource Protection Strategies

Kamehameha Schools has taken a **proactive approach to cultural resource stewardship** for the re-development of its lands in the Kaka'ako (Ka'ākaukukui) region including the lands covered by the KKMP. In 2007, an ethno-historical study of Kaka'ako was completed by Garcia and Associates, which investigated traditional Hawaiian land use through a combination of methodologies including: archival research, historic maps, photographs, Mahele awards, Hawaiian language newspaper articles, and oral history interviews of individuals who lived and worked in the area from the 1920s through the 1960s. The project also included the geo-referencing of historic maps from Kamehameha Schools' internal map collections, the State of Hawai'i Survey Office, publications, and Sanborn Fire Insurance maps. Approximately 30 historic maps were used that depicted changing land use patterns over time. This extensive background research with special emphasis on Kamehameha Schools' parcels has provided valuable insight and context in predicting the potential occurrence of historic properties and cultural features in the subsurface of Kaka'ako.

Kamehameha Schools has begun developing an Archaeological Inventory Survey Plan for all of its sixteen properties (29 TMK parcels) on the mauka side of Ala Moana Blvd. Focus has shifted to the mauka properties as previous studies have verified and concluded that the Kamehameha Schools' land parcels makai of Ala Moana Boulevard consist of dredge fill placed upon a shallow near-shore reef and that there is no potential of encountering burials or cultural resource deposits in this area.

The Archaeological Inventory Survey Plan will be the beginning of a long-term iterative process between archaeological investigations and development planning. This initial plan will utilize our previous ethno-historical study, along with a host of other information (such as previous archaeological studies, geotechnical information, stratigraphic information, and field work results- ground penetrating radar with ground truthing) to develop a strategy for sampling subsurface deposits in both the pre- and post- demolition stages of development. Given the constraints posed by existing buildings and current ongoing business in the area, this is the most progressive and proactive strategy that can be developed within the urban corridor to address and mitigate the potential discovery of iwi kūpuna.

Having a preemptive plan will provide Kamehameha Schools with a **framework for archaeological investigations** in the region and, more importantly, allow for **meaningful consultation** to occur with the State Historic Preservation Division (SHPD), any lineal and cultural descendants from the area, and the O'ahu Island Burial Council (OIBC). Once the Archaeological Inventory Survey Plan is approved, subsurface testing will occur in two phases. Phase one of the actual archaeological inventory survey will begin in open areas available for testing prior to demolition. Phase two will apply to the entire property after demolition.

As implementation of the Master Plan unfolds, Kamehameha Schools will adopt a **rigorous approach to ensure the proper protection and treatment of Hawaiian cultural resources**. Early identification and consultation with stakeholders, appropriate groups and government agencies will help Kamehameha Schools identify proper protocols for the treatment of any cultural resources that may be found.



HCDA Kaka'ako District Boundaries

Role of HCDA

The 1976 State Legislature created the Hawai'i Community Development Authority (HCDA) to plan for and revitalize **underutilized urban areas** in the State. These areas were termed "Community Development Districts". By definition, these districts were determined to be underutilized and deteriorating but with potential, once redeveloped, to address the needs of Hawai'i's people and provide **economic opportunity**. In creating the HCDA, the Legislature also designated the Kaka'ako area of Honolulu as the Authority's first Community Development District.

The Kaka'ako Community Development District's Mauka Area is a **450-acre area** bounded by Pi'ikoi Street, King Street, Punchbowl Street, and Ala Moana Boulevard, and is inclusive of a small outlying parcel 'Ewa of the District and the Kamehameha Schools' lands covered by this application.

Once created, HCDA established a Mauka Area Plan and Mauka Area Rules to establish permitted development in the areas mauka of Ala Moana Boulevard. To date, only a portion of this growth has been realized in Kaka'ako.

HCDA Mauka Area Rules supersede City and State regulations regarding land use, zoning, planning and development of property within the District. As such, Kamehameha Schools is embarking on this Master Plan application under the Mauka Area Rules.



chapter two

Existing Conditions



Regional District Plan

Kamehameha Schools owns more than **50 acres** of land situated within the Kaka'ako Community Development District. Approximately 11 acres are on the makai side of Ala Moana Boulevard and are not a part of this KKMP. A portion of Kamehameha Schools' makai lands are presently being contemplated for development of the first phase of an Innovation Center. The balance of the lands may be developed in the future under a separate master plan application.

The Kaka'ako District, which is administered by the HCDA, encompasses more than 600 acres in central Honolulu. Kaka'ako is bordered by the Capital District on the west, Kewalo retail center (Ward Warehouse and Ward Centre) on the east, Honolulu waterfront to the south, and residential communities surrounding Punchbowl on the northern boundary.

As one of the largest privately owned contiguous properties in the area, the Kamehameha Schools' lands can contribute greatly to the beauty and quality of life in urban Honolulu. The lands can also add greater live/work balance by providing a range of living opportunities close to job centers such as the downtown business district and the emerging innovation cluster surrounding JABSOM. Some benefits of this redevelopment include providing the **critical residential mass** necessary to support existing and new commercial activity extending from Aloha Tower to Ala Moana Shopping Center, **reducing urban sprawl**, and **alleviating traffic congestion** by providing housing near areas of employment.

The Kamehameha Schools' property (in purple) includes parcels in both the mauka and makai HCDA boundaries. These properties are situated on the southwest corner of the District immediately adjacent to the State and Federal courthouses, at the gateway to the State's makai area park, and adjacent to the retail district that includes Ward properties and Ala Moana Shopping Center.

Kamehameha Schools
Kaka'ako Lands

This KKMP includes most of Kamehameha Schools' major properties in the Kaka'ako Mauka Area. The subject of this KKMP application is the nine land blocks mauka of Ala Moana identified by Kamehameha Schools as totaling approximately 28.9 acres (shaded in purple). These nine land blocks have great potential to be transformed into a vibrant urban neighborhood that is attractive, healthy and sustainable.

Kamehameha Schools' other mauka lands (shaded in green) are not proposed for redevelopment under this Master Plan application. Kamehameha Schools' Kaka'ako makai properties (shaded orange) are currently being planned for an Innovation Center including high technology and life science uses (not a part of this application). Kamehameha Schools envisions a mauka neighborhood that provides housing, retail, office, industrial, and associated spaces that support these emerging makai developments.

The proposed areas for redevelopment under this Master Plan application are labeled Blocks A through I. Currently, these blocks are characterized by low density retail and limited light industrial uses.



Kamehameha Schools Kaka'ako Lands

light industrial



Light-Industrial Warehouses



Kaula Street Lined with Retail and Light Industrial



Automotive Repair Facility Occupying Warehouse Space

retail



Take-Out Restaurants



Specialty Retail Storefronts

res high-rise



Cooke Street View Corridor Looking Mauka

auto dealerships/ala moana



Former New City Nissan (Ala Moana Block I)



Ala Moana Blvd - View Diamond Head with Auto Dealerships



Ala Moana Blvd - View Ewa

Character

Given its prime location between downtown Honolulu and Waikiki, Kaka'ako holds great promise for the citizens of Honolulu and for the entire State of Hawai'i. If properly tapped, these Kaka'ako lands will greatly contribute to the quality of life of residents and visitors, to the economy of Hawai'i and to the image of the city.

Retailers housed in industrial facilities comprise the majority of the existing floor area included in this Master Plan, and as a result, large warehouses used for commercial purposes prevail. While there are many industrial buildings in the KKMP, the predominant use within these buildings is retail in nature or automotive sales. Auto dealerships have flanked either side of Ala Moana Boulevard in the Kaka'ako District for years with some small specialty shops and offices occupying other buildings.

For some time in Kaka'ako, the majority of new residential development has been luxury high-rise condominiums because of the favorable location and views. A number of affordable housing projects have also been provided in the area. Currently, Kaka'ako has very few rental units and limited variation in housing types. However, some reserved housing and low-rise elderly housing developments have populated the area. Unfortunately, those living in the area predominately drive outside the district for grocery shopping, dining, and other services. For the most part, residents do not populate and activate the streets of Kaka'ako.

Some local shops and take-out restaurants have recently emerged and brought new life to the streets. This KKMP hopes to beautify and enliven the area in a way that creates a sustainable, healthy, and vibrant neighborhood for the current and future residents of Kaka'ako. This new and vibrant neighborhood can also provide expanded opportunities for local serving and small businesses to prosper as the district emerges as a community of choices for residents.



KKMP Boundary Map

LAND BLOCK	PARCEL NUMBERS (TMK)	PARCEL LAND AREA (SF)	LAND BLOCK AREA (ACRE)	LAND BLOCK AREA (SF)	ALLOWABLE FAR	ZONING	HEIGHT LIMIT (FEET)
A	2-1-030:001	178,312	4.09	178,312	3.50	MUZ-R	400
B	2-1-054:025 2-1-054:027 2-1-054:028 2-1-054:032	66,100 27,552 16,654 12,263	2.81	122,569	3.50	MUZ-C	400
C	2-1-054:001	159,493	3.66	159,493	3.50	MUZ-R	400
D	2-1-053:003 2-1-053:005 2-1-053:027 Koula Street	24,165 118,871 20,176 19,298	4.19	182,510	3.50	MUZ-R	400
E	2-1-055:004 2-1-055:009 2-1-055:017	129,280 7,450 7,868	3.32	144,635	3.50	MUZ-C	400
F	2-1-055:003 2-1-055:006 2-1-055:021 2-1-055:026 2-1-055:038	23,114 21,361 40,321 5,000 35,436	2.87	125,232	3.50	MUZ-C	400
G	2-1-055:001 2-1-055:002 2-1-055:018 2-1-055:032 2-1-055:033 2-1-055:034 2-1-055:035 Lana Lane	15,054 37,892 12,150 7,238 9,870 8,176 8,554 6,286	2.42	105,223	3.50	MUZ-R	400
H	2-1-056:003 2-1-056:004 Ohe Lane	51,326 34,217 5,798	2.10	91,339	3.50	MUZ-C	400
I	2-1-056-002 2-1-056-007 2-1-056-008	56,106 41,428 52,592	3.45	150,126	3.50	MUZ-C	400
TOTAL			28.91	1,259,439	3.50		

Parcels

The nine land blocks in this KKMP are made up of 29 acres as delineated by the parcel map (far left). Each block is labeled with the tax map key number and land square footage.

The parcel map and table (left) show the nine land blocks referred to throughout this Plan. The table also includes the allowable Floor Area Ratio (FAR), zoning and height limits.

This data provides the parameters of what is allowable under the HCDA Mauka Area Plan and Rules without an approved master plan. Pursuant to the Mauka Area Rules, a master plan is intended to encourage timely development, reduce the economic cost of development, allow for the orderly planning and implementation of private development projects, and provide a reasonable degree of certainty in the development approval process. It also allows greater flexibility in the development of lots within the master plan area than would otherwise be possible through the normal lot-by-lot development approach. The details of the proposed KKMP can be found in Chapter 5.

Existing Uses

EXISTING USES BY LAND BLOCK

EXISTING USES	LAND BLOCK A	LAND BLOCK B	LAND BLOCK C	LAND BLOCK D	LAND BLOCK E	LAND BLOCK F	LAND BLOCK G	LAND BLOCK H	LAND BLOCK I	TOTAL
USE										
Industrial	- sf	15,465 sf	57,229 sf	12,392 sf	- sf	8,850 sf	12,588 sf	9,483 sf	23,978 sf	139,985 sf
Commercial	- sf	102,058 sf	54,800 sf	127,146 sf	37,070 sf	86,671 sf	27,473 sf	46,128 sf	55,948 sf	537,294 sf
Residential	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf
Community Services	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf
TOTAL	- sf	117,523 sf	112,029 sf	139,538 sf	37,070 sf	95,521 sf	40,061 sf	55,611 sf	79,926 sf	677,279 sf

PARKING										
Structure Parking									32 stalls	32 stalls
Surface Parking	550 stalls	149 stalls	51 stalls	100 stalls	197 stalls	198 stalls	145 stalls	75 stalls	275 stalls	1,740 stalls
TOTAL	550 stalls	149 stalls	51 stalls	100 stalls	197 stalls	198 stalls	145 stalls	75 stalls	307 stalls	1,772 stalls

LAND AREA										
Area	178,312 sf	122,569 sf	159,493 sf	182,510 sf	144,635 sf	125,232 sf	105,223 sf	91,339 sf	150,126 sf	1,259,439 sf
FAR	0.00	0.96	0.70	0.76	0.26	0.76	0.38	0.61	0.53	0.54



HCDA Mauka Area Plan Zoning

Zoning

KKMP properties within the Kaka'ako Mauka Area fall into two zoning categories, Mixed-Use Zone Commercial (MUZ-C) and Mixed-Use Zone Residential (MUZ-R). Of the nine land blocks, 14.15 acres are MUZ-C and 14.76 acres are MUZ-R.

Mixed-Use Zone Commercial (MUZ-C)

Five land blocks (E, F, G, H and I) located along Ala Moana Boulevard are zoned MUZ-C (orange shading). With a **commercial emphasis**, the MUZ-C provides opportunities for residential, commercial and light industrial in a mixed-use development. **Multi-storied developments** are encouraged by the HCDA Mauka Area Plan and the KKMP to provide employment and support various housing products promoting a mix of residents from various backgrounds and economic groups.

Typically for lots greater than 20,000 square feet, the maximum commercial development allowed is 60 percent of the total floor area. The balance of the density is available for residential uses.

Mixed-Use Zone Residential (MUZ-R)

Four land blocks (A, B, C and D) are zoned MUZ-R (yellow shading). These blocks are located one block mauka from Ala Moana Boulevard. MUZ-R zoning emphasizes **residential** use while permitting commercial, light industrial and services uses. Similar to the MUZ-C, **multi-storied developments** are encouraged to provide a mixture of housing types to promote a more diverse community.

Typically for lots greater than 20,000 square feet, the maximum commercial development allowed is 1.2 FAR. The balance of the density is available for residential use.

Surrounding Uses

South Street borders the 'Ewa edge of the KKMP and is directly adjacent to land blocks A and E. Restaurant Row with dining, entertainment, and office space attracts a modest regional crowd with its location along Ala Moana Boulevard. Framed between land blocks A, B and E is the high-rise residential development One Waterfront Towers. Further mauka along South Street is the State Judicial Building with the remainder of the parcels in retail and light industrial use. Halekauwila Street, which borders land block A, is lined with retail use and light industrial warehouses.

Keawe Street borders the Diamond Head side of land blocks A, B and E. On the opposing side of the street there are retail uses and light industrial facilities, however a reserved housing development and some institutional/public service buildings are currently being considered for the block directly Diamond Head of land block A. The proposed development also shows a direct connection and improvement to Mother Waldron Park which borders the mauka edge of land block C along Pohukaina Street. The parcels to the mauka edge of land block D are mainly retail and contain some light industrial uses.

Bordering the most Diamond Head portion of the KKMP are light industrial warehouses and an office and retail complex. These parcels, which flank Auahi Street, have been identified in General Growth's Ward Neighborhood Master Plan for redevelopment into commercial and residential use.

The majority of parcels makai of Ala Moana Boulevard bordering the KKMP are owned by Kamehameha Schools. The mauka lands along Ala Moana owned by Kamehameha Schools are currently leased for auto dealership and office uses. Other makai lands have been developed for the UH School of Medicine and related life science facilities. Additionally, Kaka'ako Gateway Park provides a connection between Kaka'ako Waterfront Regional Park and the KKMP.



Light Industrial Use Bordering Land Blocks B, C and F



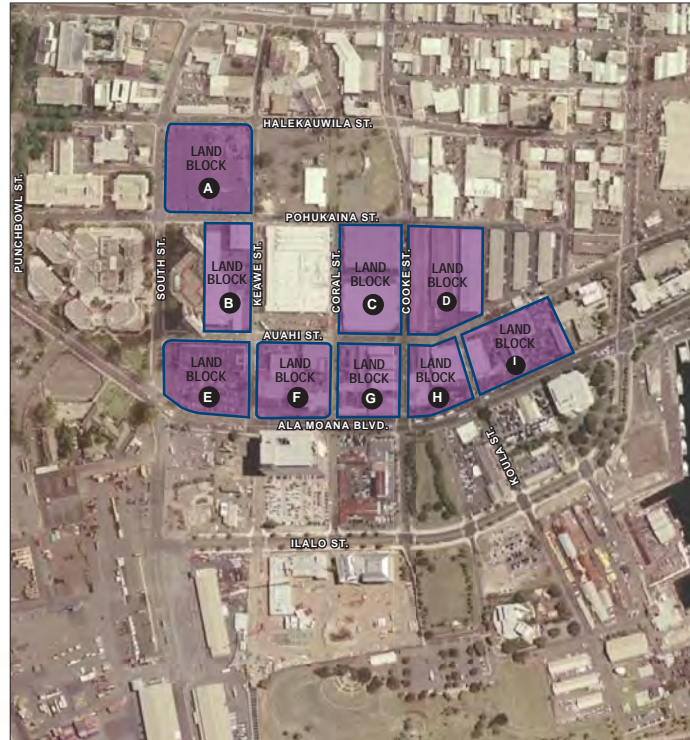
Federal Judiciary Building



Restaurant Row



One Waterfront Towers



Kaka'ako Waterfront Park



Na Lei Hulu Kūpuna - Elderly Housing Along Cooke Street



Ward Center



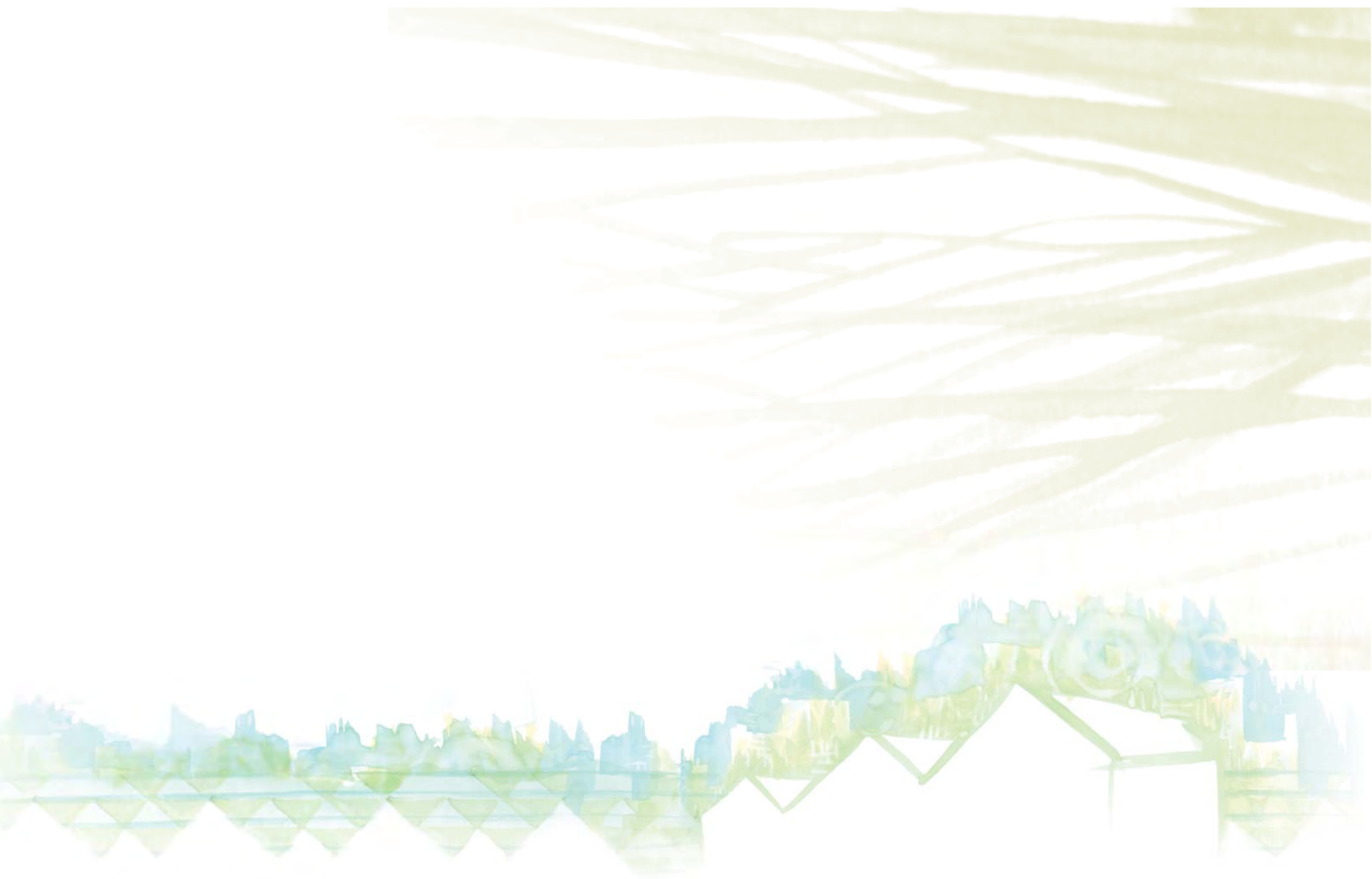
Mother Waldron Park



Retail Along Pohukaina Street



Light Industrial Street Mauka of KKMP



chapter three

Vision

An Urban Village for the 21st Century –

We believe our Kaka’ako lands hold great promise for Honolulu and the entire State.

The vision for Kaka’ako is to create a progressive, twenty-first century living community that will act as a catalyst for innovation and nurture the evolution of a vibrant urban-island culture within a beautiful neighborhood that is healthy and sustainable.

The Kamehameha Schools 2000 to 2015 Strategic Plan defines our values as an organization. Within the Strategic Plan, we state affirmatively that it is a goal for Kamehameha Schools to “manage the portfolio of resources to derive an overall balance of **Economic, Educational, Cultural, Environmental, and Community** returns”. These values and goals guide and inspire us in the planning process toward the outcomes we seek from the development of Kaka’ako.

The art and opportunity is to find the right balance for the existing conditions and constraints. Through our **extensive planning efforts, which have spanned over 15 years, involved substantial community outreach**, and proceeded through various economic cycles, we believe we have arrived at a vision and plan that represents the right balance for us as an organization and the community at large. This plan is rooted in our organizational values of Education, Culture, Environment and Community, while providing the appropriate economic returns needed to steward these lands forward in a manner that will provide financial resources to support our educational mission in perpetuity.

The Evolution of the Vision

In 1976, the Hawai’i State Legislature enacted legislation creating the formation of the HCDA. In accordance with the legislation, HCDA embarked on a four-phased planning program that culminated in the adoption of the Mauka Area Plans and Rules in 1982. The original planning vision for the Mauka Area proposed a mixed-use community, with a focus on large lot development through land consolidation. The development projects envisioned by the Mauka Plan and Rules were tall slim towers on parking platforms, with a mixture of commercial, industrial and residential uses.

Pauahi Place Master Plan (1994)

In 1994, Kamehameha Schools sought approval of a master plan under the existing HCDA rules. This plan submittal, referred to as the Pauahi Place Master Plan (PPMP), was proposed to guide the long-term development of Kamehameha Schools’ Kaka’ako properties. The vision was to “create a pedestrian-oriented urban village designed to accommodate demand for office, residential, retail and light industrial space in Honolulu’s urban core in a manner that is both self-sustaining and integrated with activities on adjacent lands”. As envisioned, the project provided for 8 million square feet of mixed-use development.

Due to economic and non-economic factors, large-scale development anticipated under the PPMP did not occur, and in 2005 Kamehameha Schools determined that the proposed plan should be vacated. Under an agreement with HCDA executed in December 2005, the PPMP was terminated.

Kaka’ako Strategic Implementation Plan (2004)

Prior to the termination of the PPMP, Kamehameha Schools initiated a planning and re-visioning process for Kaka’ako that culminated in the Kaka’ako Strategic Implementation Plan (SIP) in December 2004. Kamehameha Schools embarked on this initiative due to convergent forces that lead to a dramatic shift in the importance of the Kaka’ako District both to the community and to Kamehameha Schools’ asset base and endowment. These forces included a rapidly changing residential market and the opening of the John A. Burns School of Medicine (JABSOM).

The SIP planning process commenced in July 2004. The objectives included developing a vision, physical master plan and development implementation strategy to guide future stewardship of Kamehameha Schools’ land in Kaka’ako. This process involved stakeholder meetings and workshops with representatives from the Kaka’ako Improvement Association, the Kaka’ako Neighborhood Board, Enterprise Honolulu and HCDA. Input regarding priorities was also garnered from various additional groups and points of view. What emerged from this process were three core Vision Elements. These are:

- **Roots and Wings**
- **Stewardship of the Land**
- **Creating an Urban Village**

roots & wings

The concept of “Roots and Wings” speaks to the dual nature of sensitive and thoughtful urban regeneration. The **Roots** aspect looks back and reflects a deep understanding and commitment to the surrounding community, its history and evolution over time, and the stake of the existing residents, workers, business people and institutions within it. **Wings** represents a forward-looking attitude and how the district can embrace the latest in technology, creativity, innovation and cultural trending so that it propels the community forward in both economic and social vitality. Some of the key principals within this Vision Element are:

- A place where **people** who have left Hawai'i can **return** to live, work, shop and play.
- A place which **empowers** the people of Hawai'i to **aspire**.
- A place of **innovation** where new business opportunities are created in the **emerging life science industries**.
- A **leading edge** example that is a **model of redevelopment**.
- A place that is **progressive** and forward thinking.
- A place embracing **state-of-the-art technology**.
- A community that provides a **diversity of housing**.
- A district that is **local yet global**.



where people who left
can return

stewardship of the land



Hawaiians have always embraced stewardship for their islands. The original **ahupua'a land management** principles recognized the interdependencies of ecosystems and created a synergy of uses in land use decisions. Building upon this rich legacy of land management, Kamehameha Schools adopted stewardship of the land as one of its key Vision Elements in the SIP. More specific to Kaka'ako, these stewardship principles include:

- Embracing **sustainable land and building practices** by developers within the district.
- Strengthening linkages to the **islands' heritage** and spirit.
- Celebrating the **natural environment** by enhancing mauka/makai linkages with views, and pedestrian and activity corridors.
- Creating a sustainable and **vibrant cultural life**.
- Ensuring economic sustainability by adopting **flexible development strategies** that can flourish through various economic cycles.
- Honoring and **protecting wahi kūpuna** (ancestral sites) inclusive of all cultural resources and iwi they contain.

kuleana
community

urban village

Kaka'ako presents a one-of-a-kind opportunity for a true mixed-use "urban village". Its central location, coupled with its proximity to employment in Downtown and the emerging life science/innovation developments makai of Ala Moana, are unique to Kaka'ako. These advantages, which are more prominent today than when the State Legislature first articulated the urban village vision in 1976, were embraced during our 2004 community outreach. What resulted was a re-affirmation of the principle of mixed-use development within the urban core. Some of the key principles within this Vision Element are:

- Integrating the neighborhood into the surrounding community.
- The neighborhood must have a clear sense of community with full time residents and workers finding ways to connect with each other and the place.
- A pedestrian-friendly district where residents can meet most daily needs without an auto.
- A neighborhood that contains local serving commercial uses for the population.
- A diversity of housing able to attract a broad demographic mix.
- A vibrant culture and active street-life.



6:00 am

7:00 am

8:00 am

9:00 am

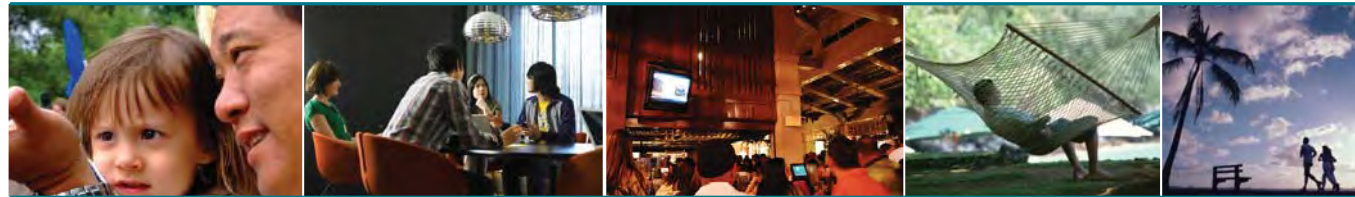
Kaka'ako is a mixed-income and mixed-use neighborhood. It expresses a progressive viewpoint through sustainability, new approaches to transit, geographically sensitive design and support of local entrepreneurs. Like all great neighborhoods, it embraces its location and transcends physical definitions to fulfill deeper human needs.



11:00 am

12:00 pm

1:00 pm



4:00 pm

5:00 pm

6:00 pm

7:00 pm

a day in kaka'ako



10:00 am



2:00 pm

3:00 pm



8:00 pm

9:00 pm

10:00 pm

11:00 pm

12:00 am

mixed use community
vibrant

Kaiāulu ‘o Kaka‘ako Master Plan (2008)

The vision set forth in the Kaiāulu ‘o Kaka‘ako Master Plan (KKMP) is consistent with and builds upon the principles, visions and goals of all prior area plans. While there have been enhancements to key Vision Elements within the KKMP, the ongoing community outreach process since July 2008 has confirmed the continuity of the area’s vision.

One vision enhancement is in the area of stewardship and environmental sustainability. Within the KKMP, there is more detailed expression of what it means to be environmentally sustainable and some of the strategies available to achieve this outcome. These elements are more clearly articulated in Chapter 6.

Additional research and focus group studies were conducted in the area of developing a livable urban environment. While catch-phrases like “live, work, play” or “urban village” are becoming sufficiently common-place to lose their relevance, it is clear that developing an urban village involves substantially more than creating new building forms and having residential housing. It requires a commitment to community and providing the types of lifestyle choices demanded by those who make this their neighborhood of choice.

The enhancements related to our vision of an Urban Village are specified in greater detail in Chapter 4 – Urban Design Framework. Within this section, we discuss the importance of connections through gathering places, the need for well designed open space, the importance of beauty within an urban cityscape, the benefits of a healthy pedestrian-friendly environment, and the need for diversity in housing and community serving commercial uses. Each of these urban design elements have drawn from a combination of extensive case studies to understand common features that make special communities unique, as well as focus group sessions to understand how we can infuse that sense of uniqueness into an urban island lifestyle that is presently limited or not available.

We believe the KKMP as described in Chapters 4 through 9 creates a compelling case for the vision of Kaka‘ako. It is a vision that provides a multitude of public benefits; it is a vision that will create a unique community largely absent from the urban environment in Honolulu today; it is a vision that offers an exciting cultural environment that can nurture growth in the emerging innovation sectors of the Hawaiian economy, and it is a vision that is sustainable and aligned with the values of Kamehameha Schools.





chapter four

Urban Design Framework

Introduction

Creating and offering an attractive and vibrant public realm will be a major outcome of the renewed Kaka'ako neighborhood. The benefits for residents and the public include an enhanced quality of life, a sense of belonging, and an abundance of convenient connections to the places where they spend their lives. People enjoying life among the community's amenities and natural assets, finding inspiration, and utilizing great public spaces that promote health, happiness, and well being are all goals of this Plan.

Good neighborhood design makes life better for residents and visitors. **Pedestrian-friendly design, community services and amenities, and a jobs-to-housing balance** are essential to maintain **lively neighborhoods and inviting public spaces**. These principles of place making create social life in public spaces and allow people in Kaka'ako to express themselves and accomplish their everyday activities in or near this community.

The following urban design framework guided the creation of the proposed Plan to implement and bring to life the vision for Kaka'ako. The components of the urban design framework are:

- Diversity/Gathering
- Park-to-Park/Open Space
- Connectivity
- Residential
- Neighborhood Retail



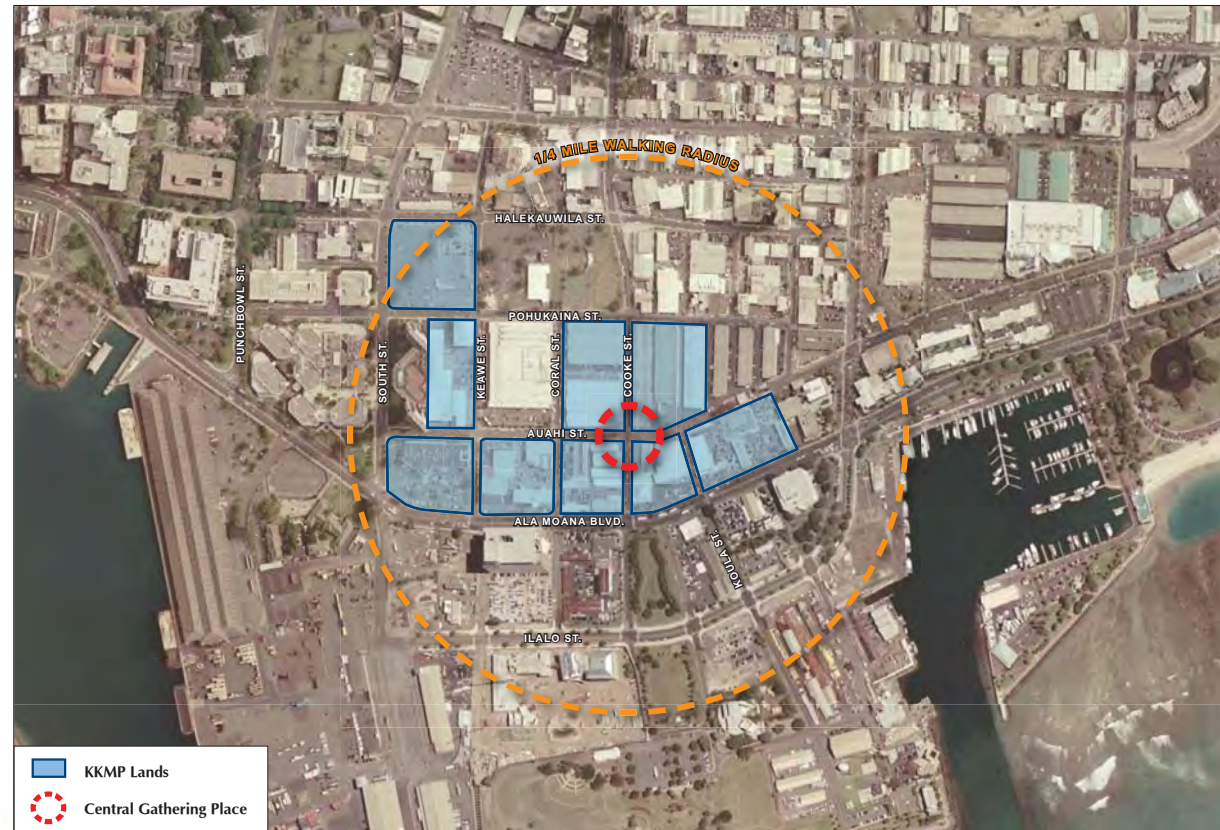
1. Diversity/Gathering

The excitement of an urban environment comes from the diversity of people and experiences that create opportunities for unexpected moments of discovery. By embracing diversity and having a mix of uses (residential, commercial, and open space), Kaka'ako will become an area that promotes unique experiences and interactions that foster innovation, creativity, learning and adventure; a place similar to the Kaka'ako of the 1800's.

Unless there are places for people to gather and live, this rich diversity will not be experienced. These gathering places can take many forms. Public parks and plazas provide opportunities for gathering through recreation and community festivals. Gathering places not only create spaces for people to connect with each other, they also create connections with the place and its culture. Cultural programs can include music, performance art, markets, and artisan exhibits. Celebration and expression of a thriving culture is part of the cultural imprint in this neighborhood design.

Gathering spaces may also include "third places" (not a place of home or work). These public or quasi-public spaces include coffee shops, pubs, restaurants, bookstores, and may also include open spaces such as parks and plazas. Typically, third places are close to home or work, walkable, include familiar and new faces, and provide venues to interact with others and promote social discourse. Businesses that provide these third places will be encouraged.

At the heart of the crossroads connection, the intersection of Cooke and Auahi Streets, a community gathering place will be created. Whether a marketplace or similar community venue, this indoor/outdoor space can be programmed with a range of activities and events - cultural and artistic, large and small, indoor and outdoor - making this locale a neighborhood meeting place - a piko to the community that is easily walkable within five to ten minutes from most places in the neighborhood.



cooke and auahi
neighborhood crossroads



The placement of the central plaza has been thoughtfully located at the heart of the neighborhood in a manner that promotes pedestrian circulation by creating enhanced pathways throughout the community that integrate Kaiāulu 'o Kaka'ako. The plaza is an approximate equidistance between Mother Waldron and Gateway Parks. This provides a pedestrian way-station for residents and others exploring Kaiāulu 'o Kaka'ako to stop and enjoy the community before continuing onward.

Consideration was also given to the location of the plaza and **opportunities to improve connectivity** to the proposed Ward Neighborhood Master Plan (WNMP). Presently, the WNMP envisions an "Ewa Plaza" at Pohukaina Street and Kamani Street. The 'Ewa Plaza also fronts Auahi Street. The location of Kamehameha Schools' proposed central plaza creates a pedestrian loop opportunity that links Ward Neighborhood to Kaiāulu 'o Kaka'ako. The pedestrian loop could traverse from the 'Ewa Plaza to Mother Waldron Park along Pohukaina Street, from Mother Waldron Park to the central Plaza along Cooke Street, and then back to the 'Ewa Plaza along Auahi Street. This pedestrian circulation route could greatly enhance connectivity in a manner that minimizes vehicular traffic.

Creating an urban village is not just about constructing buildings. Equally important are the uses within, and surrounding, the space. For Kaka'ako, place-making will be both a process and a philosophy with the objective of **uniting a community around an authentic vision of this kama'aina neighborhood.**

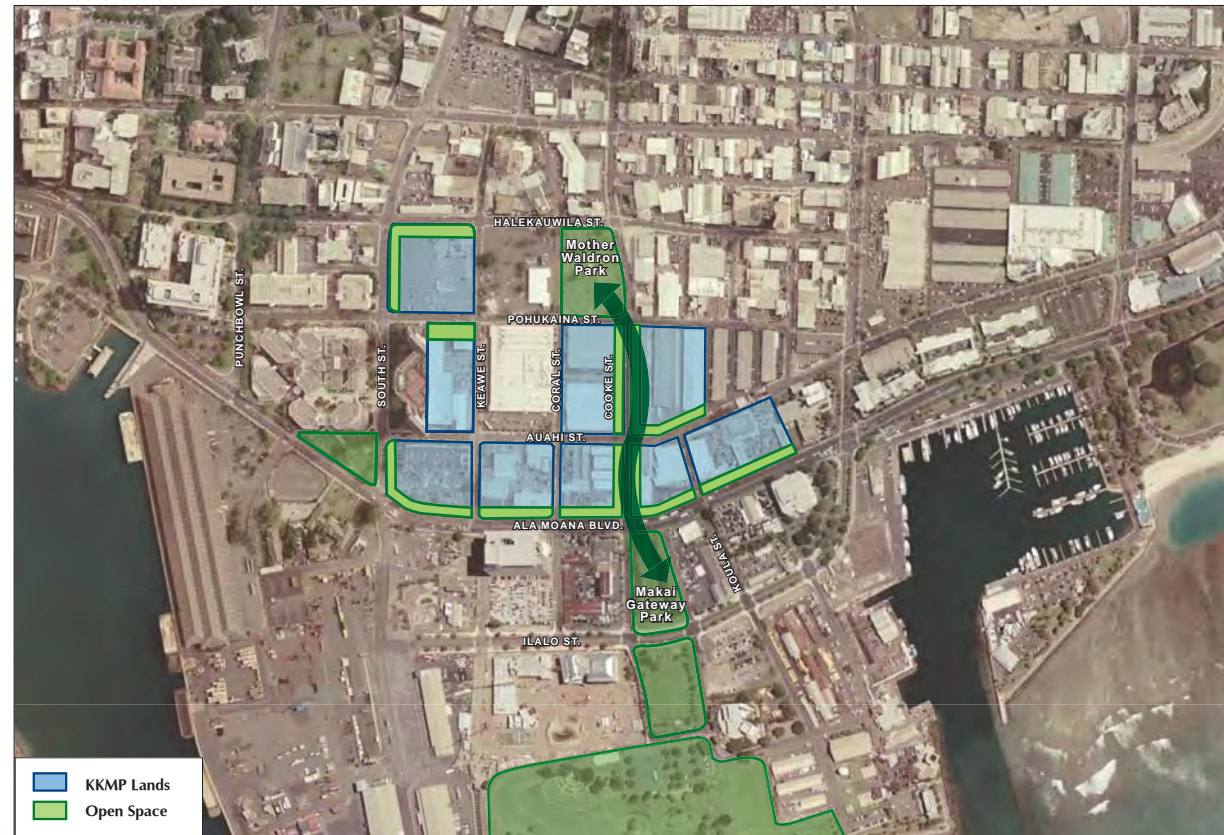
walkable gathering places ^{1/4 mile}

2. Park-to-Park / Open Space

Gracious, active, and welcoming public spaces are the heart of the Kaka'ako urban village. A strong mixed-use neighborhood must include a hierarchy of public open space distributed throughout the community. One of the most important ways a new Kaka'ako can knit into the existing fabric of the community is through the **integration of open space** and connecting with the surrounding context. Open space will take on various forms and characteristics throughout the neighborhood, and may include improved landscaping between street and building form, a **pocket park** in one location, a **courtyard** elsewhere, a playground, or the central **community gathering plaza** at Auahi and Cooke Streets.

Improving landscaping along the streets, thereby enhancing pedestrian connections, will increase "walkability" and access. In Kaka'ako, a **hierarchy of open spaces** – streetscape, pedestrian connections, **pocket parks or plazas**, and **regional parks** – will ensure continuity of experience, provide benefits to the community at large, and enhance the quality of the area environment. Landscaped spaces can also open up a variety of access points for residents and may contain some related retail uses that activate certain spaces.

An early phase of Kamehameha Schools' redevelopment will initiate the enhancement of Auahi Street and the **park-to-park** connection along **Cooke Street**. Public art and the support of creative industries through a proactive leasing strategy will be used to enliven Kaka'ako and present the emergent character of the community. Following the Master Plan application approval, the Planned Development application will further describe the open space design, which includes programming pocket park, plaza, and courtyard locations. The open space map presented herein conceptually illustrates open space areas by block. Once phase design commences, the illustrated open space is subject to reconfiguration in order to create pocket parks, plazas, and courtyards that enhance building form and encourage greater opportunity for neighborhood activity.



recreation
neighborhood open space



In the mauka-makai direction, Cooke Street links the open space resources of **Mother Waldron Park** and **Makai Gateway Park**. This park-to-park connection will be strengthened through streetscape enhancement along Cooke Street and creative leasing and adaptive reuse techniques. A calendar of cultural events and programs can make Cooke Street the **cultural corridor** of the neighborhood while providing new life and energy for the existing parks. The improved mauka-makai link will offer residential and commercial users a smoother and more comfortable transition to enjoy green space. Furthermore, the park-to-park connection will increase movement between the parks reducing isolation, while allowing each park to maintain its unique identity.

Historic Mother Waldron Park is an example of the significant role open space has played in the story of Kaka'ako. Furthermore, the park's proximity to the proposed Kapolei - Ala Moana transit station increases its prominence as an entry point into the new Kaka'ako. From salt ponds to playgrounds, the neighborhood of Kaka'ako has always had an immediate relationship with its surrounding **natural environment**, a relationship this plan embraces and perpetuates.

The plan envisions flexibility in locating these future open space amenities throughout the community. Flexibility is desired to ensure that open space features complement building design by facilitating greater opportunity for neighborhood activity. Furthermore, maintaining flexibility of open space may minimize or mitigate disturbance of possible archaeological findings and allow for alternative open space options based on the determined treatment of specific finds. Since comprehensive archaeological inventory assessments cannot be completed until existing improvements are demolished, we believe the flexibility of our approach allows us to program open space in a way that achieves multiple community objectives.

short walk to the ocean backyard

3. Connectivity

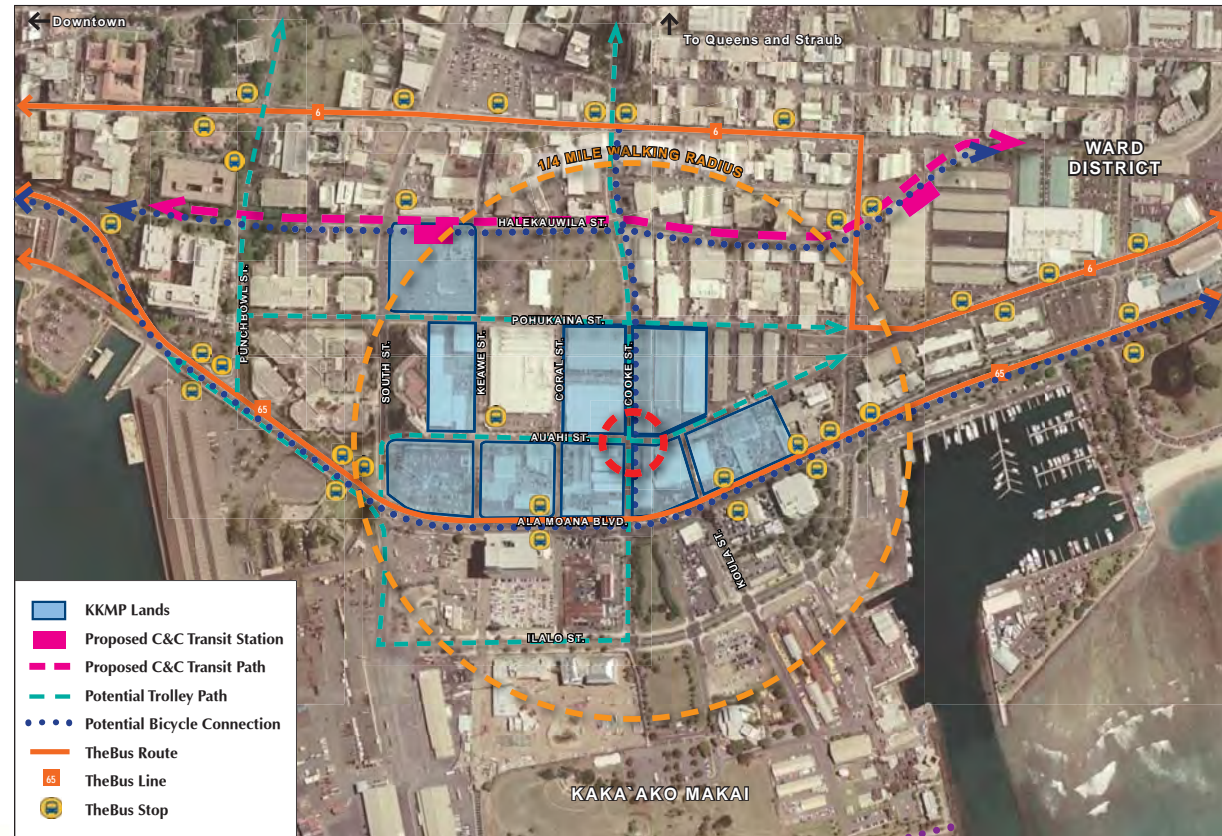
Kamehameha Schools' lands in Kaka'ako are at the **crossroads** of urban Honolulu, linking Downtown with Honolulu's other urban areas. This neighborhood conveniently relates to some of the most desirable areas of Honolulu. It is in easy walking distance to Ward Centers, the Kaka'ako Waterfront Park, the Capitol District, and downtown Honolulu. It is also in close proximity to established medical centers such as Queens and Straub, and within an easy drive to main freeways and highways to go anywhere on the island.

The public **street pattern** is unchanged in the KKMP, maintaining existing levels of connectivity and established view corridors throughout the area. The Plan promises to improve existing traffic congestion by establishing land uses that improve the job-housing balance, thereby reducing the required number of auto trips. Further, the Plan envisions community serving retail uses that will minimize the need for residents to go outside the District for basic shopping needs that can be accommodated within the immediate neighborhood.

The proposed Kapolei-Ala Moana **Rail Transit** route is located at the mauka edge of the project, along Halekauwila Street. Future transit stations such as at the Ward retail center will provide additional nodes for connections to bus and local shuttle services.

The urban design framework maintains and enhances the existing street system and expresses the strong desire to reconnect Auahi Street from South Street all the way through to Ward Avenue. The KKMP does not propose to add or remove public streets or the public right of way. This Plan maintains the flexibility inherent in a redundant street grid, and **enhances connections** to adjacent districts in all directions.

The neighborhood's mauka and makai edges are held by two major circulation routes: the heavily trafficked Ala Moana and Kapiolani Boulevards. When developed, the transit route along Halekauwila will provide a third major circulation route at the mauka edge of the neighborhood.



going places
more easily



Pedestrian traffic and **pedestrian-friendly retail uses** are focused on Auahi Street from Restaurant Row at one end to Ward Neighborhood at the other, forming a vibrant pedestrian corridor at the heart of the neighborhood. Development along this street, as with the other side streets, will be punctuated with small courtyards and intimate pocket parks. Cooke and Keawe Streets will connect makai education and recreation uses with mauka residential, commercial, and public areas. A community centerpiece, the community plaza at Auahi and Cooke Streets, anchors the area culturally and serves a symbolic heart for this neighborhood.

The streetscape will link the “discovery spaces” and facilitate movement and access through the community. Yard and view corridor setbacks will provide adequate space for a vibrant streetscape, programmed events, and near and far views. The **streetscape design** will have coordinated street furniture elements, lighting, integrated public art pieces and graphics, and a design approach that acknowledges the surrounding context. These design elements will **improve neighborhood identity** and atmosphere. Following the Master Plan application approval, the Planned Development application will further describe the open space design. The open space map presented herein conceptually illustrates open space areas by block. Once phase design commences, the illustrated open space is subject to reconfiguration in order to create open spaces such as ‘discovery spaces’ that encourage vibrant activity within the neighborhood.

Kaka’ako’s neighborhood design will be sensitive to the **dynamic role streets play** in the neighborhood. In addition to conveying traffic, streets can also accommodate dynamic interim uses such as street fairs and cultural events. Ground floor retail, food, and office uses along the streets will serve to maintain a high level of street activity as well as providing needed local services for district residents and workers, thereby reducing frequent short trips in vehicles.

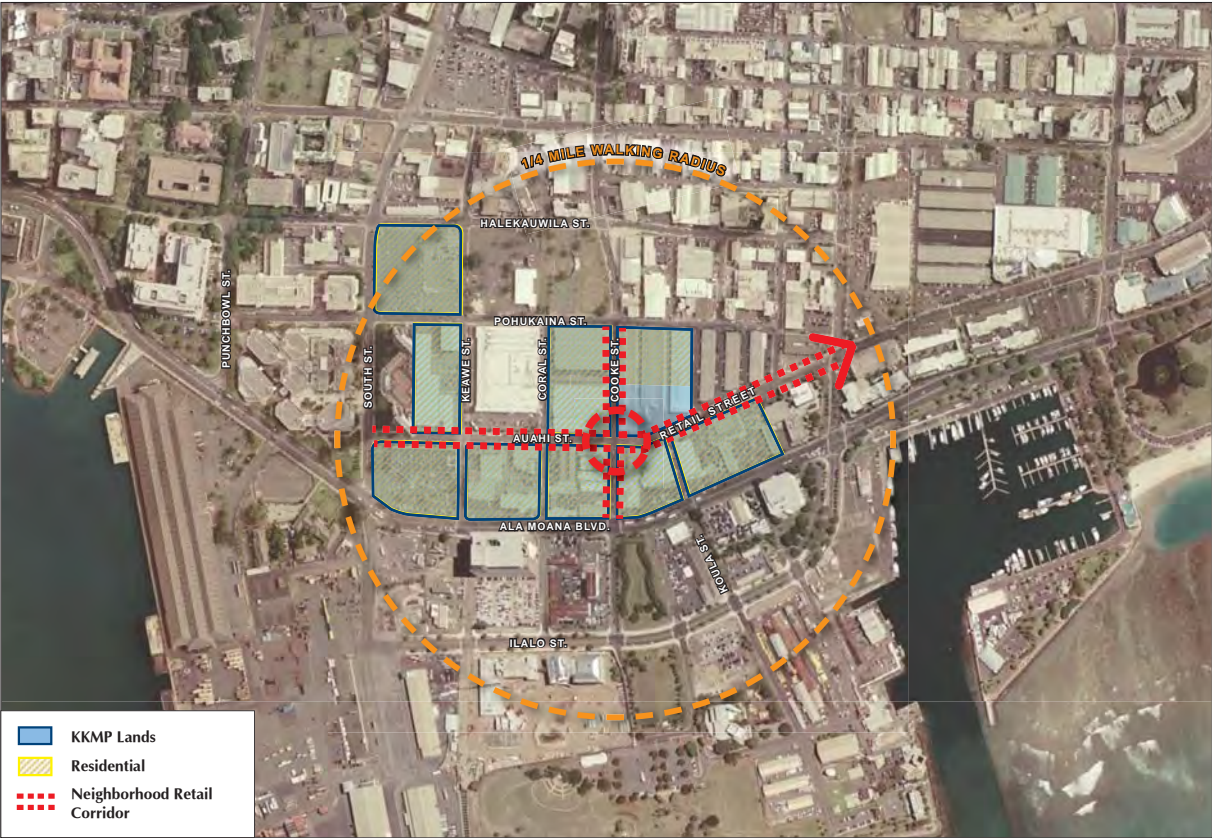
connecting kaka’ako and greater honolulu

4. Residential

In order to develop an environment where people feel they are contributing and playing a vital role, residents will need to have **connections** to others, to place, to culture, and to the shared vision of Kaka'ako. This happens in a neighborhood populated with full-time local residents who are vested in outcomes and want to make meaningful contributions.

To create a connected community the opportunity needs to exist for people of various income levels to reside in the neighborhood. Providing a **mix of housing** is one way to encourage people to make Kaka'ako their neighborhood of choice. Residential opportunities within the KKMP should be diverse and include apartments, townhomes, high-rises, lofts, and live-work units. An example would be a street level rental loft located within a podium wrap which supports a residential condominium. Ideally, a mix of housing products is provided for within each project.

Community and neighborhood is partly about housing, but a vibrant neighborhood is much more. It is about how people live their lives, about **interactions** and a sense of belonging. A neighborhood is where many of life's memories will be made. It is where people will make and cultivate friendships. It is a place where people will return. Connections and gathering places embedded within the district, and a vibrant living culture are core to Kamehameha Schools' vision for Kaka'ako. This is expressed by emphasizing the creation of a community with interesting places for residents and others who come to this district, as well as providing for community serving commercial uses that support everyday needs.



options
mixed use residential neighborhood



5. Neighborhood Retail

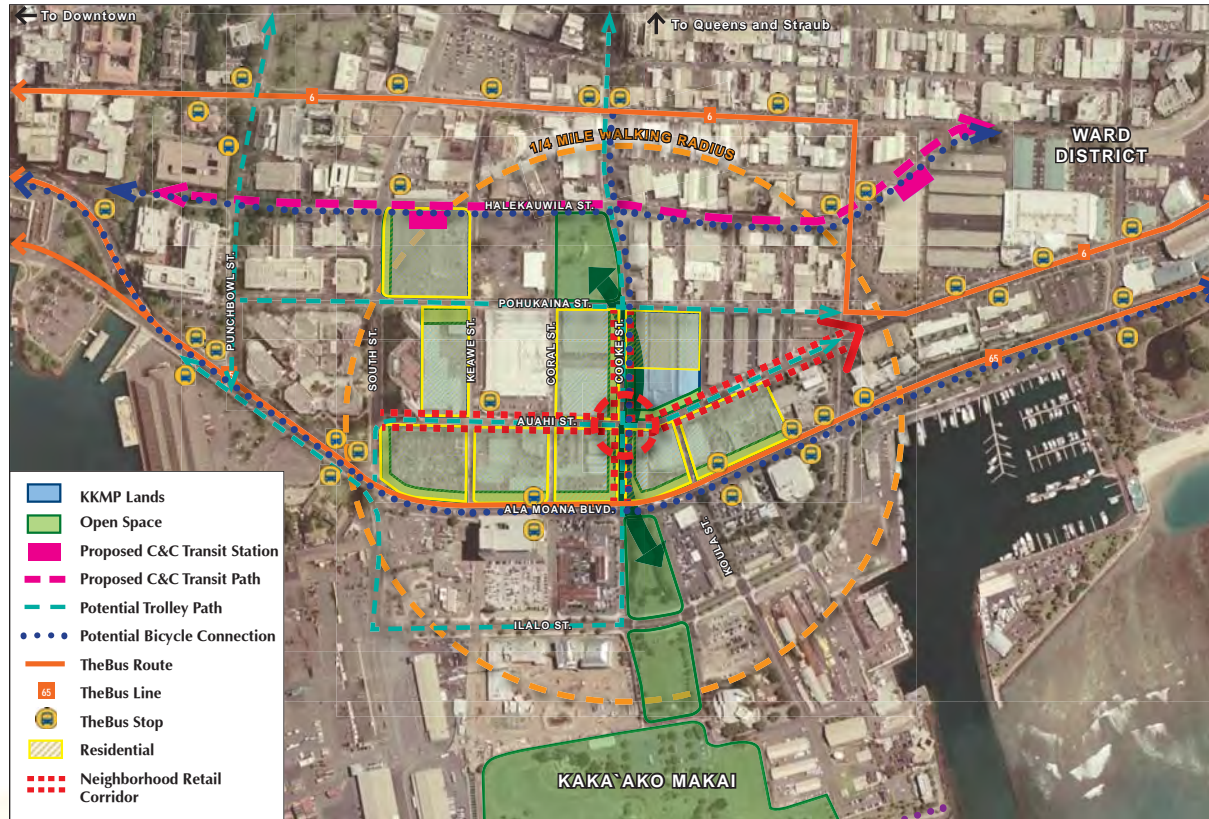
The crossroads of Cooke and Auahi Streets will be the heart of the neighborhood, as well as the central point from which retail opportunities will radiate. Auahi will be the main neighborhood retail corridor. The selected retail stores will be those which serve the neighborhood. Cooke Street, our park-to-park connection, will also have a retail component. These retail corridors will be pedestrian-oriented with broad sidewalks, street furniture, ample landscaping and public art. Early phase enhancements of Auahi and Cooke Streets will serve to invigorate these retail opportunities.

Kaka'ako is a place that must **develop organically** over time. Adaptive reuse of existing facilities along Auahi Street and Cooke Street can support local business and provide **incubator space** for the tenants that make up the **new and creative** neighborhood of Kaka'ako. These uses may evolve during development of the project, but the initial investment will be a supportive first step in the rejuvenation of the community.

Creating energetic, contextual communities often starts with the **adaptive reuse** of existing buildings. Neighborhoods often turn to adaptive reuse and the arts to reinvent themselves, recognizing the role culture plays in site history, economic development, and ultimately defining an **authentic** sense of place. Artisans, yoga and pilates studios, skateboard and surf board manufacturers, music and bookstores, coffee and tea houses, start-up companies, design studios and boutique fashion designers are just a few of the creative uses Kaka'ako can invite and support by refurbishing existing buildings.

neighborhood retail street

auahi



• diversity/gathering • park/open space • connectivity •
• residential • neighborhood retail •





chapter five

Proposed Plan



Introduction

Kamehameha Schools envisions Kaka'ako as a beautiful, healthy and sustainable urban neighborhood that facilitates a better lifestyle for its residents. These objectives act as guiding principles in the urban design and planning of this vibrant community.

Essential to achieving these outcomes is the establishment of critical mass within the KKMP area. A balance of urban density and natural open public space promotes a healthy and sustainable community with renewed energy and spirit. A **mixture of uses** including **residential, retail, industrial, and office** can keep the community active during the day and populated—and more secure—at night.

Kaka'ako is first and foremost a **neighborhood residential community** - one that is attractive to singles embarking on careers, families with young children, and kūpuna who want to maintain an active lifestyle close to parks, shopping, and business centers. The KKMP is complementary to Ward Neighborhood, and the community and its residents will benefit from jobs, shopping, entertainment, and various other community amenities planned within the Ward area. Additionally, HCDA's exciting plans for improving community facilities in and adjacent to Mother Waldron Park (and eventually makai of Ala Moana) further enhance the Kaka'ako vision.

Street Level Plan - The Pedestrian Experience

The street level is the main focus of the KKMP and is where most of the interaction within this neighborhood will occur. The character of the KKMP's urban core is one of vibrancy, intimacy, residential presence, retail continuity, and community activity. Delineated by the thoughtful placement of buildings and open spaces in relation to streets and sidewalks, successfully designed **pedestrian scaled spaces** will provide comfortable, safe, and engaging walking experiences. This pedestrian oriented framework may include the incorporation of one or more **pedestrian mews** or **linear path systems** where appropriate. All projects and improvements within the KKMP will be in compliance with the Americans with Disabilities Act (ADA).

Another strategy, **screening parking structures** within podium wraps, allows active uses to energize and populate street facing building fronts. Commercial uses along the street level not only provide convenience services to neighborhood residents, they also act as a draw to bring new people to the neighborhood by providing a wide range of interesting and relevant experiences. Along many of the neighborhood blocks, we also envision residences such as apartments, townhouses, and lofts to be located at the street level, giving life to the neighborhood and providing safety, comfort, and a sense of belonging to its residents. Public art, small businesses and creative industries can also enliven the neighborhood.

Auahi Street and **Cooke Street** are designed to be the **heart of street life** in Kaka'ako and the community's main retail corridors, containing neighborhood services such as cafes, small markets, dry-cleaners, jewelry repair shops, bookstores, and delicatessens. Adaptive reuse and creative leasing strategies for existing buildings can create an interesting, active community environment and provide new opportunities for small businesses such as technology start-ups, artistic endeavors, and professional service firms. Small scale and neighborhood supportive industrial uses will mix with retail stores and offices to provide a variety of services and small business opportunities within the neighborhood.

Cooke Street plays a critical role in establishing connections throughout the community and is the **prominent mauka-makai view corridor** for the area. Moreover, Cooke Street serves as the **park-to-park link** between Mother Waldron Park and the Makai Gateway Park. This park-to-park connection is conceived to be made in coordination with the HCDA and will contemplate creative streetscape enhancements and improvements. As designed, the park-to-park connection and enhancements throughout the community street level provide the opportunity for community groups and others to supply a robust calendar of cultural events and programming that enable community gatherings and venues for area residents to connect with the place and each other.

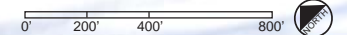
South, Keawe, Coral, Pohukaina, and Halekauwila Streets are envisioned as residential in nature, with supportive commercial uses at the street level. Open space treatments along these landscaped streets may include **small courtyards** and **intimate pocket parks**. These pocket parks, also called vest-pocket parks and mini-parks, provide immediate community access to open space and light recreational needs, as well as providing isles of respite throughout the community. In a neighborhood designed to promote healthy living, they also serve as milestones for people to enjoy on their daily walks and jogs.

At this time, the City and County of Honolulu's proposed transit route is planned along Halekauwila Street. Redevelopment of Kamehameha Schools' properties along this potential transit alignment will be coordinated with the appropriate transit authorities and area stakeholders at the time of redevelopment.

Ala Moana Boulevard will remain a primarily commercial corridor, supported by customers from within the neighborhood and the surrounding areas. A variety of retail uses are being explored for Ala Moana Boulevard, including a neighborhood supermarket. All future uses on Ala Moana will be set back from the thoroughfare in accordance with HCDA rules.



Street Level Plan





Community Gathering Place Example

The Crossroads – Cooke and Auahi Streets

Addressing the Auahi and Cooke Street crossroads is an important step in the development of neighborhood in both the 'Ewa- Diamond Head and mauka-makai directions of the district. Early phases of Kamehameha Schools' neighborhood redevelopment include enhancements to Auahi Street and the creation of a **park-to-park connection** along **Cooke Street**. Later enhancements could include public art, building renovations, and a program of community activities that increase the attractiveness of this crossroads in the neighborhood.

At the heart of the crossroads, a **community gathering place** is envisioned. As currently proposed, this central area is designed as a large public plaza surrounded by unique and interesting retailing. How the future retailing is programmed will be determined as development progresses, but the essence of this space is to create an activity node that provides indoor/outdoor space which can be programmed with a range of activities and events - cultural and artistic, large and small. This unique public amenity creates a central neighborhood meeting place that offers opportunities for residents and visitors to connect with the community and with each other.

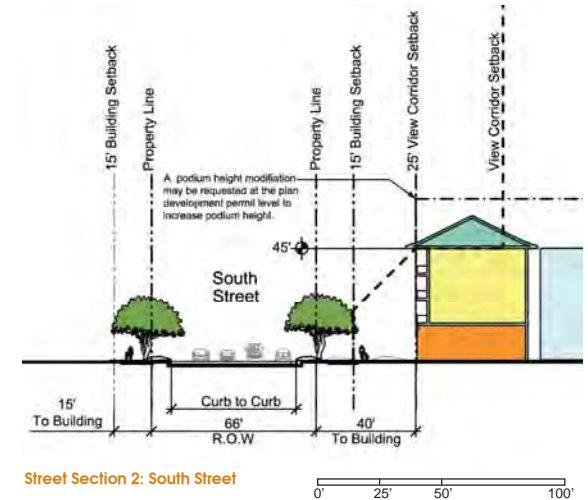
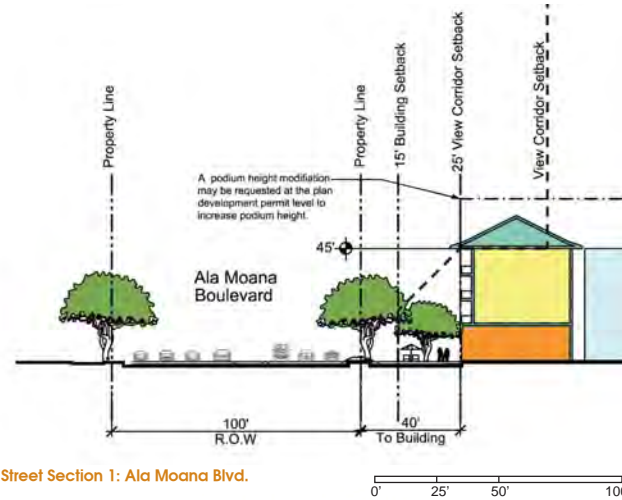


Streets and the Community Gathering Place

The street and community gathering place diagrams on these pages provide a sense of scale and character of the community's main streets. As redevelopment unfolds over time, specific improvements along a street – to include features such as landscaping, street furniture, public art, lighting and signage – will be implemented in concert with the overall character of the particular street and the neighborhood as a whole. As indicated in these diagrams, the KKMP proposes that improvements occur on Kamehameha Schools' property.

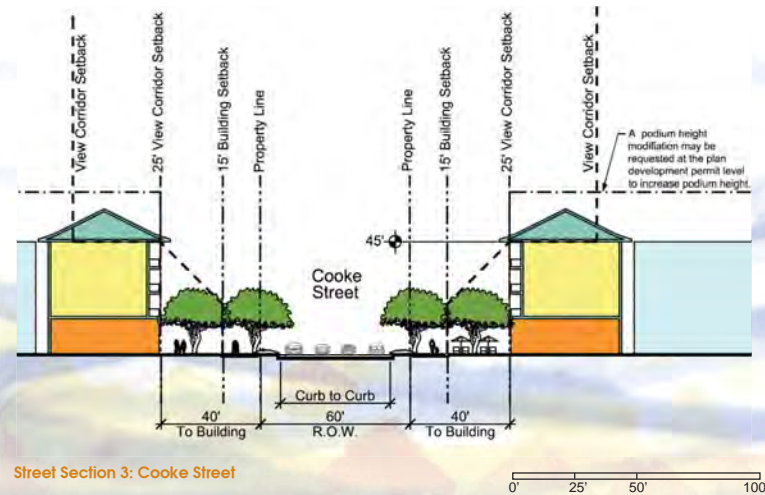
Ala Moana Boulevard

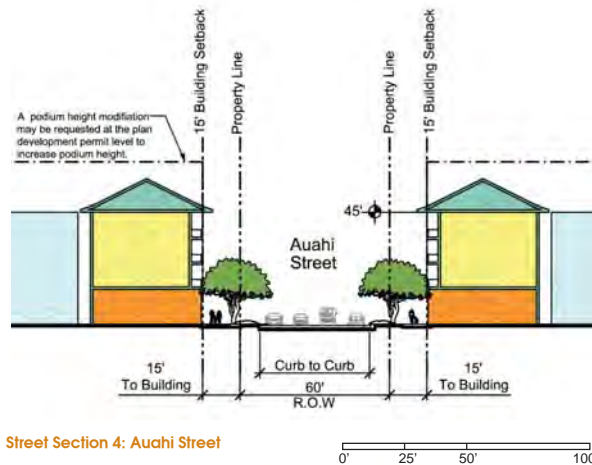
As a regional arterial, Ala Moana Boulevard will continue to be a heavily traveled roadway through Honolulu. Defined by HCDA as a View Corridor Street, Ala Moana Boulevard is subject to view corridor setbacks as indicated in this section diagram. The KKMP proposes treatment of the ample setback area within the property with both landscape and hardscape. These treatments will both buffer the Ala Moana properties from the bustle of the street traffic and provide walkways and active areas through attractively paved spaces with outdoor seating associated with certain retail locations.



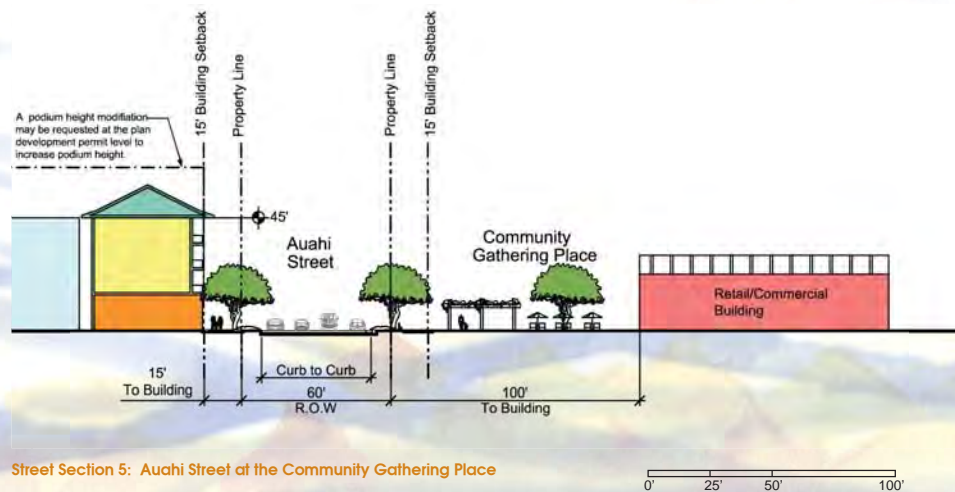
South Street

Also designated by HCDA as a View Corridor Street, South Street is a major mauka-makai street traveling through the Kakaako neighborhood. Street level treatment of South Street will predominately take the form of landscaped walkways and green space designed to support pedestrians and buffer residential units from the street's traffic. Hardscape will be incorporated with the landscaping to complete the articulation of the open area initiated by Waterfront Towers.





Street Section 4: Auahi Street



Street Section 5: Auahi Street at the Community Gathering Place

Cooke Street

As discussed previously, Cooke Street is the backbone of the neighborhood's park-to-park connection which will include open space that plays off the central gathering place and extends from Gateway Park to Mother Waldron Park. An HCDA-designated View Corridor Street, the redeveloped Cooke Street will have ample space to support active uses and special events within a landscaped setting. Lined with rows of trees, pedestrians along Cooke Street will enjoy shaded walkways between Mother Waldron Park, the community gathering place, and makai to Ala Moana Boulevard and Gateway Park.

Auahi Street

The neighborhood's major retail corridor, Auahi Street will be more typically characterized by hardscape treatment with storefronts located immediately adjacent to the sidewalk area. Street trees will provide shading and a visual element unifying Auahi Street with the neighborhood.

Community Gathering Place on Auahi Street

This final section diagram depicts the community gathering place at the crossroads of Auahi and Cooke Streets. The large plaza will be paved and complemented with shade trees and landscaping. Outdoor tables and benches will be used daily and additional seating may be set up for special events such as concerts or festivals.



Street Section Location Key

Open Space

The open space program being envisioned is consistent with HCDA rules. These open space areas can take on various forms and characteristics throughout the neighborhood, including **pocket parks, walking paths, courtyards, public gardens and playgrounds**. They can also include large community gathering places such as the public plaza at the Cooke Street-Auahi crossroad. These open spaces provide for a variety of recreational uses and contribute to a sense of beauty, discovery and uniqueness within the KKMP. Furthermore, landscaped spaces create different access points for residents, some of which may contain related retail uses that will bring life to these open spaces. Such spaces will be **linked together** throughout the neighborhood through landscaped streets and walkways. As part of a conscious effort to promote walkability and a sense of place, open space is distributed throughout the community rather than isolated in one area.

At **Ala Moana Boulevard**, open spaces will take the form of passive landscaped and hardscaped areas providing visual and sound buffers along the busy boulevard. Along **South Street**, hardscape will be incorporated with landscaping to complete the articulation of the open area initiated by Waterfront Towers. The **Cooke Street corridor** will include open space that plays off of the central gathering place and extends from Gateway Park to Mother Waldron Park. All of these open space areas are conceived of as part of a neighborhood complete with site furnishings and shading, where residents and visitors can exercise, meander, rest, shop and visit with each other throughout the day and night.



Open Space Plan





Park-to-Park Connection



Mother Waldron Park

Historic Mother Waldron Park is a prime example of the significant role open space has played in the story of Kaka'ako. From salt ponds to playgrounds, the neighborhood of Kaka'ako has always had an immediate relationship with nature. Additionally, the park's proximity to the proposed Kapolei - Ala Moana transit station increases its prominence as an entry point into the renewed Kaka'ako. Kamehameha Schools is committed to assisting HCDA in its efforts to provide the necessary beautification and long-term maintenance of Mother Waldron Park.

The **Makai Gateway Park** is another significant component of the Kaka'ako open space network. However, the absence of surrounding density, lack of scheduled events, and separation from the community by the heavily trafficked Ala Moana Boulevard has resulted in the underutilization of this resource. The KKMP would address this problem by enhancing the park-to-park connection along Cooke Street with streetscape and public art improvements, outdoor furnishings, shadings, and by working with HCDA to enhance Gateway Park.



Gateway Park

Podium Levels and Recreation Decks

A Place for Living & Working

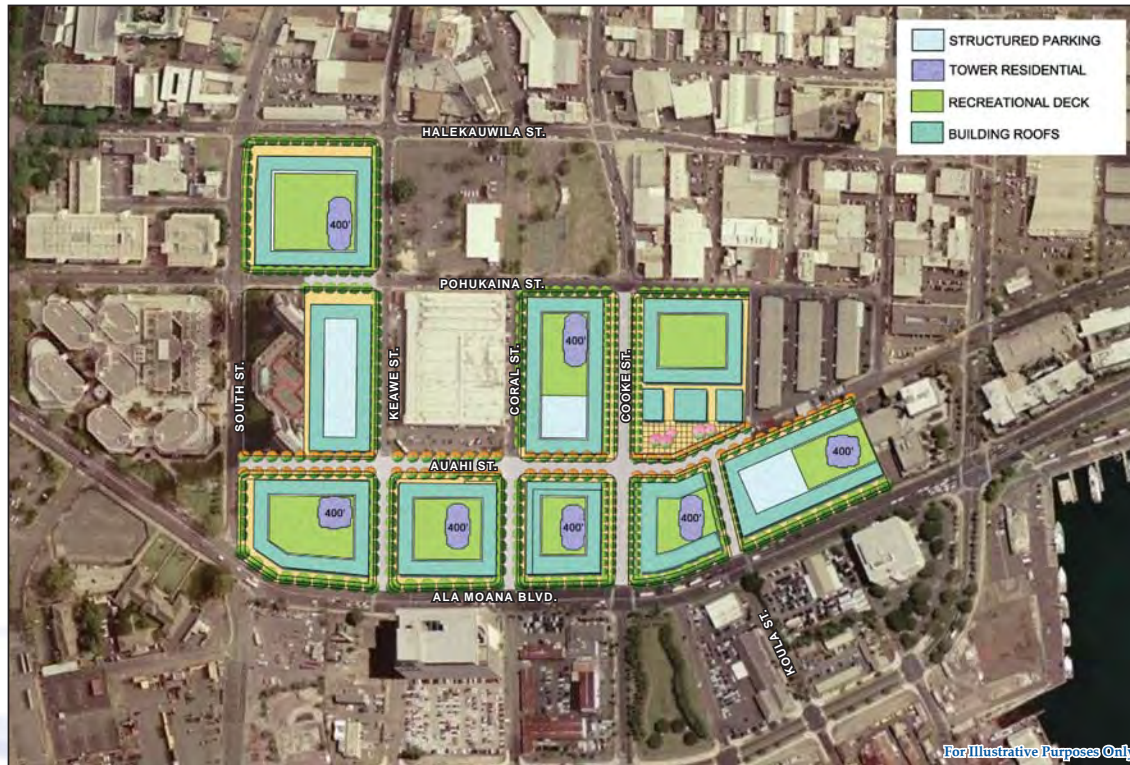
A podium can be defined as the “foot” or base structure upon which a tower sits. The tower is typically set back from the street edge of the podium, allowing the podium to be the part of the building most perceived and experienced by pedestrians. Parking can be embedded in podiums, which can also be wrapped to provide a diverse range of housing types including rental apartments, townhouses, and lofts. Running along the majority of the street fronts, the podium gives scale and presence to the neighborhood streets by providing storefronts and residential entries. As indicated in the KKMP, podium heights and setbacks adhere to HCDA rules concerning typical streets and view corridors. Through the use of podium liners, parking can (in part) be masked from public view. Parking structure liner uses can range from commercial or residential uses to decorative screening.

Parking requirements are typically accommodated within each block, and no new surface parking is proposed in the KKMP. With this podium parking concept, several opportunities are available for shared public parking, allowing convenient parking for residents and ready access to the neighborhood for others who may come for dinner or a community event. In all cases, parking will be consistent with HCDA rules and guidelines. However, a modification or amendment may be necessary at the planned development permit level to create and execute an appropriate shared parking strategy. Shared parking strategies will be explored with HCDA at the appropriate time in the development's implementation.



Podium Level Plan





Tower Level Plan

0' 200' 400' 800'

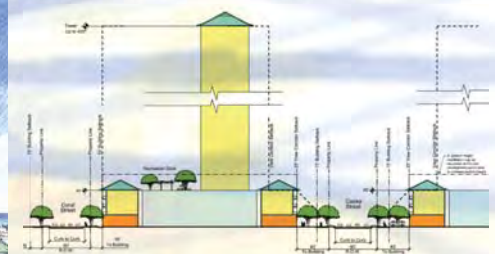


Tower Plans

The KKMP is primarily a residential neighborhood with housing provided in podium wraps and high-rise towers. Future market conditions will inform the viability of developing one or more of the towers with office use. Towers are conceptualized as set back from the street and raised on parking podiums in the interior of the block. The increased setback from the low-rise podium wrap softens the tower's presence at the pedestrian level and maintains a human scale at the street level.

Parts of the roofs of podium structures may serve as the recreation deck for residents in accordance with HCDA recreation space requirements. Well designed landscaping along with amenities and other features at the recreation deck can enhance the view for tower residents. HCDA requirements for recreation space are anticipated to be fulfilled on the recreation decks and potentially in other parts of the project.

As indicated on the accompanying illustrative plan, seven towers of up to 400 feet are envisioned for the plan area during the KKMP period. Tower designs are consistent with HCDA Mauka Area Rules in all respects, including tower plate sizes, building orientations, building spacing, and setbacks. Building designs will incorporate appealing and interesting roof lines, as well as architectural features that soften building edges, enhance transparency, and minimize negative visual impact.



Note: A podium height modification may be requested at the plan development permit level

The images on this and the following page depict a potential view of the KKMP lands at full implementation of this fifteen year master plan. Two graphics are views of Kaka'ako from Waterfront Park as presented in HCDA's Draft Mauka Area Plan Supplemental Environmental Impact Statement (DSEIS). The first image depicts existing conditions and the second image presents the DSEIS view of potential development under the current HCDA Mauka Area Plan and Mauka Area Rules.

Presented at the bottom of this page and on the following page is Kamehameha Schools' vision for development under the current rules. In the KKMP, tower buildings are oriented in a mauka-makai direction, providing a slim building profile and preserving mauka views. Tower plate sizes are consistent with HCDA rules as is tower spacing. Views are a scarce resource, and it is an objective of Kamehameha Schools to maintain good mauka-makai connections within the KKMP. As demonstrated, well designed towers can achieve the density that enlivens the district while also benefiting urban Honolulu with an attractive and interesting view.



HCDMA Mauka Area Rules
(source: HCDA Draft Mauka Area Plan Draft Supplemental Environmental Impact Statement, July 2008)



Existing Conditions
(source: HCDA Draft Mauka Area Plan Draft Supplemental Environmental Impact Statement, July 2008)



Kaiāulu 'o Kaka'ako Master Plan (consistent with current HCDA Mauka Rules) For Illustrative Purposes Only



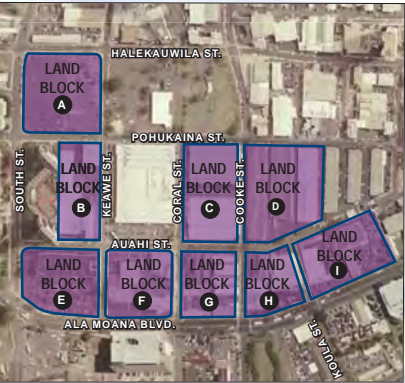
Kaiāulu 'o Kaka'ako Master Plan View Mauka

Land Use and Development Summary

The KKMP area is comprised of almost 29 acres within the Kaka‘ako Mauka District. A maximum density of 3.5 FAR is projected within the nine blocks of the master plan.

This Master Plan will evolve in response to market demand in determining which blocks will be developed first and the pace at which development will occur. Land use and the final floor area build-out will ultimately be a response to market conditions and opportunities. However, through adoption of this plan, all future development will be guided by the vision and physical plan concepts presented in the KKMP and in adherence with HCDA Mauka Area Rules (as detailed in the accompanying table).

Through this plan, the redevelopment of Kaka‘ako into a vibrant, mixed-use urban neighborhood can be realized. Kamehameha Schools believes this plan provides a strong balancing of objectives that provides for a beautiful, healthy, sustainable neighborhood which contributes to the image of the city. Not only does this plan provide for a variety of new housing opportunities for area residents, by embracing smart growth principals, it discourages suburban sprawl. We believe this plan and this area are catalysts to help the City and State provide for thoughtful future growth in Hawai‘i.

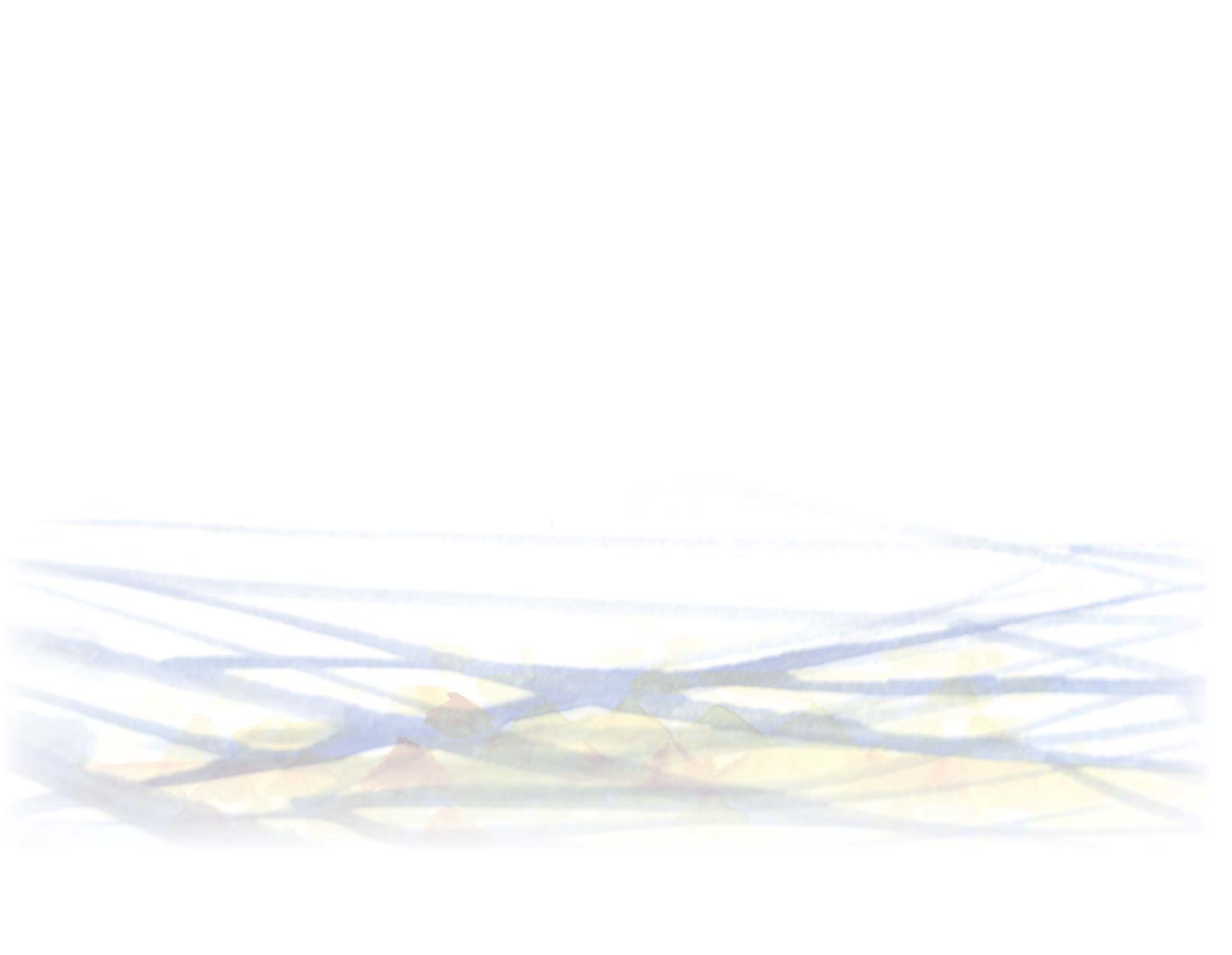


Area Summary

	KKMP		Remarks
TOTAL LAND AREA	28.91 acres;	1,259,439 sf	
OPEN SPACE	126,000 sf	- estimated	10% minimum required
PUBLIC FACILITIES	140,000 sf	- estimated	3% for Commercial, 4% for Residential required
BUILDING AREA	4,408,036 sf	- 3.5 FAR	
residential	4,408,036 sf	- authorized maximum at 3.5 FAR	
residential units (including reserved)	2,750	- estimated maximum	
reserved housing units (20% of total)	550	- 20% of total dwelling units	
commercial (includes retail and office)	2,066,226 sf	- authorized maximum	
industrial	125,944 sf	- estimated	
PARKING	4,850 spaces	- estimated	Provided per HCDA Rules
TOTAL FLOOR AREA & FLOOR AREA RATIO (FAR)	4,408,036 sf	- 3.5 FAR	

Land Tabulation

	LAND BLOCK A	LAND BLOCK B	LAND BLOCK C	LAND BLOCK D	LAND BLOCK E	LAND BLOCK F	LAND BLOCK G	LAND BLOCK H	LAND BLOCK I	TOTAL
LAND										
land in acres (ac)	4.09 ac	2.81 ac	3.66 ac	4.19 ac	3.32 ac	2.87 ac	2.42 ac	2.10 ac	3.45 ac	28.91 acres
land in square footage (sf)	178,312 sf	122,569 sf	159,493 sf	182,510 sf	144,635 sf	125,232 sf	105,223 sf	91,339 sf	150,126 sf	1,259,439 sf
BUILDING AREA	748,910 sf	196,110 sf	639,688 sf	282,891 sf	614,699 sf	513,451 sf	431,414 sf	365,356 sf	615,517 sf	4,408,036 sf
OPEN SPACE										
required (10% of lot area)	17,831 sf	12,257 sf	15,949 sf	18,251 sf	14,464 sf	12,523 sf	10,522 sf	9,134 sf	15,013 sf	125,944 sf
available	22,400 sf	6,200 sf	12,500 sf	20,900 sf	16,000 sf	7,880 sf	14,000 sf	13,500 sf	12,566 sf	125,946 sf
	12.56%	5.06%	7.84%	11.45%	11.06%	6.29%	13.31%	14.78%	8.37%	10.00%
RECREATIONAL SPACE										
required (55sf per dwelling)	26,857 sf	5,773 sf	22,714 sf	8,097 sf	20,557 sf	17,589 sf	14,893 sf	12,828 sf	21,942 sf	151,250 sf
PUBLIC FACILITIES										
required at 4%	20,887 sf	4,490 sf	17,665 sf	6,297 sf	15,988 sf	13,679 sf	11,582 sf	9,976 sf	17,065 sf	117,628 sf
(residential less reserve housing)										
required at 3% (balance)	2,886 sf	1,674 sf	2,630 sf	2,583 sf	3,453 sf	2,580 sf	2,084 sf	1,608 sf	2,467 sf	21,965 sf
total required	23,773 sf	6,164 sf	20,295 sf	8,880 sf	19,440 sf	16,258 sf	13,666 sf	11,584 sf	19,532 sf	139,593 sf
Floor Area Ratio (FAR)										
floor area in this parcel	748,910	196,110	639,688	282,891	614,699	513,451	431,414	365,356	615,517	4,408,036 sf
potential floor area transfer	124,818	-232,881	81,463	-355,895	108,476	75,139	63,134	45,670	90,076	0 sf
(up to 25% FAR)	20.00%	-54.29%	14.59%	-55.71%	21.43%	17.14%	17.14%	14.29%	17.14%	0.00%
FAR	4.20	1.60	4.01	1.55	4.25	4.10	4.10	4.00	4.10	3.5 FAR



chapter six

Sustainability, Transportation, and Infrastructure



Sustainability

Hawaiians have always embraced stewardship for their islands. The original ahupua'a land management principles recognized the interdependencies of ecosystems and created a synergy of uses in land use decisions. Building upon this rich legacy of land management, Kamehameha Schools adopted stewardship of the land as one of its key Vision Elements in the SIP.

Kamehameha Schools and Sustainability

The Hawaiian language does not have a singular word or description for sustainability; instead it is an integral part of the traditional relationship with the natural world. Key values of aloha 'āina (literally translated as love of the land) and mālama 'āina (to care for the land) are clearly illustrated in oral traditions. The ability to maximize productivity with minimal effects upon the landscape has been the key to successful sustainable management throughout time.

Sustainable management practices must balance the quality of the natural environment with meeting the daily needs of the community at large. Sustainability is in part about connection to the land and supporting people's needs. Sustainability is also about resource management practices to support long term sustenance and growth. People's needs are understood

to be multi-faceted and include culture, economics, education and the ability to support the community for generations to come. The articulation of five of Kamehameha Schools' values - Education, Culture, Environment, Economics and Community - demonstrates Kamehameha Schools' commitment to understand and embrace the facets of sustainability.

Sustainable Framework for Kaka'ako

Part of Kamehameha Schools' vision for Kaka'ako includes a sustainability element, developed on the foundations of cultural heritage, stewardship of the land, environmental sensitivity, educational opportunities, and economic viability. Sustainability will be an attribute of Kaka'ako, and this vision encourages a range of behavior pattern among residents and businesses to create a model green community. The following framework highlights the key sustainability components for Kaka'ako renewal:

- Smart Growth
- Job/Housing Balance
- Cultural Sustainability
- Green Buildings and Landscaping

SUSTAINABLE FRAMEWORK	SUSTAINABLE KAKA'AKO
Smart Growth	<ul style="list-style-type: none">• Walkable Urban Village• Transit & Transportation Alternatives
Job / Housing Balance	<ul style="list-style-type: none">• Kamehameha Schools Innovation Center• Local Businesses• Mix of Housing Options
Cultural Sustainability	<ul style="list-style-type: none">• Gathering Place & Venues for Cultural Practices• History in Public Art, Design & Signage
Green Site, Buildings & Landscaping	<ul style="list-style-type: none">• LEED Certification as Guidelines

Smart Growth: Live, Work, and Play

The Kaka’ako District is located at the heart of urban Honolulu and contains or is close to many important necessities and desirable amenities. The centers of business and government are nearby as are the two large retail shopping areas of Ala Moana Shopping Center and Ward Centers. With the ocean and numerous parks within walking distance, people have easy access to the “play” part of modern urban master-planned communities.

This development creates opportunities to meet basic life requirements in comfortable walking distance without the need to drive, which decreases dependence on cars and consumption of fossil fuels. Compared to more typical suburban development, the smart growth principle of compact development minimizes infrastructure needs and lowers maintenance costs over the long term. It also enhances sustainability by reducing carbon impacts on the environment.

Sustainable communities have many transportation alternatives. Public transit, and its relationship to the Kaka’ako neighborhood, is a significant element in the City’s sustainability toolbox. Development close to a good public transit system greatly contributes to the desirability of this area. Residents in Kaka’ako will have the opportunity to connect with jobs, shopping, culture, and educational facilities throughout the City. Public transit can also help local businesses grow and thrive.

In addition to the Kapolei - Ala Moana mass transit system, other modes of transportation contribute to Kaka’ako residents’ and visitors’ quality of life. The neighborhood will be designed to be bicycle-friendly with safe bike paths, routes, and racks. Streets with ample shading can make walking a pleasant and desirable experience. Wheelchair and stroller accessible sidewalks can create streets for people of all ages and abilities. Walkable communities contribute to a healthful mix of activities and provide options with definite health and lifestyle benefits.

Job-Housing Balance

As a location central to the growing innovation industries makai of Ala Moana Boulevard, and with close proximity to employment in downtown Honolulu, Kaka’ako is an ideal area to provide a diverse mix of housing units for area workers close to places of employment. The plan also provides for new commercial and retail opportunities within the neighborhood attracting local service uses, small businesses and new businesses. These opportunities for viable and fulfilling careers and housing options are at the foundation of creating a truly sustainable neighborhood.

Cultural Sustainability

Culture is a vibrant and living element of a sustainable community. Cultural practices and knowledge can be perpetuated through thoughtful design and programmatic uses. Throughout the design process, a cultural imprint will give depth and meaning to the details of the neighborhood development. Signage and public art will also help tell the story of place for future generations.

Gathering places and other venues can provide space for cultural practices and performances in the neighborhood. The renewed Kaka’ako district can nurture growth and identity through community-driven cultural events and content. Kaka’ako will integrate art, architecture, design, business, and culture to foster neighborhood programs of substance and impact that nurture and promote culture creating new solutions for sustainability in Hawai’i.



cultural vibrancy
housing near jobs



Green Building and Landscaping

Creating healthier work and living environments contributes to higher productivity and improved resident health and comfort. Buildings consume large amounts of energy, which carry high financial and environmental costs. Increasing energy efficiency is one of the most important strategies for making structures greener and more affordable. The goal of green building and landscaping is to achieve the following:

- Energy Efficiency
- Water Conservation
- Low Carbon Footprint
- Stormwater Management
- Compact and Efficient Infrastructure

An array of techniques and tools can be utilized for creating green buildings and landscaping. Some examples follow:

- Reduce construction waste
- Take advantage of natural energy systems
- Increase energy efficiency
- Design and promote reduced water usage
- Design indoor and outdoor venues that encourage healthy living
- Select environmentally preferred materials
- Support renewable energy practices
- Provide convenient recycling facilities

Kamehameha Schools will work with developers, partners and tenants to pursue incorporating such sustainable practices from conceptual design through construction and into operations.

innovative
building green

Transportation

The Kaka'ako transportation strategy is a broad-based multi-modal approach emphasizing the quality of the pedestrian environment and the safe, efficient, and comfortable movement of all residents and visitors. The strategy includes specific approaches to vehicles, pedestrians, bicycles, and transit, as well as general approaches to improve the transportation network for all users.

Kaka'ako is centrally located and benefits from close proximity to downtown Honolulu, nearby waterfront, the emerging innovation cluster, various recreational amenities, major shopping centers, and community services. Kaka'ako is well served by existing transportation networks, in particular a regional road network and transit system that allows for travel choice. The KKMP transportation strategy is designed to make efficient use of existing transportation resources (described below) and enhance the existing transportation network through a comprehensive program of improvements.

Consistent with this approach, the transportation strategy does not propose restructuring the road network. Rather, the strategy seeks to achieve its goals through a combination of design strategies and programs that encourage sustainable travel and minimize traffic congestion. The strategy below focuses on management of transportation infrastructure and emphasizes urban design and place-making techniques, making movement through Kaka'ako a highly enjoyable, convenient, and rewarding experience.

Street Network

The Kaka'ako District is currently well-served by an established interconnected street grid that allows for a diversity of routes that form the backbone of the Kaka'ako transportation network. In addition, regional roadway access is provided through Ala Moana Boulevard, a major six-lane arterial running east-west, and the nearby H-1 Highway connecting throughout the City and County of Honolulu.

Existing traffic conditions in Kaka'ako show that for the majority of the day, the street network performs well. Congestion is limited to peak hours along the major thoroughfares, such as Ala Moana Boulevard. Planning for the Kaka'ako District will continue to involve close collaboration with HCDA to identify where existing facilities are inadequate and how new initiatives can make more efficient use of existing street connections.

Transit Service

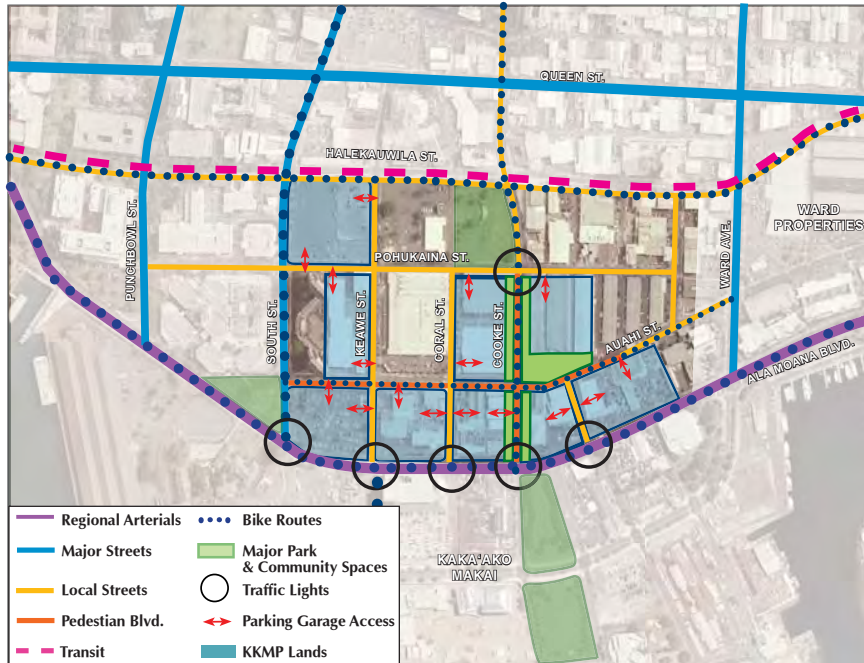
In addition to established public transportation systems, transit connections that exist between Kaka'ako and the surrounding city are expected to improve with the construction of the High-Capacity Rapid Transit Corridor project. This system, which will provide connections between Kapolei and Ala Moana Center, is designed to provide a transit stop within the Master Plan area.



Existing Regional Transportation Network



great streets
more walking & biking



KKMP Transportation Connectivity

Pedestrian Environment

The existing pedestrian network throughout Kaka'ako does not create a seamless, efficient, and comfortable environment for non-motorized travel. Sidewalks provide few amenities and certain minor streets are characterized by incomplete sidewalks. Furthermore, the established land use pattern is predominantly auto-oriented, with buildings that are not scaled or oriented toward the pedestrian. Presently, there is minimal articulation and activity necessary to create an interesting and attractive pedestrian experience. The inclusion of improved and new sidewalks designed to develop the public realm can create an enjoyable and interactive pedestrian environment.

Bicycling Connections

Existing conditions within Kaka'ako do not create a supportive environment for bicycling, lacking either dedicated bike lanes or off-street bicycling facilities. Looking forward, the Honolulu Bicycle Master Plan details a program for expanding the bicycle route network throughout the city. Second-priority routes include bike lanes on Ala Moana Boulevard and Cooke Street. Redevelopment provides an opportunity to create and expand upon these key routes through close collaboration with HCDA and the City to facilitate bicycle use in this neighborhood.

Parking

The KKMP is designed to create a walkable neighborhood supported by transit, however many residents and visitors are still expected to use automobiles for occasional trips. Therefore, new development must carefully manage parking demand and supply in a manner that does not compromise the pedestrian-friendly environment. The KKMP supports place-based parking standards that reflect the transit-oriented character of the district as well as parking management strategies. Some strategies under consideration include:

- Unbundle parking within new residential development
- Shared parking for complementary land uses
- Implement a 'park-once' strategy
- Restrict surface parking lots
- Use short-term parking
- Preferred parking for hourly car rental/car sharing programs like zip cars and flex cars



live work play
no car needed

Infrastructure

Overview

The infrastructure west of Cooke Street has been incrementally upgraded under HCDA improvement district programs. Upgrades to roadways and utility infrastructure were designed in consideration for the allowable parcel FAR. From information presented in the Draft Supplemental Environmental Impact Statement (DSEIS) recently issued by the HCDA for the Kaka'ako Mauka Area Plan, only isolated improvements to the water, sewer, electrical and telephone systems are needed west of Cooke Street to support master planned developments through year 2030.

Storm Drainage

The existing storm drain system in the Kamehameha Schools' KKMP area is owned and maintained by the City and County of Honolulu. Based on observations of rainfall, the storm drainage system within the development block area along the streets in the improvement districts (west of Cooke Street) functions well. However, east of Cooke Street, infrastructure work remains to be completed according to HCDA to address standing water that occurs along side and within the roadways. Required improvements to address drainage issues will be provided on part of any new development in those affected areas.

Under the Master Plan it is anticipated that the City's existing storm drain system will be retained within the development block area. No relocation of lines is required; however, additional storm drain inlets on the east side of Cooke Street, along Pohukaina Street fronting Block D were called for in the DSEIS. These inlets would be installed as part of the drainage system improvements along Ohe and Koula Streets between Pohukaina and Halekauwila Streets.

Redevelopment of the Master Plan blocks is intended to be consistent with the City and County of Honolulu Department of Planning and Permitting (DPP) Rules Relating to Storm Drainage Standards. There is estimated to be no net increase in runoff into the drainage basin and the water quality design standards are also estimated to be met under normal conditions. Projects constructed under the Master Plan will employ on-site storm water management techniques to minimize discharge to the City's storm drain system.

Sanitary Sewers

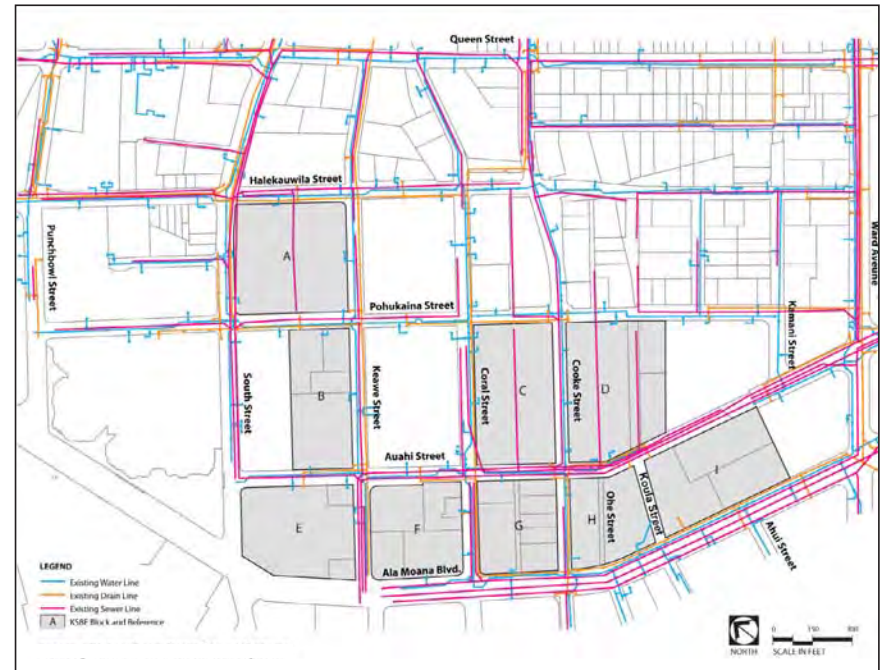
All KKMP blocks are served by the City sewer system. The DPP Wastewater Branch and Department of Environmental Services have indicated that wastewater treatment plant capacity is available for the proposed redevelopment and that the trunk sewers and pumping stations serving the area should be adequate to support the proposed redevelopment.

The DSEIS identified the requirement for upgrading sewer mains along Cooke, Auahi and Keawe Streets through the Master Plan area, as well as along Ward Avenue. The sewer system through the Master Plan area was indicated to be part of a new main extending from the King and Pensacola Street intersection, routed along Cooke, Auahi and Keawe Streets, and connecting to a new main on Ala Moana Boulevard. Projects developed within the master plan area will comply with relevant City ordinances.

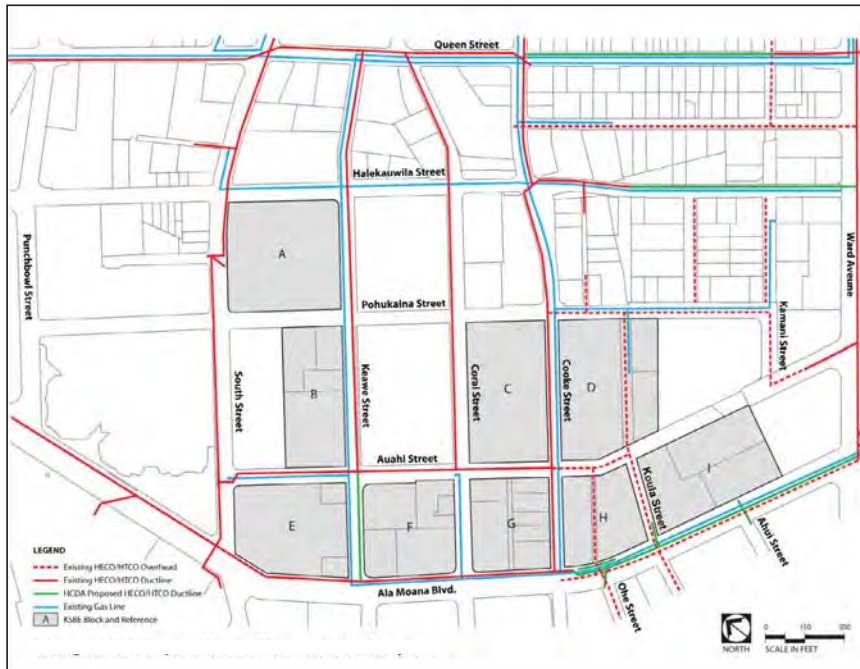
Potable Water

Much of the Master Plan area water system infrastructure, consisting of distribution pipelines and associated valves and fire hydrants, was constructed as part of HCDA's improvement districts and dedicated to the Honolulu Board of Water Supply (BWS). In discussing the requirements for redevelopment of Kaka'ako parcels, BWS considered the potential demands as being "low" compared to the planned developments in leeward areas. BWS is addressing the long-term water needs for the Master Plan area and for all of O'ahu.

The DSEIS identified the requirement for upsizing the water mains within Cooke Street along Blocks C, D, G and H and along Ala Moana Boulevard fronting Blocks H and I. All Master Plan area projects will be subject to review and approval by BWS for water demand and service, as well as for construction of improvements within the City right-of-way that might affect existing BWS infrastructure.



Existing Water/Storm Drain/Sewer Systems



Existing and HCDA Proposed Electrical/Communications/Gas Systems

Natural Gas

The Gas Company owns and maintains the synthetic natural gas system that serves the individual parcels in the Master Plan area. The Gas Company will undertake improvement of the gas system for projects in the development blocks to accommodate the demands, and will recover costs through their tariff structure. Disconnection of services to the various development blocks will be coordinated with the Gas Company at the time of existing building demolition.

Power

Hawaiian Electric Company (HECO) provides electrical power to the master plan area. The service west of Cooke Street is through underground ducts installed under the HCDA improvement district programs. Service east of Cooke Street is provided through overhead lines. HECO will continue to serve the Master Plan area under their tariff structure. As areas served by overhead lines are redeveloped within Kaka'ako, underground ducts will be installed. HECO has identified the site for the new substation needed to serve the redeveloped Kaka'ako (including the KKMP blocks), at their parcel TMK: 2-1-052:013 located on Cooke Street across from Mother Waldron Park.

Telecommunications

Telephone service in the Master Plan area is provided by Hawaiian Telcom, with Oceanic Time Warner Cable providing cable communication service. The requirements to meet the telecommunication service demands for the Master Plan area projects will be addressed by the utility agencies as service requests are submitted.

Flood Hazard Zone

The Kamehameha Schools' master plan area is outside the effective Federal Emergency Management Agency (FEMA) flood hazard zone. However, Block I borders the flood zone. Under FEMA requirements, improvements within the flood zone need to be built above the determined base flood evaluation. It is recognized that grade transitions from adjacent flood zone properties will need to be considered in streetscape and project design at the time of development within Block I, as well as in other blocks that may be affected by or subject to the FEMA flood zone building requirements.

chapter seven

Design Guidelines

Purpose and Intent

Design Guidelines are general ideas, pattern languages, and architectural vocabularies for implementing the desired development concepts, principles and standards of the KKMP. The development concepts, standards, and guidelines contained in the Design Guidelines are general in nature and are not intended to be comprehensive in their coverage or exhaustive in detail. Rather, they are intended to provide an overall design framework and key components creating a development with a distinctive nature.

Prior to the first phase of implementation, more specific Design Guidelines will be developed. These more detailed guidelines will be used by prospective developers, HCDA, and Kamehameha Schools in the development and review of individual projects.

The Design Guidelines are intended to be open to architectural creativity, fostering a unique and interesting urban center. The guidelines will raise design standards and maintain continuity by defining patterns and other unifying elements of design. It is through an orderly set of criteria that various buildings and blocks, with varied land uses and implemented by different developers, can come together as a coherent district.

Streetscapes

Cooke and Auahi Streets are the primary circulation and retail corridors for the neighborhood. In addition to being lined with a variety of uses, including neighborhood serving businesses, townhomes, live-work units, and pedestrian access to parking, these main streets will be specially designed streetscapes that strengthen the character of the KKMP.

The urban residential character of the KKMP streets creates an active atmosphere that encourages pedestrian circulation and enhances the retail experience. Neighborhood streets that front parks and open spaces should complement and promote the use of those spaces. The street should feel as though it is part of the park or open spaces rather than an edge or barrier along it.

Successful streetscape design requires coordination of landscaping, attractive sidewalks, lighting, integrated public art works, street furniture, directional signage, and an approach that acknowledges the surrounding context. The plan should enhance the pedestrian experience by providing opportunities for discovery and exploration through the integration of pocket parks and gathering spaces. The sidewalks and streets will serve as connections, linking the “discovery spaces” while facilitating movement and access through the community.

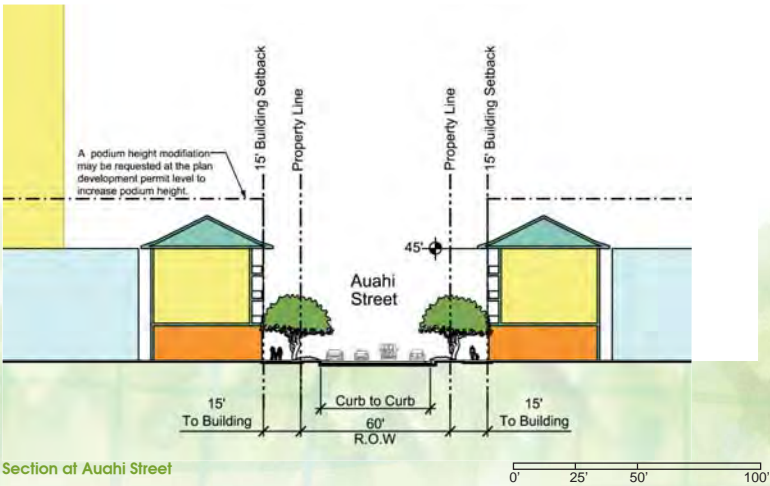
The overall character of the KKMP streets should reflect the proposed use of the block. The mauka-makai oriented streets should create a connection across Ala Moana Boulevard, thereby mitigating Ala Moana as a barrier. The 'Ewa-Diamond Head streets should reinforce the neighborhood retail concept established along Ala Moana, where Auahi and Pohukaina connect the Kamehameha Schools' lands with Ward Neighborhood.



Auahi: Neighborhood Retail Street

Bounded by Restaurant Row and Ward Neighborhood, Auahi Street forms a natural retail link through the KKMP. This major axis is envisioned as a neighborhood retail street with cafés and other neighborhood services. Auahi Street will enliven the walking experience and advertise the creative character of the community.

An active streetscape will provide primarily neighborhood serving retail shops, as opposed to a destination focus and will possess a predominately residential presence. To give life to the street, Auahi is envisioned to be pedestrian oriented with small courtyards and intimate pocket gardens that provide a series of experiences for residents and visitors.



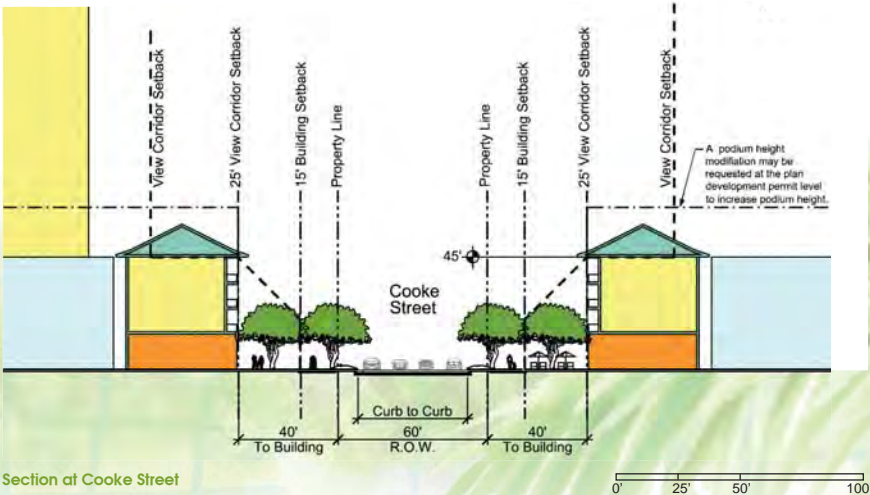
Section at Auahi Street

Cooke: Park-to-Park Connection

In the mauka-makai direction, Cooke Street links the open space resources of Mother Waldron and Makai Gateway Parks, creating the backbone of the park-to-park connection. Cooke Street is a signature street of the KKMP. Emphasis of this primary corridor and redesigning it to be pedestrian friendly should increase the use of Cooke Street and encourage safe and lively neighborhood activity.

Generous sidewalks shaded by mature trees, themed and consistent street furniture, lighting and landscape will help define Cooke Street.

Generous sidewalks can also express the healthy community aspect of the vision by providing comfortable walking paths for people. This approach invites residents to take steps toward healthier living and a better quality of life, which also activates the street life and provides new retailing opportunities for small businesses within this community. This mauka-makai axis also provides a cultural complement to the pedestrian-oriented retail energy on Auahi Street and establishes Kaka'ako as a balanced mixed-use urban village.



Section at Cooke Street

Open Space

A hierarchy of open spaces – streetscape, pedestrian connections, pocket parks or plazas, and regional parks - should be provided to ensure continuity of experience, provide benefits to the community at large, and enhance the quality of the environment for the area. Here, landscaped spaces can open up a variety of access points for residents and may also contain some related retail uses to activate the area.

Open spaces should be designed as informal gathering spaces in context with surrounding buildings and the overall concept. Formal and informal opportunities for sitting are contemplated in appropriate places throughout the neighborhood. Landscaping, canopies or other built forms can provide shade relief and texture to these spaces. Water features should also be used where appropriate.

Public Park Area Considerations

Kamehameha Schools proposes working with the City and HCDA to explore how existing parks might be further developed to be appropriate to an urban setting. For example, Mother Waldron Park could be redesigned for better interplay with Makai Gateway and Waterfront Parks, thereby creating visual and physical connections to the makai waterfront area.

Street Furniture

Street furniture and other opportunities for pedestrians to gather and people-watch should be appropriately provided throughout the neighborhood. Providing areas of seating activates streets and public spaces, giving residents and pedestrians the opportunity to sit outside to eat lunch, read, people-watch, and connect with the place and each other. Seating areas could take the form of formal benches, terraced edges, seat wall planters or the seat wall base of water fountains.

Parking

Parking should be easily accessible for residents and visitors, providing access to homes, offices and shops. Street parking, when feasible, should be provided. Public parking in the neighborhood will be provided in parking structures. Parking structures should be designed so they do not dominate the street level view; however their entrances should be easily identifiable through the use of signage. When feasible, parking structures should be embedded within a retail or residential building wrap. Where parking structures are visible, design concepts will be implemented to maintain the aesthetic quality contemplated for this neighborhood. Such concepts could include appropriate screening, detailing or other finish improvements.

Bicycle Circulation and Parking

The KKMP will promote bicycle transportation as a component of the healthy and sustainable lifestyle it envisions. Bicycle paths within the neighborhood will connect to the City's Bicycle Master Plan. Bicycle parking in public places should be provided at major destination points and within each parking structure.



Open Spaces and Public Parks

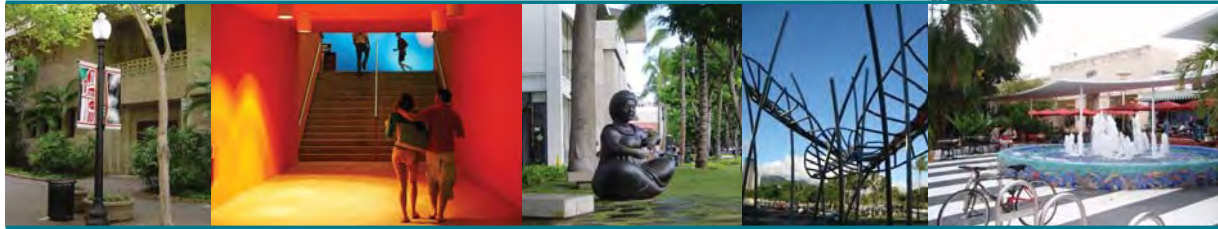


Street Furniture



Parking Structures

Bicycle Stands

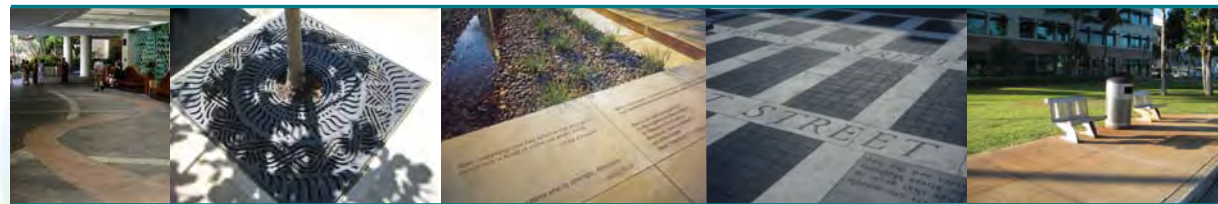


Lighting

Cultural and Public Art



Signage



Hardscapes

Lighting

Lighting will be installed to enhance the character of the KKMP. Lighting will be used to create a safer urban neighborhood so that all residents and visitors feel comfortable at all hours on the streets within the KKMP.

Cultural and Public Art

Cultural and public art elements should be used to express the uniqueness and identity of the District. These cultural imprints can be infused in a variety of ways and on different tapestries, and should reflect juxtapositions of old and new, authentic and irreverent, and be relevant to the urban island location. Cultural pieces could include the designation of the approximate ancient shoreline and interpretative signage explaining the history of the area.

Signage

Signage should be guided by either the overall KKMP or the concept of each development. Signage should be thematic, its form and design distinguishable as part of the KKMP. The signage should also be prevalent throughout the neighborhood as a form of navigation and as a way of sharing historical information.

Hardscape

Hardscape materials should reflect the architectural style and character of the adjacent buildings. The forms and materials used should also help capture a design character that reflects an urban island aesthetic. Paving materials should be natural stone or imprinted concrete that gives the appearance of natural stone.

Landscape

Overall Concept

The primary landscape design challenge is to create a balance of softscape and hardscape set in an urban environment that is both unique to the Kamehameha Schools' mauka lands and Hawaiian in nature. The character of the landscape should be representative of the overall project concept.

Park-to-Park Connection

The landscape should create a connection between Kaka'ako mauka and makai – from Waterfront Park to Mother Waldron Park. It should also visually create a green corridor beyond the boundaries of Kamehameha Schools' landholdings, from the ocean to the mountains.

In keeping with the Hawaiian orientation concept, the plant types along the mauka-makai streets should reflect the character of both those areas. The Coconut Palm and Hawaiian Kou species that exist in Waterfront Park should be planted along this green corridor to extend the "shoreline" to more mauka areas.

Neighborhood Retail Concept

At the pedestrian level, the landscape should emphasize retail entrance locations, mitigate vehicular traffic noise, and create a pleasant, sheltered environment. Protected seating areas should be incorporated within larger open areas. From the vehicle traffic standpoint, the landscape should provide a foreground element to the retail shops. The tree forms should define the street edge and provide shade along the pedestrian walks. The tree branching should be high enough to avoid blocking views of the retail shops. The general character of the landscape should have a tropical Hawaiian feel.



Coconut Palm



Hawaiian Kou



Loulu Palm



Monkeypod - Large Canopy Shade Tree



Beach Heliotrope



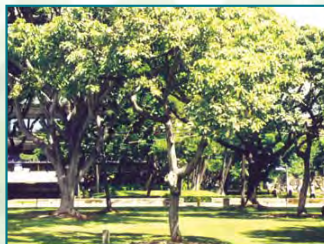
Parkway Planting



Tropical Courtyard Planting



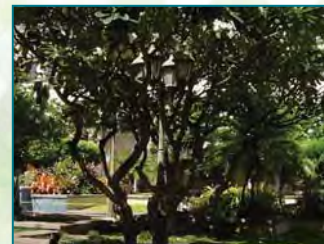
Kalo



Kukui Trees



Queen's White Shower - Flowering Accent Tree



Singapore Plumeria - Flowering Accent Courtyard Tree



Multi-Trunk Palm Screen

PLANT MATERIALS

TREES

Monkeypod
Wiliwili
Kamani
Kou
Hong Kong Orchid
Alibangbang
Autograph
Beach Heliotrope
Singapore Plumeria

PALMS

Coconut
Loulou
Joannis
Alexander
MacArthur
Manila
Areca
Rhapis

SHRUBS AND GROUNDCOVER

Laua'e Fern
Hibiscus
Tiare Gardenia
Spider Lily
Ixora
Croton
'Ākia
'Ilima
Liriope
Pothos
Bougainvillea
Naupaka



Orange Heliconia with Laua'e Fern



Planting Along Arcade Both Vertical and Horizontal to Soften Building and Street Parking



Mossrock Planter Seat Wall with Tropical Planting



Monstera with Laua'e Fern Underplanting



Red Ti "Lilinoe" with Creeping 'Ilima



Large Canopy Tree Planting Along Ala Moana Boulevard



Seat Wall Planter within Plaza



Plaza Planting Character



Dense Tree Canopy for Maximum Shade

Along the 'Ewa-Diamond Head axis, the tree concept coordinates with the neighborhood retail concept. Viewing Ala Moana, Cooke, and other streets as opportunities for landscaping also completes the tree canopy that exists along Ala Moana Boulevard, and connects downtown Honolulu with Waikiki. The other streets along this axis should be planted with flowering trees.

Ala Moana Boulevard

The concept for Ala Moana Boulevard is to work with HCDA regarding continuing the established tree canopy fronting Ala Moana Shopping Center and Ward Retail/Entertainment Center. This could provide a stronger connection among Kaka'ako District properties along Ala Moana Boulevard extending from downtown Honolulu toward Waikiki. To distinguish the Kamehameha Schools' lands, rows of canopy trees could be planted to intersect with the tree canopy at Ala Moana Boulevard. The use of the same species or a designed diverse palette and pattern of canopy trees could help set this area apart from others in urban Honolulu.

Softscape/Plant Material

Selection

Plant materials should reflect the tropics with an emphasis on "Hawaiian Sense of Place" and its appropriateness to the area. Shoreline plant materials should be used where feasible to reinforce the makai area linkage. In key areas, plant material selections should correspond with the project design theme.

Architecture

Architectural Character

The Design Guidelines will task architects with creating urban developments that are respectful and representative of Hawaiian culture and architecture but embrace contemporary concepts and are forward thinking. The overall architectural character of Kaka'ako should be a blend of new and traditional Hawaiian architecture and historic commercial urban architecture represented during the late 1800s and early 1900s. Each project is encouraged to bring architectural creativity that promotes or advances the state of design in Hawai'i in this unique urban setting.

Articulated Massing and Height

Building height and massing can be guided to maintain a cohesive, human-scale urban space within the district. The scale of street space is also important to define and frame the central gathering plaza envisioned along Cooke Street. Commercial, residential and office uses are proposed along podium edges to obscure the parking decks located in the core of most blocks.

Tower sites have been designed to optimize views for those in and out of the towers. These locations are intended to be consistent with HCDA guidelines and are intended to be set back from the street as appropriate, allowing the lower scale podium forms to maintain pedestrian scale.

Pedestrian Orientation

To a considerable extent, the spatial character –a sense of enclosure, intimacy, spaciousness, retail continuity, and activity - is determined by the location of buildings in relation to the streets and sidewalks. Successful urban pedestrian-oriented streets are often defined spaces where the buildings come directly to the walkway or arcade. For buildings with street frontage, significant variations from a uniform setback are generally discouraged.



Building Bulk and Massing

Emphasis should be placed on distinguishing tri-partite massing with distinctive base, body, and roof forms. Monolithic forms should be avoided and elements that provide scale should be integrated to minimize the impact of larger buildings. The layering of form, space, and openings are encouraged to create an interesting juxtaposition of solids and voids.

Building Base

The continuity of building base design should be apparent from building to building. The use of awnings, arcades, canopied entryways, courtyards, and clear glass at the building base (first floor and second floor) is encouraged. Spaces at the street level should be reserved for retail and commercial use when feasible. This can attract passers-by and generate more activity around buildings and along roadways.

Project Design Review Process

A design review process can ensure that development on Kamehameha Schools' lands implements the vision and design concepts of the Design Guidelines. A Design Advisory Board is being explored. Such a Board may include representative design professionals and Kamehameha Schools to ensure that the vision and guiding principles are retained through the design process of individual buildings.

If formed, the Design Advisory Board (DAB) and Kamehameha Schools will be concerned with both the overall design concept and details of the design. General concerns may include whether the proposed project:

- Contributes to the attractiveness of Honolulu and implements the urban village concepts and key design elements in a manner consistent with the development standards and the Design Guidelines.
- Conforms to HCDA Rules for the area.
- Is sensitive to light, air, and views of adjoining lots.
- Promotes resource conservation through energy efficiency, water conservation, recycling, and other environmentally sensible practices.





chapter eight

Implementation

HCDA's Mauka Area Rules require that master plan applications address, "The manner in which the master plan will be implemented, including the responsibilities of the authority and the landowner, and the proposed phasing of development".

This Master Plan projects redevelopment of the majority of Kamehameha Schools' mauka Kaka'ako lands over the next 15 years. Due to this extended timeline, the exact timing and details of redevelopment are subject to future market conditions and cannot be precisely determined at present. It is also important to note that some parcels of property within the project area may be developed for transitional uses within timeframes shorter than the full implementation of the Master Plan.

The KKMP provides *flexibility* to address market conditions at the time individual projects are built. This is essential because future development phasing will be affected by lease negotiations and contractual obligations, market demand, and economic conditions. For this reason, it should be understood that the phasing of individual project components, as well as their specific locations, may change as the Plan is implemented over the next 15 years. An extension to the KKMP may also be necessary depending on economic and development conditions during this period. However, any such changes would be in accord with the vision of the overall Master Plan and the vision of HCDA, and be subject to HCDA's development permit process for individual projects.

Proposed Project Phasing

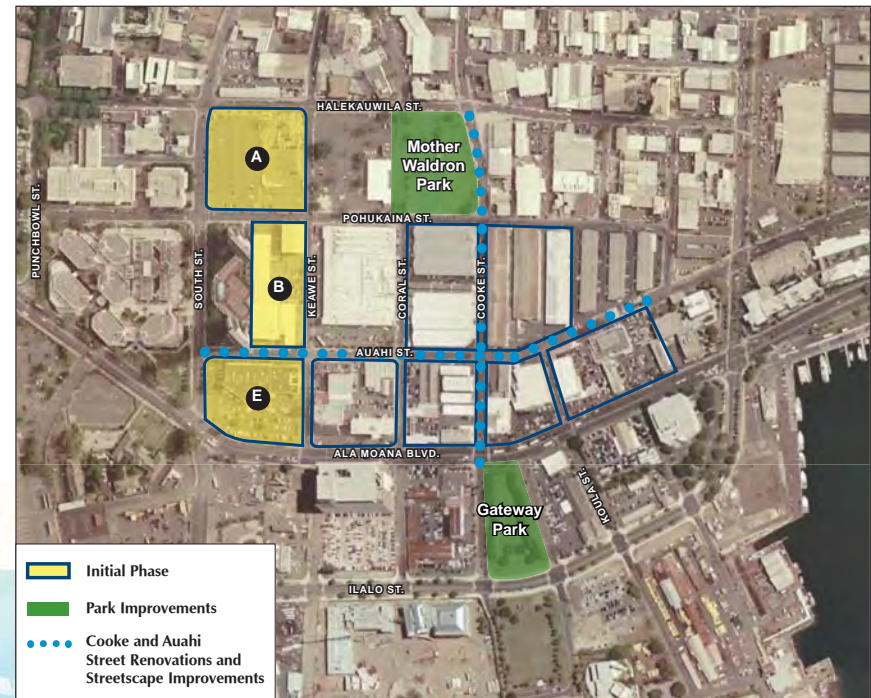
While this Master Plan is designed to be implemented over 15 years, Kamehameha Schools recognizes the importance of the first phase of implementation as a catalyst to reenergize the mauka neighborhood.

Initial Phase

In the initial phase of implementation, Kamehameha Schools anticipates investment in both public facilities and private landholdings. Timing of the initial phase and following phases will be a function of signs of economic growth and will likely include a coordination of timing with the Innovation Center project. Possible initial phase efforts include:

- Land Blocks for Initial Phase of Development - Blocks A, B, E

Land block redevelopment is anticipated to begin on the 'Ewa side of the KKMP lands and may include all or parts of Blocks A, B, and E. Commencing development at this end strengthens connections with Restaurant Row, Waterfront Towers and the government and business uses Downtown. These blocks can establish the 'Ewa side of the neighborhood and provide a variety of housing types, community supportive retail and human scale plazas and courtyards, as described in Chapter 5.



Initial Phase

- **Park-to-Park Connection**

Many years ago Kamehameha Schools, as part of its community improvement efforts, contributed the lands which are now Mother Waldron and Gateway Parks. The improvement of these parks into safe, active, and enjoyable community amenities and the development of a Cooke Street promenade linking the two parks are essential to making Kaka'ako a beautiful, vibrant and healthy neighborhood. The improvement of these parks can also be a signature project to help the HCDA realize more of its vision that Kaka'ako become, "the most desirable and sustainable urban place in Hawai'i to work, live, visit, learn and play". Kamehameha Schools intends to build upon its original transfer of these park lands by collaborating with HCDA to plan and begin improvements to both parks and Cooke Street in the initial phase of Master Plan implementation.

- **Cooke and Auahi Street Renovations and Streetscape Improvements**

During the initial phase, Kamehameha Schools will also work with HCDA and the City and County of Honolulu to identify street level improvements along Auahi and Cooke Streets to enhance the pedestrian experience and to better unify the neighborhood along these major crossroads. The benefit of these early phase improvements is that current residents, neighbors and visitors can begin to feel and enjoy a more cohesive and attractive community in the works. Such enhancements are an important step that initiates the development of neighborhood opportunities in both the 'Ewa-Diamond Head and mauka-makai direction of the district. In appropriate cases, select sidewalk and landscape improvements can be initiated before redevelopment of the land blocks as envisioned in this Master Plan.

On blocks with longer redevelopment horizons, building renovations and façade improvements can be made to existing structures. Where feasible, adaptive reuse approaches can be employed to support existing and new local business, create incubator space, and attract new tenants that will make up the rejuvenated and creative neighborhood of Kaka'ako. While the ultimate use for many existing buildings will change and evolve throughout the development of the neighborhood, thoughtful adaptive reuse strategies provide early stage renewal opportunities within the community.

Future Phases

The timing and scope of future land block development is difficult to predict with great precision. However, as economic conditions permit and development phases unfold over time, the KKMP guides continued enhancements to the streetscapes and general public realm. Evolving organically, but within the vision set forth for the neighborhood, future redevelopment will be consistent with the HCDA rules governing this KKMP.

Each specific project's street setbacks and pedestrian realm will be refined and updated with industry best practices to create an ever improving vibrant and safe community. This is particularly true on the Cooke Street corridor where walkways and plaza spaces are conceived as community amenities linking Gateway Park to Mother Waldron Park.

It is important to add that concurrent with the proposed physical redevelopment of its lands, Kamehameha Schools is committed to ongoing programs of archaeological and cultural resource stewardship and community engagement as described below. These are commitments embedded in our organizational Strategic Plan and responsibilities we take seriously as a Native Hawaiian organization committed to the well being of our people.

Responsibilities of HCDA and Kamehameha Schools

Kamehameha Schools intends to implement the KKMP in accordance with the HCDA Mauka Area Plan and Rules. With each proposed development project, Kamehameha Schools intends to submit the appropriate development permit applications to HCDA. It is HCDA's responsibility to review, process, and take action on each development permit in accordance with its rules and any Development Agreement established for this Master Plan.

Archaeological/Cultural Resource Stewardship

Kamehameha Schools is deeply committed to ensuring the proper respect for and treatment of iwi kūpuna and cultural resources and is leading a proactive program of cultural stewardship. Given the Kaka'ako area's history of habitation and discovery of iwi kūpuna at locations within the district, it is understood that there may be iwi kūpuna present in the lands owned by Kamehameha Schools.

In master planning its mauka Kaka'ako lands, Kamehameha Schools has engaged in several efforts to identify potential cultural sites within its properties, including an ethno-historic study and targeted subsurface archaeological testing (see Chapter 1 for details regarding these efforts). This information has provided valuable insight and context for predicting the occurrence of historic properties and features, including human burials. The understanding gained from this process and through talking with the appropriate people will be incorporated as the Master Plan is implemented as well as in specific project planning.

Throughout implementation of the KKMP, Kamehameha Schools will continue to conduct research and inventory testing, identify and meet with stakeholders and appropriate government agencies, and work with descendants and other Hawaiian community members to identify protocols for the treatment of any cultural resources that may be encountered.

Community, Tenant, and Agency Relations

Kamehameha Schools has engaged community representatives since the initiation of the Strategic Implementation Plan in 2004 and throughout the master planning process. This consultation, like all good relationships, is contemplated to be ongoing through the approval process and into implementation. These efforts may include group meetings, individual meetings, and access to key Kamehameha Schools' representatives as the KKMP is implemented.

As Kamehameha Schools considers individual redevelopment projects within the KKMP, care will be taken to plan for potential tenant relocations within the Master Plan area, to other Kamehameha Schools' lands or to other lands. First, it should be noted that this is a long-term development that will not involve wholesale displacement of tenants throughout the district. Further, as noted in the Chapter 2, many of the existing tenants are vibrant small businesses that we feel are compatible with the future neighborhood vision. We will actively seek to retain these tenants as development progresses. It is intended that this program of phased development and pro-active tenant retention will minimize the number of relocation requirements. However, where relocation is necessary, Kamehameha Schools will work closely with tenants to provide advance notice and identify alternatives that may be present upon other Kamehameha Schools lands outside the district.

In addition, Kamehameha Schools representatives will regularly meet with HCDA regarding plan implementation and improvements to public spaces throughout and adjacent to the Master Plan area.



chapter nine

Conformance with the Mauka Area Plan and Rules

Kamehameha Schools has embarked on this current planning process in keeping with the vision and requirements set forth by the HCDA in its Mauka Area Plan (June 2005) and Mauka Area Rules (June 2005).

The KKMP development is envisioned as a mixed-use urban neighborhood. The KKMP lands will be positioned within the broader region as a **new opportunity for unique living**, to provide environments distinctive from its neighbors yet assimilated into the existing urban fabric. Reflecting the vision and goals established by HCDA for a new mixed-use community in Honolulu's central urban core, the KKMP includes a variety of housing types enhanced by retail and office uses, open spaces,

walkable streets, and links to the emerging life science and technology sectors in Kaka'ako Makai. By creating a primarily residential neighborhood, located between downtown Honolulu and Ala Moana, the KKMP will provide **a healthy and vibrant community** for individuals and families from all walks of life to live, work, and play.

This chapter details how the KKMP complies with the intent of the Mauka Area Plan and Rules. Details of the Master Plan's compliance with the Mauka Area Rules are presented comprehensively in the tables that follow. Specific rules are further addressed in text following the tables.

COMPLIANCE WITH HCDA MAUKA AREA PLAN AND RULES (NON MASTER PLAN)

Certain rules shown below are not a direct listed part of the Master Plan requirements. However, they may be referred to when confirming the completeness and adequacy of this Master Plan Application. Furthermore, they may be referred to when Planned Development Permit applications are submitted for specific projects within the KKMP. The following table summarizes the KKMP’s compliance with these related HCDA’s Mauka Area Rules (June 2005).

RULE		KKMP COMPLIANCE
SUBCHAPTER 3 General Development Requirements (Where not covered in Subchapter 4 Planned Developments, Subchapter 5 Special Urban Design Rules, and Subchapter 8 Master Plan Rules)		
Height		
45 feet max		Complies; A podium height modification may be requested at the plan development permit level; See p. 9-7
Yard, Front (every yard bounded by a street)		
15 feet minimum		Complies; See pp. 5-4 and 5-5 (Street Sections)
Yards, Side and Rear		
Structures with windows or openings facing rear or side property line, 10-foot yard; Structures without windows or openings facing rear or side property line, no yard required		Complies; See pp. 5-4 and 5-5 (Street Sections)
Open Space (does not include required yards, setbacks or parking areas)		
10 % of lot area or 25% of lot area minus required yard areas (lower amount)		Complies; Open space ranges approximately 5% to 15% by block for overall of 10%; See pp. 5-6 and 5-12 (Open Space Plan and Development Summary Tables)
Recreation Space - 55 square feet per dwelling unit		Complies; Recreation space to be provided via exterior recreation decks and indoor amenities; See p. 5-9 (Tower Plans)
View Corridor Setbacks		Complies for View Corridor Streets within KKMP area - Ala Moana Blvd., Cooke Street, and South Street
Front Yard Setback - 15 feet; At height of 20 to 45 feet, building envelope slope of 1:1; Tower Setback from property line – 75 feet minimum		
Off-Street Parking		Complies with requirements for multi-family and commercial use; Parking to be embedded within podium structures; See pp. 5-8 and 5-12 (Podium Level Plan and Development Summary Tables)
Requisite number of parking spaces by land use		
Planned developments must provide parking within a structure		
Off-street Loading - Requisite number of loading spaces; Within the building or lot		Complies; Details to be addressed at time of development permit
Circulation		
Existing street additions, deletions, modifications or alterations require approval		No changes to public streets proposed
Mid-block pedestrian and bicycle paths may be required		Concur; Details to be addressed at time of development permit
Dedication of Public Facilities		Complies; Kamehameha Schools has existing public facilities dedication credits; See p. 9-4
Applies to mauka area development that increase floor area by 25% from 1982 or last permit		
Joint Development of Two or More Adjacent Zoning Lots		KKMP area involves multiple development lots which, together or in subgroups, are compact, regular, and logical

RULE		KKMP COMPLIANCE
SUBCHAPTER 4 Planned Development Standards		
Permitted Uses		
MUZ-C – no more than 60% of floor area in commercial, remainder in multi-family dwellings		Complies; See p. 5-12 (Development Summary Tables)
MUZ-R – no more than 1.2 FAR in commercial, remainder in multi-family dwellings		Complies; See p. 5-12 (Development Summary Tables)
Reserved Housing Units		
20 percent of the total number of dwelling units to be provided for sale or rental to qualified persons		Complies; See p. 9-5
Alternatives if approved by the authority:		
- Provide reserve housing elsewhere within the mauka area		
- Setting aside such reserved housing units for sale to the authority, at cost, as reserved housing units		
- By making cash payments in lieu of providing such reserved housing units		
Maximum Development Height, Density, and Tower Footprints (lot sizes 80,000 SF and more)		All land block areas are greater than 80,000 SF
Building Height – 400 feet		Complies, 7 towers at up to 400'; See p. 5-9 (Tower Plans)
FAR – 3.5		Complies; See p. 5-12 (Development Summary Tables)
Tower Footprint – 16,000 feet		Complies; See p. 5-9 (Tower Plans)
Floor Area Bonus for industrial use, nursing facilities, assisted living administration and ancillary assisted living amenities		Use of bonus not anticipated in this Master Plan Application
Number of Towers		
Lot sizes 80,000 SF and less – 1 tower		All land blocks area greater than 80,000 SF; See pp. 2-4 and 2-5
Lot sizes more than 80,000 SF – additional towers allowed		Complies; One tower indicated on each of 7 blocks; See pp. 5-9 (Tower Plans)
Building Setbacks along View Corridor Streets		Complies with view corridor street setbacks along Cooke Street, South Street, and Ala Moana Blvd; See pp. 5-4 and 5-5 (Street Sections)
RULE		KKMP COMPLIANCE
SUBCHAPTER 5 Special Urban Design Rules		
Building Orientation		
For buildings less than 45 feet, orient long axis to maximize ventilation		
For buildings higher than 45 feet, orient long axis to minimize direct sunlight exposure		Buildings conceived in mauka-makai orientation to minimize impacts to views; See pp. 5-9 (Tower Plans), 5-10, and 5-11
Tower Spacing		Complies; See p. 5-9 (Tower Plans)
More than 300 feet between long parallel sides and more than 200 feet between short sides to the extent practicable		
Shadow effects minimized and residential uses have direct access to daylight		
Landscaping		See Chapter 7: Design Guidelines
Front yard trees located to shade sidewalk		
Street trees for major streets per listing		
No removal of trees with diameter greater than 6" unless no alternative, safety hazard or overcrowded		
RULE		KKMP COMPLIANCE
SUBCHAPTER 8 Master Plan Rules		
Floor Area Transfer Allowed if:		Complies; 7 blocks receive floor area transfers up to 25%; See pp. 5-9 (Tower Plans) and 5-12 (Development Summary Tables)
Development lots are under the same ownership		Complies; All properties are owned by Kamehameha Schools
The maximum FAR transfer does not exceed 25% of allowable FAR		Complies
Development on lot involved in transfer does not exceed max allowable tower footprint and height		Complies
FAR from transfer lot not less than 1.5 unless developed in conjunction with lot to which floor area has been transferred		Complies – no lot less than 1.5 FAR; See p. 5-12 (Development Summary Tables)
Reserve Housing Transfer - The development to which the reserved housing units are transferred must begin within two years after the completion of the development from which the housing units were transferred (some exceptions)		Concur

Public Facilities Dedication

HCDA's Mauka Area Rules call for the dedication of public facilities in any development within the mauka area that increases the existing floor area by more than 25 percent. This KKMP proposes development requiring public facilities totaling approximately 133,000 square feet at full implementation (details are provided in the accompanying table).

Kamehameha Schools intends to satisfy the majority of these requirements with credits from previous transfers of land to the State. The transferred lands were used for community projects initiated by HCDA in Kaka'ako and include:

- Pohulani Housing Development – lands provided from Kamehameha Schools for this project which was jointly developed by HCDA and the Housing and Finance and Development Corporation (HFDC) and consists of 262 studio and one-bedroom rental units for the elderly.
- Waldron Park Expansion – lands provided to HCDA for the Improvement District 3 Project.
- Makai Gateway Park – lands provided allowed for the expansion of Kaka'ako Waterfront Park to Ala Moana Boulevard as part of HCDA's Makai Area Plan.

These dedications provided a significant public benefit and have been enjoyed by the community for more than twenty years. The adjacent table provides details of these public contributions, including the accumulation, past use, and proposed use of these public facility dedication credits.

In the late 1980s, HCDA planned substantial infrastructure improvements in the Kaka'ako Community District. Kamehameha Schools supported

these proposed improvements by providing lands as described above for three significant public use projects. In lieu of cash payment from HCDA, Kamehameha Schools received facility credits equivalent to 123,446 square feet of land. In 1997, Kamehameha utilized 2,952 square feet of its public facilities credits in association with the development of the CompUSA site, retaining a balance of 120,514 square feet in credits.

In 2005, Kamehameha Schools and HCDA entered into an agreement for Termination of the Master Plan Permit for Pauahi Place. In accordance with the agreement, Kamehameha Schools may choose to apply any of its credits in association with future development projects. The agreement also stipulated that a total of 15,000 square feet of Kamehameha School's public facilities credits shall be forfeited if development permit applications were not submitted to HCDA for two specified projects (one mauka and one makai) by December 31, 2007.

The Life Science – Innovation Center project on the makai side accounts for 10,000 square feet of this forfeiture amount. On the mauka side, a mixed-use residential project was planned but later cancelled due to the weakening economy and subsequent decline in market demand for housing. Kamehameha Schools continues to work with HCDA regarding the public facilities credits matter. If Kamehameha Schools is ultimately required to forfeit some or all of the 15,000 credits then the balance of credits available will be 120,514 square feet less any agreed upon forfeited amounts.

In summary, Kamehameha Schools proposes to apply all or some of its public facilities dedication credits to this master plan depending on when projects requiring such credits arise. Credits will generally be applied as individual projects are developed over the course of the 15 year Master Plan time frame. Should public facilities dedications be required beyond the credits already held, Kamehameha Schools will work with HCDA to identify the best way to meet those requirements.

Kamehameha Schools Public Facilities Dedication Credits

Existing Credits Accrued and Used	
Pohulani Housing Development (1989)	24,793 sf
Waldron Park (1992)	61,275 sf
Makai Gateway Park (1992)	37,398 sf
CompUSA Development (1997)	-2,952 sf
Current Balance of Public Facilities Dedication Credits	120,514 sf
KKMP Requirement at Full Implementation	139,593 sf
Balance of KKMP Public Facilities Dedication Requirements	19,079 sf



Pohulani Senior Housing



Mother Waldron Park



Gateway Park



Previous Land Dedications by Kamehameha Schools

Reserved Housing

Hawai'i is one of the most expensive places to live in the United States. The cost to build homes and the prices at which those homes must sell to cover those costs make it difficult for a wide range of housing options to be built and for individual families to own or rent a home. In an attempt to address this global metropolitan issue as it affects Hawaii, the HCDA is requiring that a portion of new residential units be reserved for qualified persons within select income ranges. This reserved portion of new homes is called Reserved Housing.

The requirement to provide reserved housing units occurs "when an applicant for a planned development containing multi-family dwelling units on a development lot of at least 20,000 square feet" submits their application. The submitted application should provide that "at least twenty per cent of the total number of dwelling units in the development" shall be "for sale or rental to qualified persons as determined by the authority."

The KKMP is committed to satisfying the reserved housing compliance requirements as specified by the current Mauka Area Rules. Depending upon the strength of the economy and constraints such as future building costs and exactions, development could produce as many as 550 units within the Master Plan timeframe or any extensions thereto.

One of the many benefits of a master planned community is that it has a greater capacity for providing a wider range of housing products than a typical stand alone project. A master planned community may also provide more community amenities for the enjoyment of residents, workers and visitors. Furthermore, residents living in reserved housing units will be able to enjoy community amenities and other benefits typically provided in mixed-use developments. This plan is designed to provide a greater diversity of housing choices and a range of quality amenities that will provide an attractive quality of life to those who choose to live in this new urban neighborhood.

Kamehameha Schools has a history of working in conjunction with HCDA to provide land resources for reserved housing and other public benefits. One example is the Pohulani senior housing project which was completed by HCDA and provides 262 affordable rental units. The HCDA website describes the project as:

“urgently needed and attractive rental housing that would be within the financial reach of seniors who are on fixed income. Translated as “Heavenly Calm”, the Pohulani—located on land bounded by Keawe, Queen and Coral Streets—contains 262 studio and one bedroom units.”

The reserved housing will be provided within the KKMP, offsite of the KKMP but within Kaka'ako, or elsewhere as permitted by the HCDA.

KKMP Public and Private Benefits

This master plan envisioned by Kamehameha Schools achieves the aspirations set forth by the HCDA for Kaka'ako to become “the most desirable and sustainable urban place in Hawai'i to work, live, visit, learn and play”. Through the achievement of these aspirations, a host of public and private benefits will result. A partial summary of these benefits include:

- The creation of a vibrant living environment with energized street life and active open spaces.
- The expansion of open space opportunities and connections between Makai Gateway Park and Mother Waldron Park through a park-to-park connection.
- New living options for existing residents and young people returning to Hawai'i that are close to places of work and provides convenient access to recreational amenities, shopping and cultural events.
- Beautifications to Cooke Street, Ala Moana Boulevard and Auahi Street that will enhance the image of the city and its urban environs.
- Approximately 550 new reserved housing units to alleviate affordable housing conditions statewide.
- A commitment to and investment in sustainable development in the urban core.
- A community that is pedestrian-friendly and designed to reduce traffic and vehicle use island-wide.

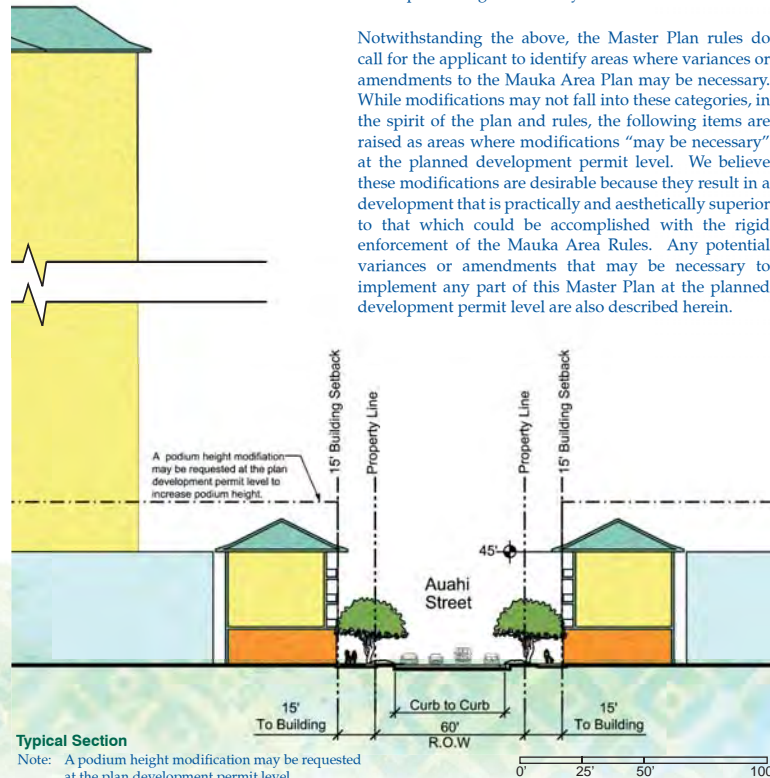


Modifications, Variances or Amendments

The Special Urban Design Rules provide that “Modifications will be allowed if a finding is made that the modifications will enhance the design and quality of the development, or will not adversely affect the overall intent of this chapter and the mauka area plan”. In addition, the HCDA allows for greater density and some negotiation and modification of the rule requirements at the planned development stage of permitting.

While the Special Urban Design Rules anticipate modifications, the Master Plan rules do not appear to have a similar modification mechanism. Modification requests appear to be limited to requests at the planned development stage exclusively.

Notwithstanding the above, the Master Plan rules do call for the applicant to identify areas where variances or amendments to the Mauka Area Plan may be necessary. While modifications may not fall into these categories, in the spirit of the plan and rules, the following items are raised as areas where modifications “may be necessary” at the planned development permit level. We believe these modifications are desirable because they result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of the Mauka Area Rules. Any potential variances or amendments that may be necessary to implement any part of this Master Plan at the planned development permit level are also described herein.



Maximum Podium Heights

To achieve the vision of activating streets while providing adequate parking within each block, Kamehameha Schools may request an increase to the maximum podium heights of 45 feet during the development permit application stage as allowed for in the Mauka Area Rules. Section 15-22-120 (7) of the Mauka Area Rules allows the Authority to modify rule requirements for platform heights to exceed 45 feet where “Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces”.

This modification may be requested as it enables better design of a mixed-use community with activated street levels and a vibrant, safe neighborhood. These podiums incorporate commercial, residential, industrial, and community service uses at and above the sidewalk level. Embedded within these podium wraps, and shielded from view, are parking structures that service the residential neighborhood, and in appropriate places, provide shared parking.

Shared Parking Best Practices

As communities adopt smart growth practices, such as designing walkable communities near transit systems, there is a reduced need for parking spaces. The reduced need for parking spaces can mitigate the costs of development and result in a wider range of housing options. However, to achieve this objective, a modification may be necessary as specific projects are defined. Such a modification would be crafted through discussions with the HCDA.

Park/Parking Garage (P/PG) Designation

A portion of Block A contains a Mauka Area Plan designation of a potential park on top of a parking structure. It appears this designation is a vestige of earlier government plans for a raised city which were otherwise abandoned. This concept was not removed from the plan, nor was it substantially expanded upon in

the rules. Discussions to date with HCDA have explored resolutions to this designation. Before any development project application (versus master plan application) would be requested by Kamehameha Schools or approved by the HCDA for this site, an appropriate resolution to this matter will be sought. Consequently, an HCDA Mauka Area Plan amendment may be necessary depending on the results of the discussions between Kamehameha Schools and HCDA.

Reserved Housing and Other

HCDA Mauka Area Rules provide for meeting reserved housing requirements within a project or “within the mauka area.” Over the years Kamehameha Schools has worked to provide affordable housing in different parts of Hawaii and on O’ahu. To continue this type of support for affordable housing a modification or amendment may be necessary.

Transfer of Density

The PPMP provided for the transfer of approximately 273,669 square feet of density from the Auahi Park parcel (TMK: 2-1-29: 02) to the other parcels within the master plan area. This floor area square footage has not been used to date. Kamehameha Schools is discussing with HCDA the potential transfer of all or a portion of this square footage. The KKMP does not at this time incorporate the allocation and use of this additional density as part of its proposed plan. A plan modification may be necessary to accomplish this. Such modifications would be requested when specific project applications requiring this floor area are submitted.

Other

As specific projects are designed for possible development information may arise that other modifications, variances or amendments may be necessary that have not yet been contemplated to implement parts of the master plan. These would be discussed with the HCDA at such time and proper requests for any such items would be submitted at the time of project applications.

HCDA Master Plan Application Requirements

1) Plan showing:	15-22-204 (b)(1)	LOCATION IN KKMP APPLICATION
Boundaries of master planned area with property lines, dimensions, and area	A	p. 2-4 (KKMP Boundary Map)
<ul style="list-style-type: none"> Proposed locations and uses of all structures and open areas Maximum density or intensity of uses Bulk and height of all structures and relationship to each other and adjacent areas Maximum gross floor areas of buildings by types of uses Maximum ground coverage of all buildings Maximum FAR by blocks Relationship of buildings to required yard and view corridor setbacks 	B	Chapter 5 Proposed Plan
<ul style="list-style-type: none"> The proposed location and maximum number of residential units including reserved housing units 	C	pp. 5-9 (Tower Plans) and 5-12 (Development Summary Tables)
<ul style="list-style-type: none"> Traffic circulation, including existing roads proposed for closure and proposed changes to roadway alignments, if any 	D	p. 5-2 (Street Level Plan); No changes are proposed to public streets
<ul style="list-style-type: none"> Pedestrian circulation system, at grade and grade separated, including proposed arcades, through-block arcades, and plazas if any 	E	p. 5-2 (Street Level Plan)
<ul style="list-style-type: none"> Locations of proposed parking areas with estimates of the number of parking spaces 	F	pp. 5-9 (Tower Plans) and 5-12 (Development Summary Tables)
<ul style="list-style-type: none"> Location and amount of land proposed to be dedicated for public facilities, or the arrangements for cash in lieu thereof 	G	pp. 9-4 and 9-5
<ul style="list-style-type: none"> Location or type of land and facilities in private ownership which are proposed for quasi-public use 	H	pp. 5-2 through 5-7, Street Level and Open Space
<ul style="list-style-type: none"> Location and minimum amount of proposed open space and recreation areas 	I	pp. 5-6 (Open Space Plan) and 5-12 (Development Summary Tables)
2) Three dimensional study model of the master plan to show how the area would look if it is fully redeveloped as proposed.	15-22-204 (b)(2)	Video file of 3-D model to be submitted separately
3) A report describing:	15-22-204 (b)(3)	
<ul style="list-style-type: none"> Master plan purpose, objectives, strategies, and major concepts 	A	Throughout application, particularly Chapters 1, 3, 4, and 5
<ul style="list-style-type: none"> Conditions adjacent to master plan boundaries, including current and projected uses, facilities, structures, and other conditions pertinent to contextual site analysis or concept development 	B	Chapters 2 and 5
<ul style="list-style-type: none"> Uses proposed to be located within the master planned area by blocks The maximum total floor area and ground coverage of proposed buildings Maximum building heights and density Maximum amount of reserved housing units proposed 	C	Chapter 5
<ul style="list-style-type: none"> Projected benefits, both public and private, to be derived from implementation of the master plan 	D	p. 9-6
<ul style="list-style-type: none"> The manner in which development under the master plan conforms to the mauka area plan and purposes and standards of this chapter 	E	Chapter 9
<ul style="list-style-type: none"> Areas for which variances or amendments to the mauka area plan may be necessary 	F	pp. 9-6 and 9-7
<ul style="list-style-type: none"> Manner in which the public facility dedication requirements of this chapter will be fulfilled during the effective period of the master plan approval 	G	pp. 9-4 and 9-5
<ul style="list-style-type: none"> Any exception of the applicable rules of this chapter as provided under §15-22-203(b) of this subchapter that will remain applicable to developments during the effective period of the master plan approval 	H	Master Plan complies; See Chapter 9 tables above
<ul style="list-style-type: none"> The public benefits to be provided by the landowner or developer in return for the vesting of development requirements for a specific period, and the terms for delivery of such public benefits 	I	p. 9-6 and Chapter 8
<ul style="list-style-type: none"> Manner in which the master plan will be implemented, including: the responsibilities of the authority and the landowner and the proposed phasing of the development 	J	Chapter 8
<ul style="list-style-type: none"> Urban design guidelines or controls 	K	Chapter 7
<ul style="list-style-type: none"> Proposed instruments to ensure appropriate development character, quality, or usage. Such instruments may include restrictive covenants, lease conditions, or other devices 	L	It is anticipated that a Development Agreement will be established between HCDA and Kamehameha Schools, the contents of which will be determined by both parties and may include such items related to development character, quality and usage
4) Any other information or commitments consistent with this chapter that the authority deems necessary to make a decision on the application.	15-22-204 (b)(4)	To be determined in cooperation with HCDA



