

# KAKA'AKO

## MAUKA AREA RULES AMENDMENTS

COMMUNITY MEETING #1  
DECEMBER 2, 2021

Prepared for:



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY

Prepared by:

**hi-arch-y**  
architecture • planning • interiors



# WELCOME

## ZOOM HOUSEKEEPING



MUTE YOUR  
MIC UNLESS  
SPEAKING



TURN OFF VIDEO  
IF YOU ARE  
INTERRUPTED



IMPROVE BANDWIDTH  
BY CLOSING EXCESS  
WINDOWS & APPS



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



USE CHAT  
FEATURE TO TYPE  
YOUR QUESTION  
OR COMMENT

# PROJECT TEAM & AGENDA

## HAWAII COMMUNITY DEVELOPMENT AUTHORITY



**DEEPAK NEUPANE**  
P.E., AIA, MBA  
HCDA  
Executive Director

**MARK HAKODA**  
Program Specialist

**CARSON SCHULTZ**  
AIA, LEED AP BD+C  
Director of Planning  
and Development

## HI.ARCH.Y LLP



**PHIL CAMP**  
AIA, LEED AP BD+C, WELL AP, C.E.M.  
Principal

**MARK LOMBAWA**  
LEED GREEN ASSOCIATES, D.ARCH  
Project Designer

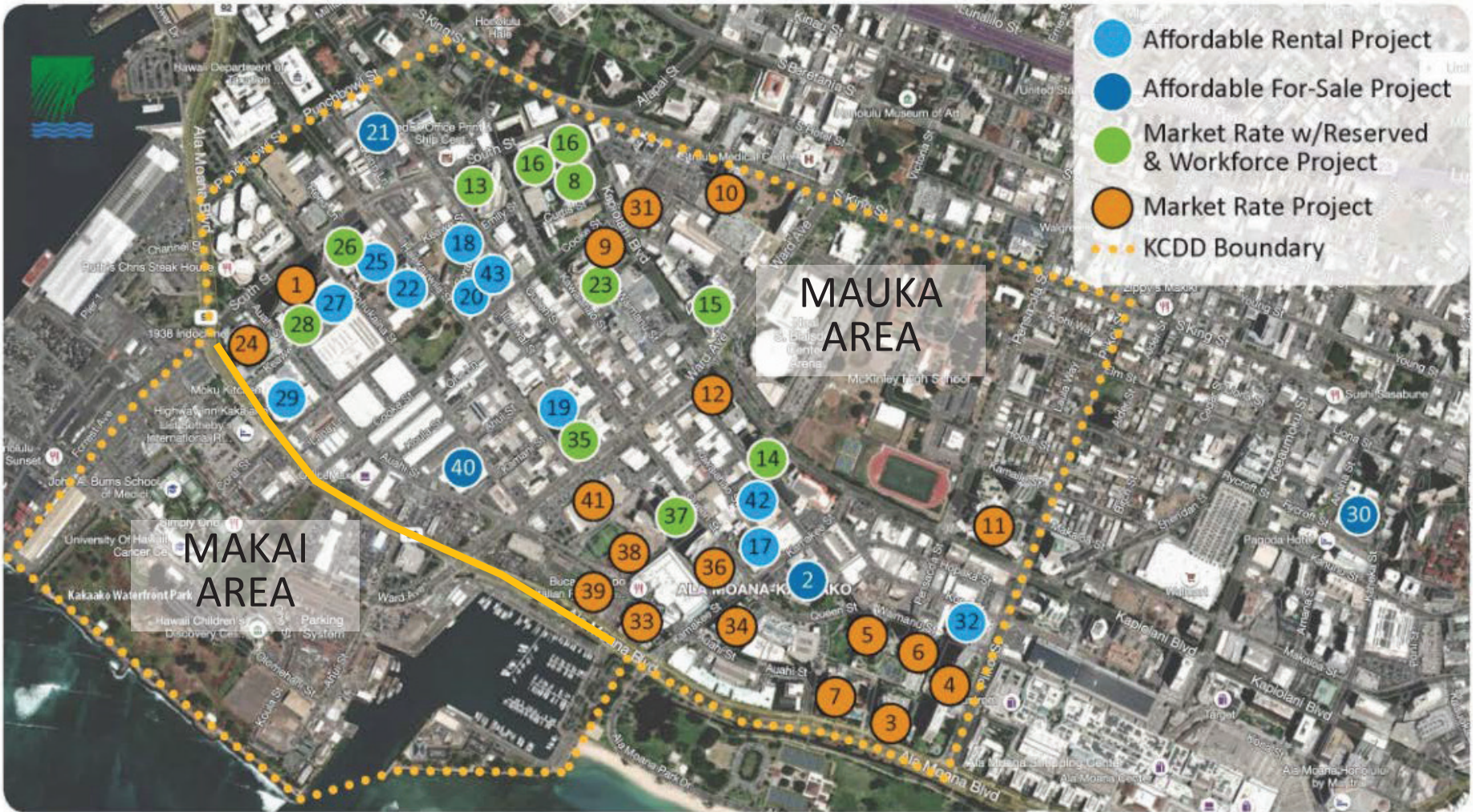
**JENNIFER CAMP**  
AIA  
Principal

- INTRODUCTIONS
- EXISTING MAUKA AREA RULES & TOD
- FOCUS
- KEY CONCEPTS
- COMMUNITY ENGAGEMENT
- SURVEY PREVIEW
- POTENTIAL COMMUNITY BENEFITS
- SCHEDULE
- QUESTIONS AND COMMENTS



# EXISTING MAUKA AREA RULES & TOD

## HCDA + KAKA'AKO



**1976** HCDA est. by the State Legislature.

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

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

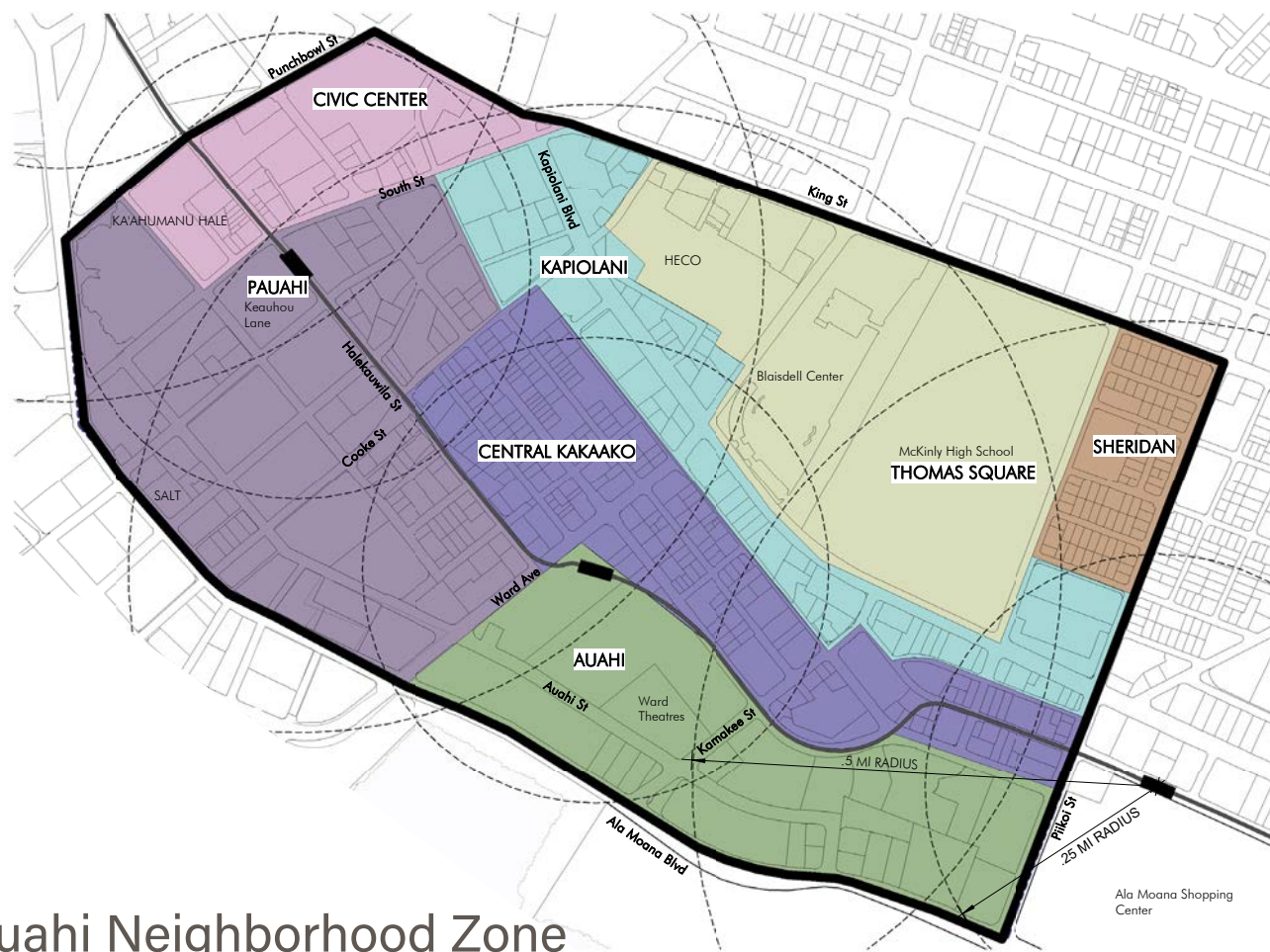
**Mixed-Use** In coordinating community development in Kaka'ako, HCDA shall plan a mixed-use district whereby industrial, commercial, residential, and public uses may coexist compatibly within the same area.

**Mauka Area Rules (MAR)** HCDA implements the vision for the KCDD via the plan and rules.



# EXISTING MAUKA AREA RULES & TOD

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



Pauahi Neighborhood Zone

**Pre-2011** Kaka'ako Mauka Area Rule (Ch. 15-22, HAR) - Land Use Based

**2011** Kaka'ako Mauka Area Plan and Rules (Ch. 15-217, HAR) adopted - Form Based

- 7 neighborhood zones (NZ)
- 10 building typologies
- 12 frontage types
- Encouraged small lot/smaller scale development in certain NZs
- Built-to-lines
- Enhanced architectural guidance
- Adjusted requirements for open space, public facilities, recreation space, off-street parking and loading, view corridors, tower footprints, and spacing



Building type



Frontage



Open Space adjustments

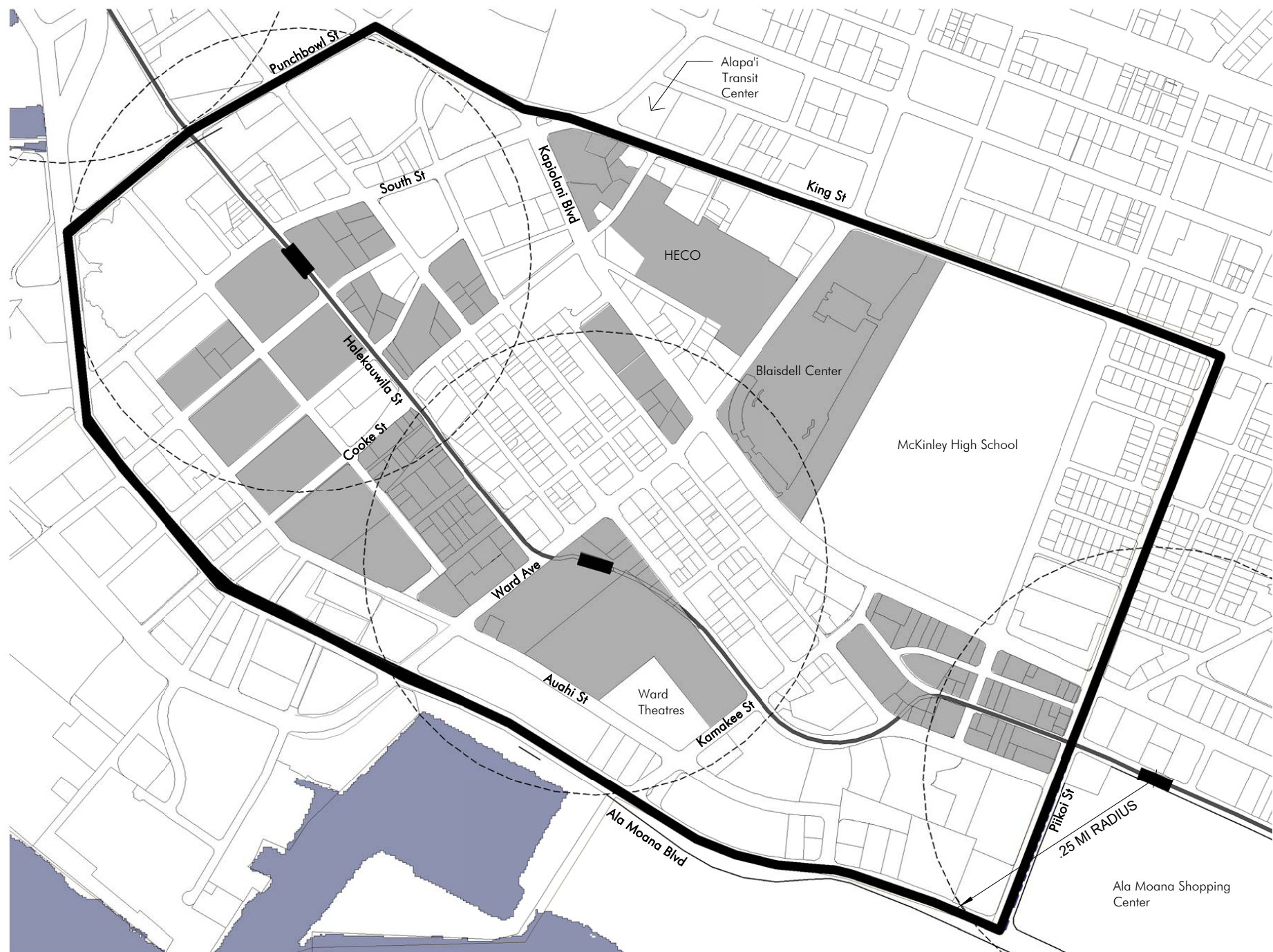


Build-to-lines



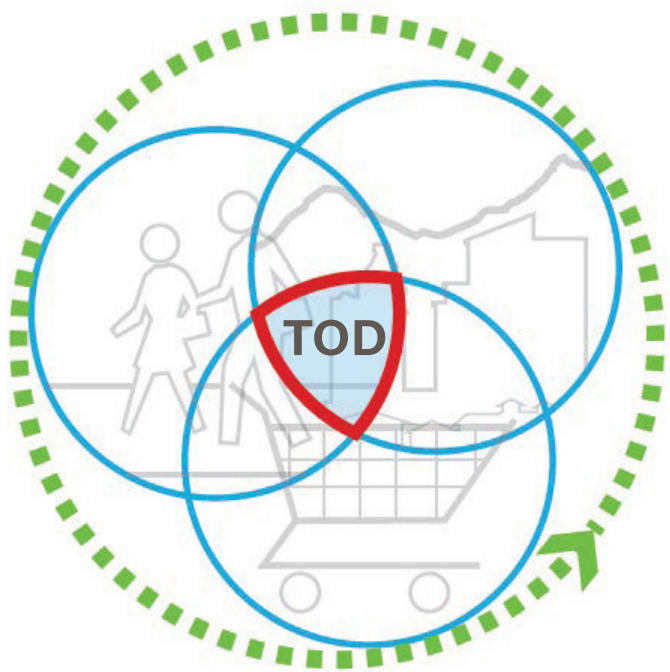
# EXISTING MAUKA AREA RULES & TOD

## TOD OVERLAY PLAN + EIS



## 2011 - Now

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





# ENHANCING OUR COMMUNITY

LIVE, WORK , PLAY KAKAAKO



Affordable rental



Vibrant Communities



Open Space



Housing



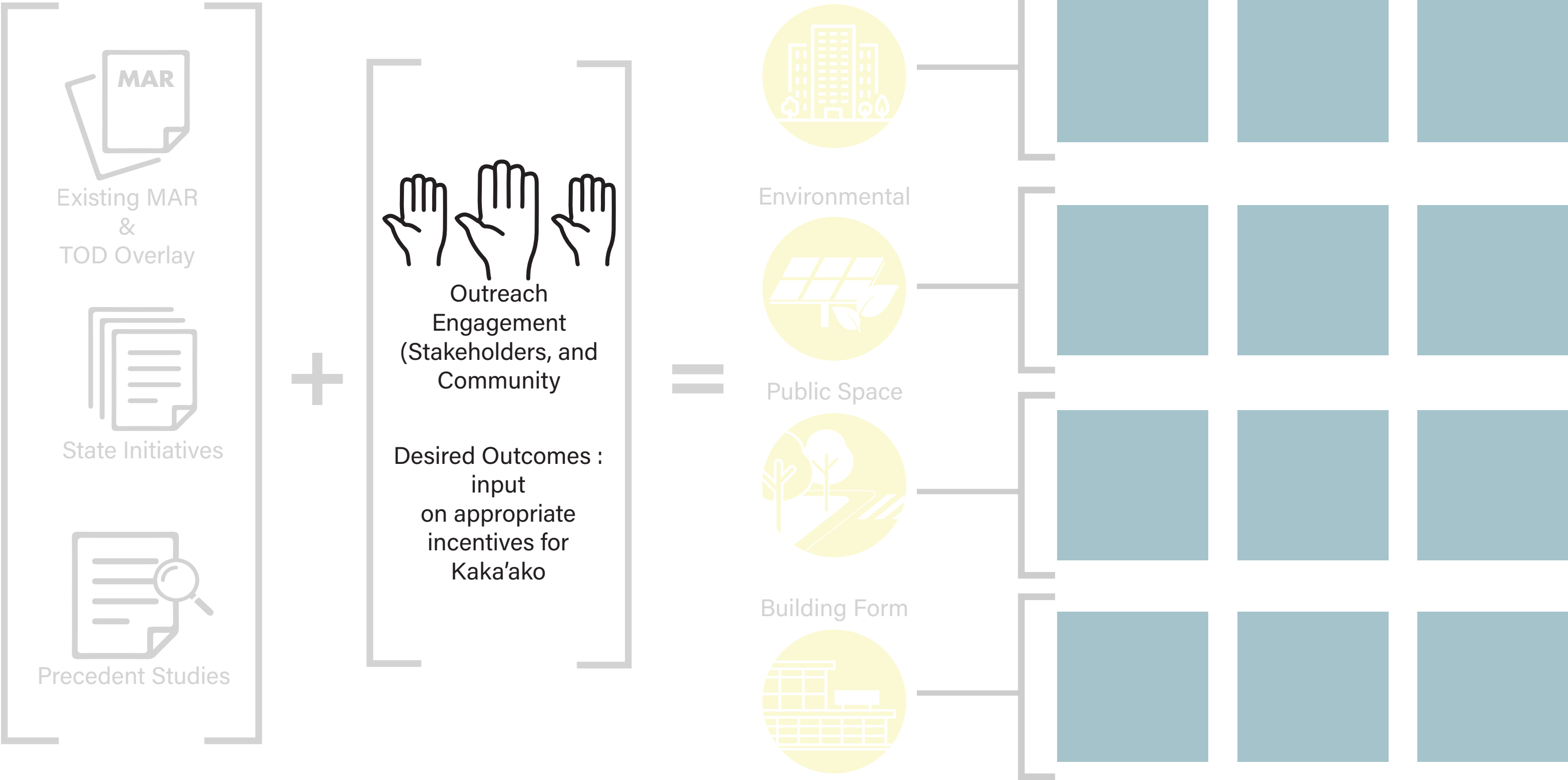
Public Amenities



Walkable Community



# FOCUS



GROUNDWORK

OUTREACH

KEY CONCEPTS

MAR AMENDMENTS

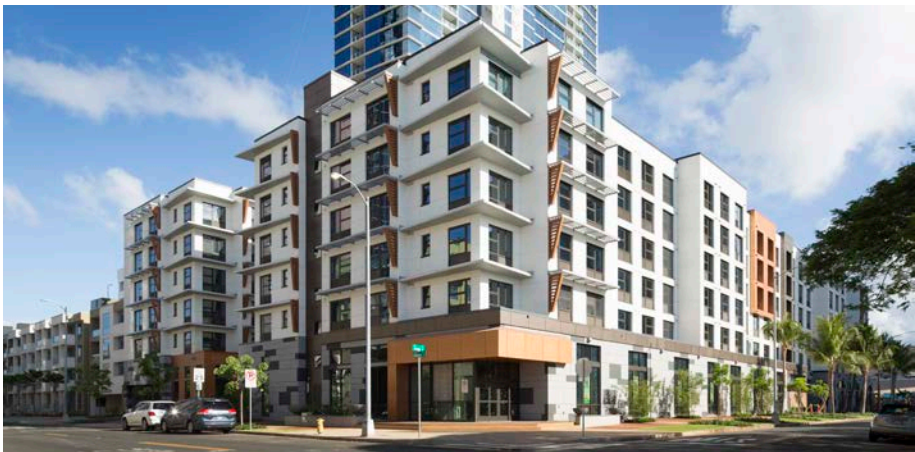


# KEY CONCEPTS



## Housing

- a. Affordable housing
- b. The right mix of housing for growing the community
- c. De-coupling parking from residential development



## Environmental

- a. Sustainability and addressing climate change issues
- b. Hawaii 2050 Plan
- c. Green building requirements through the life of the building



## Public Space

- a. Open space
- b. Urban Form
- c. Streetscape
- d. Pedestrian Oriented planning



## Building Form

- a. Podium height change
- b. Surface reflectance
- c. Shopfront designation
- d. Street tree plan
- e. Revise parking requirements





# COMMUNITY ENGAGEMENT



Photo Credit: HCDA

## Process & Outcomes

COMMUNITY OUTREACH + STAKEHOLDER ENGAGEMENT



Photo Credit: HCDA

MAUKA AREA RULES AMENDMENTS

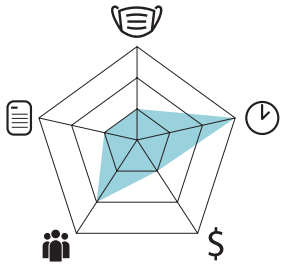


VIBRANT COMMUNITIES

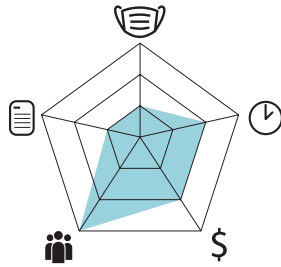


Salt at Kaka'ako - Photo Credit: hi.arch.y llp

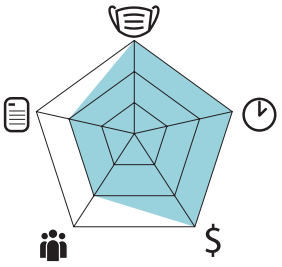
### SURVEY



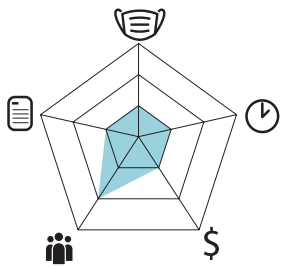
### WEBSITE



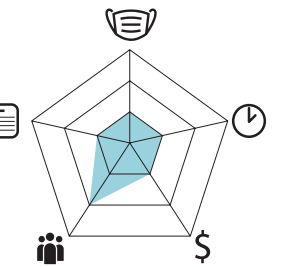
### POP-UP STATION



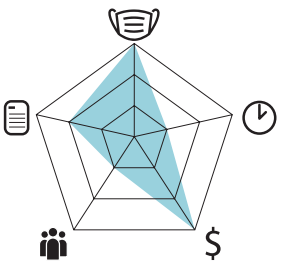
### INTERVIEWS



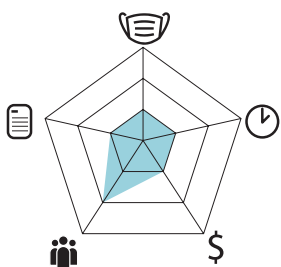
### SOCIAL MEDIA



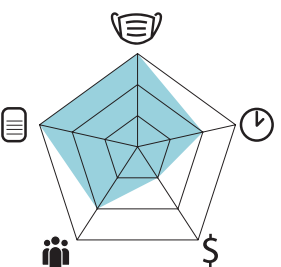
### PRESENTATIONS



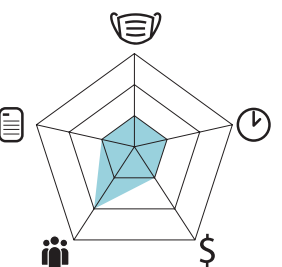
### HANDOUTS



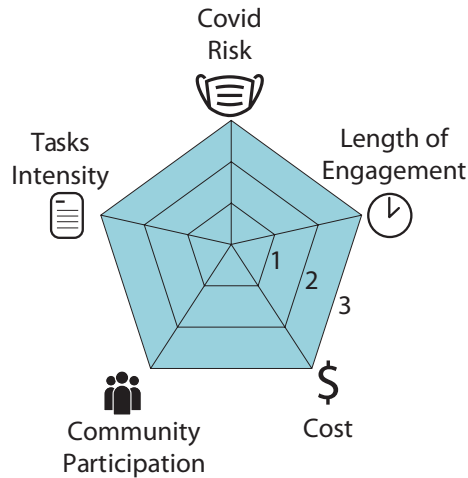
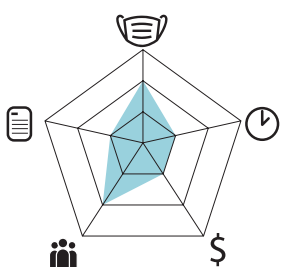
### LARGE ASSEMBLIES



### EXHIBITIONS



### STAKEHOLDER FOCUS GROUP



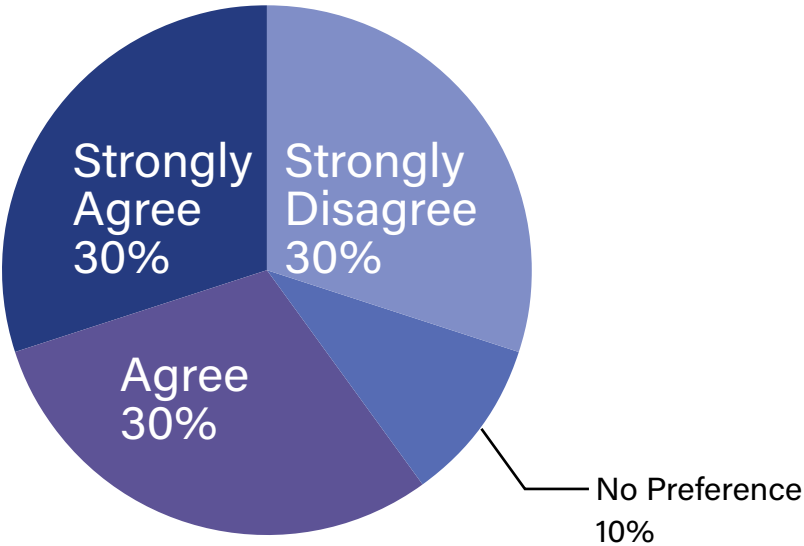


# SURVEY PREVIEW

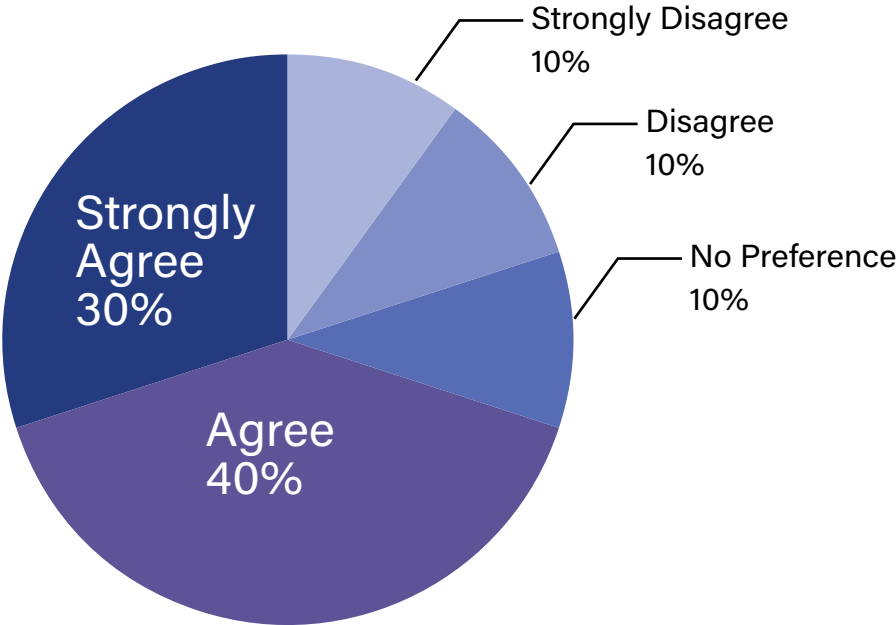
Responses as of 12/1/2021 5:00 PM

5.  
What value does Kaka’ako add to Oahu and Hawaii?

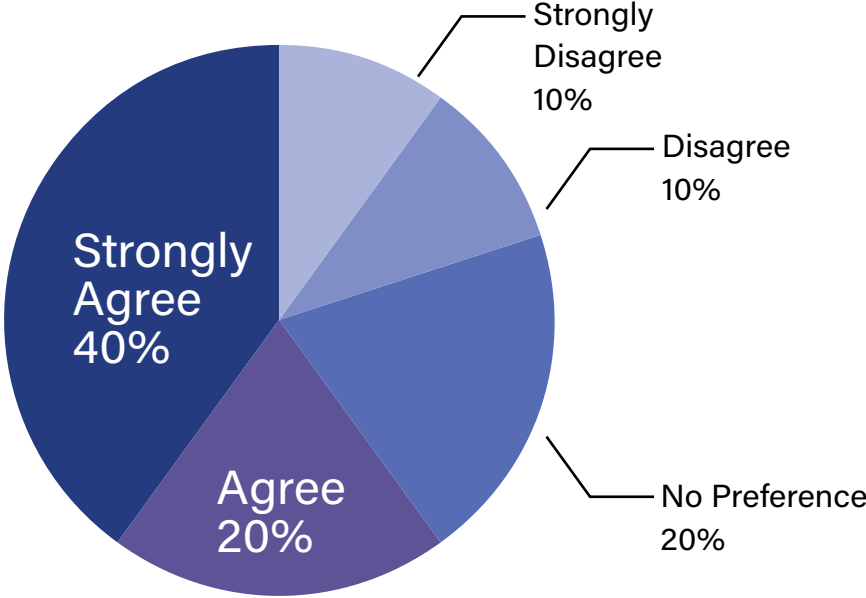
Adds real estate and land value



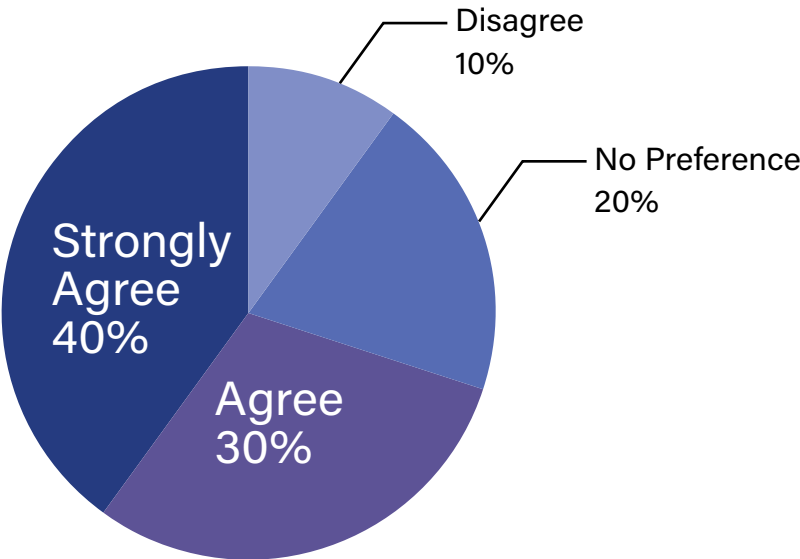
Provides tax revenue generation



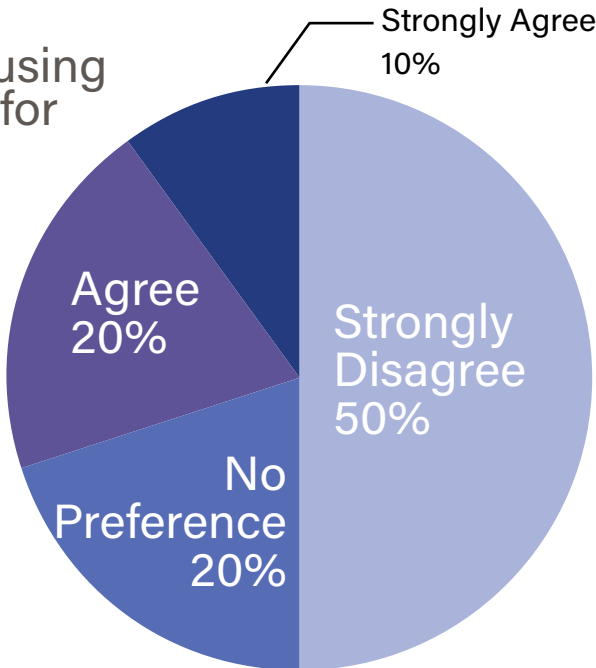
Example of urban lifestyle that is right for Hawaii



Provides jobs and economic opportunities



Provides enough housing to address the need for affordable housing

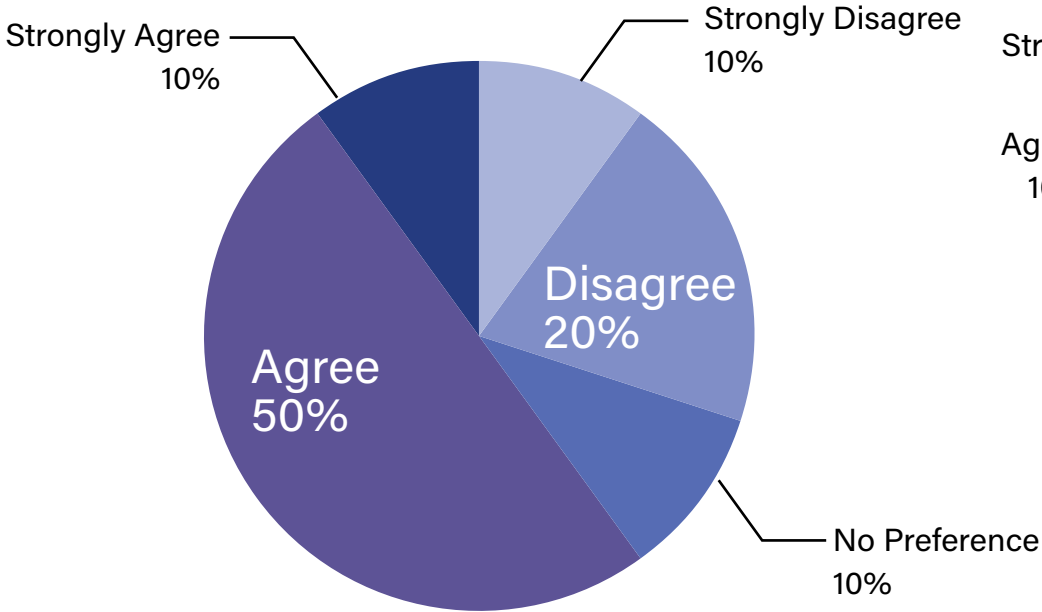




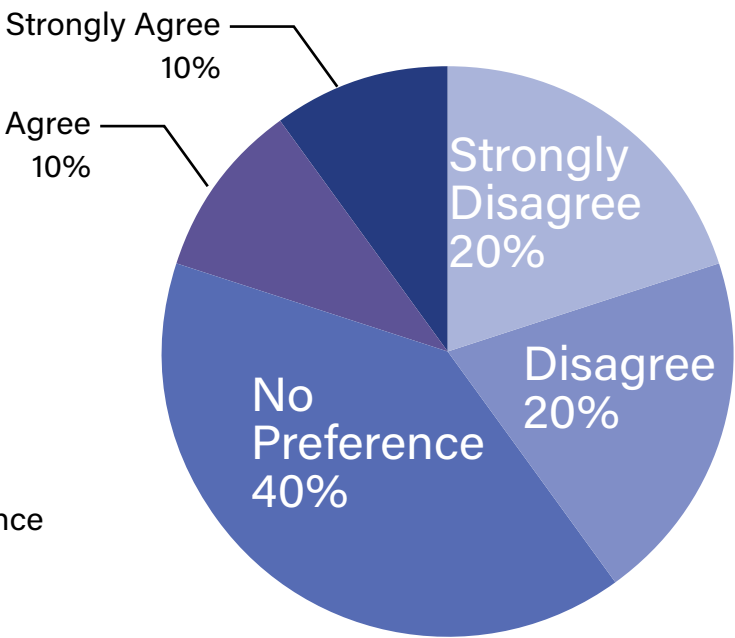
# SURVEY PREVIEW

7.  
Existing Mauka Area Rules (Title 15, Chapter 217, Hawaii Administrative Rules);  
What works? Doesn't work?

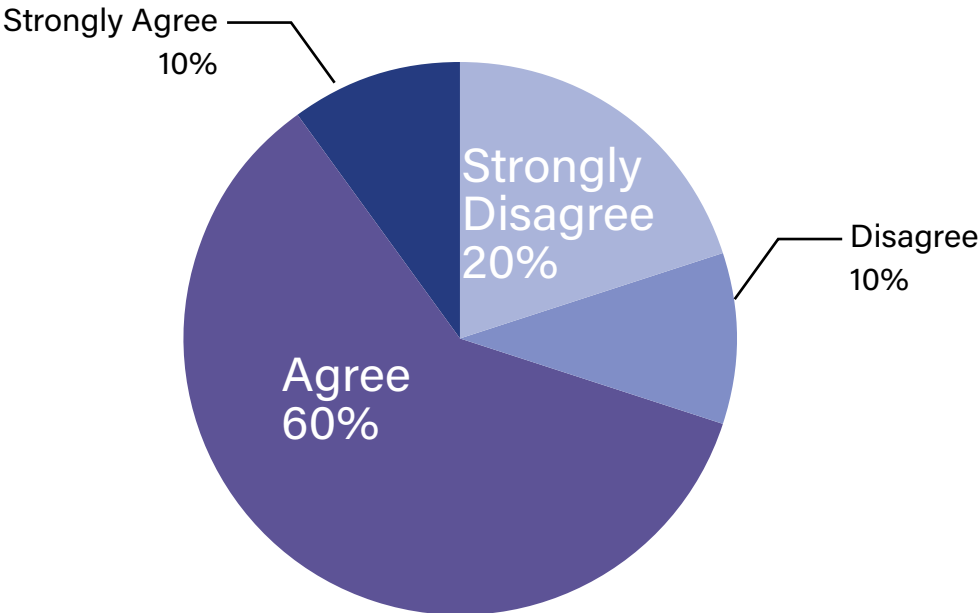
Height Restrictions 



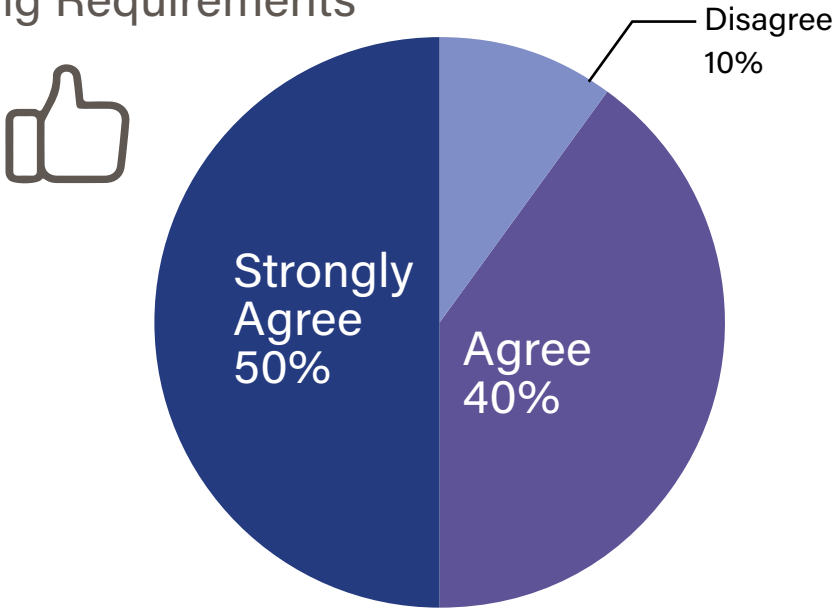
Setback requirements



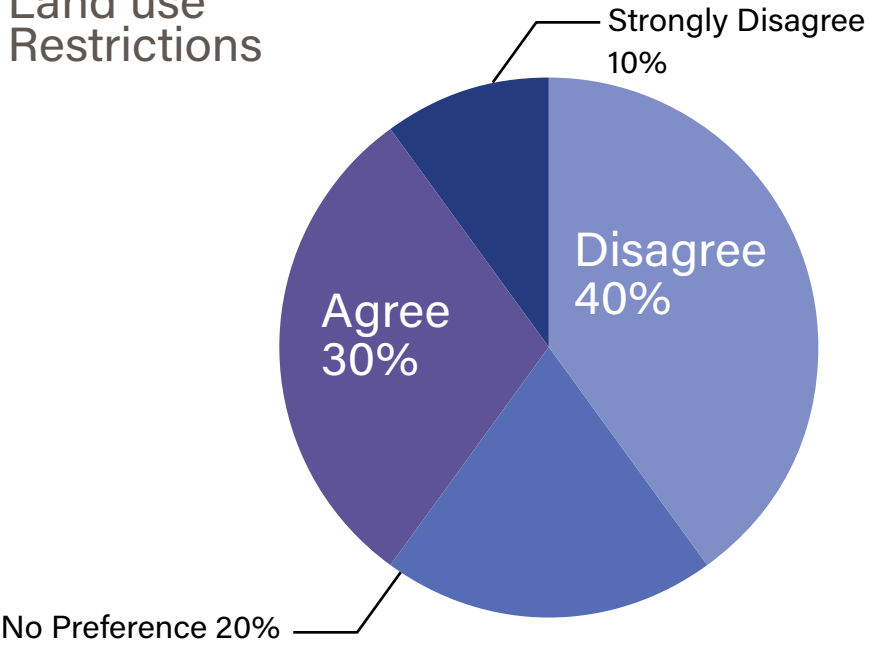
Density restrictions 



Parking Requirements



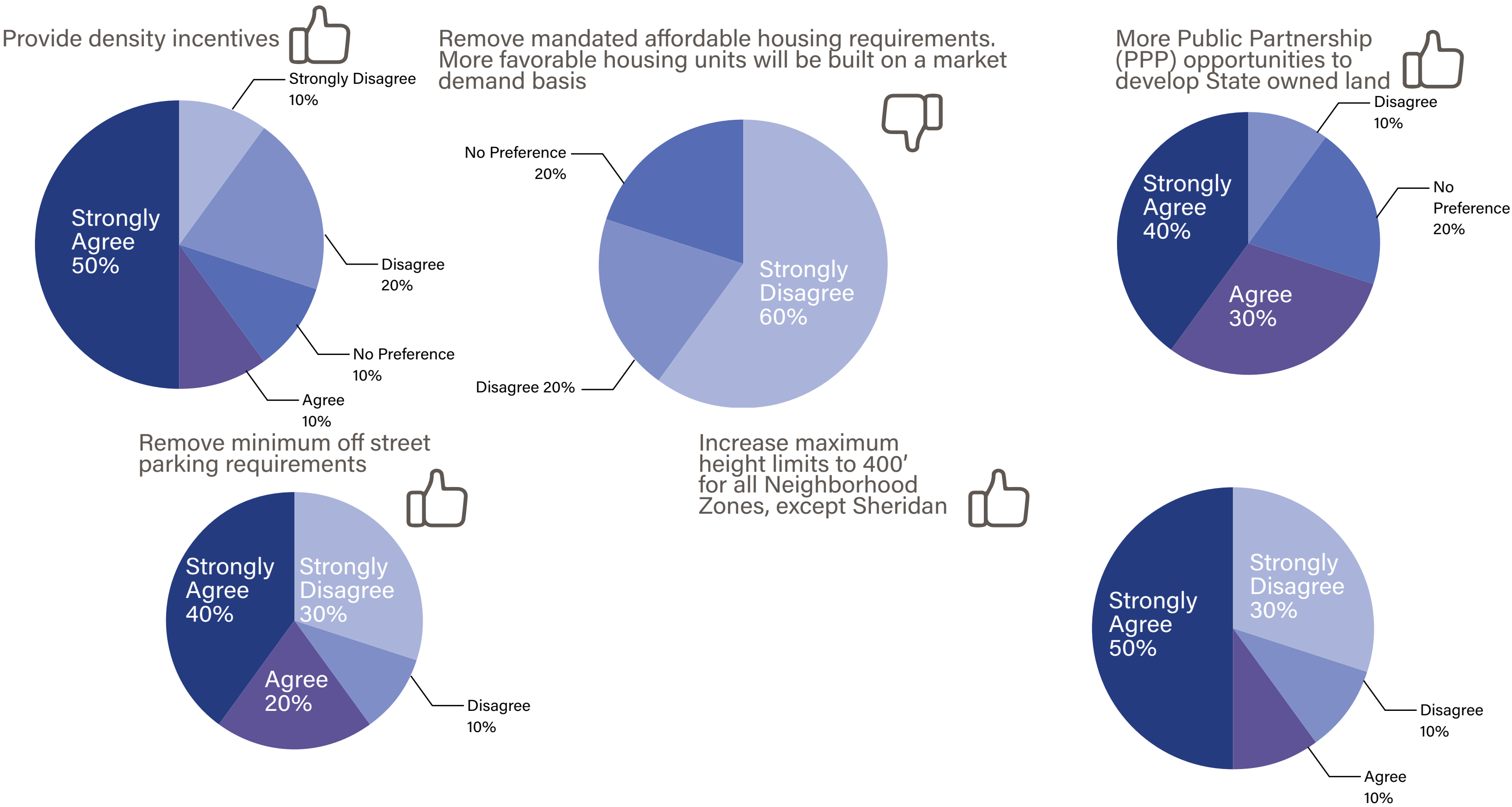
Land use Restrictions





# SURVEY PREVIEW

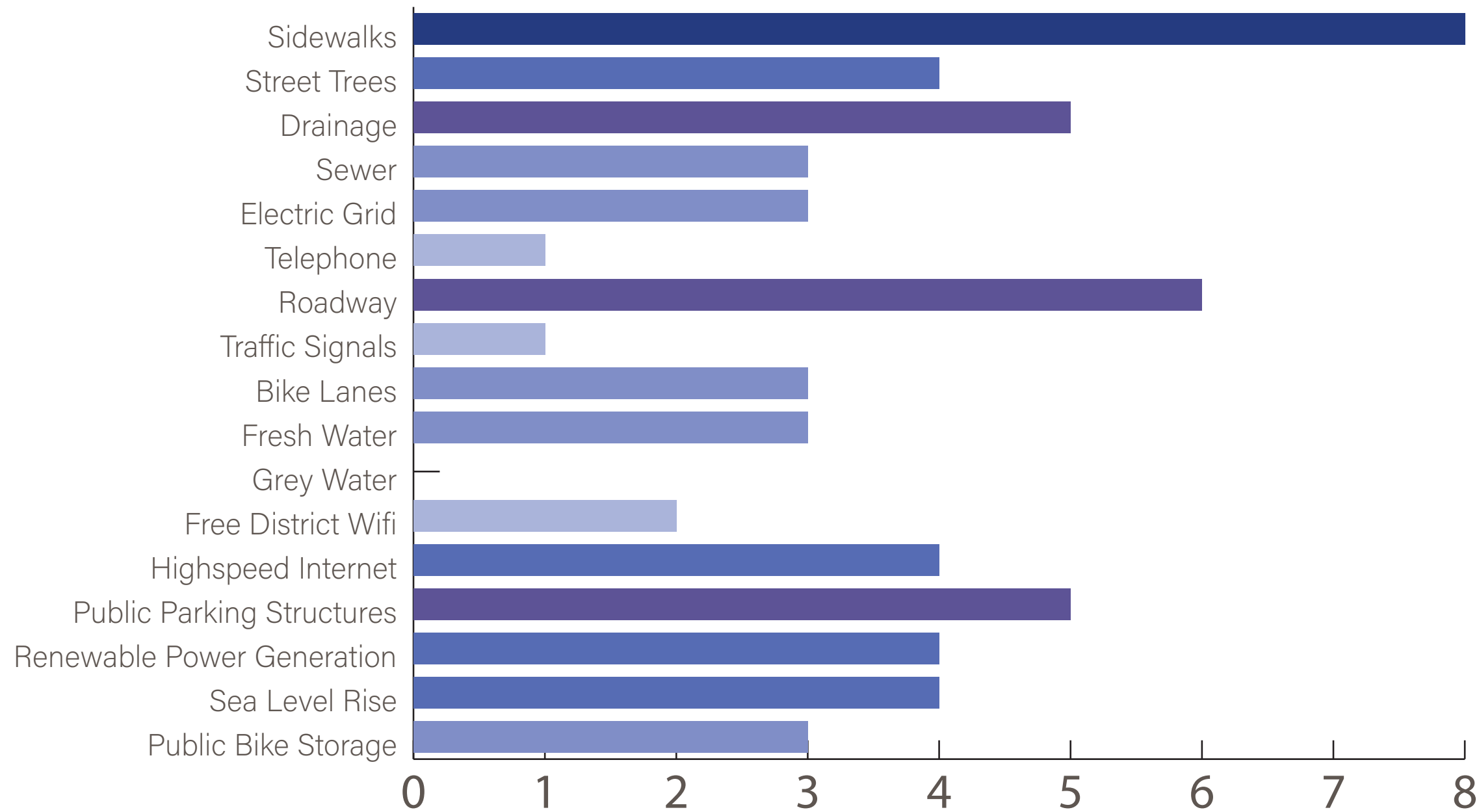
8.  
How can more affordable housing be built in Kaka’ako?





# SURVEY PREVIEW

10.  
What types of infrastructure improvements would you like to see in the Mauka Area, if any?





# SURVEY PREVIEW - KEY TAKEAWAYS



POSITIVE  
RESPONSE

- Community gardens/urban roof
- Sidewalks
- Parking Requirements



NEGATIVE  
RESPONSE

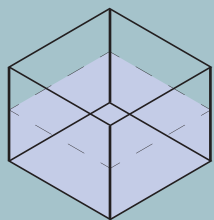
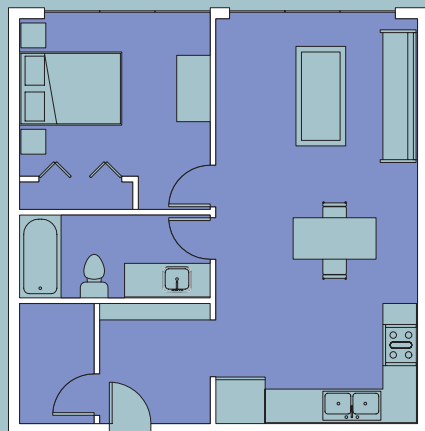
- Remove mandated affordable housing requirements.
- Allow for Hotel Use



# POTENTIAL COMMUNITY BENEFITS

INCENTIVES THROUGH IDENTIFIED SITES UNDER TOD OVERLAY + EIS

## RESERVED HOUSING

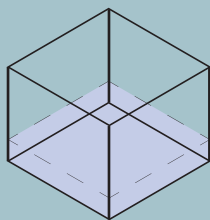


FAR BONUS  
**FAR x 0.50**

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

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

## LEED/WELL CERTIFICATION

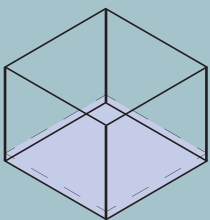
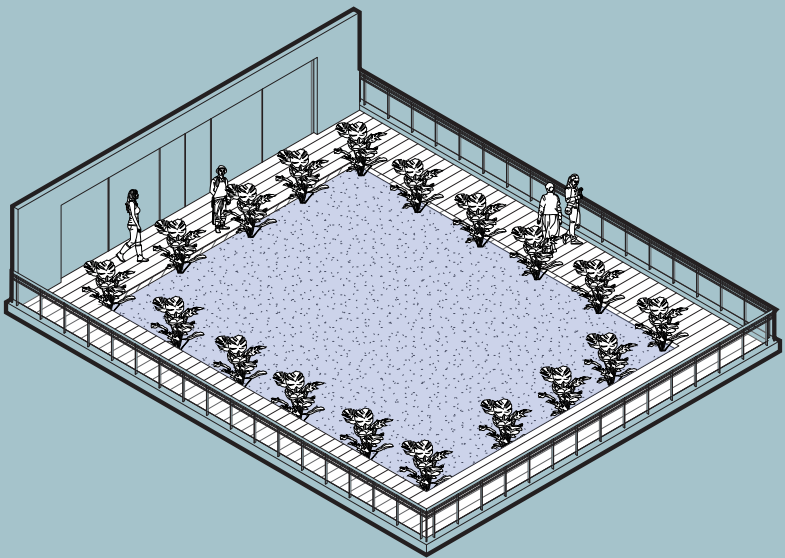


FAR BONUS  
**FAR x 0.20**

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

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

## GREEN ROOFS



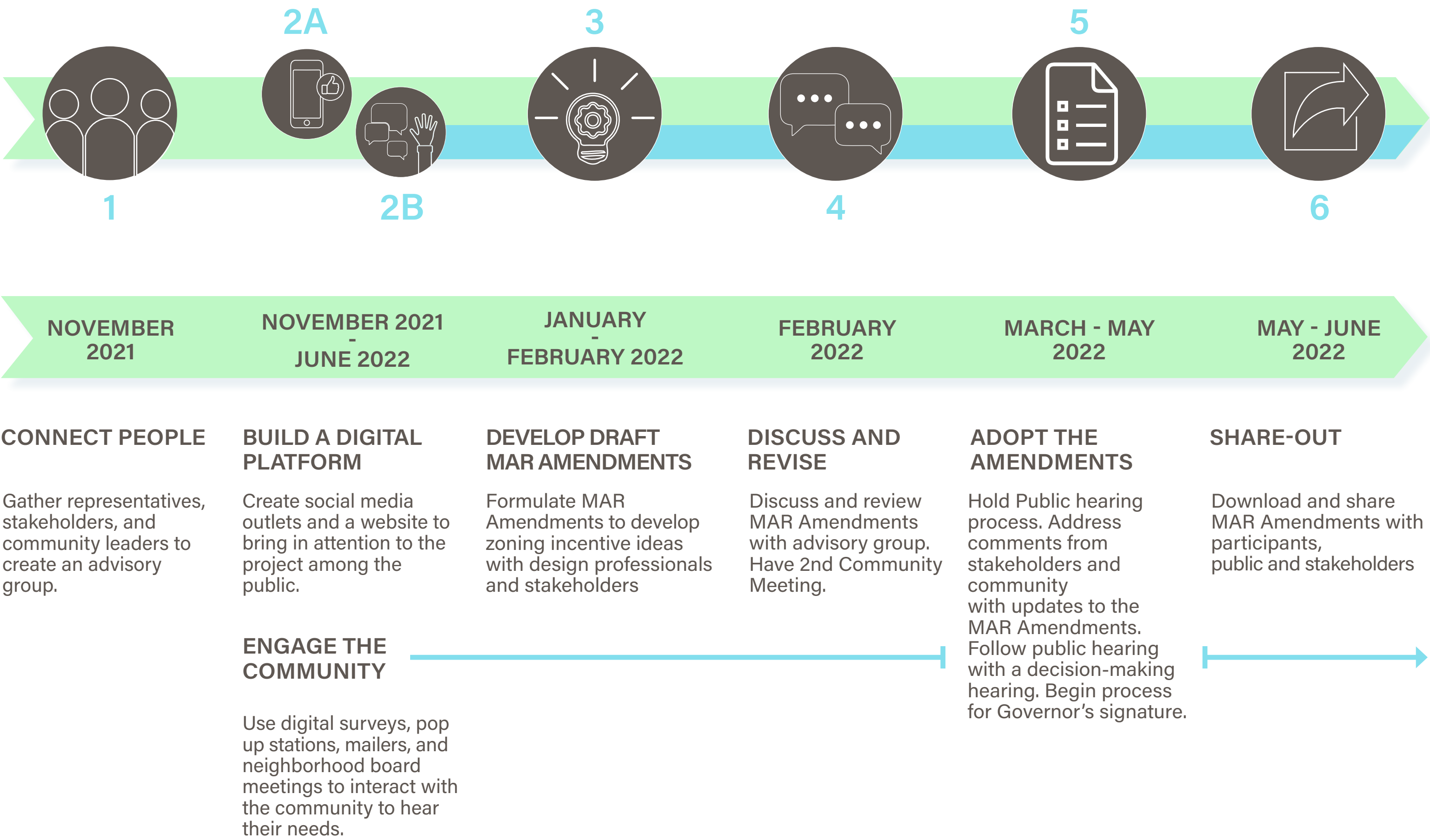
FAR BONUS  
**FAR x 0.06**

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

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



# SCHEDULE







# QUESTIONS & COMMENTS?

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CHAPTER.217.MAR@gmail.com

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