

**DEVELOPMENT PERMIT REQUEST  
Modification Hearing Staff Report**

**KAK 22-042: Kaiaulu O Kakaako Master Plan, Land Block I - Alia  
(Master Plan Permit No.: PL MASP 13.2.8)**

July 7, 2022

**I. MODIFICATION REQUEST**

The Kobayashi Group (“Applicant”) is requesting a Planned Development Permit (“Permit”) to construct a new mixed-use, high-rise development, Alia (“Project”). The Project site is bounded by Ala Moana Boulevard to the south (“Makai”), Koula Street to the west (“Ewa”), and Auahi Street to the north (“Mauka”). The Project is located at 800 and 900 Ala Moana Boulevard and 825 Auahi Street in the Mauka Area of the Kakaako Community Development District (“KCDD”) [Tax Map Key Nos. 2-1-056: 014, 015 and 016]. The Applicant’s Development Permit Application (“Permit Application”) was provided to the Hawaii Community Development Authority (“HCDA” or “Authority”) on June 1, 2022. In addition, a Presentation Hearing Staff report with exhibits is being transmitted to the Authority Members along with this Modification Hearing Staff Report.

The Applicant is requesting the following modifications:

- A. Modification of § 15-22-62 of the Vested Rules, in order to increase the podium height from forty-five (45) feet to sixty (60) feet and (a) an additional twelve (12) feet for accessory use structures, having a total area less than fifteen percent (15%) of the parking and mixed-use podium roof area, and (b) an additional eighteen (18) feet for structures that will house elevator machinery on the parking and mixed-use podium roof; and
- B. Modification of § 15-22-66 of the Vested Rules, in order to adjust the view corridor setback along Ala Moana Boulevard for the parking and mixed-use podium, for approximately fifty-four percent (54%) of the Ala Moana Frontage.

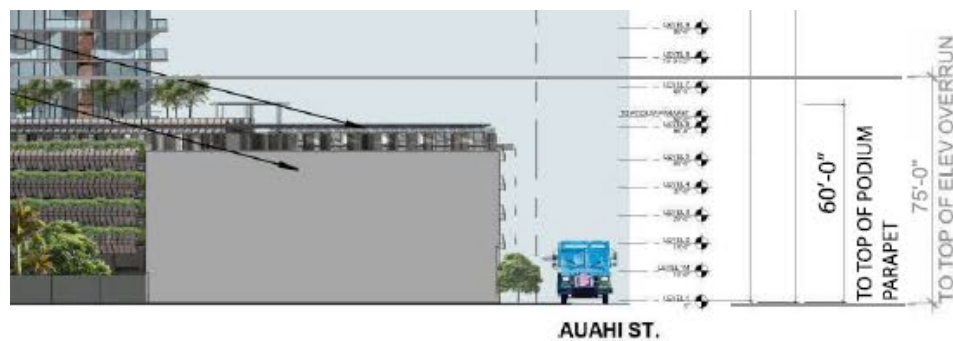
A diagram illustrating the view corridor setback requirements in the Vested Rules is attached as Exhibit A.

Images 1 and 2, below, are taken from the Permit Application (Exhibit E-10) and show the proposed height to the top of the podium parapet and the top of the elevator overrun.

**Image 1**



**Image 2**



Images 3 and 4, below, are taken from the Permit Application (Exhibit E-18). The encroaching structure is clouded in 'red' on Image 4.

Image 3

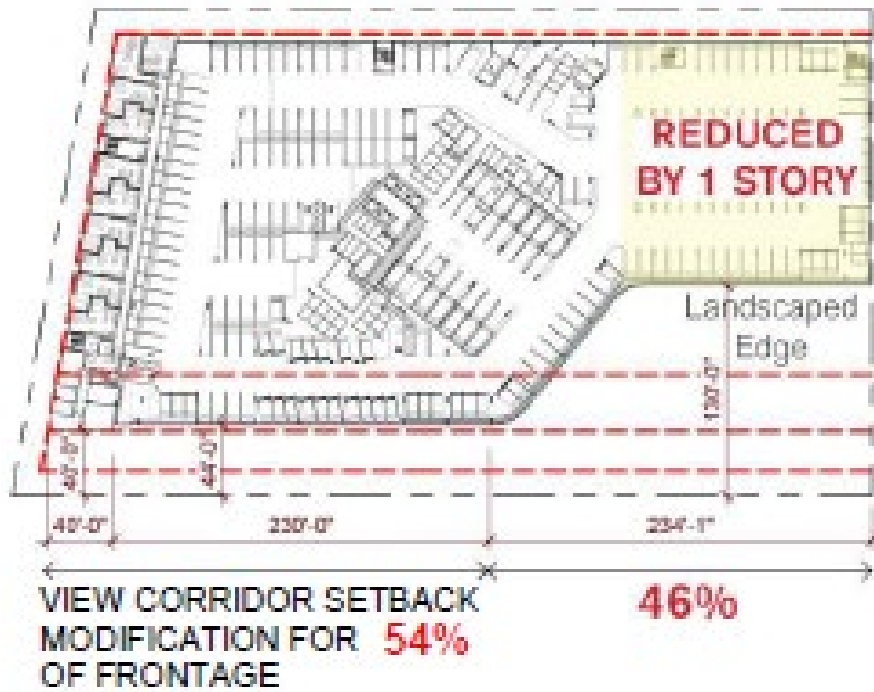
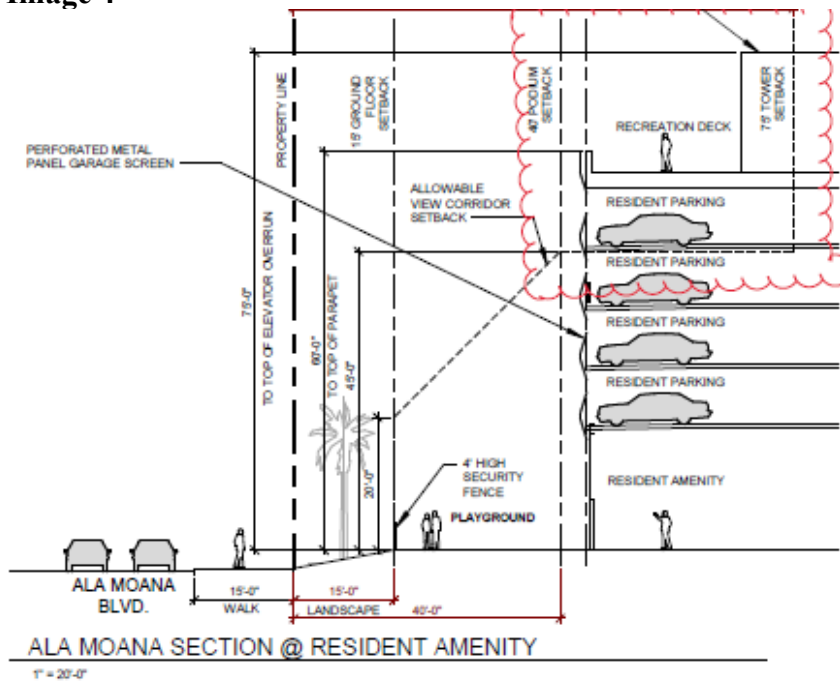


Image 4



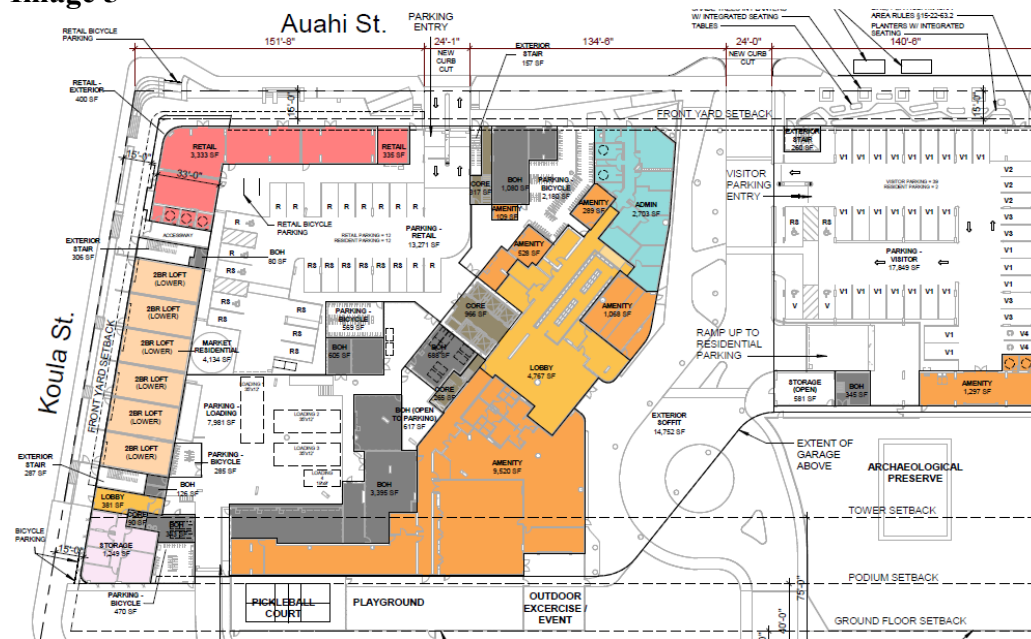
Section 15-22-120(7) of the Vested Rules provides that the platform heights may be commensurately modified to exceed forty-five (45) feet where:

1. Subsurface construction is infeasible;
2. Design requirements for ceiling height clearances require height adjustment;
3. Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or
4. Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade-level open space.

The Applicant stated that these modifications are being sought, due to substantial residential uses being located within the mixed-use podium along Ala Moana Boulevard and Auahi Street, as well as the Project providing significant publicly accessible pedestrian features along Auahi Street to enhance the streetscape experience.

Image 5, below, was provided by the Applicant in the Permit Application (Exhibit E-1). It shows proposed uses within the ground floor of the mixed-use podium.

**Image 5**



The Authority shall consider the modification request, pursuant to § 15-22-22 of the Vested Rules which notes that, in order for the Authority to consider the modification of specific provision, the Applicant must have demonstrated that:

1. The modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of the Vested Rules;
2. The modification would not adversely affect adjacent developments or uses; and
3. The resulting development would be consistent with the intent of the (Vested) Mauka Area Plan.

## **II. PUBLIC TESTIMONY**

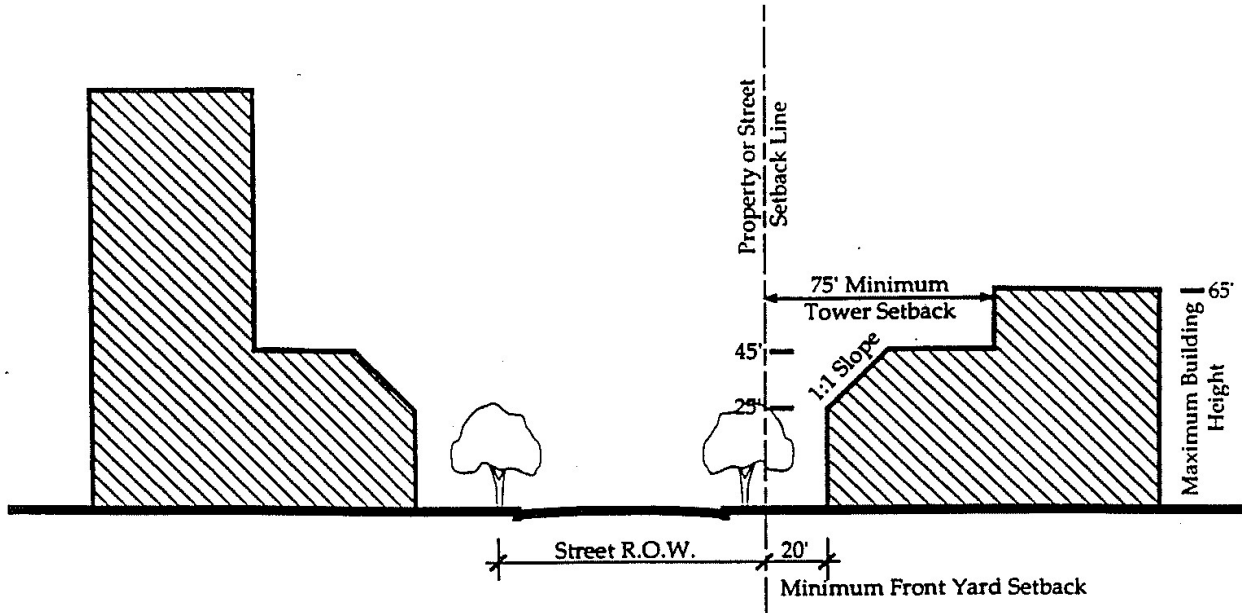
The HCDA staff will provide the Authority with all public testimony received by the submittal deadline, for the Presentation public hearing for the Permit Application.

## **III. EXHIBITS**

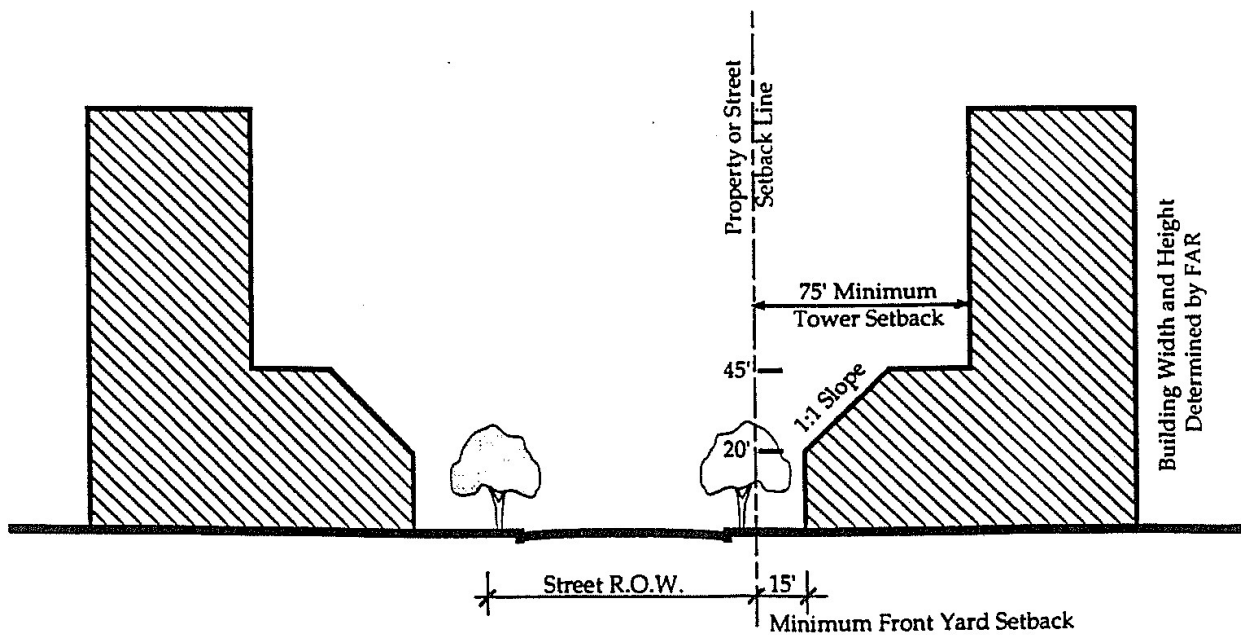
Exhibit A – View Corridor Setback Diagram from the Vested Rules

## View Corridor Setbacks

Hawaii Community Development Authority  
June, 1994



View Corridor Setback for Developments along Punchbowl, King, or South Streets within the Area Bounded by Punchbowl, King, South and Pohukaina Streets



View Corridor Setback for Developments along the Designated View Corridor Streets in All Other Areas of the Kakaako District