



Mauka Rule Amendments Update

Achieving Community Benefits

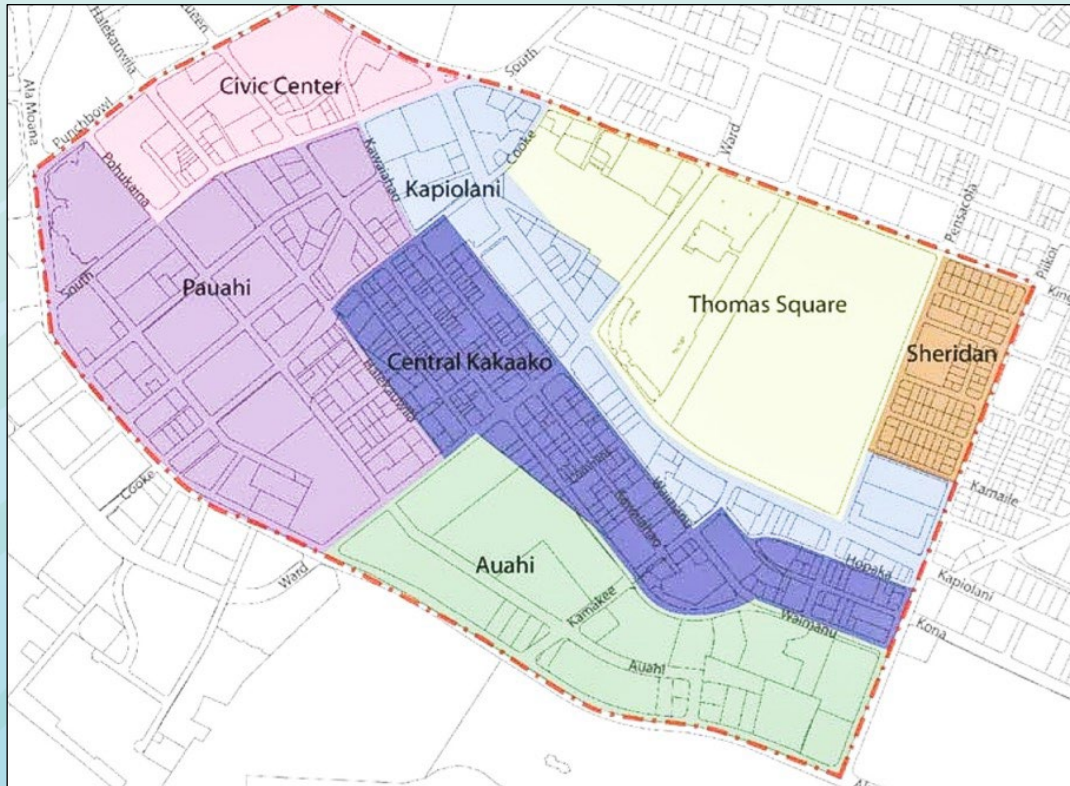


Hawaii Community Development Authority

Board Meeting

December 7, 2022

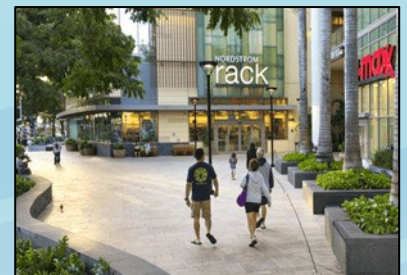
Mauka Area Rules



- Provides framework for planning and development
- Regulates the types and intensity of land uses
- Last updated in 2011

Mauka Area Rules Amendment Objectives

- Reflect the needs of the community
- Reduce government 'red tape'
- Promote a livable, walkable, community
- Increase reserved housing
- Incentive zoning to promote the development of community benefits



Community Engagement



Facilitating community voices

Community Engagement



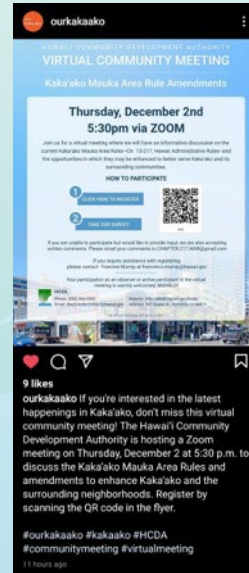
Virtual
Community
Meeting



Online
Survey



Kaka'ako
Farmer's
Market

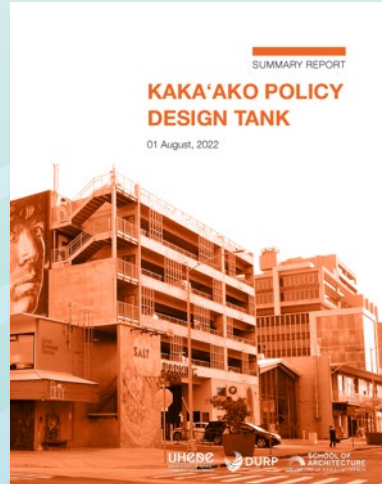


Social
Media

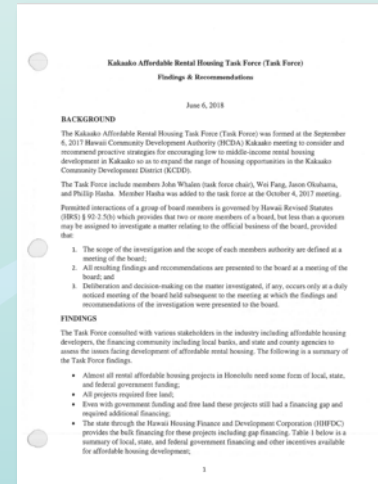
Community Engagement



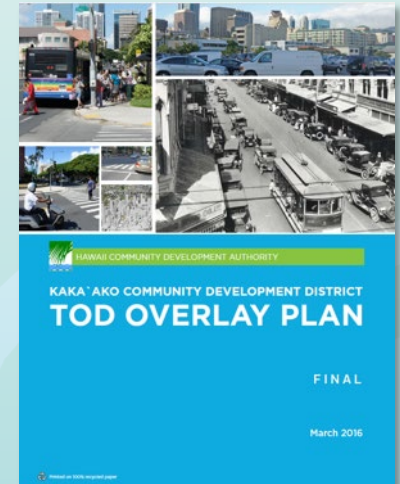
Native
Hawaiian
Development
Hui



[UHCDC]
Policy
Design
Tank



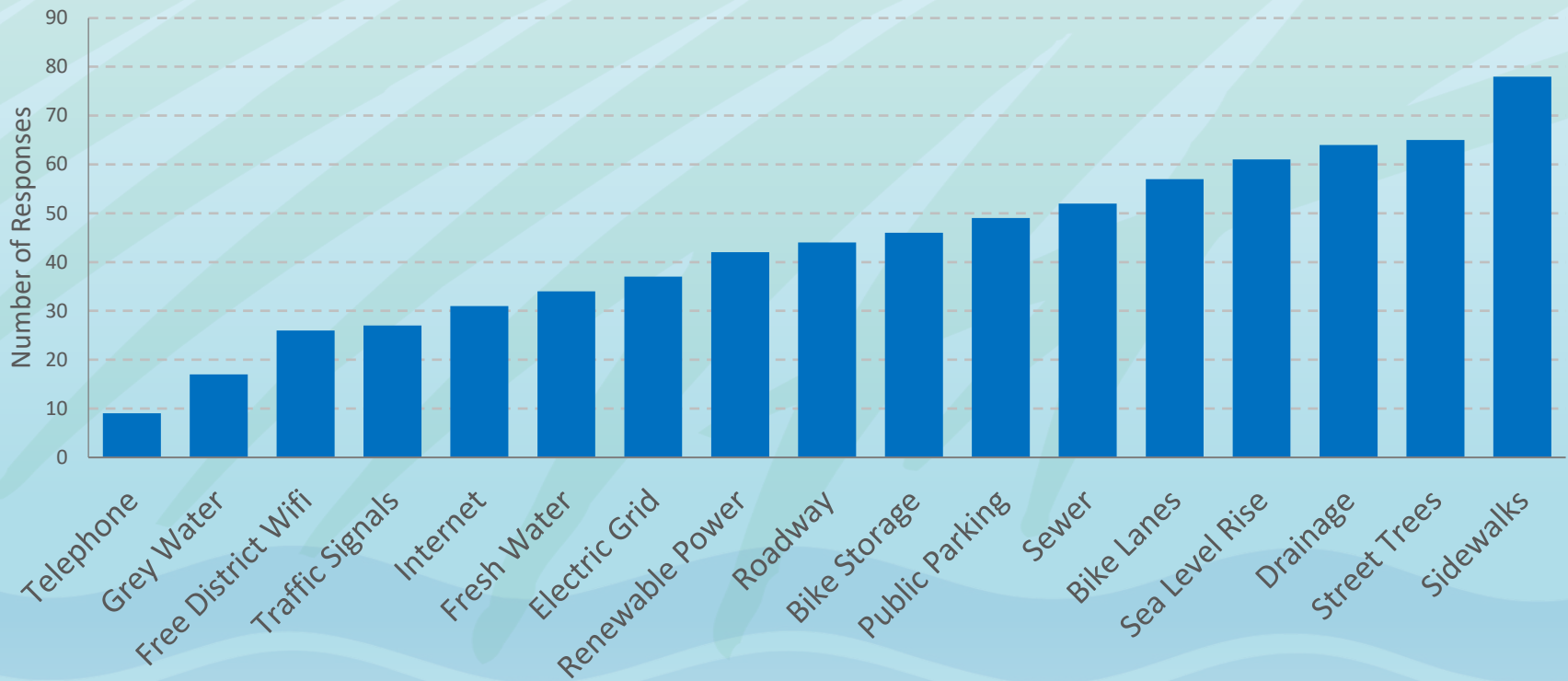
Kaka'ako
Affordable
Rental Housing
Task Force



TOD
Overlay Plan + EIS

Online Survey

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



Community Priorities

1. Housing



2. Public Space



3. Environment



4. Building Form



Parking Reform

Existing Building & Parking Densities for Permitted Projects, 2005-2018



- 25-30% of parking is underutilized
- Parking area can be reallocated for other purposes

Parking Reform

Current Mauka Area Rules



FAR 3.5

Maximum density, exclusive of parking area



Off-street parking requirements

Proposed Mauka Area Rules



FAR 5.0-5.5

Maximum density, inclusive of parking area



Incentives for alternatives to driving



Eliminate off-street parking requirements*

(*excludes Sheridan neighborhood)

Community Benefits



Housing



Public Space



Environment



Building Form

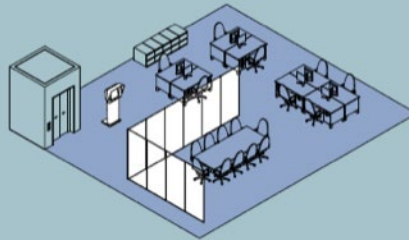
- Increase number of 'Reserved Housing' units
- Develop a variety of affordable housing options
- Develop more public amenities
- Enhance the pedestrian experience
- Address environmental impacts of urban density
- Build stronger connections to this place & culture

Community Benefits

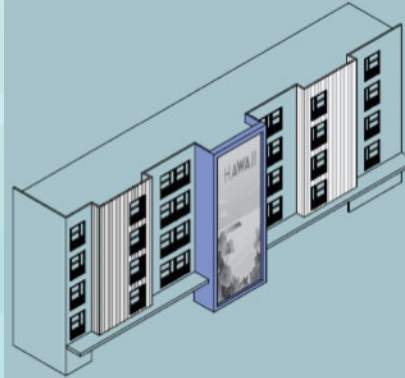
45%
RESERVED
HOUSING



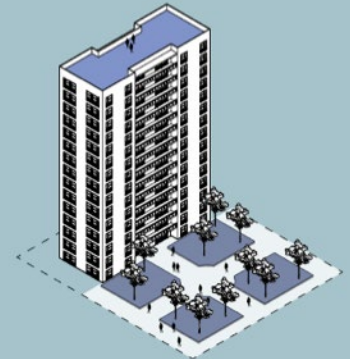
PUBLIC
FACILITY



PUBLIC
ART



PUBLIC OPEN
SPACE



Housing



Public Space

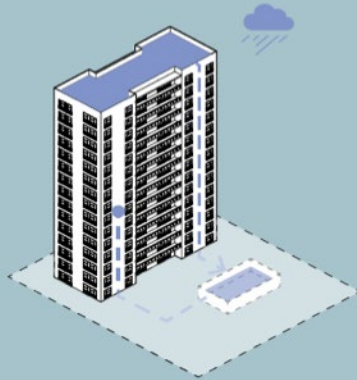
Community Benefits

LEED/WELL
CERTIFICATION

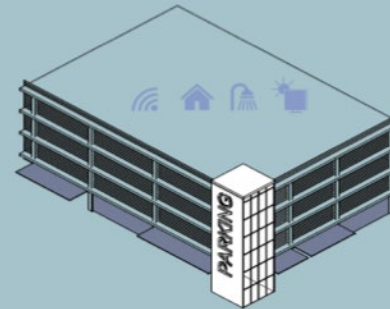


PLATINUM

RAINWATER
MANAGEMENT



SHELTER
HARDENING



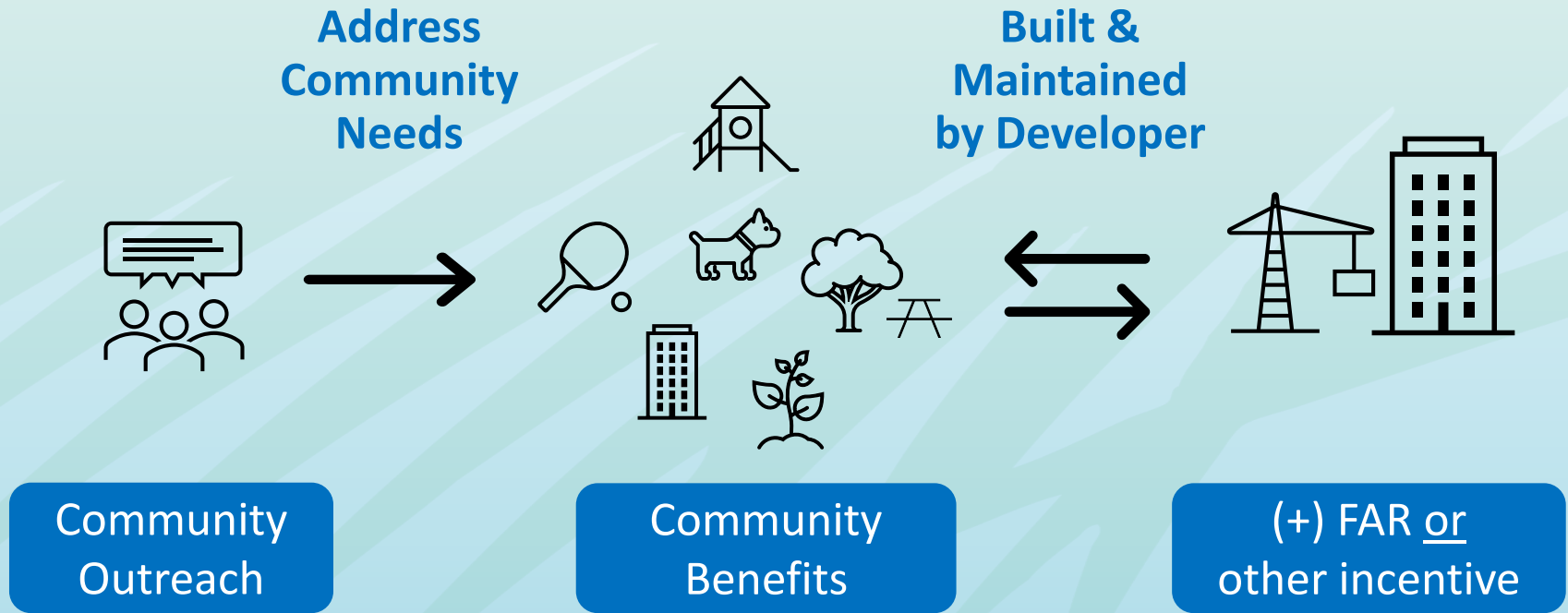
Environment

Development Incentive Program

- Voluntary program would allow larger projects in exchange for public benefits (e.g., open space, plazas, arcades, etc.)
- Recommended by Kaka'ako Affordable Rental Housing Task Force in 2018



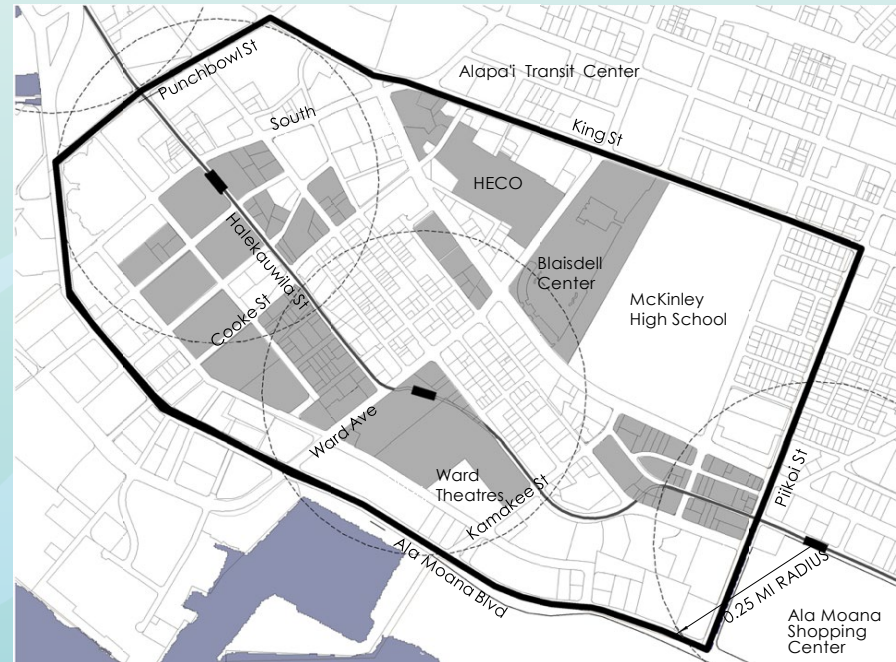
Development Incentive Program



- Maximum FAR not to exceed 10.0
- Incentives are voluntary

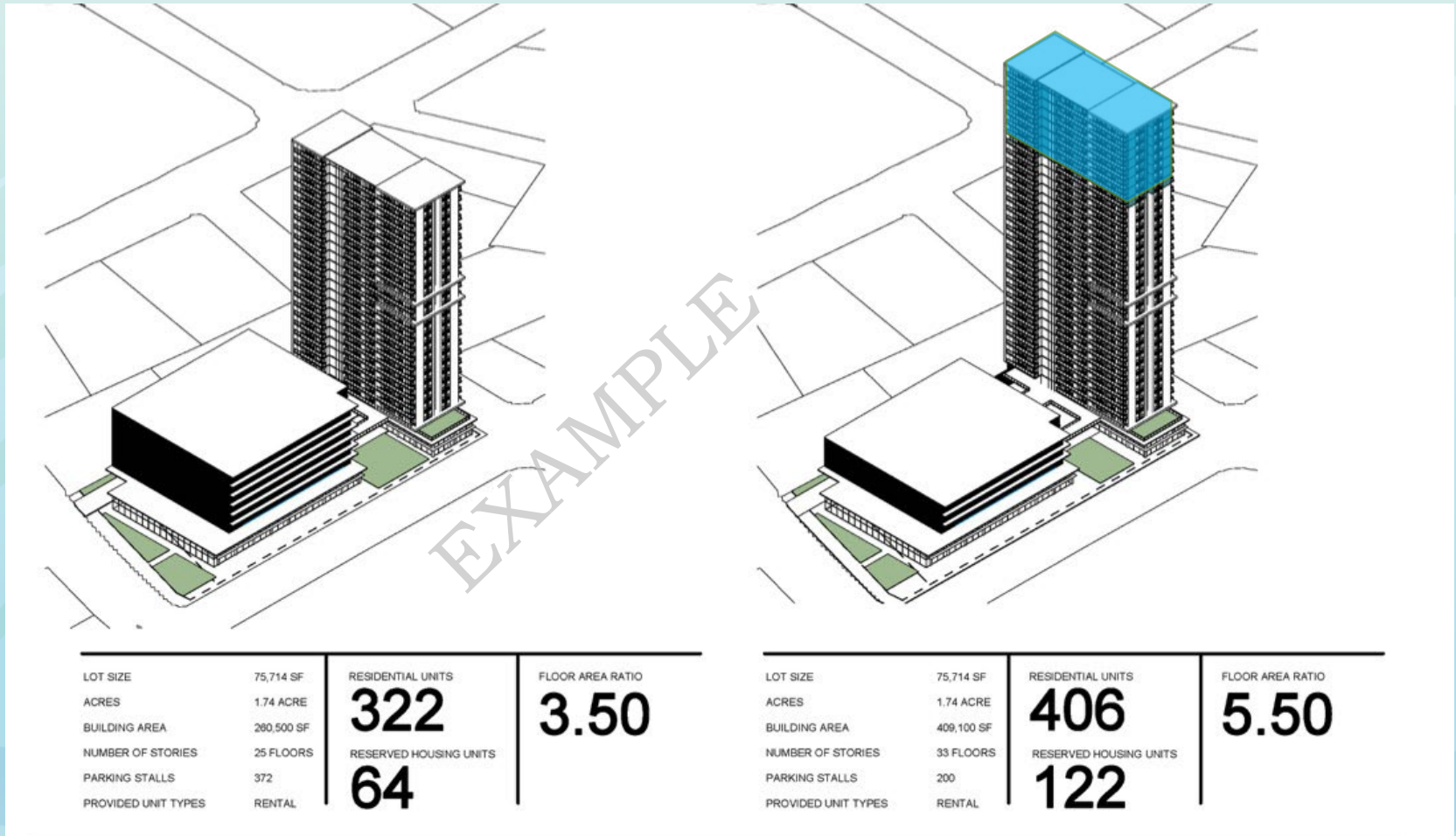
Development Incentives

- Studied FAR from 3.5 up to 5.5, including parking
- Studied maximum FAR target of 6.5 to 10.0
 - via Floor Area Transfer within the district
 - via Development Incentives Program
- Incentive zoning would apply to TOD sites assessed in 2015 Final EIS (in grey at right)
- Maximum height limits (400') are unchanged



- Density bonuses for public benefits
- Without using tax dollars

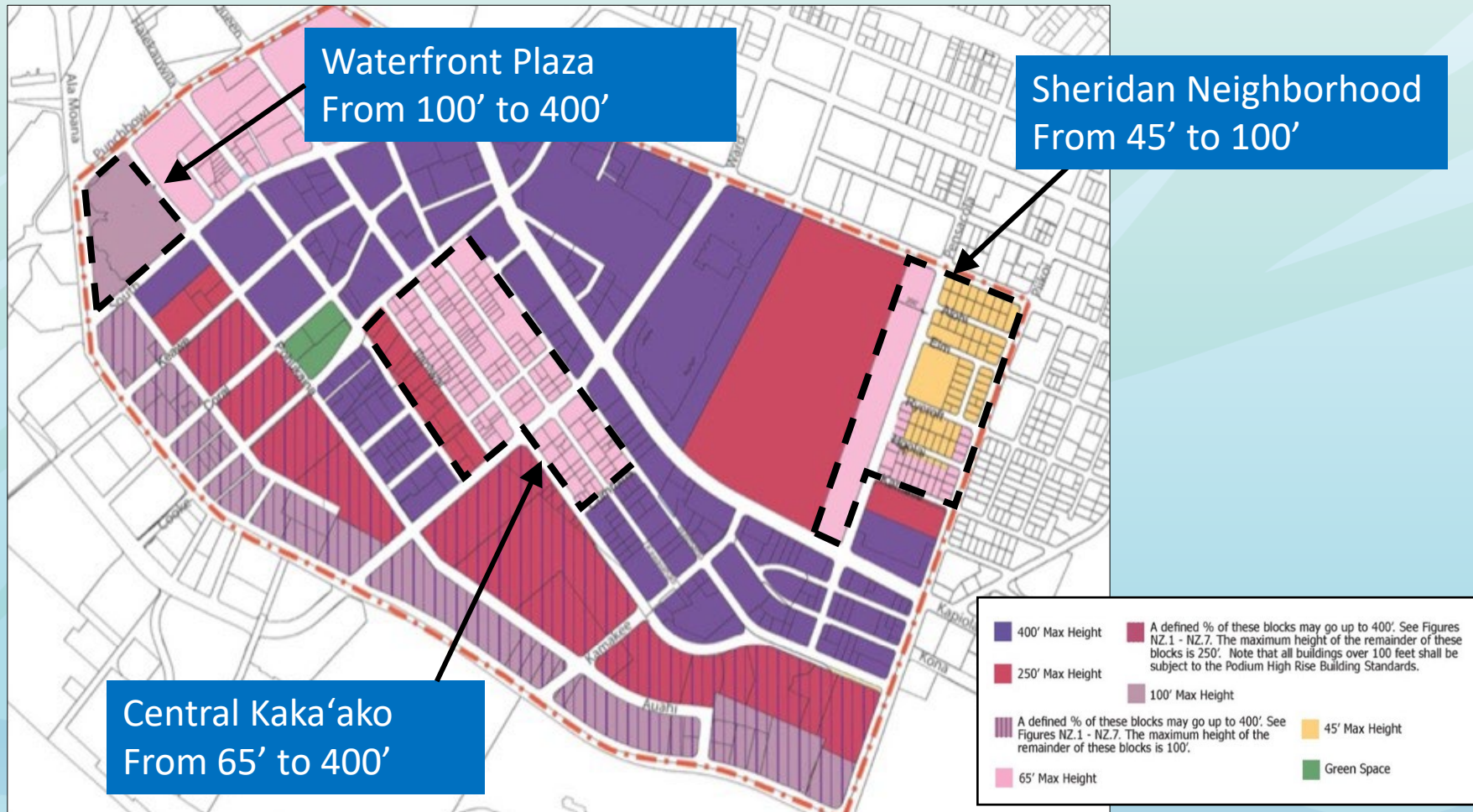
Density Bonus Example – 5.5 FAR



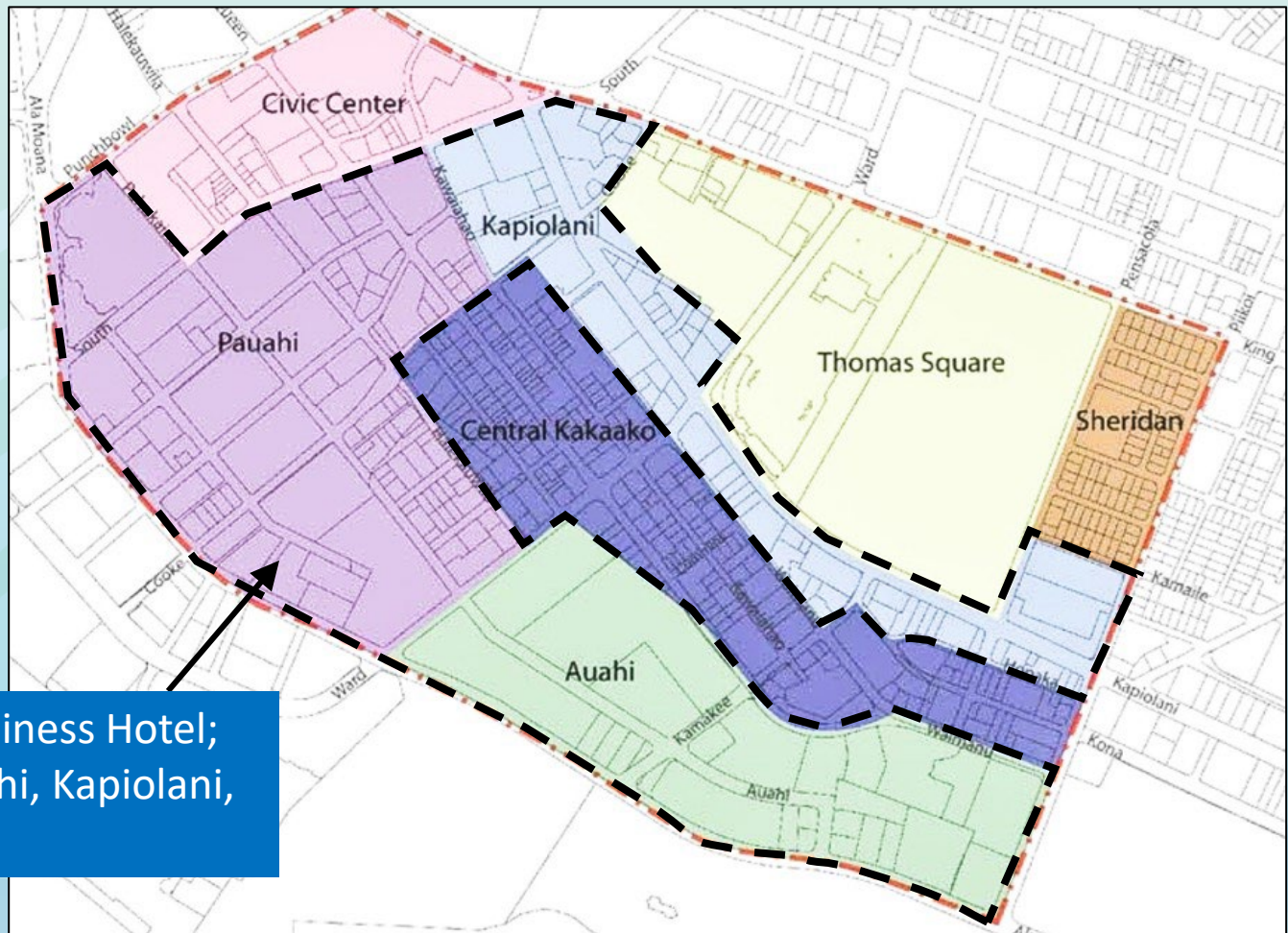
Density Bonus Example – 10.0 FAR



Other Housekeeping Changes: Height Limit Consistency



Other Housekeeping Changes: Definitions



Addition of Business Hotel;
Allowed in Auahi, Kapiolani,
and Pauahi

Next Steps

- Staff will continue refining the draft rules
- Attorney General review
- Presentation of Final draft to Board in Spring 2023
- Formal rulemaking process

Mahalo

Hawaii Community Development Authority
<https://dbedt.hawaii.gov/hcda/>

