



# **HAR Chapter 15-217, Mauka Area Rules**

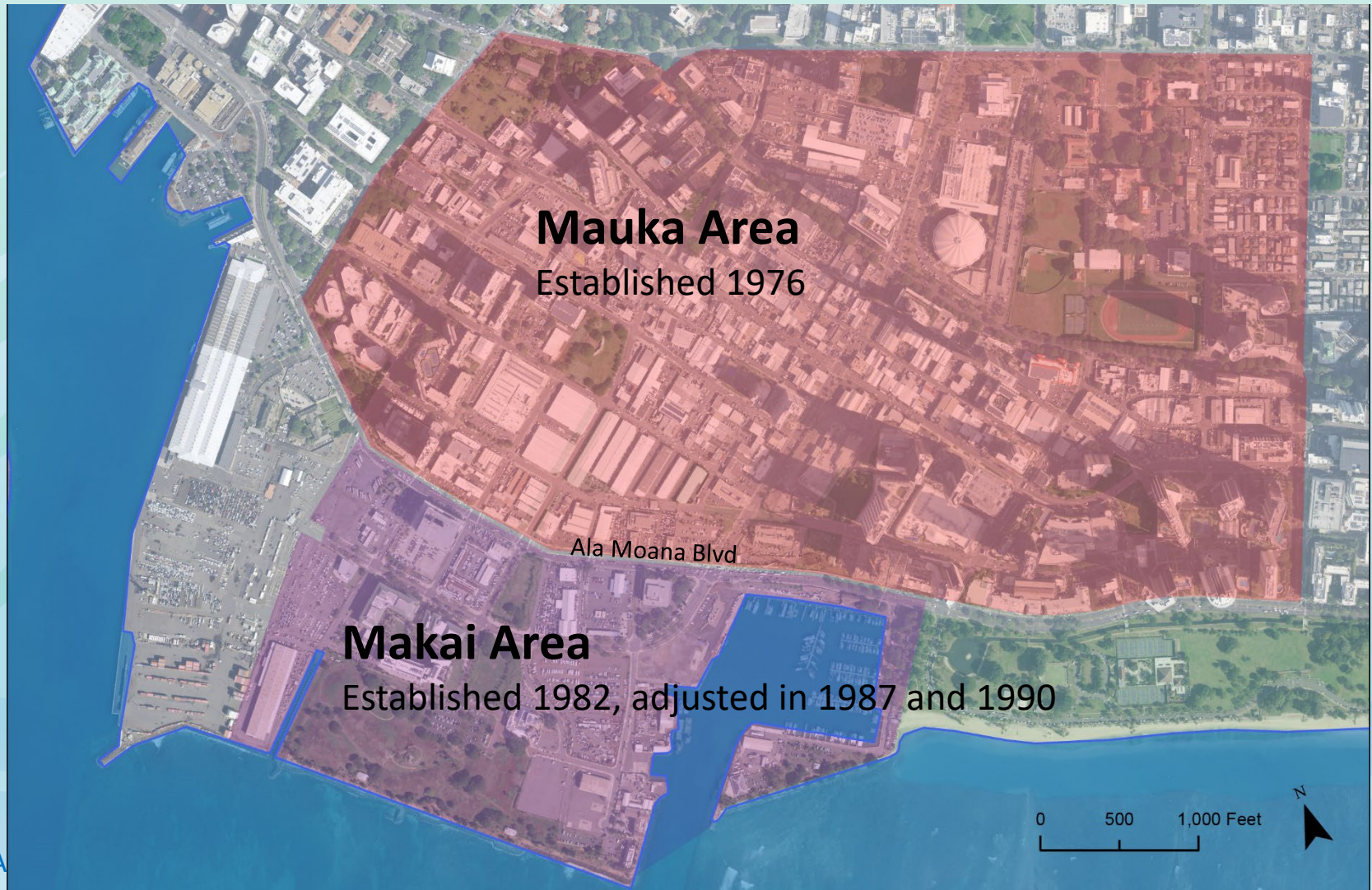
After Hearing - March 2024

Hawaii Community Development Authority



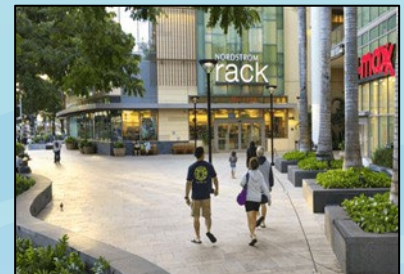
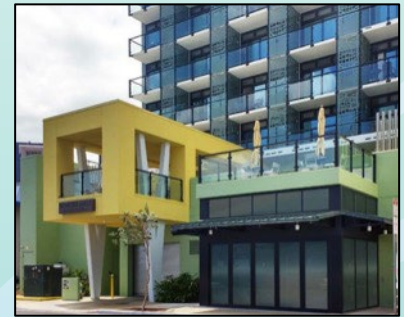


# Kaka'ako Community Development District



# Mauka Rules Amendment Objectives

- Reflect the needs of the community
- Reduce government 'red tape'
  - Simplify permits; make smaller permit more accessible
  - More consistency
- Promote livable, walkable, communities
- Incentive zoning to promote the development of community benefits
- Increase reserved housing





# Community Engagement



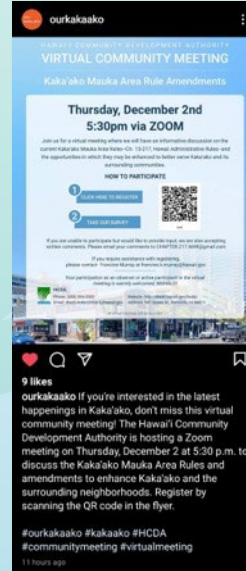
Virtual  
Community  
Meeting



Online  
Survey



Kaka'ako  
Farmer's  
Market

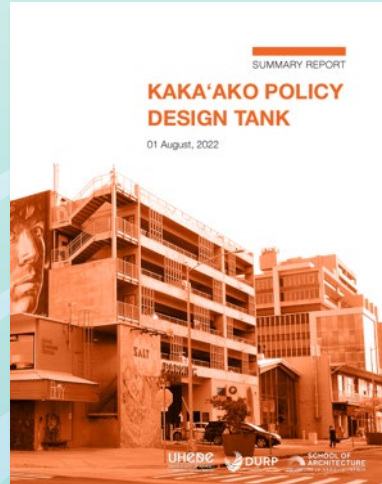


Social  
Media

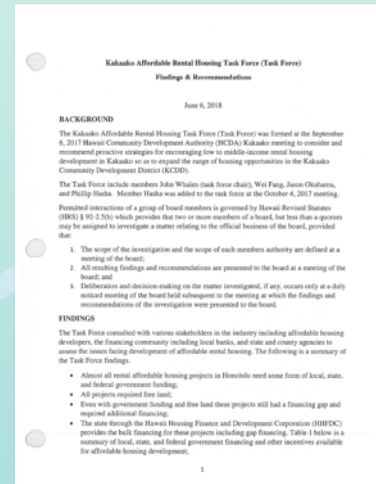
# Community Engagement



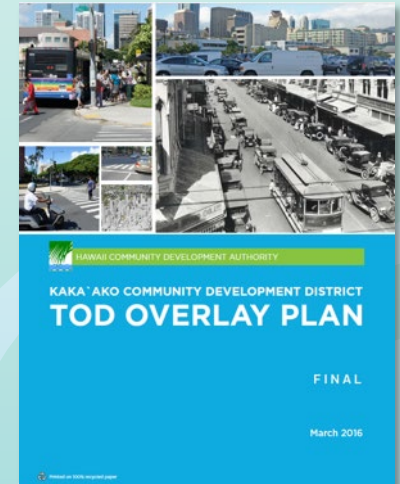
Native  
Hawaiian  
Development  
Hui



[UHCDC]  
Policy  
Design  
Tank



Kaka'ako  
Affordable  
Rental Housing  
Task Force

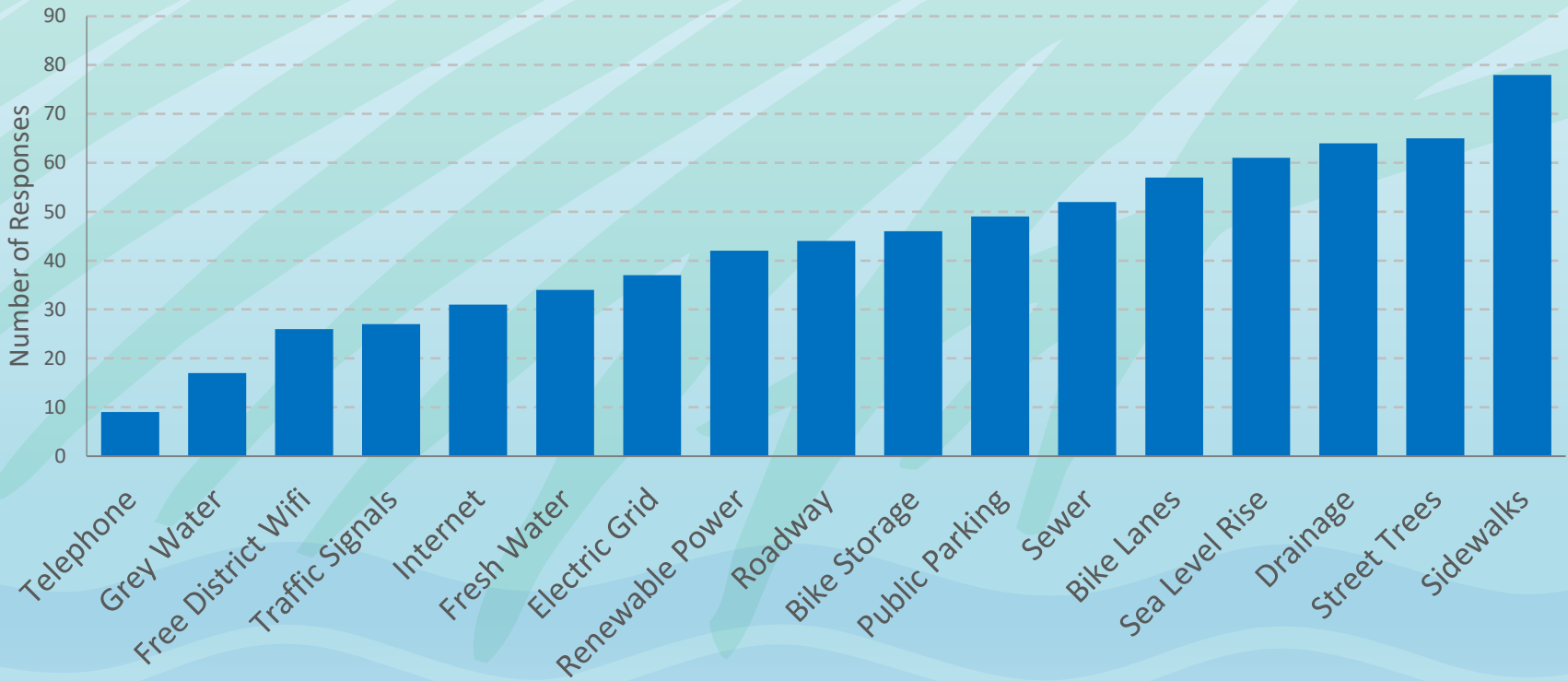


TOD  
Overlay Plan + EIS

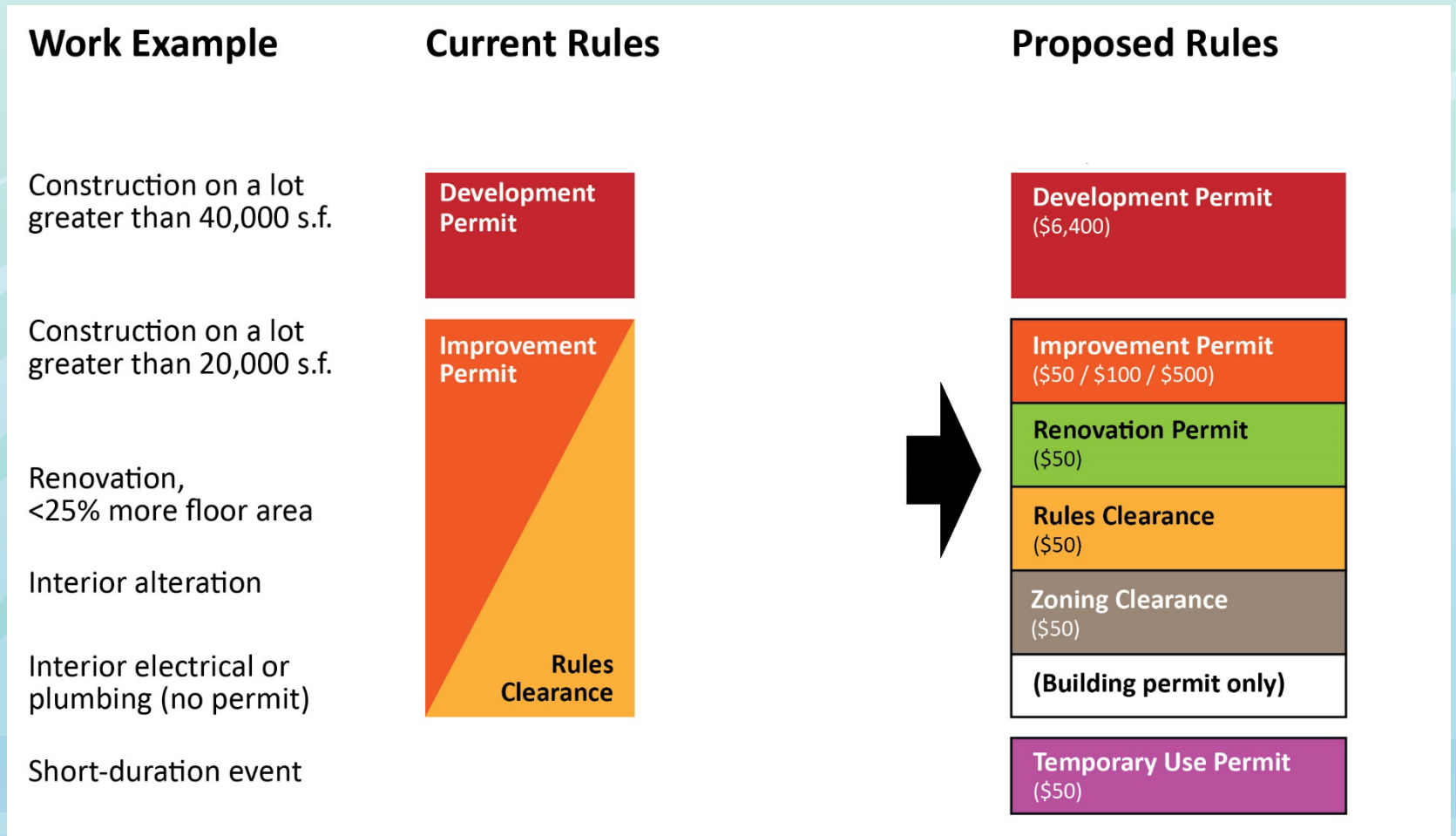


# Online Survey

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



# Permit Streamlining





# Kaka'ako Parking Reform



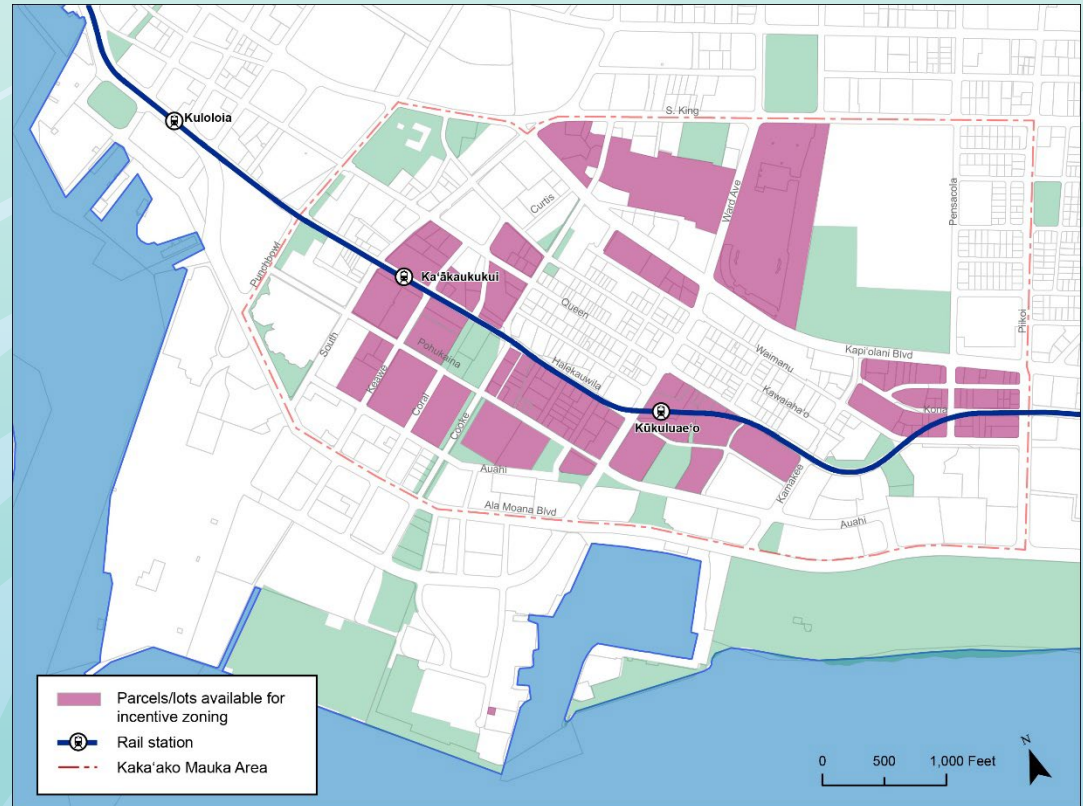
- No parking minimums (Ord. 20-41)
- Parking included as floor area (Mauka)
  - Base FAR goes from 3.5 to 5.5\*

HCDA Floor Area Ratio (FAR) without Parking	4.3
Gross FAR with Parking	7.6
Gross Parking FAR	2.2



# Achieving Community Benefits

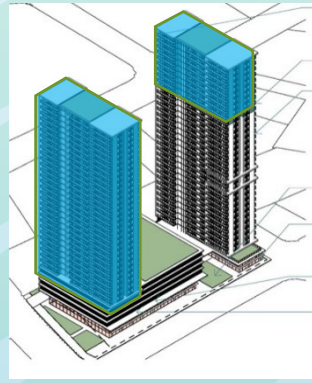
- Larger projects allowed in exchange for public benefits (e.g. open space, plazas, etc.)
- Recommended by Kaka'ako Affordable Rental Housing Task Force in 2018
- Maximum Floor Area Ratio (FAR) of 6.5 to 10.0 (including parking)
- Voluntary within incentive zones only



# Benefit Incentive Examples

+2.0 FAR

+6.5 FAR



20% Reserved  
Housing

30% Reserved  
Housing

50% Reserved  
Housing + other  
benefits

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Floor Area}}{\text{Lot Area}}$$

Benefit	FAR Bonus
Reserved Housing (35-45%)	+3.0-4.0 FAR
Micro Units (45%)	+4.0 FAR
Urban Agriculture	Exemption + 2.0 FAR
Public Facility	0.25 to 1.5 FAR
Shelter Hardening	2.0 FAR
Pedestrian Cover (90% of frontage)	0.5 FAR or +10' podium
Public Dog Park (8,000 sf min.; 40' wide)	0.50 FAR

# Proposed Benefit Incentives

## Live/Work

	FAR Bonus
Reserved Housing (35-45%)	+3.0-4.0 FAR
Micro Units (45%)	+4.0 FAR
Retain Light Industrial Use	Exemption + 0.3 FAR or 10' podium
Green Industry	Exemption + 0.5 FAR or 10' podium
Urban Agriculture	Exemption + 2.0 FAR

## Public Amenity (Play)

	FAR Bonus
Public Art	0.25 FAR
Public Open Space	0.5 FAR



# Proposed Benefit Incentives

## Environmental

	FAR Bonus
LEED/WELL Certification	0.5 to 1.0 FAR
Shelter Hardening	2.0 FAR
Rainwater Retention (1.5")	0.5 FAR
Renewable Energy (20% of energy or 100% hot water)	0.5 FAR
Emergency Power (14 days)	2.0 FAR

## Urban Form

	FAR Bonus
Public Parking (50 or 100 stalls minimum)	0.5 FAR or +10' podium
Pedestrian Cover (90% of frontage)	0.5 FAR or +10' podium
Robotic Parking (50% min.)	0.5 FAR or +10' podium
Cultural Restoration	Exemption + 0.5 FAR

# Proposed Public Facility Incentives

	FAR Bonus
Public Community Garden (10,000 square foot minimum)	1.00 FAR
Public Dog Park (8,000 sf min.; 40' wide)	0.50 FAR
Public Pavilion (2,000 sf min.)	0.50 FAR
Public Play Courts (up to 4 courts)	1.0 – 4.0 FAR
Educational Facilities	0.25 FAR

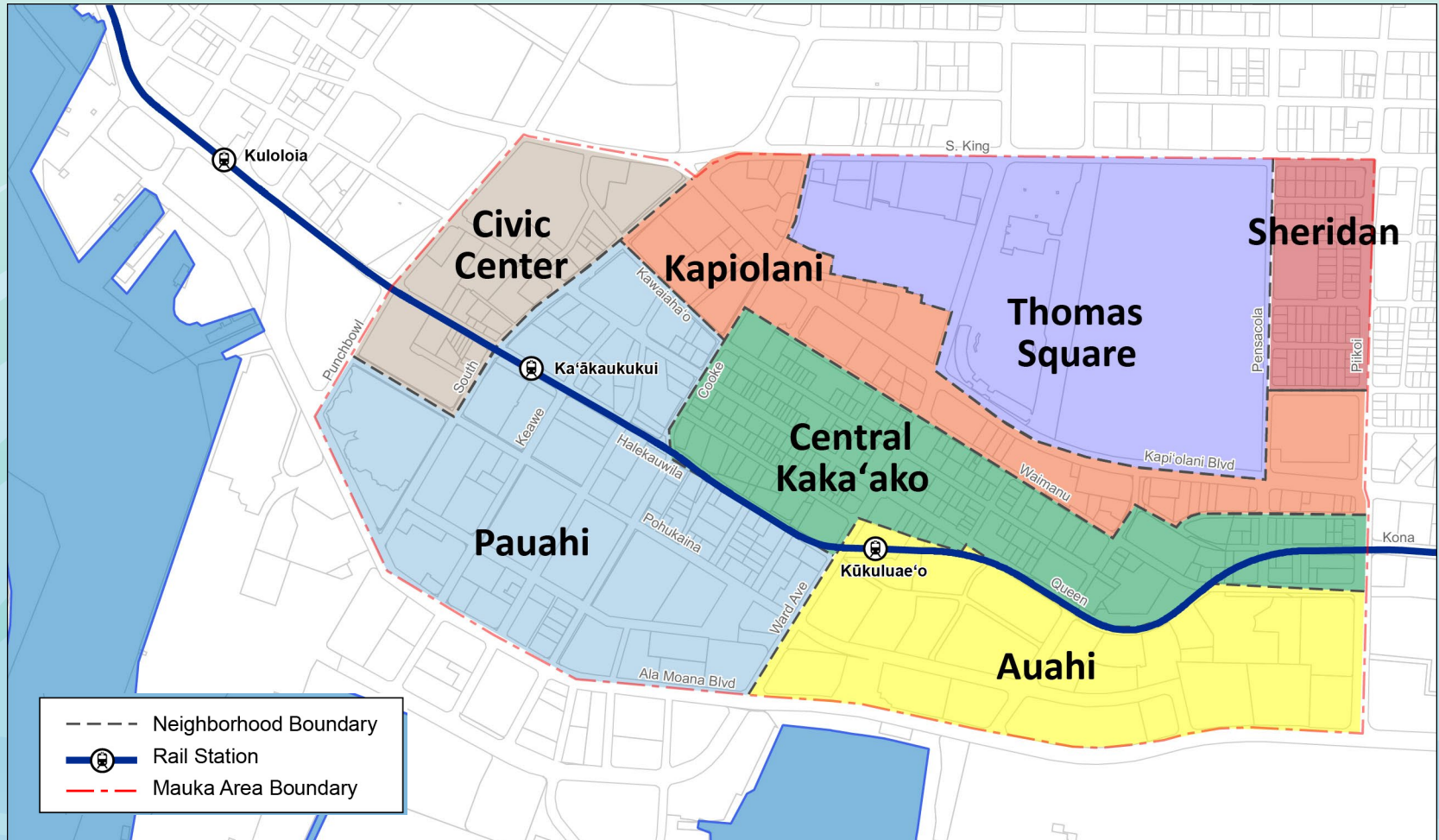
	FAR Bonus
Keiki / Kupuna Care Facility	0.25 FAR
Farmer's Market (50,000 sf min.)	1.0 FAR
Public Recreation Equipment & Space (2,000 sf min.)	1.0 FAR
Hālau (3,000 sf min.)	1.5 FAR
Community / Nonprofit Storefront	0.5 FAR + 0.1 FAR per add'l. 500 sf (1.0 FAR max)

# Improved Planning

- Updated definitions - clarifications
- Increased height limits to 100' in Sheridan
- Add flexibility to meet Complete Streets standard
- Designating large canopy trees on additional streets
- Encourage landscaping to promote cultural and gathering practices
- Add Native Hawaiian Cultural Consultant to Design Advisory Board
- Greater consistency with City and County of Honolulu



# Neighborhood Zones



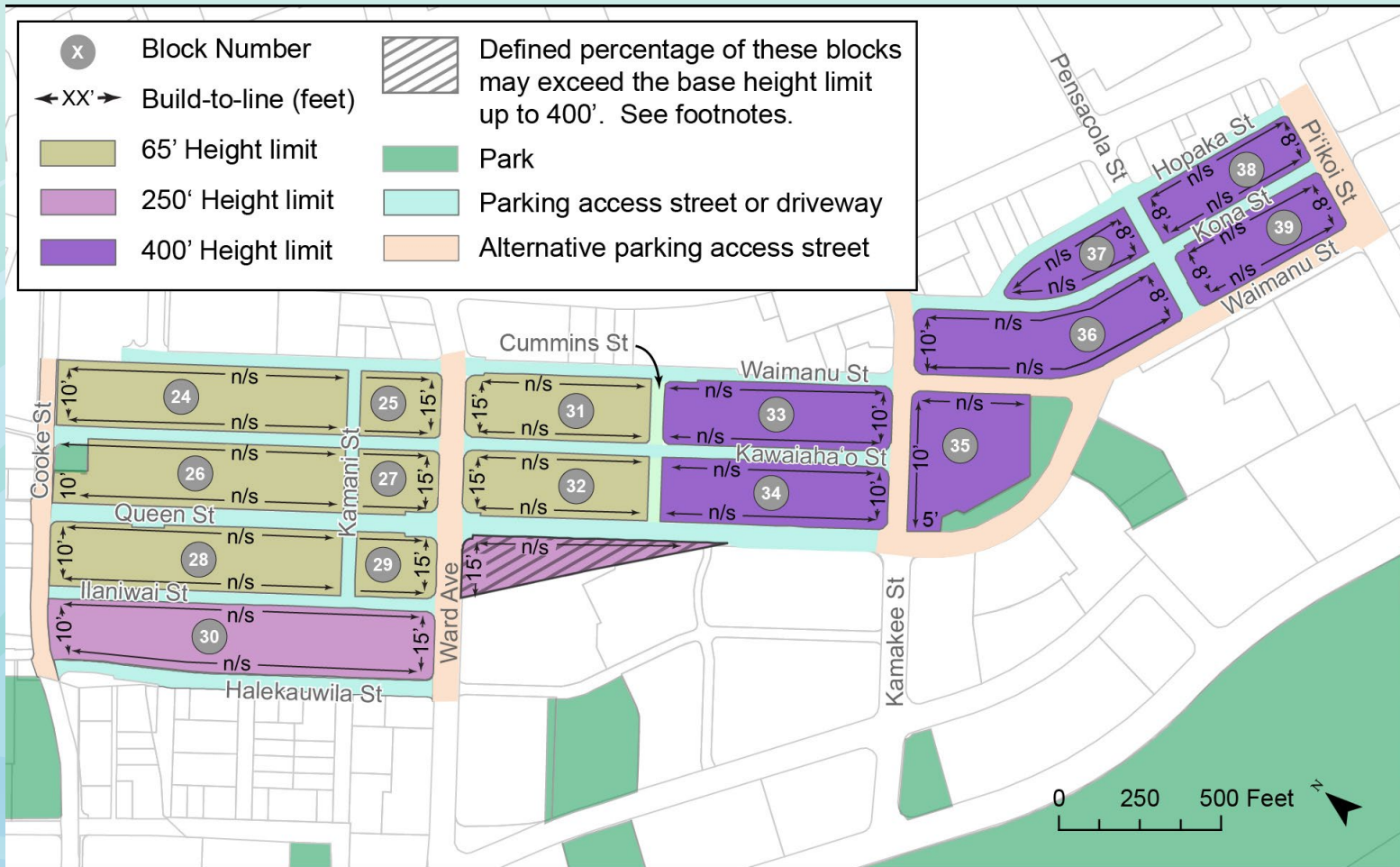
# Land Uses

	Civic Center	Kapiolani	Thomas Square	Sheridan	Central Kaka'ako	Pauahi	Auahi
<b>A. Residential</b>							
Group Home	-	●	●	●	●	●	●
Home Occupation	●	●	●	●	●	●	●
Single Family	-	-	-	●	-	-	-
Multi-Family	●	●	●	●	●	●	●
Second Unit	-	●	●	●	●	●	-
<b>B. Administrative</b>							
Administrative	●	●	●	●	●	●	●
<b>C. Goods and Services</b>							
Alcohol Sales	●	●	●	○	●	●	●
Artisan/Craft Production	●	●	●	●	●	●	●
Dance Nightclub	○	●	●	●	●	●	●

	Civic Center	Kapiolani	Thomas Square	Sheridan	Central Kaka'ako	Pauahi	Auahi
<b>E. Transportation</b>							
Alternative Fuel Station	-	○	○	○	○	-	-
Auto Sales/Rental*	-	●	-	-	●	●	○
Automobile Repair	-	○	-	-	●	●	-
Electric Vehicle Charging	●	●	●	●	●	●	●
Gas Station	-	○	-	-	○	-	-

	Legend
●	Permitted by right
○	Requires conditional use permit
-	Not permitted
*	Automobile repair use in conjunction with an automobile dealership is considered an allowable secondary use.

# Central Kaka'ako





# Central Kaka‘ako

A. Building Types - Max Height		
Podium High Rise	●	400'
Urban Block	●	100'
Lei Building	●	100'
Courtyard Building	●	65'
Duplex, Triplex, and Quadplex	●	35'
Townhouse	●	65'
Flex / Loft	●	65'
Industrial Barn	●	35'
Side Yard House	-	-
Front Yard House	-	-
Tropical Urban Court	●	65'

B. Frontage Types	
Lanai and Front Yard	-
Stoop	●
Dooryard	●
Forecourt	●
Shopfront	●
Chinatown Shopfront	●
Raised Shopfront	●
Terrace	●
Raised Terrace	●
Gallery	-
Arcade	-
Kaka‘ako Frontage	●

C. Building Placement	
Front Build-to line	n/s to 15'
Frontage Occupancy at Build-to line	75% min.
Setback Side	0'
Setback Rear	0'

D. Building Form	
Maximum Height	400'
Street Front Element Height Range	20' min. 65' max.
Maximum Density (FAR)	3.5

## Footnotes:

- Raised frontages (Figures FT.7 and FT.9) are only allowed to accommodate necessary flood elevation or to address sea level rise and climate-resilient design.
- Chinatown Shopfront frontage types are only allowed on the thoroughfares indicated in Figure FT.6.
- Civic uses shall be on lots no greater than 20,000 square feet and limited to neighborhood-scaled functions such as fire stations, meeting rooms, and churches.
- Buildings over 100-feet tall with podiums are subject to podium high-rise building standards (Figure BT.10).
- n/s = not specified

Legend	
●	Permitted
●	Permitted with exceptions
-	Not Permitted

# Building and Frontage Types

## FIGURE BT.9 LEI BUILDING

### A. Lot Width

1. Maximum of 300 feet.

### B. Pedestrian Access

1. Entrances to upper floors shall be accessed through an interior lobby, accessed directly from the street.
2. On promenade streets, the entrance to each ground floor space shall be directly from the street and occur at a maximum interval of 60-feet. On all other streets, access to ground floor podium spaces may occur at this interval or may be through the street level lobby provided.
3. Circulation to all spaces above the ground level shall be through an interior corridor or lobby. Corridors may be on the building exterior in the back of the building only, if there is at least 15-feet of separation between the garage and habitable building.
4. All retail spaces should be accessed from a ground floor, single-tenant entry along a street, courtyard, or Passageway.

### C. Parking Design and Location

1. Off-street parking shall be located in the allowed off-street parking zone (Figure 9) for the first 21 feet of height.
2. Parking access shall be as per section 15-217-64.
3. If accommodated in an above-ground garage, parking shall be concealed from view at the public frontage through a liner of habitable space, for at least three sides of the building. Where exposed to the street, above-ground garages shall be screened from view at the public frontage by landscaping, green screens, or cladding.

### D. Open Space

1. At least fifteen per cent of the lot area shall be provided as open space and shall be open to the sky.
2. The open space may be located at-grade, on a podium, roof garden, or combination thereof.
3. Each open space shall have a minimum dimension of 30-feet on any one side.
4. Projections into the open space are permitted on all sides of the space, provided that the 30-foot minimum dimension is maintained.

### E. Landscape

1. When front yards have a 20-foot build-to line, a minimum of one field stock canopy tree shall be planted per 40 lineal feet of frontage line or fraction thereof. Front yard trees shall be a single species to match the species of street trees in the furnishing zone.
2. When side yards are present, one 25-gallon minimum size canopy tree per 30 lineal feet to protect privacy of neighbors. The trees can be placed in groups in order to achieve a particular design.
3. Six 5-gallon size shrubs, ten 1-gallon size shrubs and turf or acceptable native or dry climate ground cover is required for every required tree.

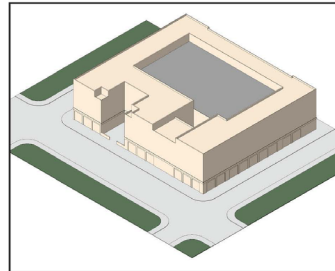


Figure BT.9-1 Lei Building, illustrative axonometric view

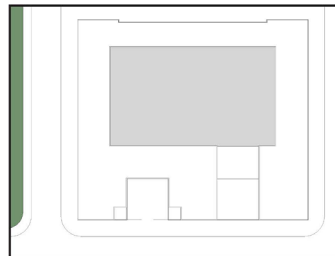


Figure BT.9-2 Lei Building, illustrative plan view

### F. Frontage

1. Permissible frontage types are Stoop (Figure FT.2), Dooryard (Figure FT.3), Forecourt (Figure FT.4), Shopfront (Figure FT.5), Chinatown Shopfront (Figure FT.6), Raised Shopfront (Figure FT.7 as necessary), Terrace (Figure FT.8), Gallery (Figure FT.10), and Arcade (Figure FT.11).

### G. Building Massing

1. Front facades shall have at least one encroaching element, such as porches or balconies, or plane break that cumulatively occupy at least ten per cent of the facade.

## FIGURE FT.5 SHOPFRONT FRONTAGE

### A. Shopfront Dimensions

1. Height shall be between 12 to 25 feet, as measured from the adjacent sidewalk to the ceiling of the ground floor.
2. Fenestration shall be a minimum of 65 per cent of the facade's first floor wall area.
3. Shopfronts may be recessed from the frontage line up to eight feet.

### B. Frontage Elements

1. At the facade, awnings shall cover only windows and doors.
2. The pedestrian zone shall be paved from building face to curb.

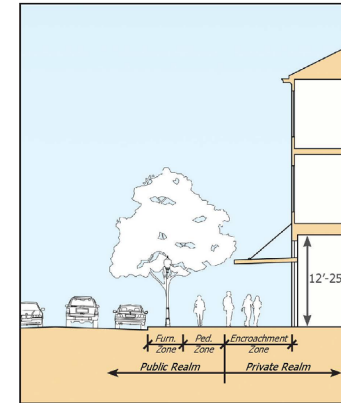


Figure FT.5-1 Cross Section, Shopfront Frontage (Illustrative)

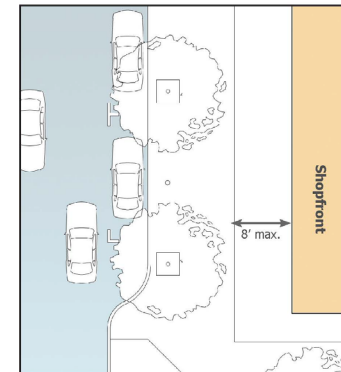


Figure FT.5-2 Plan View, Shopfront Frontage (Illustrative)

# Edits

No.	Section	Update
15-217-3 (b)	Applicability	Updated language from makai rules (15-23-8)
15-217-5 (h) and (j)	Rules of interpretation	Deleted language about legislative purpose and used language from makai rules (15-23-6.1)
15-217-6	Compliance	Added language about rules taking precedence
15-217-7	Severability	Updated language
15-217-8	Definitions – Floor Area	Clarified stairwells and rooftop screening Increased excluded lanais to 20 per cent Eliminated exclusion for storage within parking structures
15-218-8	Definitions - Other	Clarified improvement permit definition eliminated unused Kaka‘ako district definition
15-217-27 (c)	Parks and open space plan	Removed references to executive director processing and elimination of public hearings for improvement projects on parks or open spaces

# Edits (2)

No.	Section	Update
15-217-39	Thoroughfare	Clarified that street tree review requirements apply to trees planted on private property
15-217-54 (b)	Building form	Eliminated 18-foot height limit for roof appurtenances and executive director role
15-217-55 (i)	Signage	Clarified reference to current regulations
15-217-57 (d)	Adequate infrastructure	Clarified authority role in waiving floor area ratio limitations
15-217-59	Green Building	Clarified executive director role in determining compliance with green building standards
15-217-61	Flood zones	Clarified design requirements for the massing of flood control elements
15-217-62 (b)(2) and (c)(3)	Historic sites	Adjusted proposed language to reference “adaptive reuse”; deleted requirement to complete all SHPD requirements prior to application submittal



# Edits (3)

No.	Section	Update
15-217-63	Parking and Loading	Eliminated proposed design standards for storage in parking garages
15-217-65	Public facilities dedication	Will update baseline from February 27, 1982 to current date; clarified roles of executive director and authority
15-217-78	Rules clearance	Clarified role of executive director and authority
15-217-81 (g)	Conditional use	Eliminated duplicate section regarding executive director role
15-217-83 (f) and (g)	Master plan	Add clarity re: maximum duration
15-217-87 (d)	Approval validity period	Clarify improvement versus development permit
BT.10	Podium	Made parking screening consistent with 15-217-63 (requires liner building or active uses)

# Edits (4)

- Edits to figures and graphics
- Grammar, style, spelling, case, and pagination
- Updated references
- Other non-substantive changes



# Mahalo!

More Information:

<https://dbedt.hawaii.gov/hcda/kakaako-mauka-area-rule-amendments/>