

FOR ACTION

I. REQUEST

Consider Authorizing the Executive Director to Engage in Community Planning Sessions Regarding the Makai Area of the Hawaii Community Development Authority's Kaka'ako Community Development District being described in Section 206E-32, *Hawaii Revised Statutes*, and more specifically as the portion of the Kaka'ako district that is makai of Ala Moana Boulevard between the Ala Moana Regional Park, Pier 1, and Forest Avenue; as well as the parcel situated mauka of Piers 6 and 7 and makai of Nimitz Highway to:

- (i) Review the Current Makai Area Plan and Rules, including but not limited to, the 2011 Kaka'ako Makai Conceptual Master Plan, and other Historical Planning Studies for the Makai Area,
- (ii) Conduct Stakeholder Outreach and Community Planning to Consider Various Land Use Scenarios and Associated Infrastructure Needs for the Makai Area,
- (iii) Develop Proposed Updates to the Makai Area Plan and Rules, as necessary, and
- (iv) Present the Proposed Updates to the Makai Area Plan and Rules, as necessary, to the Authority for its review, consideration, and possible adoption.

II. BACKGROUND

The Hawaii State Legislature first incorporated the 133 acres of land makai of Ala Moana Boulevard into the Hawaii Community Development Authority's ("HCDA") Kaka'ako community development district in 1982. The district was then expanded in 1987 to include all of the lands between Ala Moana Park and Aloha Tower, but these boundaries were adjusted in 1990 to eliminate the areas between Piers 4 and 8.

Over the years, HCDA has adopted different approaches towards development in Kaka'ako Makai. A 1985 plan, for example, included harbor uses at Fort Armstrong area alongside a central residential area and a 30-acre waterfront park. Kaka'ako Makai was also envisioned as a location for displaced Mauka area businesses.

Under the direction of the Governor’s Office of State Planning, however, a comprehensive master plan for the entire Honolulu Waterfront between Magic Island and Keehi Lagoon was completed in 1989. This plan relocated the industrial and harbor uses out of Kaka’ako makai and envisioned commercial, office, and entertainment uses around new inland waterways and expanded waterfront parks. Residential development was not seen to be compatible with this vision due to aircraft and other noise impacts, the inequity of higher-income housing in this area, transportation issues, and the development in Kaka’ako Mauka. In 1990, the HCDA revised the Makai Area Plan to be consistent with the Honolulu Waterfront Master Plan, including the elimination of residential uses.

In 2002, however, HCDA adopted a Waterfront Business Plan that again considered Kaka’ako Makai as a mixed-used community gathering place. The 2005 Makai Area Plan accommodated a mix of retail, commercial, recreational, and residential activities. Subsequently, HCDA selected Alexander and Baldwin to develop 36.5 acres in Kaka’ako Makai, that included three 20-story residential towers and retail and dining. This proposed project resulted in strong opposition from the community.

The Legislature subsequently passed House Concurrent Resolution 30, H.D. 1 (2006), which urged HCDA to terminate the proposed development. House Bill 2555, H.D. 2, S.D. 2 (2006) passed the Legislature and became law as Act 317, which banned the sale of public land and residential development in the Makai area.

As requested by the Legislature in House Concurrent Resolution 30 H.D. 1, HCDA established the Kaka’ako Community Planning Advisory Council (“CPAC”) in 2007. The CPAC participated in an extensive planning and community outreach effort that resulted in the 2011 “Kaka’ako Makai Conceptual Master Plan,” attached hereto. This conceptual master plan identified community-desired public benefit uses. In May 2011, the Authority unanimously adopted the 2011 Kaka’ako Makai Conceptual Master Plan. In December 2023, the Authority approved the revised Makai Area Plan and Rules referenced the 2011 Kaka’ako Makai Conceptual Master Plan and incorporated into the revised Makai Area Plan.

III. DISCUSSION

In anticipation of the 2025 Legislative session and potential discussion of development within the Makai area, HCDA staff suggest that a CPAC-like structure and planning process could be established to conduct extensive engagement with community stakeholders and landowners. It should be noted that while HCDA was the primarily landowner in Kaka’ako Makai during the 2007-2011 CPAC process, much of this land has since been transferred to either the Office of Hawaiian Affairs (OHA) or the City and County of Honolulu.

Nevertheless, a planning process, as described herein, would be consistent with HRS §206E-4, which enables the Authority to prepare a community development plan for community development districts, and HRS §206E-33, which allows the

establishment of appropriate land mixtures and urban design policies to guide the public and private sectors.


A planning process could facilitate community engagement and help to promote more coordinated development and appropriate urban design among the major landowners and tenants, including Office of Hawaiian Affairs (OHA), Kamehameha Schools, the City and County of Honolulu, and the University of Hawai'i. Such a process could also help to inform future policy decisions on Kaka'ako Makai as well as identify strategic infrastructure improvements to address future development needs, sea level rise, and climate resiliency.

IV. RECOMMENDATION

Authorize the Executive Director to Engage in Community Planning Sessions Regarding the Makai Area of the Hawaii Community Development Authority's Kaka'ako Community Development District being described in Section 206E-32, *Hawaii Revised Statutes*, and more specifically as the portion of the Kaka'ako district that is makai of Ala Moana Boulevard between the Ala Moana Regional Park, Pier 1, and Forest Avenue; as well as the parcel situated mauka of Piers 6 and 7 and makai of Nimitz Highway to:

- (i) Review the Current Makai Area Plan and Rules, including but not limited to, the 2011 Kaka'ako Makai Conceptual Master Plan, and other Historical Planning Studies for the Makai Area,
- (ii) Conduct Stakeholder Outreach and Community Planning to Consider Various Land Use Scenarios and Associated Infrastructure Needs for the Makai Area,
- (iii) Develop Proposed Updates to the Makai Area Plan and Rules, as necessary,
- (iv) Present the Proposed Updates to the Makai Area Plan and Rules, as necessary, to the Authority for its review, consideration, and possible adoption, and
- (v) Undertake All Tasks Necessary to Effectuate the Purposes(s) of this For Action.

Prepared By: Ryan Tam, Director, Planning and Development 

Reviewed By: Craig K. Nakamoto, Executive Director 

Attachment: 2011 Kakaako Makai Conceptual Master Plan