



HAWAI'I COMMUNITY
DEVELOPMENT AUTHORITY

Kaka'ako Makai Area Plan Update

HCDA Board Presentation

February 4, 2026

SSFM
International

CONTENTS

A background map of the Kaka'ako area in Honolulu. The map shows the coastline, with the Kaka'ako Mauka Area in the north and the Kaka'ako Makai Area in the south. The Aloha Tower Special District is marked in the north. The Honolulu Harbor Piers 1 + 2 are marked in the west. The Kewalo Basin Harbor is marked in the south. A dashed orange line outlines the project area. A north arrow is in the bottom right corner.

- ➔ Project Overview
- ➔ Schedule & Plan Process
- ➔ Engagement Strategy & Update
- ➔ Next Steps



PROJECT OVERVIEW



≡ Project Overview

The Kaka‘ako Makai Area Plan Update seeks to:

- Reflect stakeholder voices, land and infrastructure needs, and possibilities
- Create a unified vision for makai area
- Respond to shifts in land ownership, community interest, and land use policies
- Address mix of public open space, cultural assets, and infrastructure needs
- Assess existing conditions, constraints and opportunities, and develop and potential land use scenarios



Photo Credit: Immerse In Walking, YouTube

Project Goals

- ➡ Honor and uplift community and stakeholder voices
- ➡ Develop a shared vision for a vibrant and sustainable future
- ➡ Identify land use, transportation, infrastructure, cultural, and environmental constraints and opportunities
- ➡ Model land use scenarios with a mix of uses
- ➡ Encourage innovative and creative thinking around how to address existing concerns
- ➡ Create a final plan document that is meaningful, compelling, and accessible for all users
- ➡ Amend the land use regulations to guide implementation



SCHEDULE & PROCESS



Project Schedule





ENGAGEMENT

Strategy and Update



Engagement

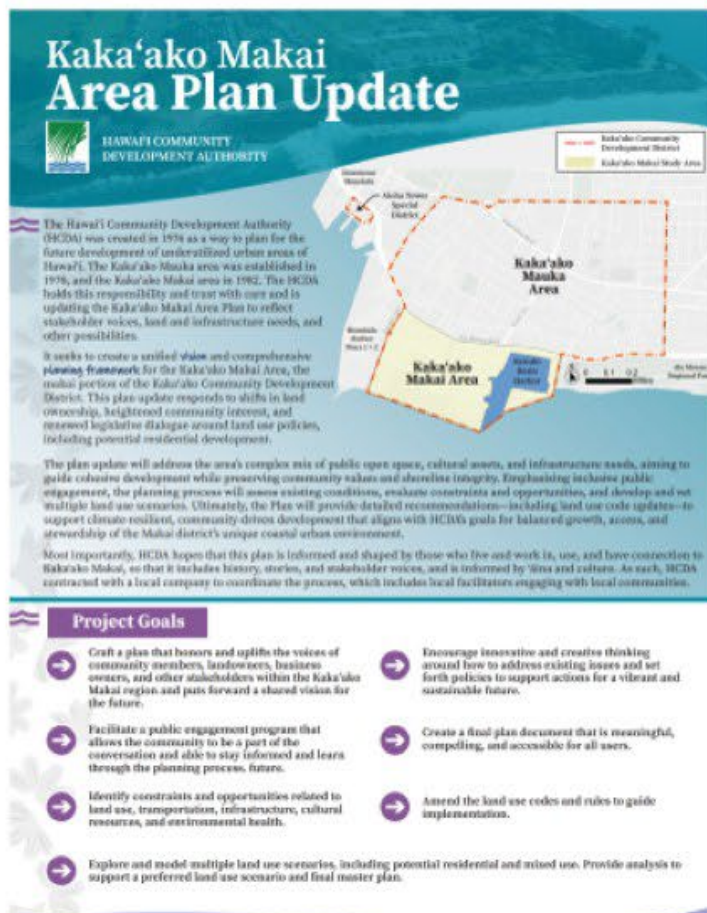
Project Resources

- **Project Website**

- <https://ssfm.konveio.com/kakaako-makai-area-plan>

- Mailing list sign up and question/comment form

- **Fact Sheet**



Kaka'ako Makai Area Plan Update

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

The Hawaii Community Development Authority (HCDA) was created in 1974 as a way to plan for the future development of unincorporated urban areas of Hawaii. The Kaka'ako Makai area was established in 1978, and the Kaka'ako Makai area was established in 1982. The HCDA holds this responsibility and trust with care and is updating the Kaka'ako Makai Area Plan to reflect stakeholder voices, land and infrastructure needs, and other possibilities.

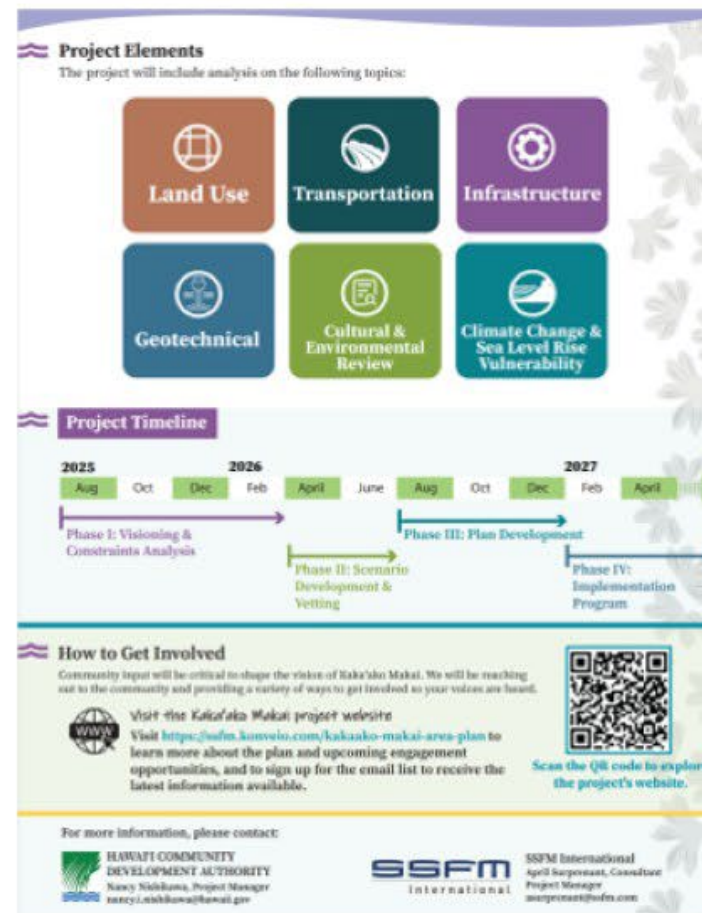
It seeks to create a unified vision and comprehensive planning framework for the Kaka'ako Makai Area, the makai portion of the Kaka'ako Community Development District. This plan update responds to shifts in land ownership, heightened community interest, and renewed legislative dialogue around land use policies, including potential residential development.

The plan update will address the area's complex mix of public open space, cultural assets, and infrastructure needs, aiming to guide cohesive development while preserving community values and shoreline integrity. Emphasizing inclusive public engagement, the planning process will assess existing conditions, evaluate constraints and opportunities, and develop and set multiple land use scenarios. Ultimately, the Plan will provide detailed recommendations—including land use code updates—to support climate resilient, community-driven development that aligns with HCDA's goals for balanced growth, access, and stewardship of the Makai district's unique coastal urban environment.

Most importantly, HCDA hopes that this plan is informed and shaped by those who live and work in, use, and have connection to Kaka'ako Makai, so that it includes history, stories, and stakeholder voices, and is informed by 'āina and culture. As such, HCDA contracted with a local company to coordinate the process, which includes local facilitators engaging with local communities.

Project Goals

- Craft a plan that honors and uplifts the voices of community members, landowners, business owners, and other stakeholders within the Kaka'ako Makai region and puts forward a shared vision for the future.
- Facilitate a public engagement program that allows the community to be a part of the conversation and able to stay informed and learn through the planning process, future.
- Identify constraints and opportunities related to land use, transportation, infrastructure, cultural resources, and environmental health.
- Explore and model multiple land use scenarios, including potential residential and mixed use. Provide analysis to support a preferred land use scenario and final master plan.
- Encourage innovative and creative thinking around how to address existing issues and set forth policies to support actions for a vibrant and sustainable future.
- Create a final plan document that is meaningful, compelling, and accessible for all users.
- Amend the land use codes and rules to guide implementation.



Project Elements

The project will include analysis on the following topics:

- Land Use
- Transportation
- Infrastructure
- Geotechnical
- Cultural & Environmental Review
- Climate Change & Sea Level Rise Vulnerability

Project Timeline

2025: Aug, Oct, Dec, Feb, April, June, Aug, Oct, Dec, Feb, April

2026: April, June, Aug, Oct, Dec, Feb, April

2027: April

Phase I: Visioning & Constraints Analysis (Aug 2025 - Dec 2025)

Phase II: Scenario Development & Vetting (April 2026 - June 2026)

Phase III: Plan Development (Aug 2026 - Dec 2026)

Phase IV: Implementation Program (April 2027)

How to Get Involved

Community input will be critical to shape the vision of Kaka'ako Makai. We will be reaching out to the community and providing a variety of ways to get involved as your voices are heard.

Visit the Kaka'ako Makai project website
Visit <https://ssfm.konveio.com/kakaako-makai-area-plan> to learn more about the plan and upcoming engagement opportunities, and to sign up for the email list to receive the latest information available.

Scan the QR code to explore the project's website.

For more information, please contact:

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Scan for Project Website

≡ Engagement Until Now

- **Agency Consultations (5-10)**

- Completed: University of Hawai‘i, Office of Hawaiian Affairs (OHA), Dept. Of Transportation (DOT) Airports, DOT Highways, Dept. Transportation Services, Dept. Planning and Permitting, Dept. Parks and Recreation, DOT Harbors, Board of Water Supply, Ocean Safety Dept.

- **Focus Group Meetings & Survey (4)**

- Kaka‘ako residents, residents outside Kaka‘ako, Kaka‘ako businesses and communitiy organizations.

- **One-on-one Interviews with landowners and tenants (~10)**

- HCDA, OHA, KS, Howard Hughes (HH), Kupu, JABSOM, Dept. of Native Hawaiian Health, etc.

- **Small Group Discussions (3 groups with 3 meetings each)**

- Landowners, Developers (HH, FCA, etc.), Health Groups (Dept. of Native Hawaiian Health, JABSOM, etc.), Housing Groups (Appleseed, Housing Hawai‘i’s Future, Yes In My Back Yard), Cultural Groups (Wa‘a, Iwi, Civic Club), Area residents and businesses, etc.



Multi-agency consultation

≡ Engagement Until Now

Feedback Summary So Far

- Parking access, needs and concerns across the board
- Dislike the housing situation in Kaka'ako Mauka: empty purchased units = under used retail and “ghost town” feel among landowners, business owners, and residents
- Need for public education to address common miscommunications and misperceptions
- Most stakeholders voiced that they would like to see the makai area be a lively, inviting, multi-use space that attracts locals and creates a sense of community
- Some desire housing at varying price points, especially affordable and for local residents, while others prefer no residential



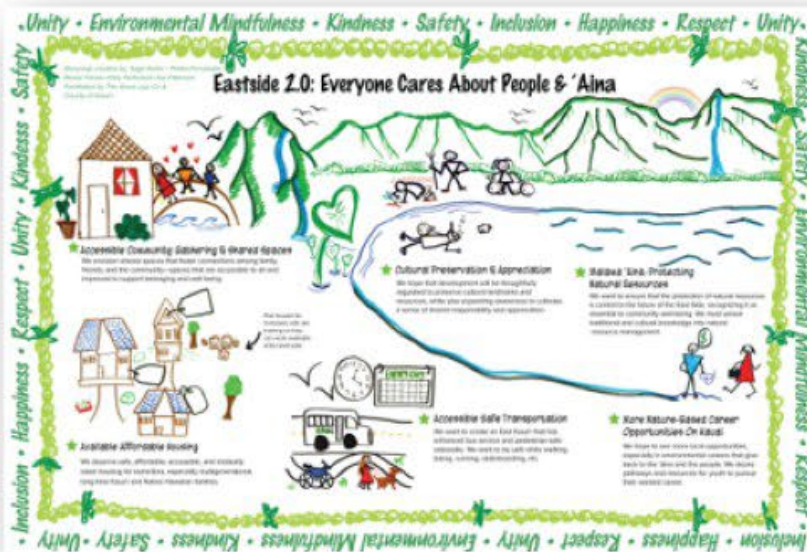
Kaka'ako Residents Focus Group Session

≡ Engagement To Come

Community Visioning Workshop – March 7, 2026

- Planning Process
- Existing Conditions
- 3D digital model of existing Kaka'ako Mauka and Makai
- What we have heard so far
- What is your vision for the future of Kaka'ako Makai?

SALT
AT OUR KAKA'AKO
THE BARN





NEXT STEPS

Strategy and Update



≡ Next Steps

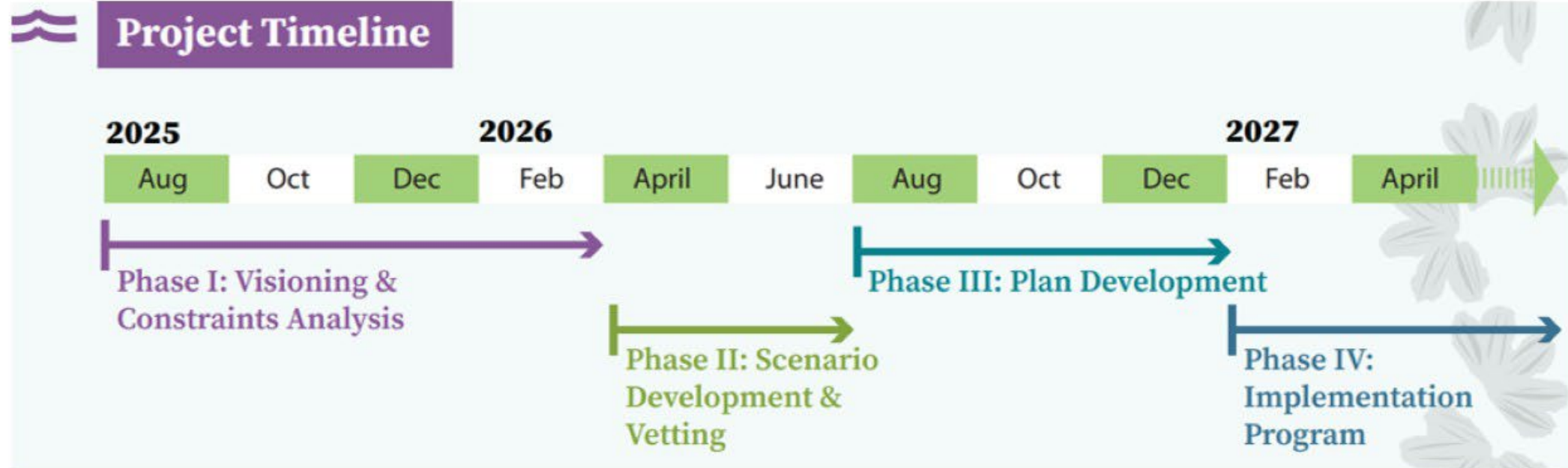
- **Phase I: Existing Conditions & Visioning**

- Finalize initial community engagement
- Host community vision workshop
- Draft community vision statement



March 7th Workshop Venue: The Barn @ SALT

Photo Credit: condokakaako.com



≡ Next Steps

- **Phase II: Scenario Development and Vetting**

- Alternative conceptual scenarios
- 3D Digital Model of 3 Development Scenarios
- Alternatives Memo
- Additional Interviews with landowner & tenants
- Additional Small Groups Discussions
- Community Engagement and Workshop**
- Community Survey
- Stakeholder Meetings
- Neighborhood Board Presentation

- **Phase III: Plan Development**

- Administrative Draft Development
- Public Review Draft
- Public Engagement on the Proposed Draft Plan**
- Final Kaka‘ako Makai Area Plan



One Shared Future small group discussion example

≡ Next Steps

- **Phase IV: Implementation Program**

- Develop rough order-of-magnitude infrastructure costs for preferred scenario
- Provide Traffic Impact Analysis Report for preferred scenario
- Proposed form-based code for Makai Area Rules
- Convene a Policy Design Tank
- Recommendation summary report from Policy Design Tank



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Mahalo!

Sign up for project updates or submit comments/questions
on our website at:

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Or Scan QR Code for Project
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