

Fact Sheet
February 18, 2009 Meeting

1. Boundaries of the Central Kakaako area: The Central Kakaako district is roughly bounded by Cooke, Pi'ikoi, Waimanu, Kona, Halekauwila, and Queen Streets as shown on the map.
2. Predominant land use: industrial/commercial. Approximately, 67% industrial, 21% commercial, 3% residential (777 housing units in 3 projects), 8% mixed and 1% other (churches, vacant).
3. Predominant lot size: 5,000 to 10,000 square feet
4. HCDA's Central Kakaako Strategy to date: Support the viability of small business use while allowing for potential future re-use of small properties through selective improvements to streets and parking.
5. HCDA's Central Kakaako initiatives to date: In 1994, the Authority adopted amendments to the Plan and Rules that addressed urban form, street trees, reserved housing, and concessions for the MUZ-RA area, industrial use requirements, public facilities dedication exemptions, and small lot development. In addition, the authority created a Central Kakaako Service Business Precinct – in effect, acknowledging the industrial area and its unique character and development constraints. The Rules allows for the following:
 - Defines the Central Kakaako Service Business Precinct and establishes front yards of 5 feet under base zone development.
 - Reduces open space requirements for lots less than 20,000 s.f.
 - Waives recreation requirements for lots less than 20,000 s.f.
 - Waives on-site vehicular maneuvering requirements for detached dwellings/duplex units and other developments with less than 4 required parking stalls.
 - Changes in use that would otherwise require the addition of no more than 3 parking stalls may be approved subject to zoning adjustment provisions; there are no reasonable means of providing additional parking stalls (including join use and off-site parking).
 - Exempts base zone developments with more than one adjacent front yard from open space requirements.
 - Allows a .3 FAR bonus for industrial use.
 - Allows adjustment for parking in yards.
 - Upon approval of zoning adjustment process,
 - Provides public facilities dedication exemption for industrial floor area and reserved housing.
6. Purpose of Meetings and Expected Outcome: With input from Central Kakaako businesses and landowners, identify their preferred vision for the Central Kakaako district.