

**Hawaii Community Development Authority  
Public Hearing  
January 9, 2008**

**Summary of Proposed Modifications to  
1226 Waimanu Project (M 1-07)**

**Request.** The Applicant, K2 Investors LLC, is requesting modifications of the Mauka Area Rules (“Rules”) of the Kakaako Community Development District for the development of a residential/commercial development proposed at the makai/Ewa corner of Piikoi and Kona Streets (TMK: 2-3-7: 26 & 49). The 1226 Waimanu Project (“Reserved Housing”) is a 5-story structure with 64 reserved housing units and retail storefronts along Piikoi Street. Modification of the Rules is proposed to promote a pedestrian-friendly environment with storefronts located along the public sidewalk on Piikoi Street.

**Project Description.** The Reserved Housing is proposed for a joint development with the last phase (“Phase IVA”) of the 404 Piikoi Planned Development Project (“Project”). The Project, which encompassed approximately 17.25 acres, is in the south-eastern quadrant of the Mauka Area of the Kakaako Community Development District. See Exhibit A – Project Site Plan. This proposal would redevelop an existing industrial .7 acre lot with reserved housing along with 1,700 square feet of retail storefronts along Piikoi Street, 3,200 square feet of open space and 65 parking spaces. The Reserved Housing with 64 reserved units is the second and final increment for reserved housing at discounted prices for “gap-group income” households; the first increment of reserved housing, the 1133 Waimanu Project, was completed in 1996 with 282 reserved housing units.

**Reserved Housing Joint Development Concept.** The Applicant is proposing a joint development to develop market housing on the Phase IVA site and to develop reserved housing on the Reserved Housing site which is located across Waimanu Street from the Project. See Exhibit B – Phase IVA and Reserved Housing Site Plans. Joint development of the Phase IVA and Reserved Housing sites would allow more market units to be provided on the Phase IVA site. Consequently, more reserved housing units would be provided through joint development as compared to the development of the Phase IVA site alone.

**Development Objectives and Urban Design.** The proposed Reserved Housing is consistent with the Mauka Area’s development objectives for mixed use with commercial and residential activities. It is located within walking distance to Ala Moana Center and the City’s proposed mass transit station on Kona Street.

From an urban design standpoint, the Reserved Housing would provide pedestrian friendly storefronts along Piikoi Street. See Exhibit C – Rendering of Reserved Housing

with Proposed Modifications. Also, it appears that the impact of the proposed encroachments upon the existing Piikoi view corridor would not be significant. See Exhibit D – Rendering of Reserved Housing along Piikoi Street View Corridor (Makai View).

**Design Coordination with Future Road Widening of Kona Street.** The Reserved Housing site has a 10-foot street setback requirement along Kona Street which will remain under the ownership of the Reserved Housing until Hawaii Community Development Authority (“HCDA”) requires it to be dedicated for road widening in conjunction with a future improvement district. The Applicant will provide sidewalk and roadway improvements within the 10-foot street setback area which are currently lacking. The proposed 5-foot front yard setback area along the new Kona Street sidewalk would be landscaped to screen the parking area from view.

**Proposed Modifications.** The proposed modifications of front yard and view corridor setback requirements are needed to accommodate the Reserved Housing’s design: a) to functionally combine several desired elements on the ground level including commercial storefronts, 65 parking spaces, 1 loading stall, the residential lobby and open space, and b) to provide four stories of reserved housing units with identical, cost-efficient floor plates of 16 units per floor.

**Criteria for Approval of Rule Modifications.** The Rules stipulate that the HCDA may modify certain Rules provided a public hearing is held. Generally speaking, Rule modifications are intended to provide flexibility and result in a development that is practically and aesthetically superior to a development that would otherwise be in strict compliance with the Rules. See Exhibit E for a summary of the modification rule and criteria for approval of modifications.

Attachments: Exhibit A – Project Site Plan  
Exhibit B – Phase IVA and Reserved Housing Site Plans  
Exhibit C – Rendering of Reserved Housing with Proposed Modifications  
Exhibit D – Rendering of Reserved Housing along Piikoi Street View  
Corridor (Makai View)  
Exhibit E – Summary of Planned Development Modification Criteria



SITE PLAN

Project Site Plan  
Exhibit A

December 17, 2007  
No. 7261.03



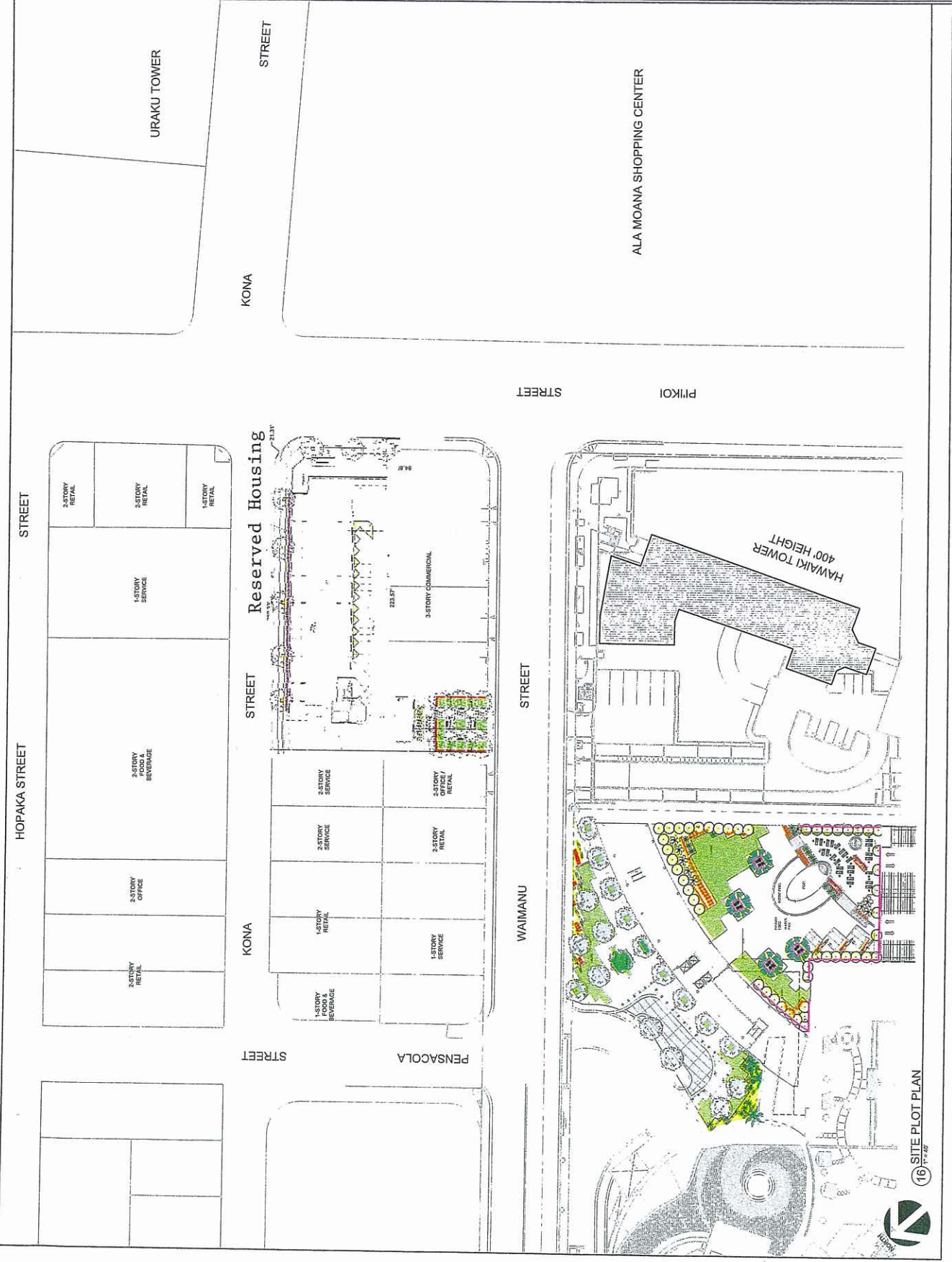
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CONSULTANT:  
REVISIONS:

PROJECT NO. 7791.00  
DATE: 11/2017  
PROJECT: MC  
DIRECTOR: MC  
PARTICIPANTS: CIVIL, ENV, L&E  
SHEET CONTENTS:  
SITE PLOT PLAN

SHEET  
B0.1



Phase IVA and Reserved Housing Site Plans  
Exhibit B

VIEW CORRIDOR SETBACK  
ENVELOPE



VIEW CORRIDOR ENCROACHMENT



December 17, 2007  
e No. 7261.03

Housing Project With Proposed Modifications  
Exhibit C



PIIKOI VIEW

Housing Project Along Piikoi Street  
View Corridor (Makai View)  
Exhibit D

<p style="text-align: center;"><b>PLAN AND RULE COMPONENTS SUBJECT TO MODIFICATION</b> §15-22-120</p>	<p style="text-align: center;"><b>MODIFICATION CRITERIA</b> §15-22-22</p>
<p>As a part of the planned development permit review process, the authority may modify plan and rule requirements provided a public hearing is held. Except as otherwise specifically provided, modifications may be granted only to the following:</p> <ol style="list-style-type: none"> <li>(1) View corridor setbacks;</li> <li>(2) Yards;</li> <li>(3) Loading space;</li> <li>(4) Parking;</li> <li>(5) Minimum and maximum ratio of residential and commercial space;</li> <li>(6) Towers, as follows: <ol style="list-style-type: none"> <li>(A) Tower footprint area: <ol style="list-style-type: none"> <li>(i) For buildings within the district utilized by the general public but limited to: auditoriums, community centers, and churches; or</li> <li>(ii) For those portions of towers below sixty-five feet in height.</li> </ol> </li> </ol> </li> <li>(B) Number of towers: The maximum number of towers may be modified for all structures within the area bounded by Punchbowl, King, South, and Pohukaina Streets;</li> <li>(7) Platform heights may be commensurately modified to exceed forty-five feet where: <ol style="list-style-type: none"> <li>(A) Subsurface construction is infeasible;</li> <li>(B) Design requirements for ceiling height clearances require height adjustment</li> <li>(C) Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or</li> <li>(D) Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade-level open space;</li> </ol> </li> <li>(8) Number of reserved housing units and the cash-in-lieu of providing reserved housing units; and</li> <li>(9) Open space as follows: <ol style="list-style-type: none"> <li>(A) Obstructions overhead that enhance utilization and activity within open spaces or do not adversely affect the perception of open space; and</li> <li>(B) Height from sidewalk elevation of four feet may be exceeded at a maximum height-to-length of 1:12 if superior visual relief from building mass results.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>(a) In order for the authority to consider modification of the zoning requirements listed in §15-22-120, the applicant must demonstrate that: <ol style="list-style-type: none"> <li>(1) the modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter;</li> <li>(2) the modification would not adversely affect adjacent developments or uses; and</li> <li>(3) the resulting development will be consistent with the intent of the mauka area plan.</li> </ol> </li> <li>(b) The authority shall specify the particular evidence which supports the granting of a modification and may impose reasonable conditions in granting a modification.</li> </ol>

**Exhibit E**  
**Planned Development Modification Criteria**