

PUBLIC HEARING AGENDA

Hawaii Community Development Authority
December 7, 2005

TIME: 9:00 a.m.
PLACE: 677 Ala Moana Boulevard
Suite 1000 Conference Room
Honolulu, Hawaii 96813

1. Pauahi Place Master Plan (MP 1-94) by Kamehameha Schools.

Kamehameha Schools ("KS") is requesting the termination of the Pauahi Place Master Plan ("Master Plan"). The Master Plan, approved by the HCDA in September 1994, is a redevelopment plan for its lands (approximately 53.8 acres) located in the Kakaako Community Development District. The Master Plan represents a joint development of KS' lands, whereby KS was allowed to satisfy the mixed-use objectives for redevelopment of the Kakaako District in a flexible, long-term manner.

Under the Master Plan, redevelopment of KS' lands follows the Mauka and Makai Rules that were in effect on November 30, 1993. The Mauka and Makai Rules have been amended significantly since 1993 to address changing economic and development conditions, among other issues. Upon termination, redevelopment of KS' lands would be on a site-specific basis according to currently prevailing Mauka and Makai Rules.

2. Moana Vista Planned Development Project (M 1-05) by KC Rainbow 2 Development Co. LLC.

KC Rainbow 2 Development Co. LLC is requesting a modification of Mauka Rules for the Moana Vista Project ("Project"). The Moana Vista is a residential/commercial/industrial development located at 1015 Kapiolani Boulevard (TMKs: 2-3-3: 72, 88, & 102) and 1025 Waimanu Street (TMK: 2-3-3: 40). The Project is a joint development of the Moana Vista and adjacent properties, Obun Hawaii and Public Storage.

A modification of the Mauka Rules is proposed to promote a pedestrian-friendly environment with storefronts located along public sidewalks. The proposed modification to the fifteen-foot front yard along Waimanu Street on the 1015 Kapiolani site would: a) allow the yard to vary between 0- to 10-feet; b) allow some building eaves/canopies to extend into the road setback area by approximately four feet; and c) provide seating areas and pedestrian ways whereby the total area of seating, setback and covered areas would be equal to a 10-foot front yard.