

Draft Policy and Development Strategy Plan for the Historic Ala Moana Pumping Station and Developable Lands in the Ewa Portion of Kaka'ako Makai Area

EXECUTIVE SUMMARY

This document sets forth recommendations for a policy and development strategy for the Historic Ala Moana Pumping Station and the adjacent 3.256 acres of developable lands.

In October and November of 2005 more than 80 stakeholders, individuals and organizations were invited to attend Community Workshops at the offices of HCDA to participate in an evaluation of the development potential of the Ala Moana Pumping Station and the adjacent Ewa property. From these workshops a policy recommendation was developed as follows:

1. To develop the Project Site to its best use that includes a balance of mixed-uses, density and preservation.
2. To restore and rehabilitate the Historic Ala Moana Pumping Station site in compliance with U.S. Department of Interior Historic Buildings Preservation, Restoration and Rehabilitation Guidelines and in accordance with the State of Hawaii Historic Preservation Office requirements.
3. To develop the Project Site as a gateway and an architectural icon for the Kaka'ako Community Development District.
4. Development proposals which favor low-rise and mid-rise structures that continue the urban village concept and enhance the character of the proposed Kamehameha Schools Life Sciences Research Center and the John A. Burns School of Medicine are desired.
5. Development proposal which favor a view corridor of green space in front of the Project Site from the intersection of Ala Moana Boulevard and Punchbowl Street to the Gold Bond Building is desired.
6. Any new structures planned for the Historic Ala Moana Pumping Station site should not obstruct the view of the historic structures from Ala Moana Boulevard. Any new structures on the historic site should be designed to complement the architectural character of the Historic Pump Station and not merely replicate it.
7. Development proposals should create an urban space that is a pedestrian friendly environment. Consideration should be given to connect the Project Site to the Pier 2 Cruise Ship Terminal, the John A. Burns School of Medicine, the future Cancer Research Center, the Hawaiian Cultural Center, the Life Sciences Research Center and the Kaka'ako Waterfront Park. A more pedestrian friendly streetscape should also be developed along Ala Moana Boulevard.

8. If housing is provided in the development proposals there should be an affordable rental housing component.
9. Any parking structure if proposed should be concealed from view with commercial uses on the ground level. The structure should be located on the Makai portion of the Forrest Avenue parcel. The structure should not detract from or compete visually with the historic significance and presence of the Historic Ala Moana Pumping Station site.
10. Development proposals should provide a creative architectural and landscape treatment to screen and reduce the visual impact of the existing Active Pump Station Makai of the Project Site.

Based on the policy recommendations, the following development strategy has been proposed for the Authority's consideration at the time when the Authority decides to move forward with the development of the site:

1. Consider pursuing a request for proposal (RFP) procurement process for selecting the developer for the Project Site.
2. Consider inviting all interested developers to attend a community workshop in which the future of the Project Site is discussed with interested community stakeholders before responding to the RFP.
3. Consider requiring all prospective offerors to make a public presentation of their development proposals before any formal submittal to HCDA.
4. Consider establishing a Selection Committee that includes members of the community to evaluate the proposals.
5. Consider presenting the Best and final offers at a public meeting and include any comments and recommendations by the community for consideration before making a final selection of a developer.

Throughout numerous meetings with HCDA, HCDA Board members, major stakeholders, and the community at-large, the common thread amongst all parties was the special character of the Historic Ala Moana Pumping Station. While few individuals understand its significant historic role in the modernization Honolulu, all parties responded to the iconic nature of the architecture and the fact that the structures, especially the chimney, has been a prominent and identifiable landmark along Ala Moana Boulevard. Any development proposed for the project site should respect these two aspects of the Project Site.

The massing and scale of any proposed development should respond to repeated comments by the community that it should be pedestrian scaled—especially at the

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street level. Low-rise and mid-rise development being preferred over high-rise. The uses proposed for the historic structures and any additions should reinforce HCDA's vision for Kaka'ako.

"...establish Kaka'ako as the most desirable and sustainable urban place in Hawaii in which to work, live, visit, learn and play"

As such a proposal which includes uses and spaces open to the public well beyond normal business hours and complements the surrounding proposed and existing facilities is desirable.