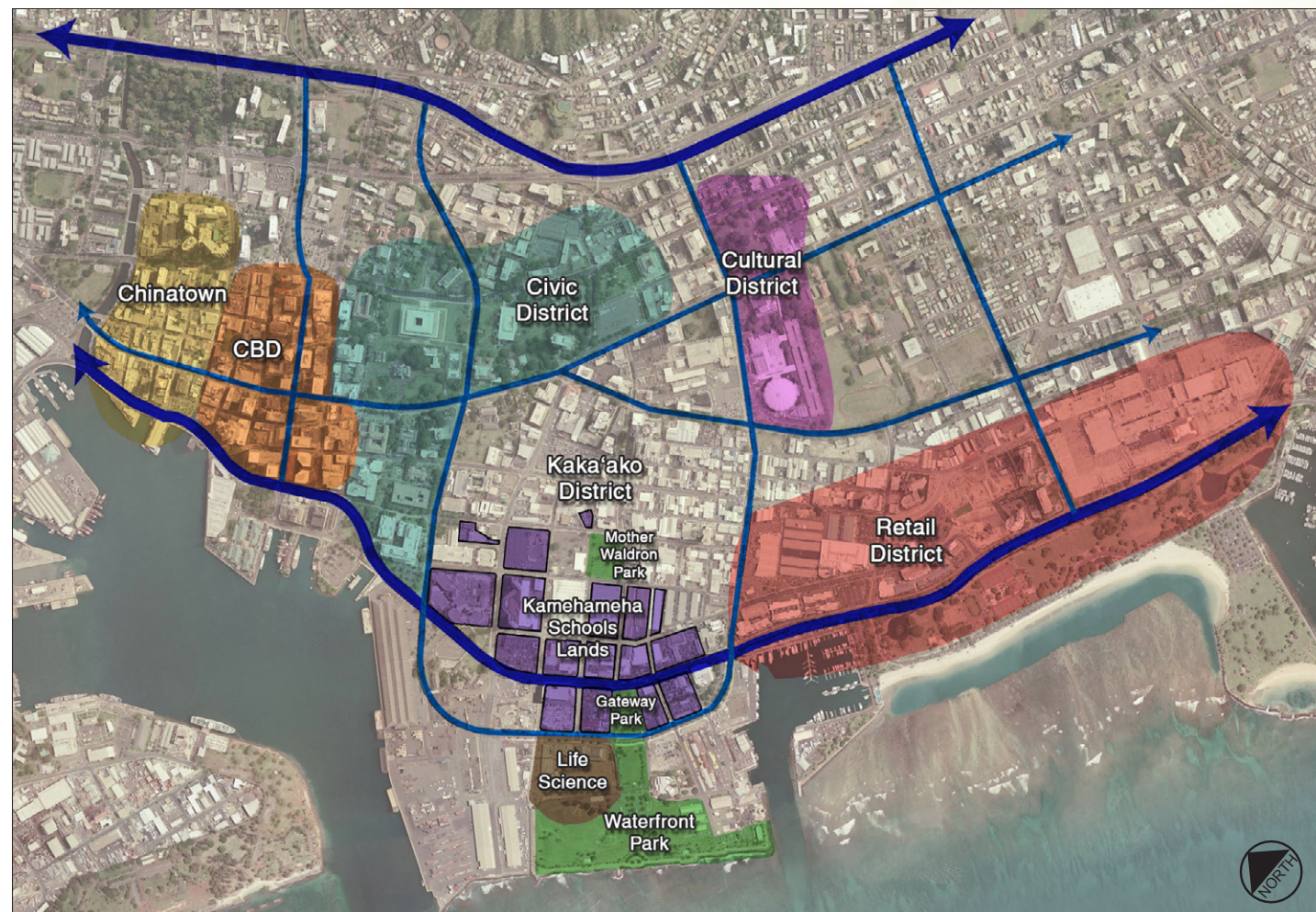


# chapter two

## Existing Conditions



Regional District Plan

Kamehameha Schools owns more than **50 acres** of land situated within the Kaka'ako Community Development District. Approximately 11 acres are on the makai side of Ala Moana Boulevard and are not a part of this KKMP. A portion of Kamehameha Schools' makai lands are presently being contemplated for development of the first phase of an Innovation Center. The balance of the lands may be developed in the future under a separate master plan application.

The Kaka'ako District, which is administered by the HCDA, encompasses more than 600 acres in central Honolulu. Kaka'ako is bordered by the Capital District on the west, Kewalo retail center (Ward Warehouse and Ward Centre) on the east, Honolulu waterfront to the south, and residential communities surrounding Punchbowl on the northern boundary.

As one of the largest privately owned contiguous properties in the area, the Kamehameha Schools' lands can contribute greatly to the beauty and quality of life in urban Honolulu. The lands can also add greater live/work balance by providing a range of living opportunities close to job centers such as the downtown business district and the emerging innovation cluster surrounding JABSOM. Some benefits of this redevelopment include providing the **critical residential mass** necessary to support existing and new commercial activity extending from Aloha Tower to Ala Moana Shopping Center, **reducing urban sprawl**, and **alleviating traffic congestion** by providing housing near areas of employment.

The Kamehameha Schools' property (in purple) includes parcels in both the mauka and makai HCDA boundaries. These properties are situated on the southwest corner of the District immediately adjacent to the State and Federal courthouses, at the gateway to the State's makai area park, and adjacent to the retail district that includes Ward properties and Ala Moana Shopping Center.

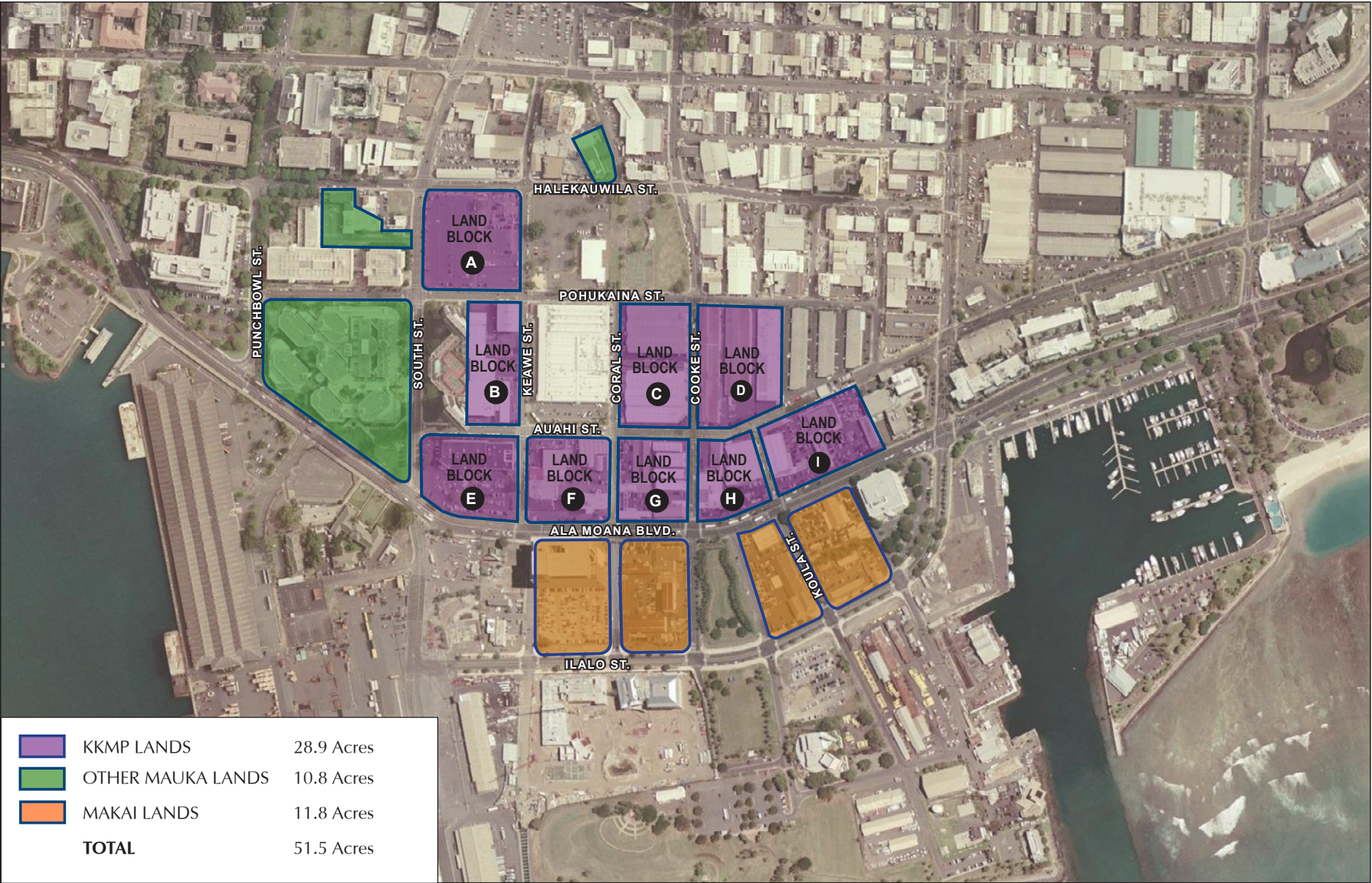


Kamehameha Schools  
Kaka‘ako Lands

This KKMP includes most of Kamehameha Schools’ major properties in the Kaka‘ako Mauka Area. The subject of this KKMP application is the nine land blocks mauka of Ala Moana identified by Kamehameha Schools as totaling approximately **28.9 acres** (shaded in purple). These nine land blocks have great potential to be transformed into a **vibrant urban neighborhood** that is attractive, healthy and sustainable.

Kamehameha Schools’ other mauka lands (shaded in green) are not proposed for redevelopment under this Master Plan application. Kamehameha Schools’ Kaka‘ako makai properties (shaded orange) are currently being planned for an Innovation Center including high technology and life science uses (not a part of this application). Kamehameha Schools envisions a mauka neighborhood that provides housing, retail, office, industrial, and associated spaces that support these emerging makai developments.

The proposed areas for redevelopment under this Master Plan application are **labeled Blocks A through I**. Currently, these blocks are characterized by low density retail and limited light industrial uses.



Kamehameha Schools Kaka‘ako Lands



## light industrial



Light-Industrial Warehouses



Koula Street Lined with Retail and Light Industrial



Automotive Repair Facility Occupying Warehouse Space

## retail



Take-Out Restaurants



Specialty Retail Storefronts

## res high-rise



Cooke Street View Corridor Looking Mauka

## auto dealerships/ala moana



Former New City Nissan (Ala Moana Block I)



Ala Moana Blvd - View Diamond Head with Auto Dealerships



Ala Moana Blvd - View 'Ewa

## Character

Given its prime location between downtown Honolulu and Waikiki, Kaka'ako holds great promise for the citizens of Honolulu and for the entire State of Hawai'i. If properly tapped, these Kaka'ako lands will greatly **contribute to the quality of life** of residents and visitors, to the economy of Hawai'i and to the image of the city.

**Retailers housed in industrial facilities** comprise the majority of the existing floor area included in this Master Plan, and as a result, large warehouses used for commercial purposes prevail. While there are many industrial buildings in the KKMP, the predominant use within these buildings is retail in nature or automotive sales. Auto dealerships have flanked either side of Ala Moana Boulevard in the Kaka'ako District for years with some small specialty shops and offices occupying other buildings.

For some time in Kaka'ako, the majority of new residential development has been luxury **high-rise condominiums** because of the favorable location and views. A number of affordable housing projects have also been provided in the area. Currently, Kaka'ako has very few rental units and limited variation in housing types. However, some reserved housing and low-rise elderly housing developments have populated the area. Unfortunately, those living in the area predominately drive outside the district for grocery shopping, dining, and other services. For the most part, residents do not populate and activate the streets of Kaka'ako.

Some **local shops** and **take-out restaurants** have recently emerged and brought new life to the streets. This KKMP hopes to beautify and enliven the area in a way that creates a sustainable, healthy, and vibrant neighborhood for the current and future residents of Kaka'ako. This new and vibrant neighborhood can also provide expanded opportunities for local serving and small businesses to prosper as the district emerges as a community of choices for residents.





KKMP Boundary Map



LAND BLOCK	PARCEL NUMBERS (TMK)	PARCEL LAND AREA (SF)	LAND BLOCK AREA (ACRE)	LAND BLOCK AREA (SF)	ALLOWABLE FAR	ZONING	HEIGHT LIMIT (FEET)
A	2-1-030:001	178,312	4.09	178,312	3.50	MUZ-R	400
B	2-1-054:025 2-1-054:027 2-1-054:028 2-1-054:032	66,100 27,552 16,654 12,263	2.81	122,569	3.50	MUZ-C	400
C	2-1-054:001	159,493	3.66	159,493	3.50	MUZ-R	400
D	2-1-053:003 2-1-053:005 2-1-053:027 Koula Street	24,165 118,871 20,176 19,298	4.19	182,510	3.50	MUZ-R	400
E	2-1-055:004 2-1-055:009 2-1-055:017	129,280 7,450 7,868	3.32	144,635	3.50	MUZ-C	400
F	2-1-055:003 2-1-055:006 2-1-055:021 2-1-055:026 2-1-055:038	23,114 21,361 40,321 5,000 35,436	2.87	125,232	3.50	MUZ-C	400
G	2-1-055:001 2-1-055:002 2-1-055:018 2-1-055:032 2-1-055:033 2-1-055:034 2-1-055:035 Lana Lane	15,054 37,892 12,150 7,238 9,870 8,176 8,554 6,286	2.42	105,223	3.50	MUZ-R	400
H	2-1-056:003 2-1-056:004 Ohe Lane	51,326 34,217 5,798	2.10	91,339	3.50	MUZ-C	400
I	2-1-056:002 2-1-056:007 2-1-056:008	56,106 41,428 52,592	3.45	150,126	3.50	MUZ-C	400
TOTAL			28.91	1,259,439	3.50		

Parcels

The nine land blocks in this KKMP are made up of 29 acres as delineated by the parcel map (far left). Each block is labeled with the tax map key number and land square footage.

The parcel map and table (left) show the nine land blocks referred to throughout this Plan. The table also includes the allowable Floor Area Ratio (FAR), zoning and height limits.

This data provides the parameters of what is allowable under the HCDA Mauka Area Plan and Rules without an approved master plan. Pursuant to the Mauka Area Rules, a master plan is intended to encourage timely development, reduce the economic cost of development, allow for the orderly planning and implementation of private development projects, and provide a reasonable degree of certainty in the development approval process. It also allows greater flexibility in the development of lots within the master plan area than would otherwise be possible through the normal lot-by-lot development approach. The details of the proposed KKMP can be found in Chapter 5.



Existing Uses

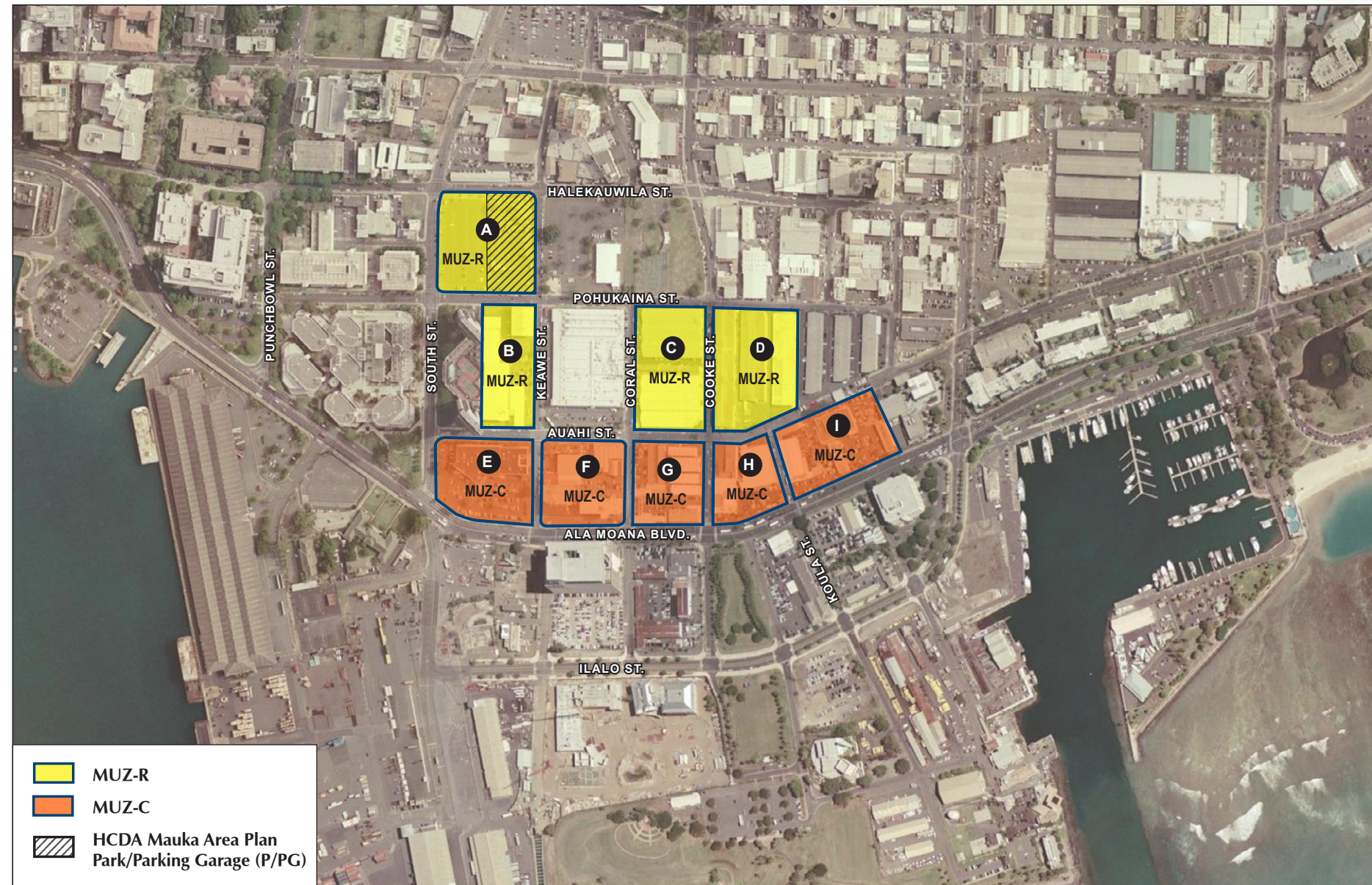
EXISTING USES BY LAND BLOCK

EXISTING USES	LAND BLOCK A	LAND BLOCK B	LAND BLOCK C	LAND BLOCK D	LAND BLOCK E	LAND BLOCK F	LAND BLOCK G	LAND BLOCK H	LAND BLOCK I	TOTAL
USE										
Industrial	- sf	15,465 sf	57,229 sf	12,392 sf	- sf	8,850 sf	12,588 sf	9,483 sf	23,978 sf	139,985 sf
Commercial	- sf	102,058 sf	54,800 sf	127,146 sf	37,070 sf	86,671 sf	27,473 sf	46,128 sf	55,948 sf	537,294 sf
Residential	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf
Community Services	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf	- sf
TOTAL	- sf	117,523 sf	112,029 sf	139,538 sf	37,070 sf	95,521 sf	40,061 sf	55,611 sf	79,926 sf	677,279 sf

PARKING										
Structure Parking									32 stalls	32 stalls
Surface Parking	550 stalls	149 stalls	51 stalls	100 stalls	197 stalls	198 stalls	145 stalls	75 stalls	275 stalls	1,740 stalls
TOTAL	550 stalls	149 stalls	51 stalls	100 stalls	197 stalls	198 stalls	145 stalls	75 stalls	307 stalls	1,772 stalls

LAND AREA										
Area	178,312 sf	122,569 sf	159,493 sf	182,510 sf	144,635 sf	125,232 sf	105,223 sf	91,339 sf	150,126 sf	1,259,439 sf
FAR	0.00	0.96	0.70	0.76	0.26	0.76	0.38	0.61	0.53	0.54





HCDA Mauka Area Plan Zoning

## Zoning

KKMP properties within the Kaka'ako Mauka Area fall into two zoning categories, Mixed-Use Zone Commercial (MUZ-C) and Mixed-Use Zone Residential (MUZ-R). Of the nine land blocks, 14.15 acres are MUZ-C and 14.76 acres are MUZ-R.

### Mixed-Use Zone Commercial (MUZ-C)

Five land blocks (E, F, G, H and I) located along Ala Moana Boulevard are zoned MUZ-C (orange shading). With a **commercial emphasis**, the MUZ-C provides opportunities for residential, commercial and light industrial in a mixed-use development. **Multi-storied developments** are encouraged by the HCDA Mauka Area Plan and the KKMP to provide employment and support various housing products promoting a mix of residents from various backgrounds and economic groups.

Typically for lots greater than 20,000 square feet, the maximum commercial development allowed is 60 percent of the total floor area. The balance of the density is available for residential uses.

### Mixed-Use Zone Residential (MUZ-R)

Four land blocks (A, B, C and D) are zoned MUZ-R (yellow shading). These blocks are located one block mauka from Ala Moana Boulevard. MUZ-R zoning emphasizes **residential** use while permitting commercial, light industrial and services uses. Similar to the MUZ-C, **multi-storied developments** are encouraged to provide a mixture of housing types to promote a more diverse community.

Typically for lots greater than 20,000 square feet, the maximum commercial development allowed is 1.2 FAR. The balance of the density is available for residential use.



Surrounding Uses

South Street borders the 'Ewa edge of the KKMP and is directly adjacent to land blocks A and E. Restaurant Row with dining, entertainment, and office space attracts a modest regional crowd with its location along Ala Moana Boulevard. Framed between land blocks A, B and E is the high-rise residential development One Waterfront Towers. Further mauka along South Street is the State Judicial Building with the remainder of the parcels in retail and light industrial use. Halekauwila Street, which borders land block A, is lined with retail use and light industrial warehouses.

Keawe Street borders the Diamond Head side of land blocks A, B and E. On the opposing side of the street there are retail uses and light industrial facilities, however a reserved housing development and some institutional/public service buildings are currently being considered for the block directly Diamond Head of land block A. The proposed development also shows a direct connection and improvement to Mother Waldron Park which borders the mauka edge of land block C along Pohukaina Street. The parcels to the mauka edge of land block D are mainly retail and contain some light industrial uses.

Bordering the most Diamond Head portion of the KKMP are light industrial warehouses and an office and retail complex. These parcels, which flank Auahi Street, have been identified in General Growth's Ward Neighborhood Master Plan for redevelopment into commercial and residential use.

The majority of parcels makai of Ala Moana Boulevard bordering the KKMP are owned by Kamehameha Schools. The mauka lands along Ala Moana owned by Kamehameha Schools are currently leased for auto dealership and office uses. Other makai lands have been developed for the UH School of Medicine and related life science facilities. Additionally, Kaka'ako Gateway Park provides a connection between Kaka'ako Waterfront Regional Park and the KKMP.



Light Industrial Use Bordering Land Blocks B, C and F



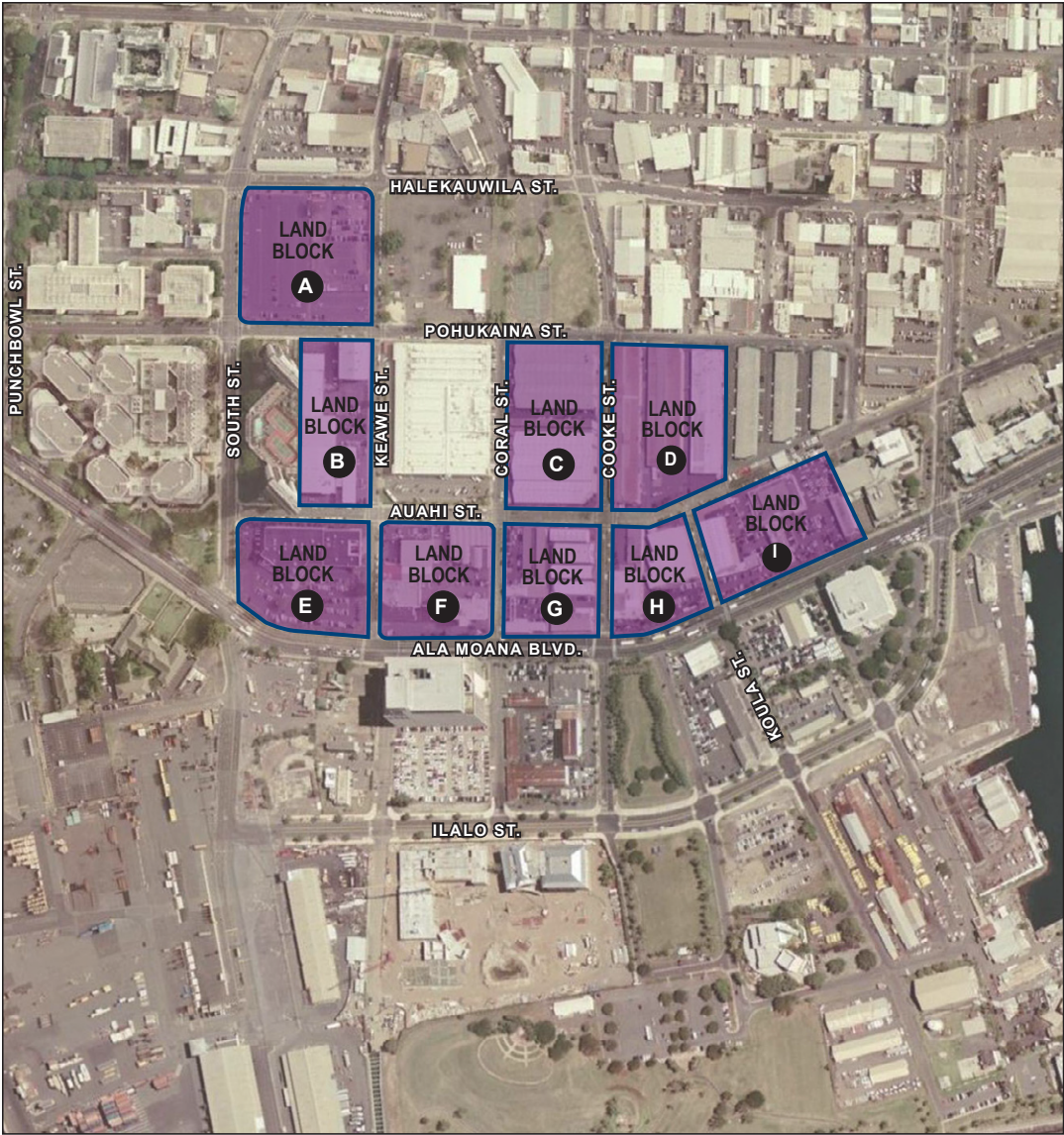
Federal Judiciary Building



Restaurant Row



One Waterfront Towers



Ward Center



Mother Waldron Park



Retail Along Pohukaina Street



Kaka'ako Waterfront Park



Na Lei Hulu Kūpuna - Elderly Housing Along Cooke Street



Light Industrial Street Mauka of KKMP



