

chapter nine

Conformance with the Mauka Area Plan and Rules

Kamehameha Schools has embarked on this current planning process in keeping with the vision and requirements set forth by the HCDA in its Mauka Area Plan (June 2005) and Mauka Area Rules (June 2005).

The KKMP development is envisioned as a mixed-use urban neighborhood. The KKMP lands will be positioned within the broader region as a **new opportunity for unique living**, to provide environments distinctive from its neighbors yet assimilated into the existing urban fabric. Reflecting the vision and goals established by HCDA for a new mixed-use community in Honolulu's central urban core, the KKMP includes a variety of housing types enhanced by retail and office uses, open spaces,

walkable streets, and links to the emerging life science and technology sectors in Kaka'ako Makai. By creating a primarily residential neighborhood, located between downtown Honolulu and Ala Moana, the KKMP will provide **a healthy and vibrant community** for individuals and families from all walks of life to live, work, and play.

This chapter details how the KKMP complies with the intent of the Mauka Area Plan and Rules. Details of the Master Plan's compliance with the Mauka Area Rules are presented comprehensively in the tables that follow. Specific rules are further addressed in text following the tables.

COMPLIANCE WITH HCDA MAUKA AREA PLAN AND RULES (NON MASTER PLAN)

Certain rules shown below are not a direct listed part of the Master Plan requirements. However, they may be referred to when confirming the completeness and adequacy of this Master Plan Application. Furthermore, they may be referred to when Planned Development Permit applications are submitted for specific projects within the KKMP. The following table summarizes the KKMP’s compliance with these related HCDA’s Mauka Area Rules (June 2005).

RULE		KKMP COMPLIANCE
SUBCHAPTER 3 General Development Requirements (Where not covered in Subchapter 4 Planned Developments, Subchapter 5 Special Urban Design Rules, and Subchapter 8 Master Plan Rules)		
Height		
45 feet max		Complies; A podium height modification may be requested at the plan development permit level; See p. 9-7
Yard, Front (every yard bounded by a street)		
15 feet minimum		Complies, See pp. 5-4 and 5-5 (Street Sections)
Yards, Side and Rear		
Structures with windows or openings facing rear or side property line, 10-foot yard; Structures without windows or openings facing rear or side property line, no yard required		Complies; See pp. 5-4 and 5-5 (Street Sections)
Open Space (does not include required yards, setbacks or parking areas)		
10 % of lot area or 25% of lot area minus required yard areas (lower amount)		Complies; Open space ranges approximately 5% to 15% by block for overall of 10%; See pp. 5-6 and 5-12 (Open Space Plan and Development Summary Tables)
Recreation Space - 55 square feet per dwelling unit		Complies; Recreation space to be provided via exterior recreation decks and indoor amenities; See p. 5-9 (Tower Plans)
View Corridor Setbacks		Complies for View Corridor Streets within KKMP area - Ala Moana Blvd., Cooke Street, and South Street
Front Yard Setback - 15 feet; At height of 20 to 45 feet, building envelope slope of 1:1; Tower Setback from property line – 75 feet minimum		
Off-Street Parking		Complies with requirements for multi-family and commercial use; Parking to be embedded within podium structures; See pp. 5-8 and 5-12 (Podium Level Pan and Development Summary Tables)
Requisite number of parking spaces by land use		
Planned developments must provide parking within a structure		
Off-street Loading - Requisite number of loading spaces; Within the building or lot		Complies; Details to be addressed at time of development permit
Circulation		
Existing street additions, deletions, modifications or alterations require approval		No changes to public streets proposed
Mid-block pedestrian and bicycle paths may be required		Concur; Details to be addressed at time of development permit
Dedication of Public Facilities		Complies; Kamehameha Schools has existing public facilities dedication credits; See p. 9-4
Applies to mauka area development that increase floor area by 25% from 1982 or last permit		
Joint Development of Two or More Adjacent Zoning Lots		KKMP area involves multiple development lots which, together or in subgroups, are compact, regular, and logical

RULE		KKMP COMPLIANCE	
SUBCHAPTER 4 Planned Development Standards			
Permitted Uses			
MUZ-C – no more than 60% of floor area in commercial, remainder in multi-family dwellings		Complies; See p. 5-12 (Development Summary Tables)	
MUZ-R – no more than 1.2 FAR in commercial, remainder in multi-family dwellings		Complies; See p. 5-12 (Development Summary Tables)	
Reserved Housing Units			
20 percent of the total number of dwelling units to be provided for sale or rental to qualified persons		Complies; See p. 9-5	
Alternatives if approved by the authority: <ul style="list-style-type: none">- Provide reserve housing elsewhere within the mauka area- Setting aside such reserved housing units for sale to the authority, at cost, as reserved housing units- By making cash payments in lieu of providing such reserved housing units			
Maximum Development Height, Density, and Tower Footprints (lot sizes 80,000 SF and more)		All land block areas are greater than 80,000 SF	
Building Height – 400 feet		Complies, 7 towers at up to 400’; See p. 5-9 (Tower Plans)	
FAR – 3.5		Complies; See p. 5-12 (Development Summary Tables)	
Tower Footprint – 16,000 feet		Complies; See p. 5-9 (Tower Plans)	
Floor Area Bonus for industrial use, nursing facilities, assisted living administration and ancillary assisted living amenities		Use of bonus not anticipated in this Master Plan Application	
Number of Towers			
Lot sizes 80,000 SF and less – 1 tower		All land blocks area greater than 80,000 SF; See pp. 2-4 and 2-5	
Lot sizes more than 80,000 SF – additional towers allowed		Complies; One tower indicated on each of 7 blocks; See pp. 5-9 (Tower Plans)	
Building Setbacks along View Corridor Streets		Complies with view corridor street setbacks along Cooke Street, South Street, and Ala Moana Blvd; See pp. 5-4 and 5-5 (Street Sections)	
RULE		KKMP COMPLIANCE	
SUBCHAPTER 5 Special Urban Design Rules			
Building Orientation			
For buildings less than 45 feet, orient long axis to maximize ventilation			
For buildings higher than 45 feet, orient long axis to minimize direct sunlight exposure		Buildings conceived in mauka-makai orientation to minimize impacts to views; See pp. 5-9 (Tower Plans), 5-10, and 5-11	
Tower Spacing		Complies; See p. 5-9 (Tower Plans)	
More than 300 feet between long parallel sides and more than 200 feet between short sides to the extent practicable			
Shadow effects minimized and residential uses have direct access to daylight			
Landscaping		See Chapter 7: Design Guidelines	
Front yard trees located to shade sidewalk			
Street trees for major streets per listing			
No removal of trees with diameter greater than 6” unless no alternative, safety hazard or overcrowded			
RULE		KKMP COMPLIANCE	
SUBCHAPTER 8 Master Plan Rules			
Floor Area Transfer Allowed if:		Complies; 7 blocks receive floor area transfers up to 25%; See pp. 5-9 (Tower Plans) and 5-12 (Development Summary Tables)	
Development lots are under the same ownership		Complies; All properties are owned by Kamehameha Schools	
The maximum FAR transfer does not exceed 25% of allowable FAR		Complies	
Development on lot involved in transfer does not exceed max allowable tower footprint and height		Complies	
FAR from transfer lot not less than 1.5 unless developed in conjunction with lot to which floor area has been transferred		Complies – no lot less than 1.5 FAR; See p. 5-12 (Development Summary Tables)	
Reserve Housing Transfer - The development to which the reserved housing units are transferred must begin within two years after the completion of the development from which the housing units were transferred (some exceptions)		Concur	

Public Facilities Dedication

HCDA’s Mauka Area Rules call for the dedication of public facilities in any development within the mauka area that increases the existing floor area by more than 25 percent. This KKMP proposes development requiring public facilities totaling approximately 133,000 square feet at full implementation (details are provided in the accompanying table).

Kamehameha Schools intends to satisfy the majority of these requirements with credits from previous transfers of land to the State. The transferred lands were used for community projects initiated by HCDA in Kaka‘ako and include:

- Pohulani Housing Development – lands provided from Kamehameha Schools for this project which was jointly developed by HCDA and the Housing and Finance and Development Corporation (HFDC) and consists of 262 studio and one-bedroom rental units for the elderly.
- Waldron Park Expansion – lands provided to HCDA for the Improvement District 3 Project.
- Makai Gateway Park – lands provided allowed for the expansion of Kaka‘ako Waterfront Park to Ala Moana Boulevard as part of HCDA’s Makai Area Plan.

These dedications provided a significant public benefit and have been enjoyed by the community for more than twenty years. The adjacent table provides details of these public contributions, including the accumulation, past use, and proposed use of these public facility dedication credits.

In the late 1980s, HCDA planned substantial infrastructure improvements in the Kaka‘ako Community District. Kamehameha Schools supported

these proposed improvements by providing lands as described above for three significant public use projects. In lieu of cash payment from HCDA, Kamehameha Schools received facility credits equivalent to 123,446 square feet of land. In 1997, Kamehameha utilized 2,952 square feet of its public facilities credits in association with the development of the CompUSA site, retaining a balance of 120,514 square feet in credits.

In 2005, Kamehameha Schools and HCDA entered into an agreement for Termination of the Master Plan Permit for Pauahi Place. In accordance with the agreement, Kamehameha Schools may choose to apply any of its credits in association with future development projects. The agreement also stipulated that a total of 15,000 square feet of Kamehameha School’s public facilities credits shall be forfeited if development permit applications were not submitted to HCDA for two specified projects (one mauka and one makai) by December 31, 2007.

The Life Science – Innovation Center project on the makai side accounts for 10,000 square feet of this forfeiture amount. On the mauka side, a mixed-use residential project was planned but later cancelled due to the weakening economy and subsequent decline in market demand for housing. Kamehameha Schools continues to work with HCDA regarding the public facilities credits matter. If Kamehameha Schools is ultimately required to forfeit some or all of the 15,000 credits then the balance of credits available will be 120,514 square feet less any agreed upon forfeited amounts.

In summary, Kamehameha Schools proposes to apply all or some of its public facilities dedication credits to this master plan depending on when projects requiring such credits arise. Credits will generally be applied as individual projects are developed over the course of the 15 year Master Plan time frame. Should public facilities dedications be required beyond the credits already held, Kamehameha Schools will work with HCDA to identify the best way to meet those requirements.

Kamehameha Schools Public Facilities Dedication Credits

Existing Credits Accrued and Used	
Pohulani Housing Development (1989)	24,793 sf
Waldron Park (1992)	61,275 sf
Makai Gateway Park (1992)	37,398 sf
CompUSA Development (1997)	-2,952 sf
Current Balance of Public Facilities Dedication Credits	120,514 sf
KKMP Requirement at Full Implementation	139,593 sf
Balance of KKMP Public Facilities Dedication Requirements	19,079 sf



Pohulani Senior Housing



Mother Waldron Park



Gateway Park



Previous Land Dedications by Kamehameha Schools

Reserved Housing

Hawai'i is one of the most expensive places to live in the United States. The cost to build homes and the prices at which those homes must sell to cover those costs make it difficult for a wide range of housing options to be built and for individual families to own or rent a home. In an attempt to address this global metropolitan issue as it affects Hawaii, the HCDA is requiring that a portion of new residential units be reserved for qualified persons within select income ranges. This reserved portion of new homes is called Reserved Housing.

The requirement to provide reserved housing units occurs “when an applicant for a planned development containing multi-family dwelling units on a development lot of at least 20,000 square feet” submits their application. The submitted application should provide that “at least twenty per cent of the total number of dwelling units in the development” shall be “for sale or rental to qualified persons as determined by the authority.”

The KKMP is committed to satisfying the reserved housing compliance requirements as specified by the current Mauka Area Rules. Depending upon the strength of the economy and constraints such as future building costs and exactions, development could produce as many as 550 units within the Master Plan timeframe or any extensions thereto.

One of the many benefits of a master planned community is that it has a greater capacity for providing a wider range of housing products than a typical stand alone project. A master planned community may also provide more community amenities for the enjoyment of residents, workers and visitors. Furthermore, residents living in reserved housing units will be able to enjoy community amenities and other benefits typically provided in mixed-use developments. This plan is designed to provide a greater diversity of housing choices and a range of quality amenities that will provide an attractive quality of life to those who choose to live in this new urban neighborhood.

Kamehameha Schools has a history of working in conjunction with HCDA to provide land resources for reserved housing and other public benefits. One example is the Pohulani senior housing project which was completed by HCDA and provides 262 affordable rental units. The HCDA website describes the project as:

“urgently needed and attractive rental housing that would be within the financial reach of seniors who are on fixed income. Translated as “Heavenly Calm”, the Pohulani—located on land bounded by Keawe, Queen and Coral Streets—contains 262 studio and one bedroom units.”

The reserved housing will be provided within the KKMP, offsite of the KKMP but within Kaka’ako, or elsewhere as permitted by the HCDA.

KKMP Public and Private Benefits

This master plan envisioned by Kamehameha Schools achieves the aspirations set forth by the HCDA for Kaka’ako to become “the most desirable and sustainable urban place in Hawai’i to work, live, visit, learn and play”. Through the achievement of these aspirations, a host of public and private benefits will result. A partial summary of these benefits include:

- The creation of a vibrant living environment with energized street life and active open spaces.
- The expansion of open space opportunities and connections between Makai Gateway Park and Mother Waldron Park through a park-to-park connection.
- New living options for existing residents and young people returning to Hawai’i that are close to places of work and provides convenient access to recreational amenities, shopping and cultural events.
- Beautifications to Cooke Street, Ala Moana Boulevard and Auahi Street that will enhance the image of the city and its urban environs.
- Approximately 550 new reserved housing units to alleviate affordable housing conditions statewide.
- A commitment to and investment in sustainable development in the urban core.
- A community that is pedestrian-friendly and designed to reduce traffic and vehicle use island-wide.

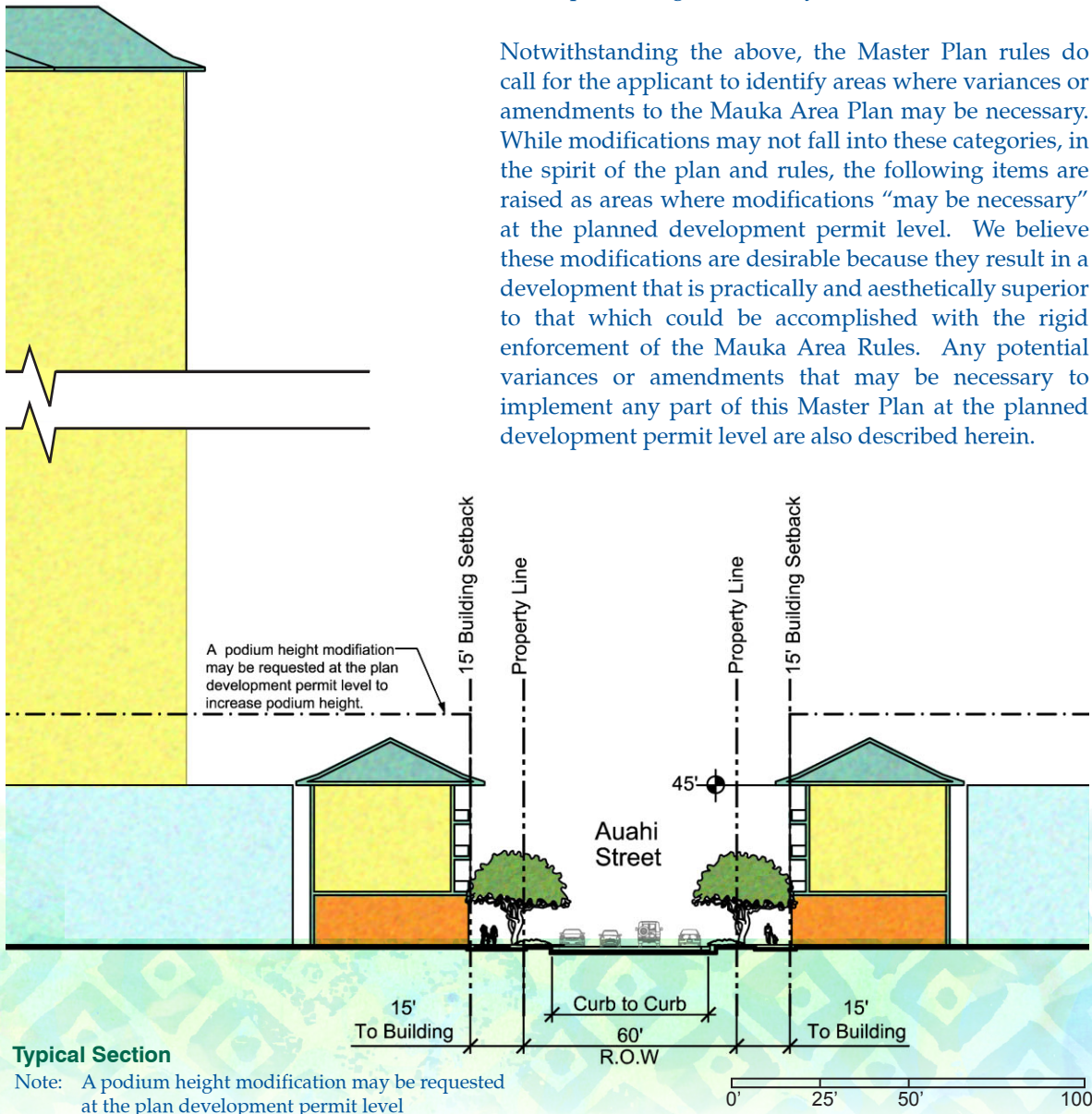


Modifications, Variances or Amendments

The Special Urban Design Rules provide that “Modifications will be allowed if a finding is made that the modifications will enhance the design and quality of the development, or will not adversely affect the overall intent of this chapter and the mauka area plan”. In addition, the HCDA allows for greater density and some negotiation and modification of the rule requirements at the planned development stage of permitting.

While the Special Urban Design Rules anticipate modifications, the Master Plan rules do not appear to have a similar modification mechanism. Modification requests appear to be limited to requests at the planned development stage exclusively.

Notwithstanding the above, the Master Plan rules do call for the applicant to identify areas where variances or amendments to the Mauka Area Plan may be necessary. While modifications may not fall into these categories, in the spirit of the plan and rules, the following items are raised as areas where modifications “may be necessary” at the planned development permit level. We believe these modifications are desirable because they result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of the Mauka Area Rules. Any potential variances or amendments that may be necessary to implement any part of this Master Plan at the planned development permit level are also described herein.



Typical Section

Note: A podium height modification may be requested at the plan development permit level

Maximum Podium Heights

To achieve the vision of activating streets while providing adequate parking within each block, Kamehameha Schools may request an increase to the maximum podium heights of 45 feet during the development permit application stage as allowed for in the Mauka Area Rules. Section 15-22-120 (7) of the Mauka Area Rules allows the Authority to modify rule requirements for platform heights to exceed 45 feet where “Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces”.

This modification may be requested as it enables better design of a mixed-use community with activated street levels and a vibrant, safe neighborhood. These podiums incorporate commercial, residential, industrial, and community service uses at and above the sidewalk level. Embedded within these podium wraps, and shielded from view, are parking structures that service the residential neighborhood, and in appropriate places, provide shared parking.

Shared Parking Best Practices

As communities adopt smart growth practices, such as designing walkable communities near transit systems, there is a reduced need for parking spaces. The reduced need for parking spaces can mitigate the costs of development and result in a wider range of housing options. However, to achieve this objective, a modification may be necessary as specific projects are defined. Such a modification would be crafted through discussions with the HCDA.

Park/Parking Garage (P/PG) Designation

A portion of Block A contains a Mauka Area Plan designation of a potential park on top of a parking structure. It appears this designation is a vestige of earlier government plans for a raised city which were otherwise abandoned. This concept was not removed from the plan, nor was it substantially expanded upon in

the rules. Discussions to date with HCDA have explored resolutions to this designation. Before any development project application (versus master plan application) would be requested by Kamehameha Schools or approved by the HCDA for this site, an appropriate resolution to this matter will be sought. Consequently, an HCDA Mauka Area Plan amendment may be necessary depending on the results of the discussions between Kamehameha Schools and HCDA.

Reserved Housing and Other

HCDA Mauka Area Rules provide for meeting reserved housing requirements within a project or “within the mauka area.” Over the years Kamehameha Schools has worked to provide affordable housing in different parts of Hawaii and on O’ahu. To continue this type of support for affordable housing a modification or amendment may be necessary.

Transfer of Density

The PPMP provided for the transfer of approximately 273,669 square feet of density from the Auahi Park parcel (TMK: 2-1-29: 02) to the other parcels within the master plan area. This floor area square footage has not been used to date. Kamehameha Schools is discussing with HCDA the potential transfer of all or a portion of this square footage. The KKMP does not at this time incorporate the allocation and use of this additional density as part of its proposed plan. A plan modification may be necessary to accomplish this. Such modifications would be requested when specific project applications requiring this floor area are submitted.

Other

As specific projects are designed for possible development information may arise that other modifications, variances or amendments may be necessary that have not yet been contemplated to implement parts of the master plan. These would be discussed with the HCDA at such time and proper requests for any such items would be submitted at the time of project applications.

HCDA Master Plan Application Requirements

1) Plan showing:	15-22-204 (b)(1)	LOCATION IN KKMP APPLICATION
Boundaries of master planned area with property lines, dimensions, and area	A	p. 2-4 (KKMP Boundary Map)
<ul style="list-style-type: none">Proposed locations and uses of all structures and open areasMaximum density or intensity of usesBulk and height of all structures and relationship to each other and adjacent areasMaximum gross floor areas of buildings by types of usesMaximum ground coverage of all buildingsMaximum FAR by blocksRelationship of buildings to required yard and view corridor setbacks	B	Chapter 5 Proposed Plan
<ul style="list-style-type: none">The proposed location and maximum number of residential units including reserved housing units	C	pp. 5-9 (Tower Plans) and 5-12 (Development Summary Tables)
<ul style="list-style-type: none">Traffic circulation, including existing roads proposed for closure and proposed changes to roadway alignments, if any	D	p. 5-2 (Street Level Plan); No changes are proposed to public streets
<ul style="list-style-type: none">Pedestrian circulation system, at grade and grade separated, including proposed arcades, through-block arcades, and plazas if any	E	p. 5-2 (Street Level Plan)
<ul style="list-style-type: none">Locations of proposed parking areas with estimates of the number of parking spaces	F	pp. 5-9 (Tower Plans) and 5-12 (Development Summary Tables)
<ul style="list-style-type: none">Location and amount of land proposed to be dedicated for public facilities, or the arrangements for cash in lieu thereof	G	pp. 9-4 and 9-5
<ul style="list-style-type: none">Location or type of land and facilities in private ownership which are proposed for quasi-public use	H	pp. 5-2 through 5-7, Street Level and Open Space
<ul style="list-style-type: none">Location and minimum amount of proposed open space and recreation areas	I	pp. 5-6 (Open Space Plan) and 5-12 (Development Summary Tables)
2) Three dimensional study model of the master plan to show how the area would look if it is fully redeveloped as proposed.	15-22-204 (b)(2)	Video file of 3-D model to be submitted separately
3) A report describing:	15-22-204 (b)(3)	
<ul style="list-style-type: none">Master plan purpose, objectives, strategies, and major concepts	A	Throughout application, particularly Chapters 1, 3, 4, and 5
<ul style="list-style-type: none">Conditions adjacent to master plan boundaries, including current and projected uses, facilities, structures, and other conditions pertinent to contextual site analysis or concept development	B	Chapters 2 and 5
<ul style="list-style-type: none">Uses proposed to be located within the master planned area by blocksThe maximum total floor area and ground coverage of proposed buildingsMaximum building heights and densityMaximum amount of reserved housing units proposed	C	Chapter 5
<ul style="list-style-type: none">Projected benefits, both public and private, to be derived from implementation of the master plan	D	p. 9-6
<ul style="list-style-type: none">The manner in which development under the master plan conforms to the mauka area plan and purposes and standards of this chapter	E	Chapter 9
<ul style="list-style-type: none">Areas for which variances or amendments to the mauka area plan may be necessary	F	pp. 9-6 and 9-7
<ul style="list-style-type: none">Manner in which the public facility dedication requirements of this chapter will be fulfilled during the effective period of the master plan approval	G	pp. 9-4 and 9-5
<ul style="list-style-type: none">Any exception of the applicable rules of this chapter as provided under §15-22-203(b) of this subchapter that will remain applicable to developments during the effective period of the master plan approval	H	Master Plan complies; See Chapter 9 tables above
<ul style="list-style-type: none">The public benefits to be provided by the landowner or developer in return for the vesting of development requirements for a specific period, and the terms for delivery of such public benefits	I	p. 9-6 and Chapter 8
<ul style="list-style-type: none">Manner in which the master plan will be implemented, including: the responsibilities of the authority and the landowner and the proposed phasing of the development	J	Chapter 8
<ul style="list-style-type: none">Urban design guidelines or controls	K	Chapter 7
<ul style="list-style-type: none">Proposed instruments to ensure appropriate development character, quality, or usage. Such instruments may include restrictive covenants, lease conditions, or other devices	L	It is anticipated that a Development Agreement will be established between HCDA and Kamehameha Schools, the contents of which will be determined by both parties and may include such items related to development character, quality and usage
4) Any other information or commitments consistent with this chapter that the authority deems necessary to make a decision on the application.	15-22-204 (b)(4)	To be determined in cooperation with HCDA



