

Kaka'ako Connection

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PUBLIC MEETING RAISES IMPORTANT ISSUES ABOUT KAKA'AKO'S FUTURE



The need for more affordable housing, parking and preservation of view planes in Kaka'ako were some of the common issues discussed at a June 13 public information meeting on the Kaka'ako Mauka Area Plan and Rules. About 100 people participated in the meeting held to engage the public in discussions on issues and opportunities affecting the Kaka'ako area Mauka of Ala Moana Boulevard. The Hawaii Community Development Authority (HCDA) initiated this comprehensive review to ensure that it encourages concepts that support the agency's legislative mandate.

The public meeting was the first of several to solicit public input on planning issues. The primary objectives for reviewing the Mauka Area Plan and Rules include:

- Promoting mixed-use neighborhoods, while recognizing that every project need not be mixed use;
- Strengthening connections with surrounding neighborhoods and districts;
- Building on existing assets and planned investments, expanding park space, and improving roadways and infrastructure throughout Kaka'ako;
- Providing flexibility in development standards;
- Considering the needs of existing businesses and property owners; and
- Correcting problems inherent in existing Rules.

At the meeting, consultants from PlanPacific, Robin Foster and John Whalen, who are reviewing and preparing revisions to the Mauka Area Plan and Rules, made a presentation explaining HCDA's goal of using principles of "Smart Growth." Objectives of this approach include establishing Kaka'ako as a pedestrian-

friendly urban neighborhood that accommodates multiple modes of transportation and maximizes access, circulation and mobility. Some of the comments made and issues raised by the audience at the meeting included:

- the need to help owners of small lots;
- a strong desire for more affordable housing and park space;
- the need for more parking and bike lanes; and
- planning for the Mauka and Makai areas of Kaka'ako as a whole, instead of as separate areas.



HCDA Executive Director Daniel Dinell asked for the public's help in the review of Kaka'ako's Mauka Area Plan and Rules.

To encourage public participation, HCDA held the meeting in the evening and mailed notices to all property owners and lessees of record, community organizations, and agencies who requested notification. Additionally, articles appeared in advance of the meeting in both of Honolulu's daily newspapers. Information about the meeting, and follow-up reports, are posted at www.HCDAweb.org.

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EXTREME MAKE OVER: Residential Loft and Retail Space



NCR site today



Illustration of completed project

The Hawaii Community Development Authority (HCDA) has approved a proposed development that would transform a vacant Kaka'ako building into a residential loft and commercial complex. Cooke Clayton LLC is planning the adaptive reuse of the former NCR Building into a low-rise development that will feature loft condominium units and ground floor retail space. The project site is bordered by Kapiolani Boulevard, Cooke Street, and Clayton Street and encompasses 41,033 square feet of land area on two parcels.

The Project will include 7,344 square feet of commercial retail use at the ground floor of the existing NCR Building.

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Forty-seven (47) residential loft units and 100 parking spaces will be developed in the remaining portions of the building and on an expansion of the Diamond Head portion of the site. The developer tentatively plans to start construction on the Project in the first quarter of 2007.

HCDA PERSPECTIVES Column

by MICHAEL GOSHI
HCDA Chairperson



“...let us not lose sight of the people that live, work and play in our communities while we continue to fulfill our mission.”

I was a newcomer to public boards when I was asked to serve on the Hawaii Community Development Authority in 1999 as an interim member. I queried around for some guidance expecting a deep discussion on the merits of urban redevelopment and instead, was casually told that the most important thing was to “show up on time.” I soon discovered that being late meant missing half the meeting because business and private investment was down due to an economy that had stalled several times and there weren't many new projects in the district. The economists had described it as a “double dip.” In Kaka'ako, they just called it “hanging on.”

Since then, the economy has improved drastically and Kaka'ako has experienced many changes, from the improvement of existing and creation of some new streets, to the completion of the Ward Entertainment Complex and the John A. Burns School of Medicine, along with the development of a half dozen high-rise condominiums. Barbers Point Naval Air Station evolved from a base closure to a place called Kalaeloa with a development master plan and a vision for the future. Our monthly meetings lasted longer.

The Authority had also discovered that rapid development can pose challenges ranging from balancing infrastructure improvements in areas where vibrant and active small businesses have existed for decades to the recent cancellation of the Kaka'ako Waterfront Request for Proposals.

As Chairperson, I was recently asked to meet with some small business owners on Queen Street. Issues of the individual hardships, costs and loss of business were discussed, a reminder that the merits of urban redevelopment are not as important to small businesses that are trying to “hang on” through a long and expensive construction project. While it is important to invest in the future, it is also important to re-evaluate the process on how it is achieved. Within the next year, perhaps some shifting of priorities from a project delivery to planning in partnership with the community may

be beneficial as development continues to keep pace with the needs of a growing population.

In Kaka'ako, our rules could allow more creativity and flexibility to owners of small lots by revising the development standards to allow additional floor area, reduced setbacks, and urban parking standards which will make it less restrictive to improve their lots. These rules could be also tailored to help maintain the character of the existing neighborhood. The timing of street dedications could be re-examined to consider transitional use by existing businesses for their current customers. Perhaps, we could consider facilitating the development tools necessary to understand financing and deliver these potential enhancements within standards that could be quickly adapted to meet the individual needs of small landowners.

Relative to the waterfront at Kewalo Basin, the Authority is looking forward to working with the advisory committee and the public at-large to gather and develop a consensus that embraces the wishes of a broad cross section of interests. And while the completed master plan has helped determine the potential of Kalaeloa, the magnitude of the costs has highlighted the need for short-term strategy to address public needs until this community supported and economically viable plan can be executed.

So while business cycles can shift activity from just “hanging on” to trying to keep up of resurgent economy that is “moving on,” let us not lose sight of the people that live, work and play in our communities while we continue to fulfill our mission.

2006 LEGISLATIVE RECAP: Lawmakers Pass New Laws Affecting HCDA & the Kaka'ako District

Bills that became law:

- **Procedural Changes** – Act 251 requires HCDA to adopt certain internal procedure changes. The bill also requires HCDA to notify the Senate President and Speaker of the House of any public hearing and to provide a follow-up report on the hearing.
- **New Authority Members** – Act 252 increases the number of Authority members by two additional people, one to be selected by the Governor from a list of three names recommended by the Senate President, and the other from another list recommended by the Speaker of the House.
- **Change in Kaka'ako District Boundaries** – Act 165 transfers ownership of the lands Ewa of Forrest Avenue (that comprise Honolulu Harbor's Piers 1 and 2) from the Kaka'ako Community Development District to the Department of Land and Natural Resources and grants administrative authority to the Department of Transportation and the Foreign-Trade Zone.
- **Sale of State Land in Kaka'ako and Residential Use in Makai Area** – Act 317 prohibits, with certain exceptions, HCDA from selling or otherwise assigning the fee simple interest in any lands in the Kaka'ako District it holds title to, and prevents HCDA from approving any plan or proposal for residential development on any land Makai of Ala Moana Boulevard.

Resolutions adopted:

- HCR 30 urges HCDA to cancel any agreement made for the Kaka'ako Waterfront development and to establish a working group to help determine the future of the Kaka'ako waterfront lands.
- HCR 218 requests the High Technology Development Corporation to collaborate with HCDA, the University of Hawaii, the Department of Education, the Department of Land and Natural Resources (DLNR), Kamehameha Schools and the Hawaii Science and Technology Council on a comprehensive medical and life sciences research and technology park in Kaka'ako.
- HR 233 requests that HCDA collaborate with the DLNR, Department of Budget and Finance, and Department of Business, Economic Development and Tourism to develop a viable financial plan to assist Honolulu Marine with the construction of its facilities at Keehi Lagoon.
- SR 43 requests that the Legislative Reference Bureau study and evaluate the feasibility of establishing an economic redevelopment agency for the urban core of Honolulu and asks HCDA to serve as a resource based on its success in delivering affordable housing and creating a vibrant urban fabric.
- HCR 75 urges a public-private approach with developers to develop McKinley High School's physical education and athletic programs and facilities.

AMANDA CHANG AND SCOTT BRADLEY APPOINTED AS NEW HCDA MEMBERS

Governor Linda Lingle has appointed Amanda Chang and C. Scott Bradley as members of the Hawaii Community Development Authority for terms beginning July 1, 2006 and ending June 30, 2010.



Chang, who fills the at-large seat vacated by outgoing member and HCDA Chairperson James Kometani, is an attorney specializing in immigration law. Prior to her law career, Chang was President and Principal Broker of Amanda Chang Realty, Inc. and a real estate broker and supervisor at Prudential Locations, Inc. Chang, who was also a teacher, serves on the Boards of the Christian Legal Society, Syngman Rhee Society, and Korean American Bar Association Hawaii.



Bradley, who replaces outgoing County member Gary Kondo, is the Managing Director of Coldwell Banker Pacific Properties. He has been a realtor in Hawaii for 22 years and serves as director of the National Association of Realtors. Bradley is also on the Board of Directors for the Historic Hawai'i Foundation, American Red Cross, Hawai'i Business Roundtable, and Diamond Head Theatre.

The appointments of Chang and Bradley were confirmed by the State Senate in May 2006. The Senate also confirmed the reappointment of HCDA's Kalaeloa members Evelyn Souza and Maeda Timson to second four-year terms.

KAKA'AKO PART OF HAWAII CAPITAL CULTURAL DISTRICT

Cities around the globe have successfully developed their urban spaces as cultural magnets. The Kaka'ako district is part of, and a contributor to, the rich concentration of historic, cultural, and art assets located in Honolulu's urban core.

In order to fully capitalize on the social and economic benefits of this dynamic environment, the Hawaii Capital Cultural District is seeking to become a designated National Heritage Area. Public forums sessions have been scheduled to report on progress to date and seek community input. Residents, business owners, and all

with an interest, are invited to attend. For more information: www.hawaiicapitalculture.org

Planned public forums:

- Sept. 7, 2:30-5:00 pm Hawaii State Art Museum, 250 South Hotel St.
- Sept. 9, 9-11:30 am Children's Discovery Center, 111 Ohe St.
- Sept. 13, 9-11:30 am Aloha Tower Marketplace, 2nd Flr. Mauka Lanai
- Sept. 14, 9-11:00 am Waikiki Location TBD
- Sept. 14, 5-7:00 pm Arts at Marks Garage, 1159 Nuuanu Ave.

THE KAKA'AKO CONNECTION
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NEGOTIATIONS UNDERWAY FOR HAWAIIAN CULTURAL CENTER AND OFFICE OF HAWAIIAN AFFAIRS HEADQUARTERS COMPLEX



The Office of Hawaiian Affairs (OHA) is seeking to develop a Hawaiian Cultural Center and office headquarters complex on Kaka'ako waterfront land adjacent to the Kaka'ako Waterfront Park. The Hawaii Community Development Authority has entered into exclusive negotiations with OHA until January 5, 2007 to negotiate a lease for the 5.2-acre parcel of ceded land currently being used as a temporary homeless shelter by the State and as a steel fabrication and manufacturing plant.

OHA's intention for the first phase is a 30,000 square foot headquarters building and a 30,000 square foot cultural center to accommodate exhibits and cultural activities. The center would foster native Hawaiian culture and would feature exhibitions,

programs and events and a community center for meetings and performances. As envisioned, the center's outdoor areas would be used for hula performances, canoe hale, taro fields, an imu and the practice of celestial navigation.

At the July 2006 Authority meeting when action was taken, members urged OHA to integrate its complex with the adjacent park. HCDA members also expressed the need for public access along the shoreline to extend the "Lei of Green" concept beyond the existing one-half-mile-long waterfront park promenade. During the negotiation period, OHA will be conducting environmental and feasibility studies of the site.

Visit the HCDA web site: <http://www.HCDAweb.org>