

CONNECTIONS

Better Communities for Tomorrow in Kaka'ako & Kalaeloa

HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



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WARD NEIGHBORHOOD MASTER PLAN PROPOSED

General Growth Properties (GGP) is seeking approval from the Hawaii Community Development Authority (HCDA) for a proposed Ward Neighborhood Master Plan for its lands in the Kaka'ako District. The Kaka'ako District Mauka Area rules contain provisions for "master plans" to "encourage timely development, reduce the economic cost of development, allow for the orderly planning and implementation of public and private development projects, and provide a reasonable degree of certainty in the development approval process". An additional benefit of the Master Plan includes derivation of public benefits which would not otherwise be required from private developers. It also provides greater flexibility to the developer in developing the area.

GGP's Kaka'ako lands are centrally located in the south-eastern portion of the Kaka'ako District and the Master Plan area includes approximately 60 acres of land. The Master

Plan area, called the Ward Neighborhood, will be a large, mixed-use development with an emphasis on retail, office and residential uses with supportive services. The proposed Plan's major design objectives include provision for connected public spaces, redesign of Auahi Street as a pedestrian promenade, preservation of Mauka-Makai view corridors and an enhanced roadway network with canopy trees and pedestrian amenities. Existing uses in the Master Plan area currently comprises 1.2 million square feet of floor area. At full build-out, the Master Plan proposes to construct a total of 9.2 million square feet of floor area.

You can view/download a copy of the proposed Ward Neighborhood Master Plan, as well as send your comments to HCDA on the Plan, by visiting the HCDA website at: www.HCDAweb.org. A copy of the proposed Master Plan is also available for inspection at the HCDA office at 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813.



Master Plan Application Review Process

HCDA staff will first review the Master Plan application to determine if the application is complete. If the application is deemed complete, the Authority has 200 days to act upon the application.

Opportunities for the community to comment on the proposed Master Plan and a public hearing on the Plan will be scheduled. HCDA staff will consider all comments and outline its findings in a report to the Authority. The report will be made available to the public before the Authority's public hearing on the matter.

A NOTE ABOUT CONNECTIONS...

The Hawaii Community Development Authority (HCDA) newsletter has undergone many changes since it was first published in 1979. When first introduced in 1979, the newsletter was called ***Malama Kaka'ako***. In 1985, the name was changed to ***Kaka'ako Connection***. In 2007, the name was again changed to ***Connections***, in recognition of HCDA's jurisdiction of both the Kaka'ako and Kalaeloa Districts. The newsletter was once published monthly and now three times a year.

Since 1979, more efficient methods of communicating have evolved. HCDA's website now provides current information

and meeting and hearing agenda and summaries to HCDA's stakeholders and the general public. Current news stories are available on the internet.

This issue of ***Connections*** will be the final ***PRINTED and MAILED*** issue. However, HCDA will continue to do a web version of the CONNECTIONS newsletter twice a year (January and July), and these issues, along with all past newsletters, will continue to be posted and archived on our website. For those of you who do not have access to the internet, we will make printed copies of CONNECTIONS available for pick up at our office at 677 Ala Moana Boulevard, Suite 1001.

HCDA APPROVES CHANGES TO PERMIT FOR PHASE IV OF 404 PIIKOI PROJECT 64 Reserved Residential Units are Anticipated

The fourth and final phase of the 404 Piikoi Project, including a reserved housing component, has been given the green light from the Hawaii Community Development Authority (HCDA). On February 6, 2008, HCDA members approved the Joint Development, Modifications and Amendments to Phase 4 of the permit for the 404 Piikoi Planned Development Project, clearing the way for the project to proceed. The 404 Piikoi Project, which encompasses 17.25 acres, is bounded by Waimanu Street, Piikoi Street and Ala Moana Boulevard. The project has been redesigned several times and three phases comprising four towers have been completed. The developer, K2 Investors LLC, will jointly develop Phase 4 (277 market residential unit) and 1226 Waimanu (64 reserved residential units) and complete construction of both sites at the end of 2011. 1226 Waimanu is the second and final increment of required reserved housing units for the 404 Piikoi development. The first increment of reserved housing is the 1133 Waimanu Project, which was completed in 1996 with 282 reserved housing units. The developer intends to start construction on the market tower in 2008.

As proposed, the Phase 4 site would include a 38-story residential tower on top of a five-story podium that will contain commercial space on the first floor, five levels of parking, and a recreation deck. Phase 4 will have 277 fee simple, market units including 188 one-bedroom units, 110 two-bedroom units, 45 three-bedroom units and 4 penthouse units. Phase 4 will use the existing driveways on Waimanu Street which will be shared by Ko'olani, Nauru Tower and Phase 4. Ko'olani's two-way ramp to the third level passenger drop-off area will be converted into an ingress only driveway and will be connected to the Phase 4 passenger drop-off area. Phase 4 will provide a new, egress only ramp from the third level to the existing Ko'olani/Nauru driveway currently used for parking and loading access.

The 1226 Waimanu project is a residential/commercial development proposed at the Makai/Ewa corner of Piikoi and Kona Streets which is part of a joint development with Phase IV of the 404 Piikoi Planned Development Project. The 1226 Waimanu site would contain a five-story structure with commercial storefronts, parking and loading on the first floor and four floors of residential units. The complex will have 64 fee simple, reserved units including 32 one-bedroom/one-bath units and 32 two-bedroom/one-bath units. The project prices for the reserved



An illustration of 1226 Waimanu, the reserved housing component.

units are \$308,000 for one-bedroom units and \$389,000 for two-bedroom units. 1226 Waimanu will provide a new driveway on Kona Street for parking and loading. HCDA, on January 9, 2008, conducted a public hearing on proposed modifications of the Kaka'ako development rules for the 1226 Waimanu Project. Modification of the rules is proposed to promote a pedestrian-friendly environment with storefronts located along the public sidewalk at Piikoi Street.

The Authority has also approved:

- the joint development of the Phase 4 of the 404 Piikoi Project and 1226 Waimanu;
- the modification of the rules relating to front yard and view corridors for 1226 Waimanu;
- the payment of \$2 million by the developer to be used by HCDA for the construction of two urban parks along the Queen Street Extension. In exchange, the developer will receive 57,414 square feet of supplemental floor area for Phase 4;
- proposed average unit prices for the reserved housing and flexibility to revise the mix of market unit types in Phase 4; and
- the satisfaction of the public facilities dedication requirement by a \$384,588 cash payment to HCDA prior to the issuance of the initial Certificate of Occupancy for 1226 Waimanu.

OFFICERS FOR KAKA'AKO MAKAI ADVISORY GROUP (CPAC) ELECTED

Members of the Kaka'ako Makai Community Planning Advisory Council (CPAC) in February 2008 elected officers to lead the group. The officers are: Chairperson Mark Wong; First Vice Chairperson Ron Iwami; Second Vice Chairperson Amy Anderson; and Secretary Michelle Matson. CPAC will

develop a vision and guiding principles for Kaka'ako Makai. CPAC is comprised of a broad constituency of community members, including Kaka'ako Makai stakeholder organizations and individuals.

KALAELOA MASTER PLAN:

A Phased Development Approach to Create Both Social & Economic Value in Kalaeloa



With an anticipated 20-year build out period, the Kalaeloa Master Plan envisions mixed-use development and preservation of open spaces in Kalaeloa. The Plan focuses on a phased development approach to create both social and economic value in Kalaeloa. Using various financing mechanisms, a flexible land use approach, and collaboration between various U.S. Navy, State and City and County agencies the Master Plan should establish Kalaeloa as a Center for Excellence (or “wahi ho’okela”) for education, research, industry, recreation, cultural, environmental, residential and commercial activities. Hawaii Community Development Authority (HCDA) intends to attract development in Kalaeloa in a manner that provides social services, education, job creation and recreational activities while advancing a new urban center for the Ewa region. The Kalaeloa Master Plan was adopted by HCDA on March 1, 2006 and subsequently approved by Governor Linda Lingle in August 2006 and will serve as an amendment to the existing Kalaeloa Community Redevelopment Plan, which was prepared as part of the Base Realignment and Closure process.

Components of the Plan include:

- improving connectivity within the region through a series of new regional north-south and east-west roadways;
- providing for the integration of a regional mass transportation system; creating business opportunities with over 3,000,000 square feet of mixed-use commercial/office and light industrial land use designations;
- 6,350 residential units (with a minimum of 30 percent of affordable units);
- accommodating two new public schools to support new residential communities;
- eco-industrial and alternative energy development;
- the protection of cultural and natural resources;
- creation of 7,000 new job opportunities; and
- the preservation of hundreds of acres of open space for recreation, beach access, and parks.

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Kalaeloa Master Plan

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Throughout the entire planning process, HCDA solicited and received the participation of the public; Kalaeloa stakeholders, federal, State and county agencies and elected officials. During the planning period, the community and stakeholders engaged, through focus group and informational meetings and a public hearing, in meaningful dialogue and contributed towards the articulation of a viable land use framework that embraces the vision for Kalaeloa and addresses the community's needs in a manner that is financially realistic.

The Kalaeloa Advisory Team (KAT)

Administrative Rules for Kalaeloa are integral to the implementation of the Master Plan. These rules are being prepared in accordance with State requirements and involve community coordination, consultation with the City & County of Honolulu, a formal public hearing and final approval by the Governor. Once adopted, the Administrative Rules will establish the land use, zoning codes, design guidelines and other regulations for Kalaeloa.

The KAT was established to provide suggestions, feedback, and advice to the HCDA staff and the authority on planning and development matters in the Kalaeloa District which will include the formulation of the Administrative Rules, the development of infrastructure, and marketing. The volunteer team includes members from the Waianae, Kapolei, and Ewa Neighborhood boards, area developers, area legislators, district non-profit



Community volunteers work to beautify Kalaeloa.

organizations and the HCDA task force. A KAT subcommittee was assembled to work specifically on the Administrative Rules. In early 2006, the planning firm of Townscape Inc. was hired as the consultant to assist HCDA and its stakeholders to develop the rules.

HCDA is committed to engaging the greater community in the rule making process. As the KAT subcommittee completes their discussions on sections of the administrative rules HCDA staff will present these sections to other community groups and Kalaeloa stakeholders for their review and feedback.

The Kalaeloa Master Plan, Appendices, and Notes from the KAT meetings can be found on the HCDA website at www.hcda.org.

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