

Kaka'ako Connection

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30 YEARS OF PROGRESS

As it enters its third decade of existence, the Hawaii Community Development Authority (HCDA) continues to work toward fulfilling its legislative mandate of developing "communities which serve the highest needs and aspirations of Hawaii's people."

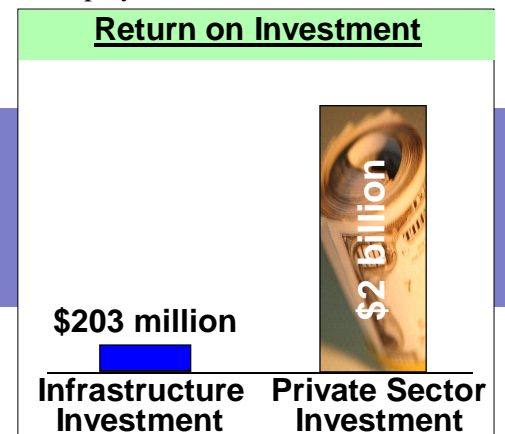
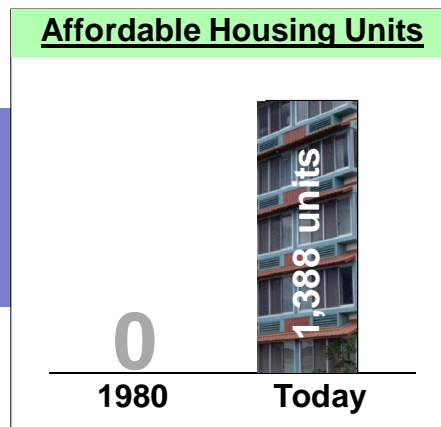
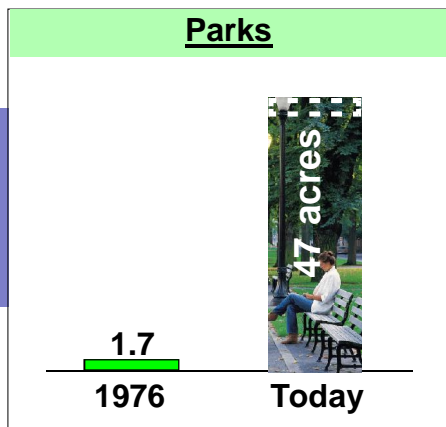
HCDA's functions and purposes set by the 1976 State Legislature emanates from the charge to bring about the timely planning, regulation and development of underutilized areas in the State—such as Kaka'ako—by joining the strengths of the public and private sectors. The law calls for mixed use communities, the appropriate mixtures of residential, commercial, industrial and other uses, along with the development of public facilities to support the community.

In the Kaka'ako District, the results thus far show that the mandate is being achieved. HCDA has developed a

track record of increasing housing opportunities in Kaka'ako, expanding park and recreational spaces, and providing more public amenities coupled with strongly stimulating economic activity in the State. The charts below illustrate:

- From 1.7 acres of park space 30 years ago to 47 acres today with 3 more acres under development.
- From 0 affordable units 30 years ago to 1,388 "reserved" units thus far, with more on the way.
- \$203 million spent on infrastructure resulting in over \$2 billion in private sector investment.

Over the years, HCDA's success in Kaka'ako is due largely to the cooperation of the general public and the State Legislature and elected officials whose vision and support continues to fuel Kaka'ako's reemergence as the most desirable and sustainable urban place in Hawaii in which to work, live, visit, learn and play.



MOANA VISTA PROJECT GIVEN GO-AHEAD Includes 124 Affordable 2-Bedroom Rental Units & Public Parking

The Hawaii Community Development Authority has approved the Moana Vista project, a mixed-use residential/commercial/industrial high-rise complex on two sites at 1015 Kapiolani Boulevard and 1025 Waimanu Street by KC Rainbow 2 Development Co.

The Authority, in December 2005, approved a front yard setback modification, Joint Development and a Planned Development Permit to allow development of the Moana Vista project. The Kapiolani Boulevard site will contain a 41-story residential tower on top of a five-story podium and on the Waimanu Street site, a two-story residential tower on top of a three-story podium. Moana Vista will have approximately 591,000 square feet of floor area, including:

- 520 residential units (to include 124 two-bedroom rental reserved or affordable units);
- 12,000 square feet of commercial space; and
- 223,000 square feet of industrial uses.

The Kapiolani site will have storefronts along Kapiolani Boulevard and Waimanu Street, and the Waimanu site will house 195 parking spaces of which up to 100 spaces may be purchased or leased from the developer by HCDA for use by the public.

ALA MOANA PUMP STATION STUDY

Developed appropriately as a mixed-use complex, the historic Ala Moana Pumping Station and adjacent 3.25 acres of land could become an icon and gateway for the Kaka'ako District. That is one of the outcomes of the development policies in a recently released draft development strategy plan for the site. HCDA's consultant, Clifford Planning, LLC, spent the past six months conducting a planning study on the site to prepare policy and development guidelines based on input from various stakeholders and the public who participated in several workshops held last year. The study is intended to create the basis for HCDA to develop a Request for Proposals solicitation to develop the site at some time in the future.

...to develop...a balance of mixed uses, density and historic preservation...

Since acquiring control of all State lands within the Makai Area in 1990, HCDA has received over 90 individual formal and informal proposals for use of the historic pump station site. However, none of these proposals came to fruition due to myriad issues and concerns.

Other selected recommendations of the study, formulated from public input, are to:

- restore and rehabilitate the historic Ala Moana Pump Station site;
- develop the best use of the site including a balance of mixed uses, density and historic preservation;
- view more favorably proposals that favor low-rise structures and attempt to utilize an "urban village" concept; and



- maintain a view corridor of green space in front of the project site and not obstruct the view of the historic structures along Ala Moana Boulevard;

HCDA welcomes comments on the draft recommendations through May 3, 2006. The draft development strategy plan can be downloaded from www.HCDAweb.org.

Email: contact@HCDAweb.org or contact Deepak Neupane, Project Manager, at 587-2870.

HCDAPERSPECTIVESColumn

by TENEY TAKAHASHI
Director of Planning & Development

The problem with the information to date relating to the Kaka'ako Waterfront is that the facts never got much mileage. Procurement rules required that the proposals be kept confidential until the selection was made and once the selection was made it took months for the first-ranked team to disseminate the factual information. In the meantime, the opponents of the project organized and executed their program in a matter of weeks, and their story filled the media vacuum. For the record, all of the facts defining the project had been clearly stated in the Waterfront Business Plan that the Authority approved in October 2002, and contrary to claims, this plan was widely publicized, discussed at numerous public meetings, and is still posted on the HCDA website.

The Waterfront Business Plan is the guiding document for development of the Waterfront and factually responds to the criticism that is being generated by the opponents of the project. The concept is to transform an underused State asset, and using private monies rather than taxpayer dollars, turn it into a vibrant, local resident-oriented mixed-use development. Substantial public benefits, including workforce housing plus 20 percent gap group housing, new multi-million dollar public facilities, an additional 1,600 lineal feet of public access to the waterfront, and operating funds to maintain the area as well as the expansive Waterfront Park are all part of the Plan.

The Business Plan answers many of the concerns raised by the opponents. To the charge that the project was intended for wealthy foreigners, the Plan states that *"The Waterfront will be the gathering place for Hawaii's residents. It will provide the setting for socializing, dining, learning, and recreation. The Waterfront will also reincarnate as a contemporary urban village, a free-standing walkable community that will contribute to the existing visitor industry as well as accommodate growing new industries*

that will add to Hawaii's future economic base. It will be an incubator for new business ideas and research in technology, medicine and education." On the price of housing, the Plan further states that, *"Despite the premium values inherent in an oceanfront site, the Waterfront will be a place for the working population rather than an enclave for the wealthy. This is an advantage enabled by State ownership, which fosters social as well as economic benefits."* It adds, *"The Waterfront's (residential) units will be built to meet the 'moderate' price range size, and quality level for white-collar workers in the Waterfront and Kaka'ako as the target market. If necessary, purchase conditions may be imposed to favor these buyers. The waterfront residences will not compete with the high or low extremes of the market which can be better accommodated elsewhere."* The intent is to create the first contemporary live-work-learn-play urban village for Hawaii in which residents could fulfill their living needs within a five minute walking radius. It would also include retail, recreational, commercial, as well as residential uses and would support the adjacent biotech, research and educational uses by the University of Hawaii.

Besides creating a venue for hula and other public performances, the proposed project enhances the existing forty acres of park, and welcomes people in the area so the area won't "go dark" at the end of the workday. Additional parking for park users is already under construction. The project is designed to open up the Waterfront for *all* local residents and it will become an exciting center of commerce, culture and recreation for the residents of Honolulu.

In the months ahead, HCDA is committed to work with all of the stakeholders of this potentially world-class site in an effort to balance the wants and needs of the many constituencies.

KAKA'AKO MAUKA AREA PLAN AND RULES COMPREHENSIVE REVIEW SEEKS PUBLIC INPUT

The Hawaii Community Development Authority (HCDA) has initiated a comprehensive review of the Kaka'ako Mauka Area Plan and Rules to ensure that it encourages concepts that support HCDA's legislative mandate. The result, using principles of "Smart Growth", should be a pedestrian-friendly urban neighborhood that accommodates multiple modes of transportation and maximizes access, circulation and mobility. In the months ahead, HCDA will be asking for the public's input and comments as it proceeds with this review.

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, such as Mother Waldron Park and improved roadways and infrastructure throughout the District.
- Providing flexibility in development standards.
- Considering the needs of existing businesses and property owners.
- Correcting problems inherent in existing Rules.

A public informational meeting is planned for May 2006 to solicit public input on planning issues. If you would like to be placed on an e-mail or mailing list to receive updates on the process and meeting date notices, please send your name and address to: contact@hcdaweb.org or call project manager Susan Tamura at 587-2870.

What is Smart Growth?

Smart Growth is about ensuring that neighborhoods, towns and regions accommodate growth in ways that are economically sound, environmentally responsible and supportive of community livability – growth that enhances the quality of life.

- Mixed Land Uses
- Encourage Compact Building Design as an Alternative to Land Consumptive Development
- Create a Range of Housing Opportunities and Choices
- Create Walkable Neighborhoods
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
- Preserved Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
- Strengthen and Direct Development Toward Existing Communities; Utilizing the Resources that Existing Neighborhoods Offer
- Provide a Variety of Transportation Choices
- Make Development Decisions Predictable, Fair and Cost Effective
- Encourage Community and Stakeholder Collaboration in Development Decisions

Source: The Smart Growth Tool Kit, Urban Land Institute, 2000



QUEEN STREET IMPROVEMENT PROJECT TO BEGIN IN EARLY 2007

The Hawai'i Community Development Authority will begin construction work on a segment of the Queen Street Improvement Project in January 2007.

Realignment and infrastructure upgrade work on Queen Street between Ward Avenue and Kamakee Street was originally planned to start in 2006. However, in order to better time the project to minimize disruption, work has been rescheduled for next year. This postponement also allows several planning and permitting issues relating to Queen Street to be completed prior to commencement of the improvements and ensure that accomplishing these steps will not affect the project timetable during more than one busy year-end traffic season.

The Queen Street Improvement Project is part of a two decade long process of systematically upgrading infrastructure in Kaka'ako and includes installation of:

- New water, sewer and drainage systems;
- Sidewalks, curbs, gutters and road paving;
- Metered curbside parking;
- Underground electrical and communication systems
- Street landscaping and lighting; and
- Traffic signals at the intersection of Kamakee and Queen Streets.

THE KAKA'AKO CONNECTION
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KAKA'AKO NEWS BRIEFS



RECOGNITION OF PUMP STATION PRESERVATION EFFORTS

The Hawaii Architectural Foundation, which partnered with HCDA to spruce up the historic Ala Moana Pump Station, was honored along with other organizations (Historic Hawaii Foundation, Hawaii Theatre, and Friends of Washington Place and Iolani Palace) on the State House of Representatives floor on March 20, 2006. It was noted that the ongoing renovation of the pump station to stabilize the facility and improve its appearance represents a unique work of collaboration between public entities, private non-profits, businesses and community members. A reception followed at Washington Place with the Governor recognizing these organizations, and associated state agencies, that have demonstrated a deep and abiding commitment to historic preservation in Hawaii.



DONATION FOR KAKA'AKO PARKS

CEP Hawaii Investors, LLC, the owner of 677 Ala Moana Building, recently donated five cement tables and benches to HCDA. The Authority will install the outdoor furniture in Kaka'ako District parks for public use. Mahalo to CEP Hawaii for helping to make Kaka'ako the most desirable and sustainable urban place in Hawaii to work, live, learn, visit, and play.



HONOLULU TRIATHLON COURSE WILL TRAVERSE KAKA'AKO

A new course for the third Honolulu Triathlon on Sunday, May 14 will now run through the Kaka'ako District. The event's swimming course, starting at 6 a.m., will be held at Ala Moana Beach Park. The 40-kilometer bicycle course includes a loop beginning at Ala Moana Park, running along Ala Moana Boulevard and Nimitz Highway to Aloha Stadium and back. The 10 kilometer running course involves a loop from Ala Moana Park along Ala Moana Boulevard to Cooke Street and back. Various street closures and traffic controls will be in effect. For more information go to: www.honolulutriathlon.com

KALAELOA NEWS

KALAELOA MASTER PLAN ADOPTED

On March 1, 2006, the Hawaii Community Development Authority (HCDA) adopted the Kalaeloa Master Plan. This Plan updates previous plans for the former Barbers Point Naval Air Station. Since its closure in 1999, the 3,700-acre has languished amid declining interest and uncertainties about Navy re-use to support an aircraft carrier. HCDA received responsibility for Kalaeloa in 2002 and seeks to provide public-private opportunities to turn the area into a "center of excellence." The Kalaeloa Master Plan supports this vision through a 20-year build out to provide quality jobs, workforce housing, recreation, and greater connectivity within the Ewa District.



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