

## HCDA's Mandate and Current Planning Activity

- The State Legislature created the HCDA in 1976.
- HCDA's mandate then and now is to promote and coordinate community development in Kaka`ako (also in Kalaeloa).
- The legislature found that:
  - The Kakaako district is centrally located in Honolulu proper, in close proximity to the central business district, the government center, commercial, industrial and market facilities, major existing and contemplated transportation routes and recreational and service areas;
  - Due to its present function as a service and light industrial area, the district is relatively underdeveloped and has especially in view of its proximity to the urban core where the pressure for all land uses is strong the potential for increased growth and development that can alleviate community needs such as low-income housing, parks and open space, and commercial and industrial facilities;
  - The district, if not redeveloped or renewed, has the potential to become a blighted and deteriorated area. Due to its present economic importance to the State in terms of industry and subsequent employment, there is a need to preserve and enhance its value and potential;
  - Kakaako has a potential, if properly developed and improved, to become a planned new community in consonance with surrounding urban areas.
- The Legislature directed that:
  - In coordinating community development in the Kakaako district, the authority shall plan a mixed-use district whereby industrial, commercial, residential, and public uses may coexist compatibly within the same area.
  - The authority shall plan for the above uses, but shall also respect and support the present function of Kakaako as a major economic center, providing significant employment in such areas as light industrial, wholesaling, service, and commercial activity.
- The community development plan and rules for Kaka`ako were adopted by the HCDA in 1982 for the *Mauka* area, culminating a multi-year intensive planning effort that began in July 1978, involving an inventory, studies, community participation, and an environmental impact statement ("1982 EIS").
- Since then the 1982 Plan and Rules have been amended from time-to-time and supplemental environmental impact statements prepared resulting in the current Mauka area plan and rules ("Current Plan and Rules").
- Effort is now underway to revise the Current Plan and Rules. The proposed Mauka Area plan ("Proposed Plan") emphasizes the following:
  - Pedestrian-friendly urban form, including structures built at human scale and defined public spaces.
  - Neighborhoods defined by centers, edges and a mix of uses.
  - Streets designed to accommodate multiple modes of transportation and to balance the need for access, circulation and mobility.
  - Street patterns that create a network and alternate travel routes throughout the District.
  - Civic buildings (meeting halls, community facilities, churches, schools and museums) are located on prominent sites within neighborhood centers.
  - Promotes mixed-use neighborhoods, while recognizing that every project need not be mixed-use.
  - Strengthens connection with surrounding neighborhoods and districts.
  - Defines and establishes specific objectives for neighborhoods, corridors and streets.
- The technical studies (i.e., traffic, cultural impact assessment, view, urban design, others) for the ongoing environmental review have been completed. A draft supplemental environmental impact statement ("DSEIS") on the proposed Plan has been issued. The comment period for the DSEIS has just ended and responses to the comments are being prepared.
- Once the SEIS has been accepted by the Authority, a proposed plan and attendant administrative rules will be developed. More opportunities for the public involvement and comments will be provided.