

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Hawaii Community Development Authority (“HCDA”), State of Hawaii, under the provisions of Chapter 91 and Chapter 206E, Hawaii Revised Statutes and Title 15, Chapter 16, Hawaii Administrative Rules (“HAR”):

DATE: Wednesday, May 18, 2011

TIME: 10:30 a.m.

PLACE: 461 Cooke Street
Makai Conference Room
Honolulu, Hawaii 96813

or as soon thereafter as those interested may be heard to consider the following items:

1. Repeal of Title 15, Chapter 22, Hawaii Administrative Rules (“HAR”), Relating to the Kakaako Community Development District (“KCDD”) Mauka Area Plan and Rules.

The HCDA is proposing to repeal Title 15, Chapter 22, HAR, in order to adopt the proposed Title 15, Chapter 217, HAR, KCDD Mauka Area Plan and Rules and Title 15, Chapter 218, HAR, KCDD Reserved Housing Rules.

2. Adoption of Title 15, Chapter 217, HAR, Relating to the KCDD Mauka Area Plan and Rules.

The proposed Mauka Area Plan and Rules (“Plan and Rules”) provide standards and guidelines for development of the KCDD Mauka Area. The Plan and Rules guide the location and organization of land uses, the form and urban design of development projects, and the conditions under which permits are granted and administered.

The Draft Mauka Area Plan. The HCDA’s vision for the KCDD Mauka Area is to create the most livable and sustainable urban community in the State. The Draft Mauka Area Plan utilizes principles of Smart Growth, that include, but are not limited to designating or establishing:

- 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 that 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) on prominent sites within neighborhood centers.
- Mixed-use neighborhoods, recognizing that every project need not be mixed-use.
- Connections with surrounding neighborhoods and districts.
- Specific objectives for neighborhoods, corridors and streets.
- Enhancements to existing assets and planned investments, such as Mother Waldron Park, street and utility improvements and the proposed high-capacity transit line.
- A mix of housing opportunities including reserved housing and affordable units.

The Draft Mauka Area Rules, Title 15, Chapter 217, HAR. The Draft Mauka Area Rules (“Rules”) are form-based in nature and promote predictable built results and a high-quality public realm by using physical form as the organizing principle. The Rules includes the following:

- A regulating plan that designates the appropriate form, scale and character of development within neighborhoods. Seven neighborhoods are identified within the Mauka Area.
- Maintenance of Mauka-Makai views, open skies and transitions to adjacent areas by preserving view corridors and panoramic views to the Koolaus. View planes to the mountains are preserved through reduction of allowable tower footprints and heights in critical areas and a Mauka-Makai tower orientation.
- Specifications for enhanced connectivity throughout the District. A hierarchy of streets is established that supports the full range of transportation modes, including pedestrian, bicycle, transit and vehicular. The street hierarchy includes boulevard, avenue, street (including promenade street), service streets and alley.

- A requirement that land uses within the Mauka Area shall remain mixed-use, including commercial, residential, industrial, public and community service use.
- Presentation of the regulations and standards in the Rules in both diagrams and text.

3. Adoption of Title 15, Chapter 218, HAR, Relating to Reserved Housing.

The Draft Reserved Housing Rules requires new residential projects on lots measuring at least 20,000 square feet to provide reserved housing. Reserved housing units are to be developed for sale or rent to workforce and/or gap group, defined as 100 – 140% of Area Median Income range.

Copies of the Draft Mauka Area Plan and Rules and Draft Reserved Housing Rules are available for inspection during regular business hours (7:45 a.m. to 4:30 p.m.) at the office of the HCDA located on 461 Cooke Street, Honolulu, Hawaii 96813 and will be mailed to anyone who requests a copy and pays the required fees for copying and postage. Written comments or testimony will be accepted prior to the public hearing. Copies of the Draft Mauka Area Plan and Rules and Draft Reserved Housing Rules will also be available for review on the HCDA website at <http://hcdaweb.org/draft-mauka-area-plan-and-rules>.

To submit written comments or testimony, please either mail it to the HCDA at 461 Cooke Street, Honolulu Hawaii 96813 or e-mail a copy to contact@hcdaweb.org before the public hearing. To present oral testimony, sign up at the time of the public hearing. Speakers are requested to submit 25 copies of their statements. Pursuant to Section 15-16-30, HAR, public comment or testimony will be limited to three minutes per speaker and speakers shall be subject to questioning by the members of the Authority or by any other representative of the Authority. For questions or concerns, please call the offices of the HCDA at 594-0300.

Individuals who need auxiliary aids for effective communication are invited to contact Chris Sadayasu, HCDA’s ADA Compliance Coordinator at 594-0300, or by facsimile at 594-0299, at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
C. SCOTT BRADLEY, CHAIRPERSON

Honolulu Star-Advertiser:	April 16, 2011
Hawaii Tribune-Herald:	April 16, 2011
The Maui News:	April 16, 2011
The Garden Island Newspaper:	April 16, 2011
West Hawaii Today:	April 16, 2011