



2015 OCT 15 PM 1:20

MEETING NOTICE AND AGENDA

KAKAAKO PUBLIC INFRASTRUCTURE AND FACILITIES WORKING GROUP

WEDNESDAY, October 14, 2015
COUNCIL COMMITTEE MEETING ROOM, 2nd Floor
3:30 p.m.

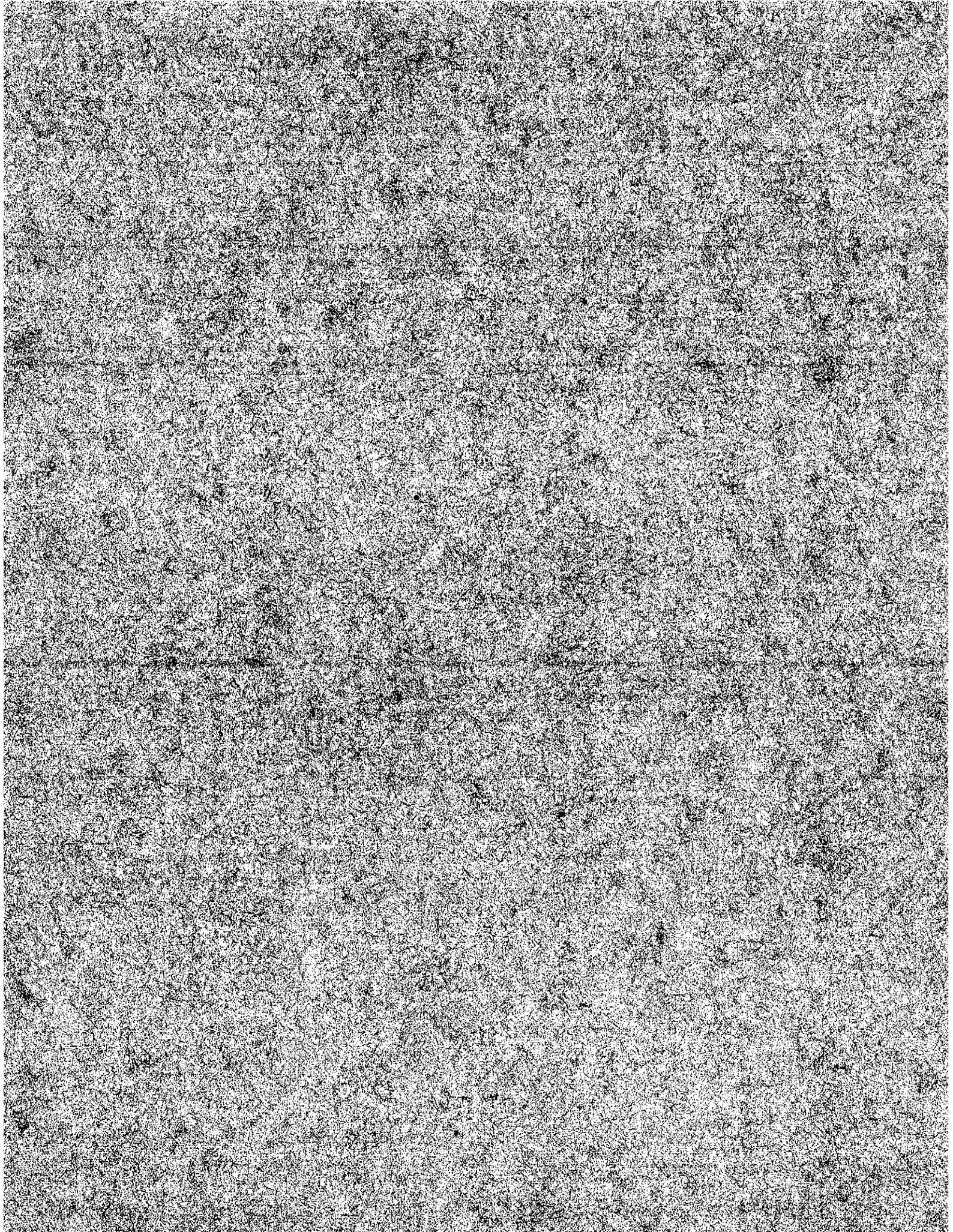
1. Opening Remarks by Council Chair Ernest Y. Martin
2. Brief Overview of Resolution 15-45, CD1, FD1, Establishing an Advisory Working Group to Address Public Infrastructure Issues Resulting from Conflicts over Private and Public Road Ownership in the Kakaako Community
 - a. Purpose and Objectives
 - b. Councilmember Carol A. Fukunaga, Co-Chair
 - c. Senator Suzanne Chun Oakland, Co-Chair
 - d. Representative Ryan I. Yamane, Co-Chair
3. Introduction of Working Group Members
4. Operational Procedure for Working Group
 - a. Notice and Agenda, Quorum, and Meeting Minutes
 - b. Member Designees
 - c. Proposed Number of Meetings
 - d. Smaller Working Group Format
5. Current Conditions involving Kaakako Private Roads
6. Identification of Key Questions and Issues
7. Announcements and Public Comments
8. Next Meeting Date
 - a. Future meetings of the Kakaako Public Infrastructure and Facilities Working Group are subject to the call of the co-chairs, availability of the committee meeting room, and the Council's calendar.
9. Adjournment

RECEIVED
CITY CLERK
C & C OF HONOLULU
2015 OCT - 8 PM 4: 19

Any physically challenged person requiring special assistance should call 768-5078 at least one day prior to the meeting date.

Agenda Item No. 2

Brief Overview of Resolution 15-45, CD1, FD1
Establishing an Advisory Working Group to
Address Public Infrastructure Issues Resulting
from Conflicts over Private and Public Road
Ownership in the Kakaako Community





RESOLUTION

ESTABLISHING AN ADVISORY WORKING GROUP TO ADDRESS PUBLIC INFRASTRUCTURE ISSUES RESULTING FROM CONFLICTS OVER PRIVATE AND PUBLIC ROAD OWNERSHIP IN THE KAKAAKO COMMUNITY.

WHEREAS, the Kakaako Community Development District is a 600-acre area bounded by Piikoi, King, and Punchbowl Streets and Ala Moana Boulevard, including the waterfront area from Kewalo Basin to Forrest Avenue and the Hawaiian Electric Company power plant site adjacent to Honolulu Harbor Piers 6, 7 and 8; and

WHEREAS, once primarily known as an area with auto repair shops, industrial and warehouse uses, Kakaako today is an area that is also home to retail shopping complexes, movie theaters, residential condominiums, public housing developments and an eclectic street culture/arts scene; and

WHEREAS, the State of Hawaii, Department of Business, Economic Development and Tourism's Hawaii Community Development Authority (HCDA) is working to bring together private enterprise and government to establish Kakaako as an economically and socially viable community that can provide a range of public benefits; and

WHEREAS, the HCDA-approved Kamehameha Schools "Our Kakaako" master plan, if fully implemented, will result in seven new residential towers, 2,750 units, and 300,000 square feet of commercial space on 29 Kakaako acres over the next 10 to 20 years. The Howard Hughes Corporation's HCDA-approved master plan, called "Ward Village," includes as many as 22 new towers and more than a million square feet of retail and commercial space, to be built in Kakaako within the next 15 years; and

WHEREAS, the State of Hawaii has previously invested over \$217 million on improvement projects in Kakaako and may continue substantive investment for long-term development in the Kakaako District; and

WHEREAS, the extensive planned development in the Kakaako District, calculated to continue over the next 15 years, has resulted in significant concern regarding the issue of private road ownership, maintenance and the need for coherent infrastructure development in Kakaako; and

WHEREAS, the existence of a patchwork of private roads whose ownership is disputed hinders HCDA's plans for orderly redevelopment of Kakaako Mauka and the City's efforts to develop "complete streets" approaches to improve pedestrian walkability within transit-oriented development zones surrounding the Kakaako transit stations; and



RESOLUTION

WHEREAS, the Council finds that there is a need for a comprehensive examination of private roads in Kakaako, including Queen Street (south of South Street), Kawaiahao Street, Cooke Street, Ward Avenue, Cummins Street, Ilaniwai Street, Curtis Street, Dreier Street, Koula Street (Ala Moana Boulevard to Auahi Street), Lana Lane (Ala Moana Boulevard to Auahi Street), Ohe Lane (Ala Moana Boulevard to Auahi Street), Ohe Lane (Pohukaina Street to Halekauwila Street), Waimanu Street (Dreier Street to Kamakee Street), and Kamakee Street (Queen Street to Waimanu Street) to facilitate appropriate infrastructure planning, upgrades, maintenance, and assignment of responsibilities to the appropriate State or City agencies to support planned growth and the expected estimated increase to 30,000 residents by 2030; and

BE IT RESOLVED by the Council of the City and County of Honolulu that it hereby establishes a working group, to be known as the Kakaako Public Infrastructure and Facilities Working Group, to conduct a comprehensive examination of the private roads in Kakaako and recommend solutions and appropriate actions for City or State acquisition of these private roads, as necessary; and

BE IT FURTHER RESOLVED that the Council Chair invite individuals to participate in the working group who represent the following:

- Public Works, Infrastructure and Sustainability Committee of the Honolulu City Council;
- Water and Land Committee in the State House of Representatives;
- Human Services and Housing Committee in the State Senate;
- City Department of Transportation Services;
- City Department of Facility Maintenance;
- City Department of Planning and Permitting;
- City Department of Corporation Counsel;
- State Department of Land and Natural Resources;
- State Office of Planning;
- State Hawaii Community Development Authority;



RESOLUTION

- State Department of the Attorney General;
- A resident and a business owner with an entrance or exit on a Kakaako private road;
- A member of the Ala Moana/Kakaako Neighborhood Board No. 11;

and

BE IT FINALLY RESOLVED that copies of this Resolution be sent to the Chair of the Honolulu City Council, the Speaker of the State House of Representatives, the President of the State Senate, the Attorney General, the Mayor, the Managing Director, the Director of Transportation Services, the Director of Facility Maintenance, the Director of Planning and Permitting, the Corporation Counsel, the Director of Land and Natural Resources, the Acting Director of the Office of Planning, the Executive Director of the Hawaii Community Development Authority, Kakaako community members and the Ala Moana/Kakaako Neighborhood Board No. 11.

INTRODUCED BY:

Carol Fukunaga

DATE OF INTRODUCTION:

February 19, 2015
Honolulu, Hawaii

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 15-45, CD1, FD1

Introduced: 02/19/15 By: CAROL FUKUNAGA

PUBLIC WORKS,
Committee: INFRASTRUCTURE AND
SUSTAINABILITY

Title: RESOLUTION ESTABLISHING AN ADVISORY WORKING GROUP TO ADDRESS PUBLIC
INFRASTRUCTURE ISSUES RESULTING FROM CONFLICTS OVER PRIVATE AND PUBLIC ROAD
OWNERSHIP IN THE KAKAAKO COMMUNITY.

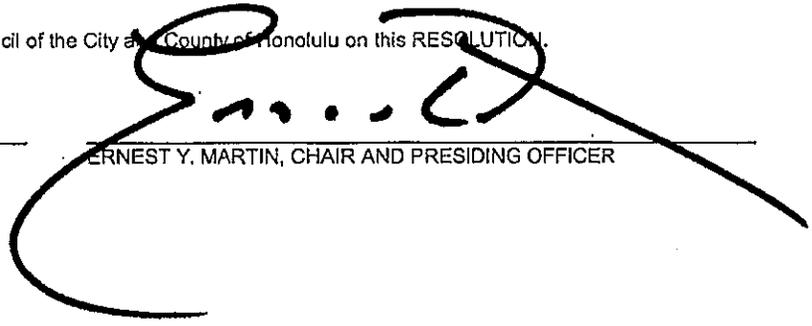
Voting Legend: * = Aye w/Reservations

03/04/15	PUBLIC WORKS, INFRASTRUCTURE AND SUSTAINABILITY	CR-84 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
03/11/15	COUNCIL	RESOLUTION AMENDED TO FD1. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA. 1 ABSENT: PINE. CR-84 AND RESOLUTION 15-45, CD1, FD1 WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA. 1 ABSENT: PINE.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN TAKAHASHI, ACTING CITY CLERK



ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER

HOUSE RESOLUTION

REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO
INVESTIGATE THE OWNERSHIP OF ROADS BEING CHALLENGED IN THE
KAKAAKO DEVELOPMENT DISTRICT.

1 WHEREAS, within the past few years, certain private sector
2 persons and entities have surfaced and claimed ownership of
3 certain roads in the Kakaako Development District; and
4

5 WHEREAS, the effect of claimed private ownership has been
6 restrictions on public parking and charging for on-street
7 parking and disclaimer of maintenance responsibilities by the
8 city; and
9

10 WHEREAS, the ownership of the roads is being challenged by
11 small businesses and residents negatively impacted by such
12 claims; and
13

14 WHEREAS, it is unclear how the Hawaii Community Development
15 Authority can act upon development applications without making
16 determinations as to the ownership of the roads in question;
17 now, therefore,
18

19 BE IT RESOLVED by the House of Representatives of the
20 Twenty-eighth Legislature of the State of Hawaii, Regular
21 Session of 2015, that the Hawaii Community Development Authority
22 is requested to investigate the ownership of roads whose
23 ownership is being challenged in the Kakaako Development
24 District; and



H.R. NO. 80

1 BE IT FURTHER RESOLVED that certified copies of this
2 Resolution be transmitted to the Director of Business, Economic
3 Development, and Tourism and the Chairperson of the Hawaii
4 Community Development Authority.
5
6
7

OFFERED BY:

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MAR 13 2015



HR80

Measure Title: REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO INVESTIGATE THE OWNERSHIP OF ROADS BEING CHALLENGED IN THE KAKAAKO DEVELOPMENT DISTRICT.

Report Title: Investigation into Ownership of Roads Being Challenged in the Kakaako Development District

Description:

Companion:

Package: None

Current Referral: FIN

Introducer(s): SAIKI, BELATTI, BROWER

<u>Sort by</u> <u>Date</u>	<u>Status</u>	<u>Text</u>
3/13/2015	H	Offered
3/16/2015	H	Referred to WAL, FIN, referral sheet 33
3/27/2015	H	Re-referred to FIN, referral sheet 41
4/2/2015	H	Resolution scheduled to be heard by FIN on Tuesday, 04-07-15 2:00PM in conference room 308.
4/7/2015	H	The committees on FIN recommend that the measure be PASSED, UNAMENDED. The votes were as follows: 15 Ayes: Representative(s) Luke, Nishimoto, Cachola, Cullen, DeCoite, Johanson, Jordan, Keohokalole, Kobayashi, Lowen, Onishi, Tokioka, Yamashita, Pouha, Ward; Ayes with reservations: none; Noes: none; and Excused: none.
4/9/2015	H	Reported from FIN (Stand. Com. Rep. No. 1434), recommending adoption.
4/9/2015	H	Adopted with none voting aye with reservations; none voting no (0) and Representative(s) Tokioka excused (1).
4/9/2015	H	Resolution adopted in final form.

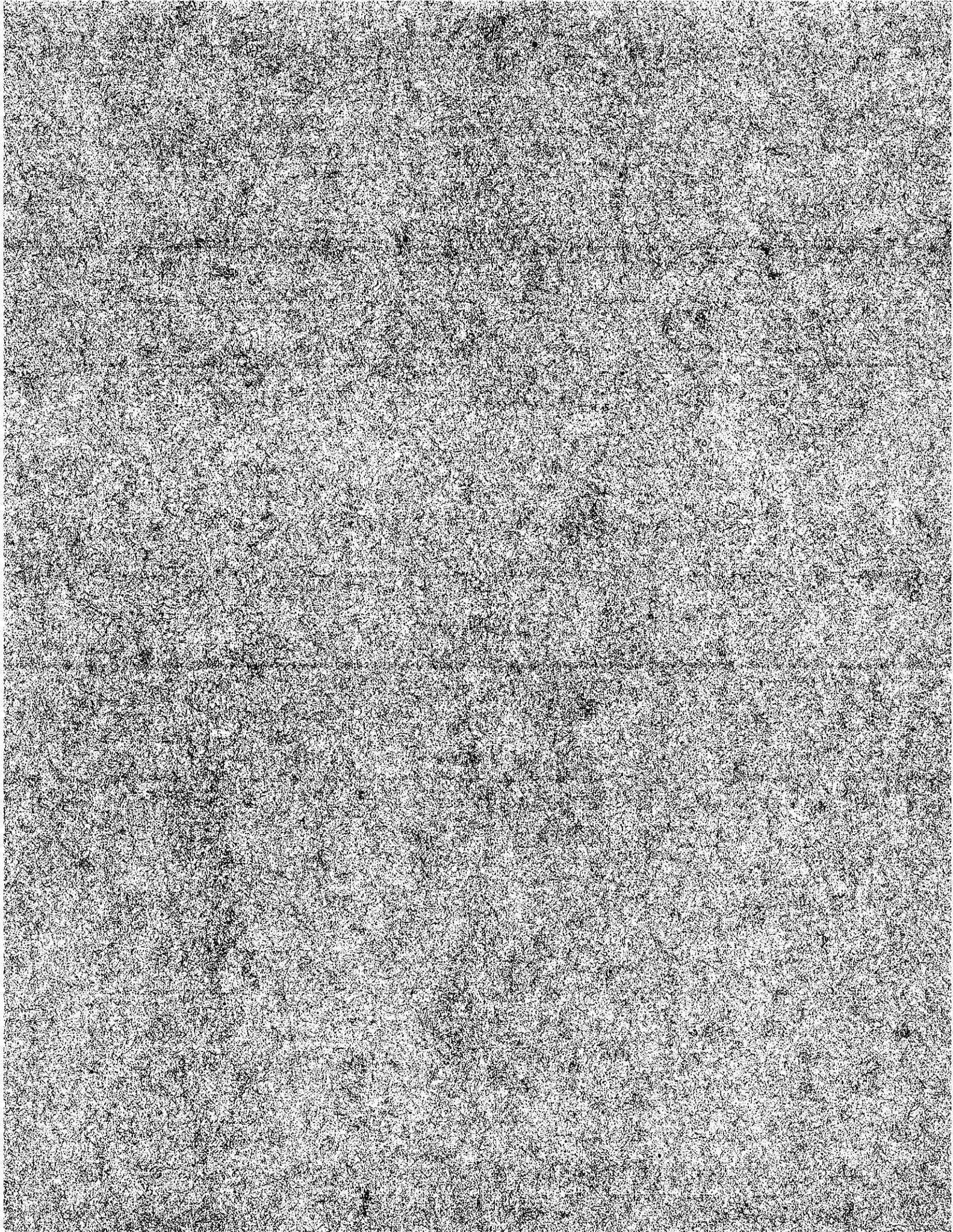
S = Senate | H = House | D = Data Systems | \$ = Appropriation measure | ConAm = Constitutional Amendment

Some of the above items require Adobe Acrobat Reader. Please visit [Adobe's download page](#) for detailed instructions.

HR80

Agenda Item No. 5

Current Conditions involving
Kakaako Private Roads



OUTLINE OF CURRENT CONDITIONS INVOLVING PRIVATE ROADS IN KAKAAKO
Office of Council Services • October 14, 2015

I. Adoption of Resolutions

A. Council Resolution 15-45, CD1, FD1

Council Resolution 15-45 established the Kakaako Public Infrastructure and Facilities Working Group as an advisory body to the Honolulu City Council. The Resolution directs the Council Chair to invite representatives of the following to participate in the Working Group:

- Public Works, Infrastructure and Sustainability Committee of the Honolulu City Council;
- Water and Land Committee in the State House of Representatives;
- Human Services and Housing Committee in the State Senate;
- City Department of Transportation Services;
- City Department of Facility Maintenance;
- City Department of Planning and Permitting;
- City Department of Corporation Counsel;
- State Department of Land and Natural Resources;
- State Office of Planning;
- State Hawaii Community Development Authority;
- State Department of the Attorney General;
- A resident and a business owner with an entrance or exit on a Kakaako private road; and
- A member of the Ala Moana/Kakaako Neighborhood Board No. 11.

The Working Group is tasked with conducting a comprehensive examination of the private roads in Kakaako and recommending whether the City or State should acquire them for the purpose of managing planned growth and development of the District.

B. House Resolution 82 (2015)

House Resolution 82 (2015) requested that the Hawaii Community Development Authority investigate the ownership of disputed roads in the Kakaako Development District.

II. Recent developments regarding roadways

Kakaako Land Company (which claims ownership of portions of some of the private streets in Kakaako) posted notices in April 2014 that it would begin charging for parking for the use of portions of the rights-of-way of Waimanu Street, Kawaiahao Street and Queen Street, including street shoulders. In response, the City discontinued maintenance of portions of these private roads pursuant to Revised Ordinances of Honolulu 1990, Section 14-32.2(a) and notified the claimed roadway easement holders and owners of properties abutting the roadways in July 2014 of the maintenance discontinuance. Businesses located along these private roads have argued that charging for parking and towing of cars for non-payment has resulted in loss of patronage by customers.

In order to plan for growth in Kakaako, the City Council and the State House have expressed concerns that privately owned roads will not meet standards for either the increase in use projected for the next 15 years or the City's policy of complete streets and transit oriented development. Resolution 15-45 states that "the existence of a patchwork of private roads whose ownership is disputed **hinders** HCDA's plans for orderly redevelopment of Kakaako Mauka and the City's efforts to develop "complete streets" approaches to improve pedestrian walkability within transit-oriented development zones surrounding the Kakaako transit stations." Shifting the ownership of the privately owned roads to the City or the State would allow for road projects to be aligned with development and infrastructure improvement plans for the neighborhood as a whole.

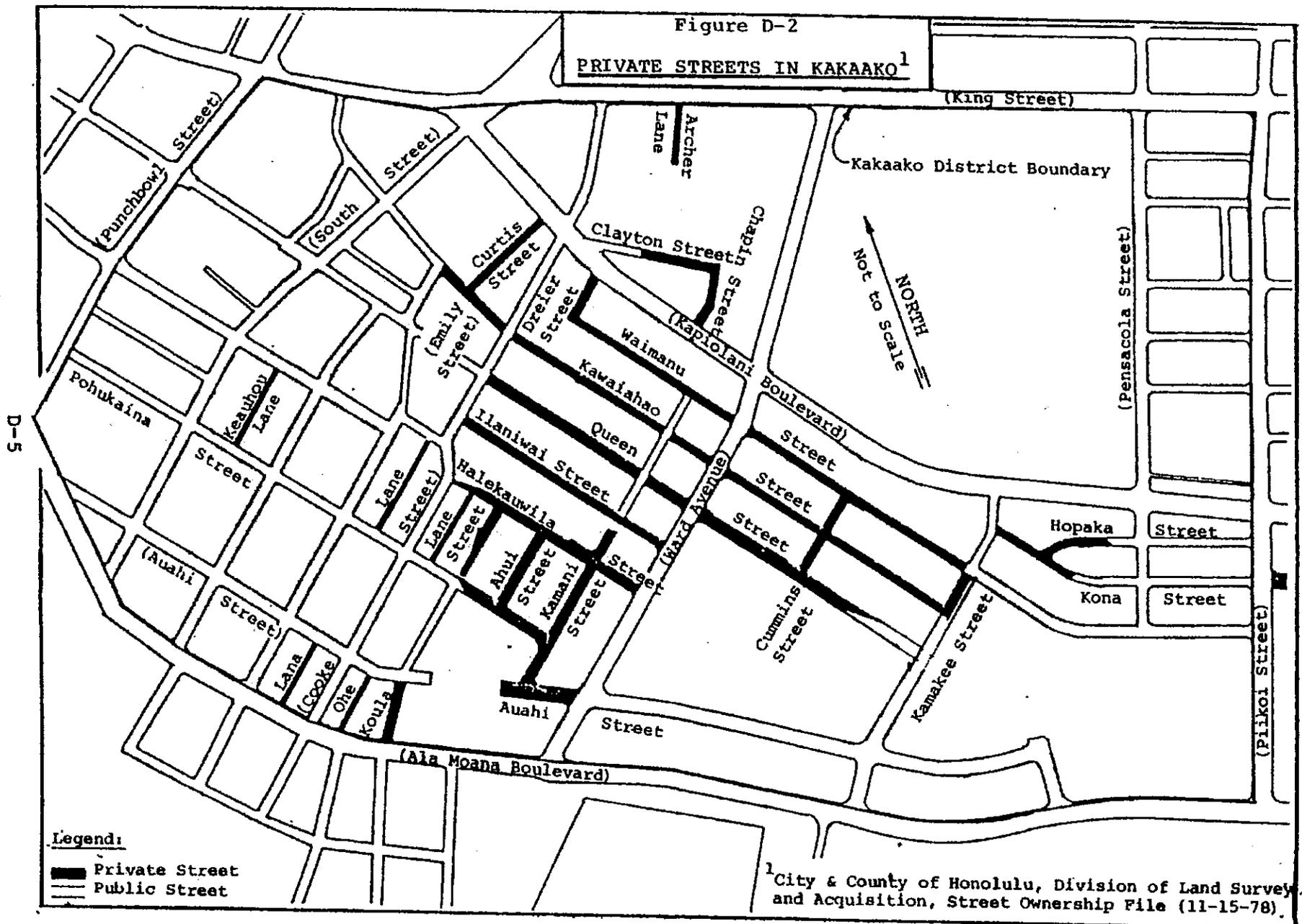
III. Hawaii Community Development Authority (HCDA) infrastructure redevelopment activities

HCDA's stated goal for Kakaako is "to establish the District as the most desirable urban place in Hawaii in which people can live, work, visit, learn and play." Under the HCDA, Kakaako has experienced creation of over 7,000 housing units since 1984, including both affordable and market-rate housing. Many projects have been mixed-use, increasing the commercial development in the area as well.

Currently six projects are under construction which will result in a total of approximately 2,000 more housing units. In addition, six more projects have been permitted by HCDA. Also, the Honolulu Rapid Transit line is slated to be completed in the next five years, including two stations (Civic Center and Kakaako) within the district and one station (Ala Moana) on property adjacent to it. Other redevelopment plans include further parks development, Kewalo Basin Harbor, and industrial and commercial projects. By 2030 the number of residents in the District is expected to increase to 30,000.

Figure D-2

PRIVATE STREETS IN KAKAAKO¹



Legend:
 — Private Street
 — Public Street

¹ City & County of Honolulu, Division of Land Survey and Acquisition, Street Ownership File (11-15-78).

Table D-3

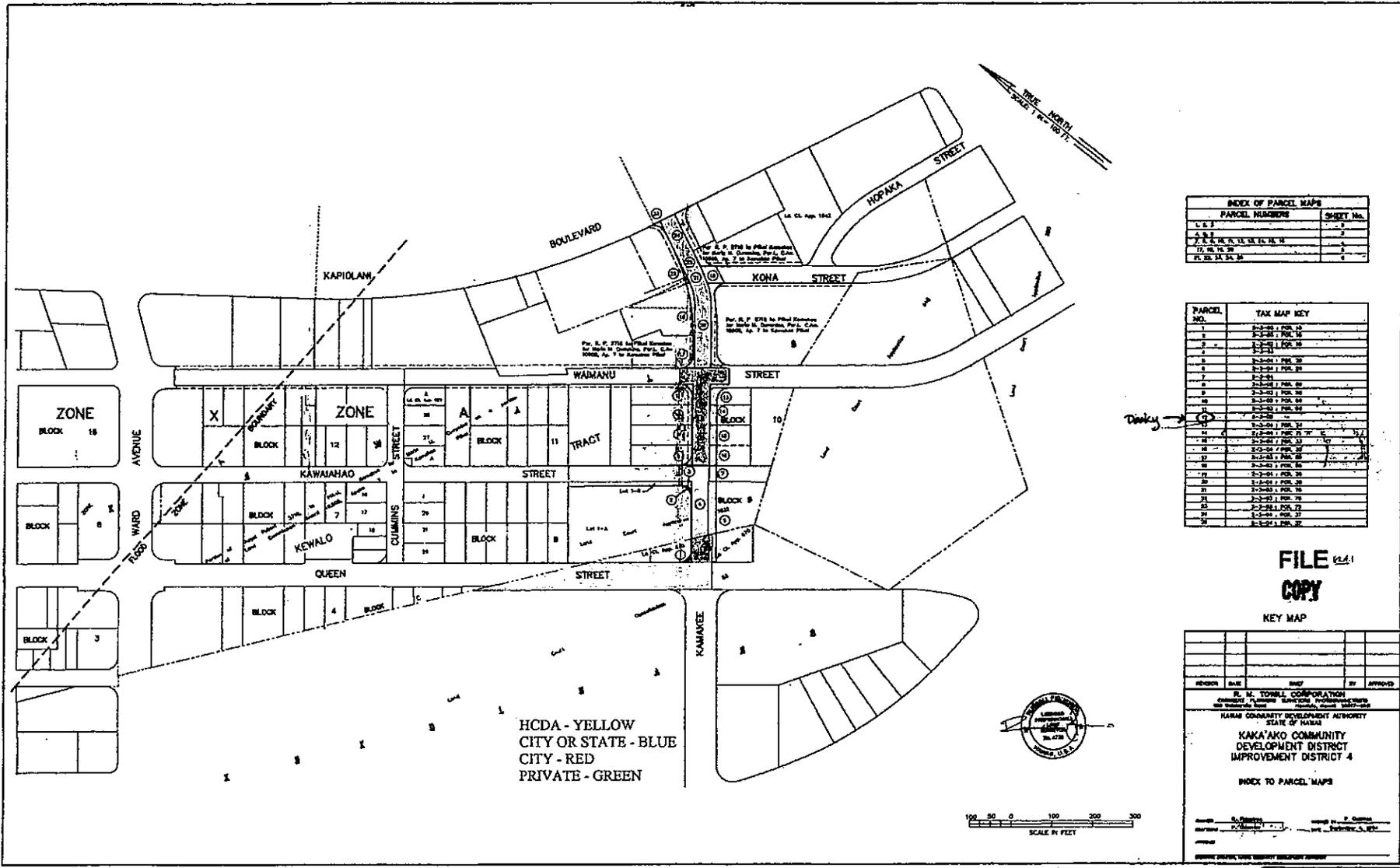
PRIVATE STREETS IN KAKAAKO

<u>Street</u>	<u>Limits</u>	<u>Owner</u>
Ahui	Pohukaina to Halekauwila	Victoria Ward, Ltd.
Archer Lane	King (makai)	Various ¹
Auahi	Ewa of Kamani to Ward Avenue	Victoria Ward, Ltd.
Chapin	Kapiolani Boulevard to Clayton	Various ²
Clayton	Kapiolani Boulevard to Chapin	Various ²
Cummins	Queen to Waimanu	Desky ³
Curtis	Kawaiahao to Kapiolani Boulevard	Unknown
Dreier	Waimanu to Kapiolani Boulevard	Unknown
Halekauwila	Cooke to Ward Avenue	Victoria Ward, Ltd.
Hopaka	Kona to Ewa of Pensacola	Hawaiian Dredging Company, Ltd.
Ilaniwai	Cooke to Ward Avenue	Unknown
Kamakee	Queen to Waimanu	Desky ³ and E. E. Black, Ltd.
Kamani	Auahi to Ilaniwai	Victoria Ward, Ltd.
Kawaiahao	Emily to Kamakee	Desky ³
Keauhou	Pohukaina to Halekauwila	B. P. Bishop Estate
Kona	Kamakee to Waikiki of Hopaka	Hawaiian Dredging Company, Ltd.
Koula	Ala Moana Boulevard to Auahi	Unknown
Koula	Pohukaina to Halekauwila	Victoria Ward, Ltd.
Lana Lane	Ala Moana Boulevard to Auahi	Unknown
Lana Lane	Pohukaina to Halekauwila	B. P. Bishop Estate
Ohe Lane	Ala Moana Boulevard to Auahi	Unknown
Ohe Lane	Pohukaina to Halekauwila	Unknown
Pohukaina	Koula to Kamani	Victoria Ward, Ltd.
Queen	Cooke to Waikiki of Kamakee	Unknown
Waimanu	Dreier to Kamakee	Unknown

¹ Owners of record: Bernice Jaeger Wolters, Paloma Jaeger Kuhn, Samuel Clesson A. Jaeger, James Emile Jaeger, and Joanne Z. Wolters.

² Owners of record include Honolulu Construction and Draying Company, Ltd. and owners of TMK 2-1-44, Parcels 6, 7, 10, 21, 22, 23, 24, 25, 27, 29, 30.

³ Heirs of Charles S. Desky, Trustee, Deceased.



INDEX OF PARCEL MAPS

PARCEL NUMBERS	SHEET No.
1-5	1
6-10	2
11-15	3
16-20	4
21-25	5

TAX MAP KEY

PARCEL NO.	TAX MAP KEY
1	2-1-80 1 P. 10
2	2-2-80 1 P. 10
3	2-3-80 1 P. 10
4	2-4-80 1 P. 10
5	2-5-80 1 P. 10
6	2-6-80 1 P. 10
7	2-7-80 1 P. 10
8	2-8-80 1 P. 10
9	2-9-80 1 P. 10
10	2-10-80 1 P. 10
11	2-11-80 1 P. 10
12	2-12-80 1 P. 10
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14	2-14-80 1 P. 10
15	2-15-80 1 P. 10
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24	2-24-80 1 P. 10
25	2-25-80 1 P. 10

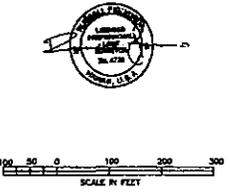
FILE COPY
KEY MAP

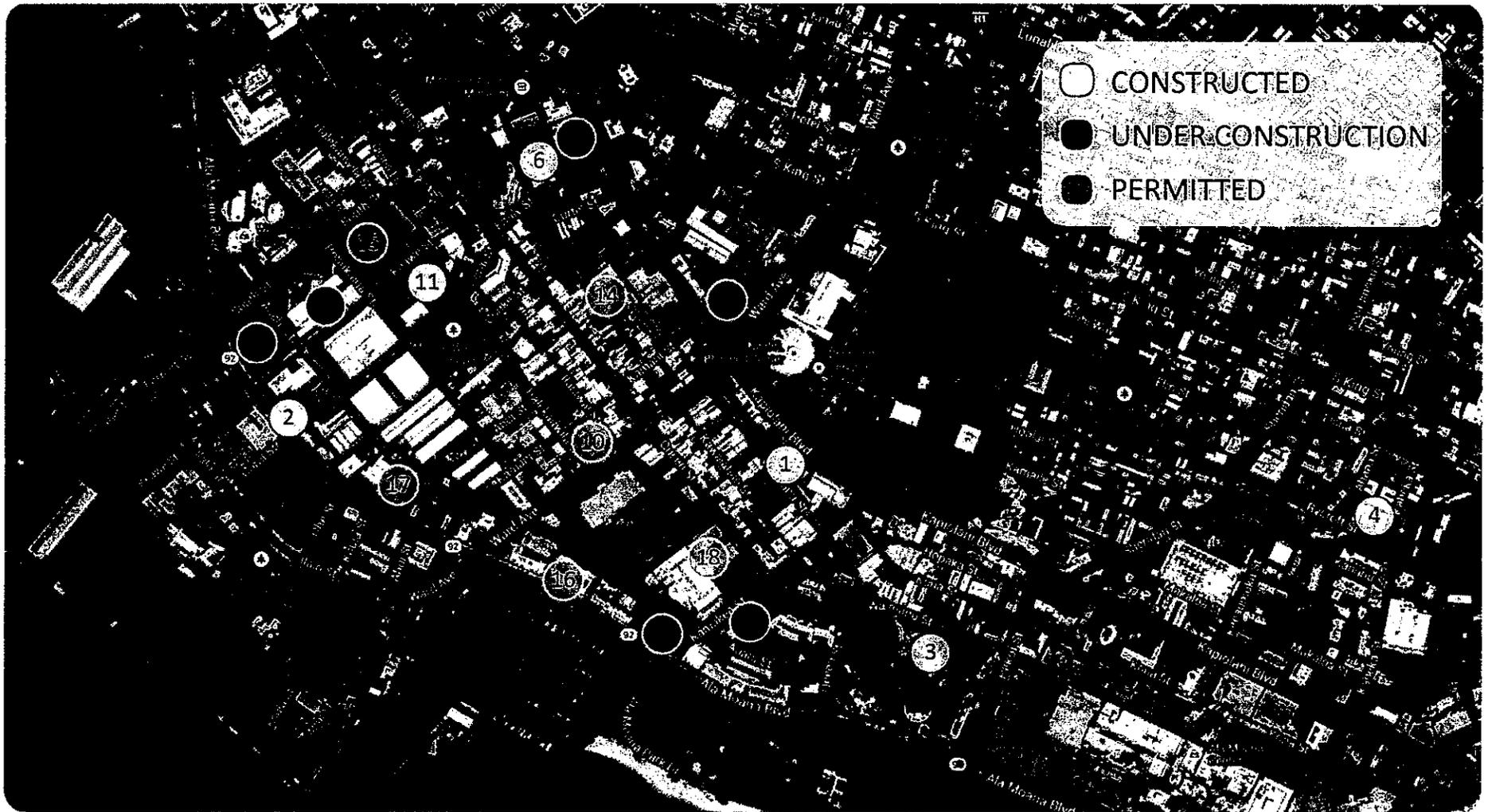
SEARCHED	INDEXED	APPROVED
DATE	DATE	BY

H. M. TOWELL CORPORATION
 ENGINEERS, PLANNERS, ARCHITECTS, INTERIORS
 1000 KALANOA'OLE DRIVE, SUITE 100
 HONOLULU, HAWAII 96813
 STATE OF HAWAII
KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT 4
 IMPROVEMENT DISTRICT 4
 INDEX TO PARCEL MAPS

Drawn by: S. G. ...
 Checked by: P. ...
 Date: ...

HCDA - YELLOW
 CITY OR STATE - BLUE
 CITY - RED
 PRIVATE - GREEN





- | | | |
|------------------------------------|-------------------------------------|--------------------------------|
| 1. Pacifica | 7. The Collection | 13. 400 & 440 Keawe |
| 2. 680 Ala Moana | 8. Waiea | 14. 803 Waimanu |
| 3. Waihonua | 9. Anaha | 15. Keauhou Lane/Keauhou Place |
| 4. Rycroft Terrace | 10. 988 Halekauwila | 16. Gateway |
| 5. Symphony Honolulu | 11. Halekauwila Place | 17. Vida |
| 6. 801 South Street - BUILDING 'A' | 12. 801 South Street - BUILDING 'B' | 18. Ae'o (Whole Foods) |



Permitted Projects

- A The Collection
- B Keauhou Lane
- C Halekauwila Place
- D 801 South St - Phase A
- E 801 South St - Phase B
- F 803 Waimanu St
- G Symphony
- H Ward Village - Block 5
- I Ward Village - Block 2
- J Ward Village - Block 3
- K Wiahonua

Legend

- KCDD Boundary
- Project Boundary
- Proposed Private Sewer Improvement
- Existing Sewer Main Lines

Improvement Districts

① 1988	④ 1999	⑦ 2002	⑩ 2004
② 1990	⑤ 1998 GATEWAY PARK	⑧ 2003	⑫ 2007
③ 1993	⑥ 2000	⑨ 2003	

13.0 Infrastructure and Improvement District Program

Infrastructure improvements by HCDA are a major tool to strengthen the development efforts of the public and private sectors, and provide the basic services needed for the growth and functioning of a community. HCDA proposes to upgrade the Mauka Area's infrastructure through Improvement District (ID) projects. HCDA's ID Program has proven to be very effective in financing and construction infrastructure improvements necessary for the revitalization of the district.

All existing, unimproved infrastructure systems in the Mauka Area are proposed to be upgraded to meet the maximum potential demands. All utilities will be designed in accordance with appropriate City and County of Honolulu and utility company standards and established engineering principles. Infrastructure plans are presented as concepts in order to understand the magnitude of costs needed. Final design will be based on subsequent detailed engineering analysis.

Major infrastructure improvement costs for future storm drain, wastewater, water, electrical, telephone, cable television, roads and sidewalks are estimated to be \$126,549,000 in 2009 dollars. Estimated costs include allocations for planning, design and contingencies.

**Table 13-1
Infrastructure Improvement Costs**

Infrastructure System	Estimated Cost
Storm Drain	\$5,549,000
Wastewater	\$49,482,000
Water	\$4,700,000
Electrical	\$15,770,000
Telephone	\$7,705,000
Cable Television	\$2,585,000
Traffic Signalization	\$900,000
Street Light	\$5,140,000
Roadway Improvements	\$21,870,000
<u>Design Fees</u>	<u>\$12,848,000</u>
Total	\$126,549,000

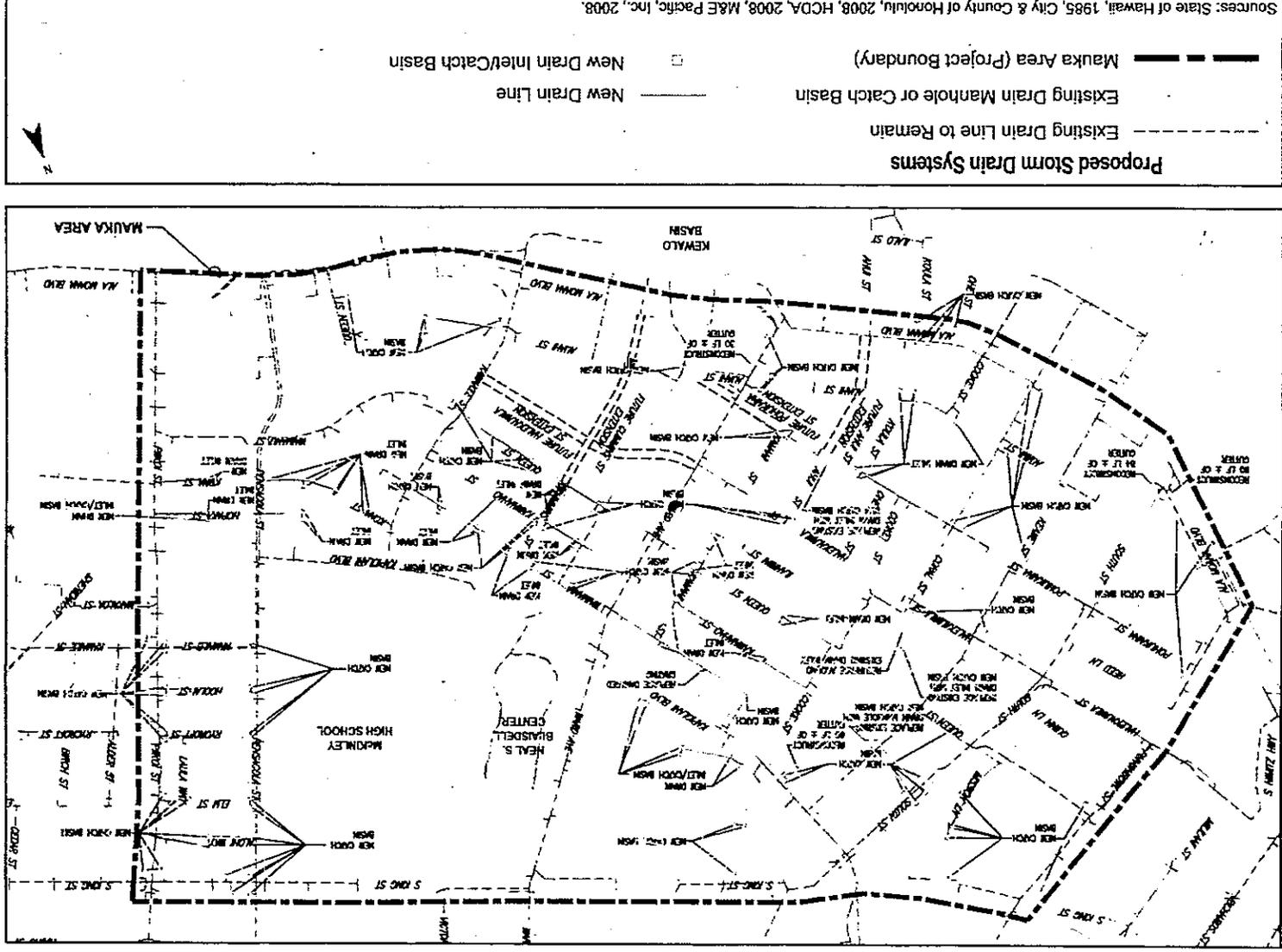
Roadways, water, wastewater, drainage, street lighting and traffic signalization systems are generally maintained and operated by public agencies while electrical, cable and communication systems are maintained and operated by privately-run utility companies.

13.1 Storm Drain System

The proposed drainage system improvements for the Mauka Area include new reinforced concrete pipe and box culverts, manholes, catch basins and/or drainage inlets at appropriate points of the system. Proposed local and major drainage lines are shown in Figure 13.1. Approximately 12,300 feet of new drainage pipe will be needed.

The total cost for drainage system improvements is estimated to be \$5.55 million.

Figure 13.1 – Storm Drain System



13.2 Sanitary Sewer System

The proposed sanitary sewer system improvements for the Mauka Area are shown in Figure 13.2. The system consists of a series of 8-inch, 12-inch, 15-inch, and 18-inch gravity lines and modifications to existing 48-inch and 78-inch force mains. Approximately 18,000 feet of sewer trunk lines within the Mauka Area will need to be replaced with larger trunk lines.

The total cost for local wastewater system improvements in the Mauka Area is estimated to be \$49.48 million.

13.3 Water Supply System

To meet water demands expected from proposed land use activities, the water system will be upgraded in accordance with the standards of the City Board of Water Supply. The proposed waterline improvements for the Mauka Area are shown in Figure 13.3. Approximately 16,000 feet of new and larger water lines will be needed to meet expected business water usage as well as fire flow requirements.

Developers will be encouraged to consult with the Board of Water Supply on ways to reduce fresh water consumption. In addition, HCDA will explore the potential for alternative water systems, such as a non-potable source for irrigation purposes, thereby reducing water requirements.

The total cost for the Mauka Area water system improvements for local water lines is estimated to be \$4.7 million.

13.4 Power and Communications Systems

The electrical power and communication utilities, which serve Kakaako, are privately owned by the Hawaiian Electric Company (HECO), Hawaiian [Telephone Company Incorporated] Telcom and Oceanic Cablevision. All overhead lines will be placed underground in concrete ductlines. Design of the improvements will conform to the standards of the utility company that owns the system.

Electrical Power

Costs for modifications to existing substations and costs associated with adding and extending lines from the substation due to increase in loads are to be paid by HECO. The existing overhead and underground facilities that are in conflict with the Mauka Area Plan will be removed or relocated to conform to the new layout. New construction cost will be shared for conduits and other appurtenances to relocate existing overhead facilities to new underground systems within the public rights-of-way. The funding will be shared between the government, HECO, and the property owner or developer. The property owner or developer will be responsible for HECO's service charges to individual lots. Developers will be encouraged to consult with HECO on energy saving design. The proposed electrical power improvements for the Mauka Area are shown in Figure 13.4.

Figure 13.2 – Sanitary Sewer System

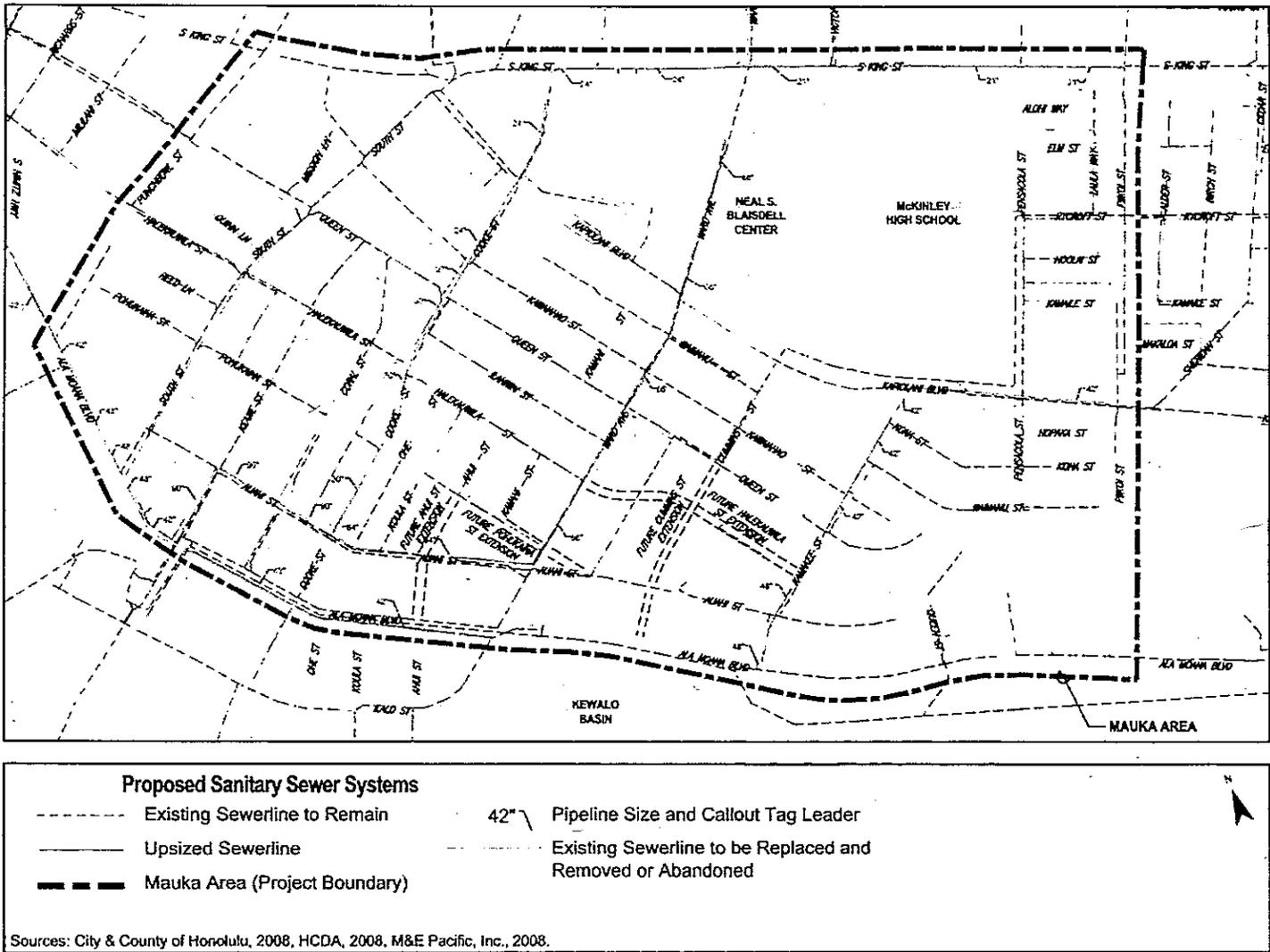


Figure 13.3 – Water System

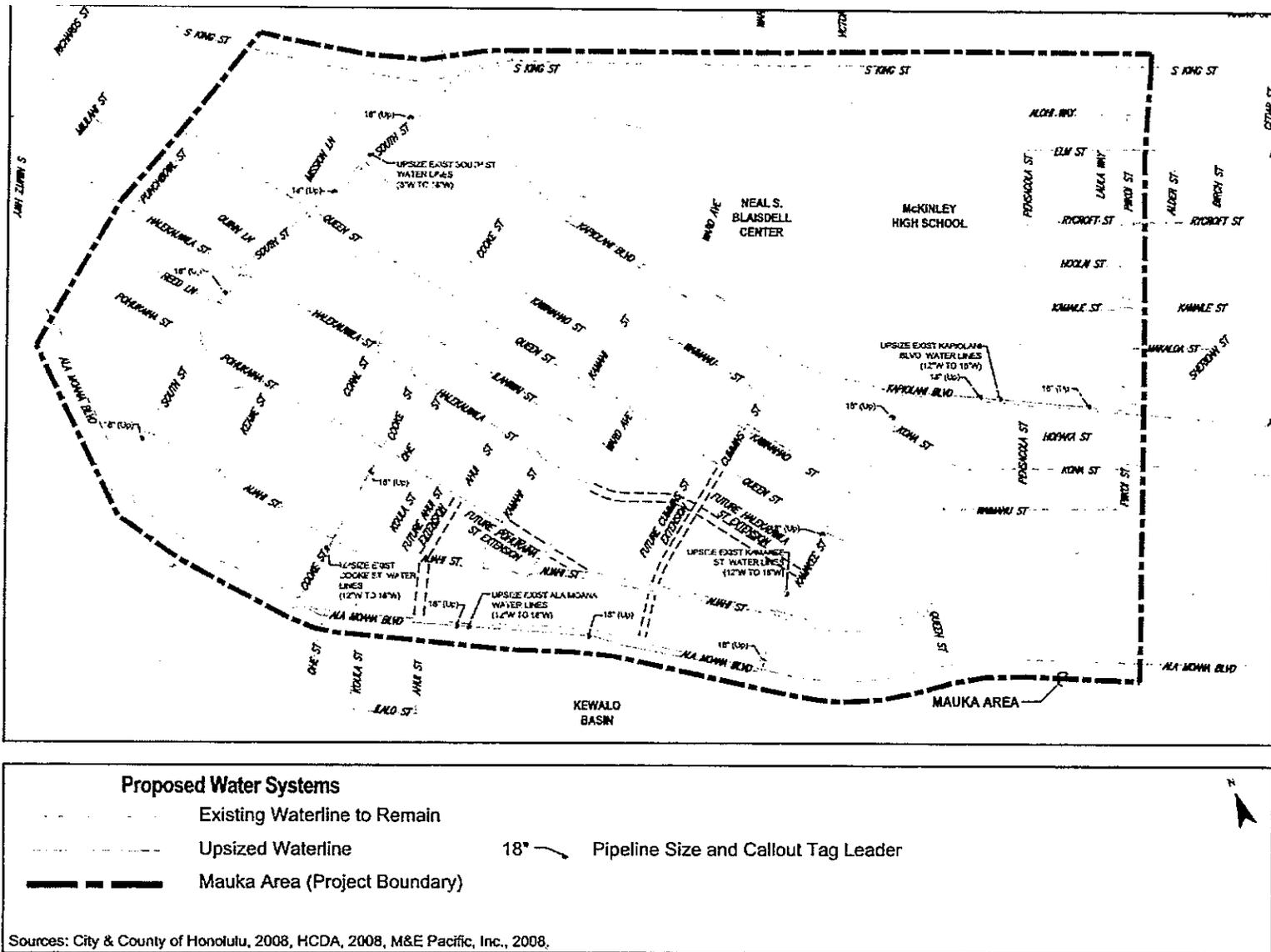
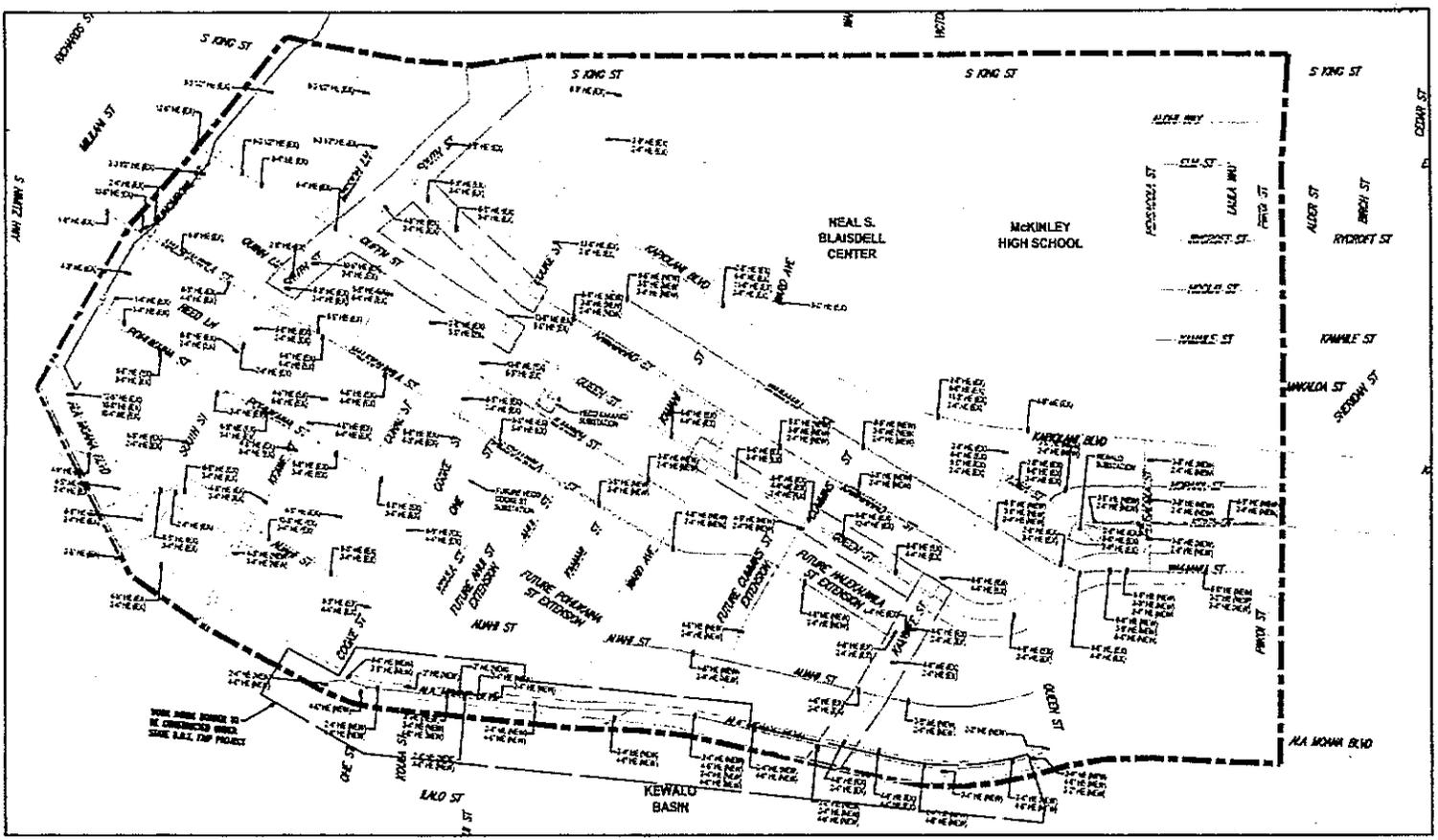


Figure 13.4 -- Electrical Power Facilities



Proposed Electrical Power Facilities

LEGEND:			
—	Existing Overhead Line	—	Existing Underground American Telephone & Telegraph Conduit and Cable
---	Existing Underground Conduit	—	Existing Underground Signal Corps Conduit and Cable
---	New Underground Conduit	—	4" Conduit Size and Callout Tag Leader Mauka Area (Project Boundary)

Sources: State of Hawaii, 1985, City & County of Honolulu, 2008, HCDA, 2008, M&E Pacific, Inc., 2006.

Communications

Telephone and cable TV lines will run adjacent to the electric lines within underground ducts buried in the roadways. Costs to relocate existing overhead telephone lines and facilities within the area will be shared by the telephone company, the government, and the property owner or developer. Individual service costs to the customer or developer will be borne by the telephone company and the customer. All costs to relocate existing underground lines, and to provide additional electrical and telephone facilities within public right-of-ways, will be borne solely by the applicable utility company.

Proposed improvements to the telephone and communication systems are shown in Figure 13.5. The total cost of electrical power and communication systems in the Mauka Area is estimated to be approximately \$26.06 million.

13.5 Street Lighting and Traffic Signal Systems

Street lights are located throughout Kakaako along public roadways, and the system is owned and maintained by the City and County of Honolulu. In order to make Kakaako safe and attractive, street lights will be installed as part of all new and improved roadways.

Traffic signalization in the Mauka Area is presently located at street intersections along Ala Moana Boulevard. Signal systems will be added or modified as required by improvements and as approved by the appropriate State or county agency.

The total cost of electrical power, communication, street lighting and traffic signal systems in the Mauka Area is estimated to be approximately \$5.14 million.

13.6 Roadways

The estimated cost for Mauka Area roadway improvements is \$21,870,000. The estimated roadway costs include roadway excavation, base course, pavement curbs, sidewalk signs and striping, necessary intersection improvements and landscaping elements.

Street Light

As the existing overhead utility lines are placed underground, the joint pole-mounted street lights would be converted to conventional street lights on concrete foundations. Additional electrical metering locations may need to be sited in order to provide power to the street light systems. Costs for street light improvements are shown in Table 2-10.

Table 2-10 Street Light Improvement Costs

Location	Cost
Keawe Street	\$ 120,000.
Waimanu Street	\$ 840,000.
Kawaiahao Street	\$ 750,000.
Ilaniwai Street	\$ 390,000.
Halekauwila Street	\$ 210,000.
Auahi Street	\$ 480,000.
Hopaka Street	\$ 300,000.
Kona Street	\$ 220,000.
Queen Street Extension	\$ 320,000.
Pensacola Street	\$ 180,000.
Piikoi Street	\$ 240,000.
Cummins Street	\$ 140,000.
Kamani Street	\$ 380,000.
Koula Street	\$ 220,000.
Ahui Street	\$ 130,000.
Pohukaina Street	\$ 220,000.
Total	\$ 5,140,000.

Source: M&E Pacific, 2008

Roadway

Proposed street improvements range from widening of Ala Moana Boulevard, extending Halekauwila from Ward to Auahi, extending Cummins from Queen to Ala Moana Boulevard, installing planted medians, installing sidewalks, and resurfacing pavement. Costs associated with these roadway improvements are shown in Table 2-11.

Source: Draft Mauka Area Plan Final Supplemental Environmental Impact Statement - Volume I accepted by State of Hawaii (November 2011)

Table 2-11 Roadway Improvement Costs

Roadway Improvement	Estimate
Ala Moana Boulevard (widen 12'; planted median)	\$3,760,000
Piikoi Street (planted median)	\$1,240,000
Pensacola Street (planted median)	\$1,080,000
Queen Street	\$2,750,000
Halekauwila Street	\$2,930,000
Waimanu Street	\$1,820,000
Kawaihāo Street	\$1,490,000
Ilaniwai Street	\$ 640,000
Cummins Street	\$1,300,000
Kona Street	\$ 790,000
Hopaka Street	\$ 460,000
Alohi Way	\$ 450,000
Elm Street	\$ 450,000
Laula Way	\$ 270,000
Rycroft Street	\$ 450,000
Hoolai Street	\$ 450,000
Kamaile Street	\$ 450,000
Pohukaina Street (extension from Kamani to Auahi Street)	\$ 450,000
Ahui Street (extension from Pohukaina Street to Ala Moana Boulevard)	\$ 640,000
Total	\$ 21,870,000

Source: M&E Pacific, 2008

2.13 Implementation

The Draft Mauka Area Plan is a long-range plan that builds on HCDA's 25-year history of development and investment in the KCDD. The Draft Mauka Area Plan provides a framework for more detailed planning and investment decisions by landowners and government. While the Draft Mauka Area Plan looks forward to another 25 years, actual implementation will proceed incrementally in response to economic cycles and the availability of public funding. Implementation of the Mauka Area Plan shall be administered through the Mauka Area Rules.

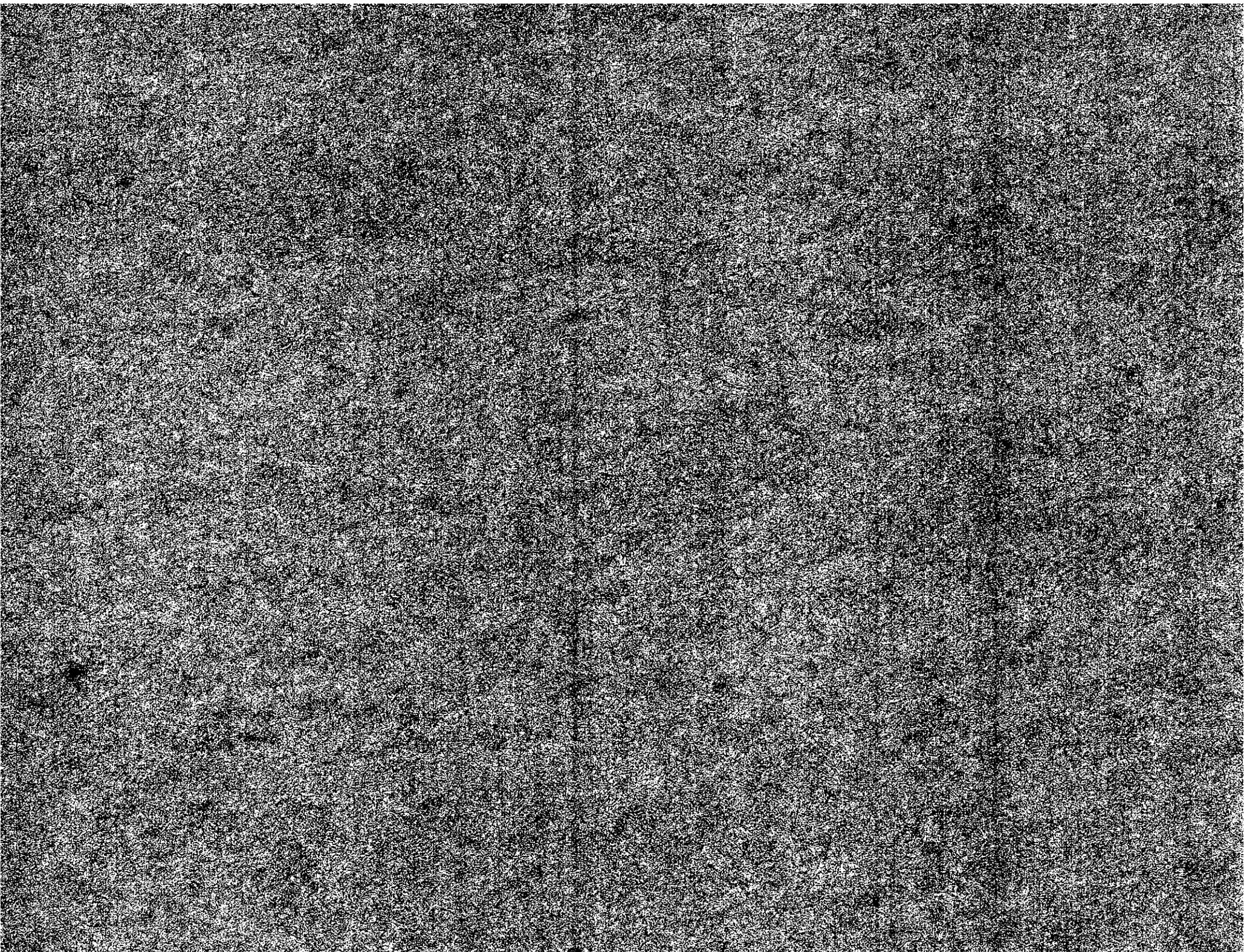
2.13.1 Mauka Area Rules and Project Review

The Mauka Area Rules were established to implement the purposes and intent of the Mauka Area Plan, pursuant to Chapter 206E, HRS. The Mauka Area Plan and associated Rules serve as the basis for guiding public improvements and private development activities in the KCDD Mauka Area. Since the adoption of the KCDD Plan in 1982, HCDA has performed regulatory functions to ensure that any development occurring in the District meets the provisions of the Mauka Area Plan. The Mauka Area Plan includes specific requirements and restrictions relating to building height, density, building setbacks, front yards, open space, view corridors, streetscapes, landscaping, and urban design parameters. The Mauka Area Plan also contains schemes for transportation, open-space, and recreation areas, public facilities, and infrastructure. The proposed key elements of the Draft Mauka Area Plans are:

- Definitions and standards for uses, build-to lines, building volumes and floor area, pedestrian and vehicular access, parking and loading, and accessory building components, such as signs, mechanical equipment and service areas;

Agenda Item No. 7

Announcements and
Public Comments



KAKA'AKO : OUR KULEANA

A FREE URBAN PLANNING ACADEMY FOR EVERYONE

Kaka'ako: Our Kuleana is a free workshop series open to everyone. Learn more about Kaka'ako and explore ideas for innovative placemaking. This 6-week public workshop series creates a space for information sharing, dialogue and connection. We welcome everyone who is interested in Kaka'ako or in urban development to learn about the challenges and possibilities for urban communities along with our kuleana as stewards of our future.

Tuesdays from 6 - 8 pm

Sessions held at Hawaii Community Development Authority Community Room, 547 Queen Street, Honolulu.

October 13 Kaka'ako Our Kuleana: Planning & Development in Kaka'ako

The planning vision for Kaka'ako has changed and evolved over several decades. How did we get to today? Where are we going tomorrow?

October 20 Something's Stinky in Kaka'ako: Infrastructure in the Age of Climate Change

From sewer systems to storm drains, let's lift the manhole covers and peer at the hidden systems that are critical to human and environmental health.

October 27 Affordable Housing in Kaka'ako: What Would It Take to Build It?

One of the biggest fears is the neighborhood will be affordable only for the wealthy. What is currently being done for low and middle income residents and how can we improve upon it?

November 3 Envisioning A Place for Everyone: From the Shoreline to Small Businesses

The diversity of Kaka'ako means a diversity of needs and aspirations. What are the voices and visions for Kaka'ako and how can they be realized?

November 10 Leveraging Rail: How Many Ways Can the Community Benefit?

Change brings possibilities. What are our priorities and how can we achieve them? How can rail help create parks and affordable housing, support small local businesses and increase livability?

November 17 Civic Engagement in Kaka'ako: Where do we go from here?

What role does the community play in Kaka'ako? What is our kuleana? There are many roles that people can play to build a livable place for all in the heart of our urban core.

November 21 Kaka'ako Special: Take the trolley tour of Kaka'ako

One-hour trolley tours of Kaka'ako Community Development District and its 7 neighborhoods of the Mauka Area and the Makai shoreline will begin at 9:00, 10:00, and 11:00 am starting at Kaka'ako Agora at 441 Cooke Street, Honolulu.

The Department of Urban and Regional Planning will be giving a certificate of completion to those who attend four or more workshops in the educational series. The APA Hawaii Chapter will submit to the APA to enable AICP members to earn Certification Maintenance (CM) Credits for each session.

For more information, visit www.durp.hawaii.edu or email kuleana.kakaako@gmail.com

Pre-register at Eventbrite.com



Department of
Urban & Regional Planning
University of Hawai'i



American Planning Association
Hawaii Chapter

