

WAIAKOA

Resolution 25-69, CD1 HRS Chapter 201H Project

Committee on Zoning
March 6, 2025



APPLICANTS

Castle and Cooke Homes Hawai'i
and Koa Partners

PROJECT LOCATION

756 Auahi Street, Kaka'ako,
Honolulu, Hawai'i
TMK: 2-1-053:032

MISC. 140
ZON

*Conceptual rendering, subject to change



Who We Are



Since 1968, Castle & Cooke Homes Hawai'i has developed over 24,600 homes in Hawai'i. Projects include:

- Award-winning master planned community of Mililani and Mililani Mauka (over 16,000 units)
- Royal Kunia (1800+ units)
- 400 Keawe, a 96 unit, 6-story mixed use mid-rise in Kaka'ako
- Mehe'ula Vista (300 units), a senior affordable tax credit rental project in Mililani
- Koa Ridge (4,000+ homes), master planned community expected to last through 2033.



400 Keawe Mixed-Use, Mid-Rise
Development in Kaka'ako

Koa Partners has experience developing office, healthcare, residential and mixed-use projects. Projects include:

- Ka'ono'ulu, an 88-acre mixed-use development in Kihei on Maui
- Trinity Mills Station TOD, a 25-acre mixed-use development including office, residential, hotel, retail, and a public park
- St. David's Surgical Hospital, a 150,000 sf hospital, 80,000 sf MOB, and structured parking
- Villas on Town Lake Redevelopment, a 1.5 million sf mixed-use development



Trinity Mills Station TOD Project
in Carrollton, Texas

Overview



Looking Mauka - Corner of Cooke St./Auahi St.

Project:

A mixed-use residential development with 1,032 for-sale units.

- 620 affordable units (60% of total)*
- 412 mid-market units (40% of total)
- 68,000 square feet of commercial space
- 40,000 square feet of ground floor plaza and promenade

Our Residents:

Our project will target local families, including teachers, flight attendants, firefighters, police officers, nurses, and other careers.

Process:

The Applicant is requesting various exemptions pursuant to HRS Chapter 201H. The Project received HHFDC Board approval on 2/13.

*The 620 affordable units will be reserved for qualifying residents earning up to 140% of the Area Median Income.

Project Site

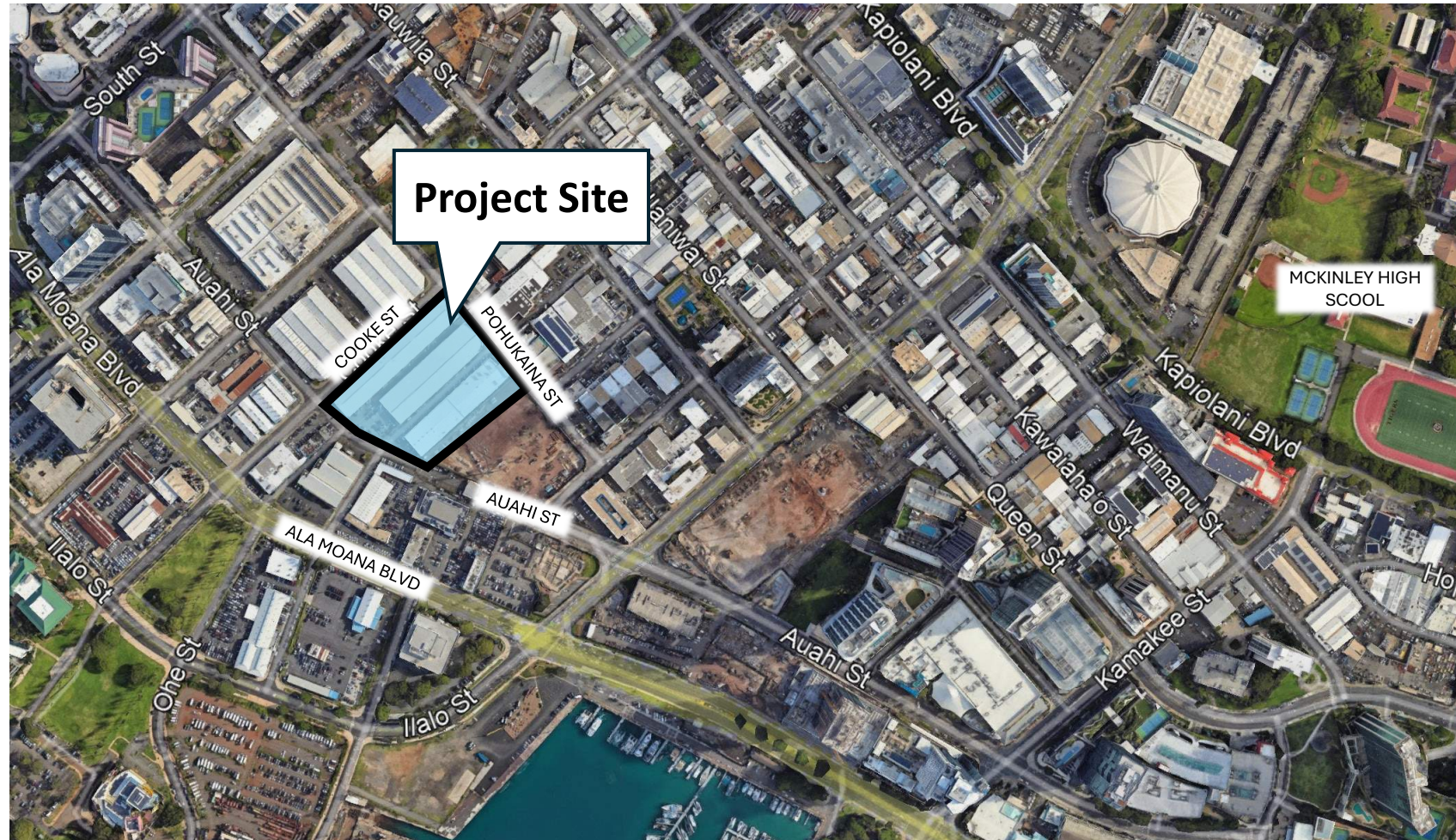
Address: 756 Auahi Street

Lot Area: 4.2 acres

Zoning: Kaka'ako Community Development District, Mauka Area Plan, Pauahi Neighborhood Zone

Existing Structures: Three warehouse buildings

Existing Uses: Fitness gym, retail (general), automotive repair, warehousing storage, multi-purpose event center, tattoo studio, and used car sales



Location Map

Kaiāulu 'o Kaka'ako Master Plan



Kaiāulu 'o Kaka'ako Master Plan

Housing for Kama‘āina

The developer will provide 620 for-sale residential units (60% of the total units) to qualifying residents earning up to 140% of the Area Median Income.

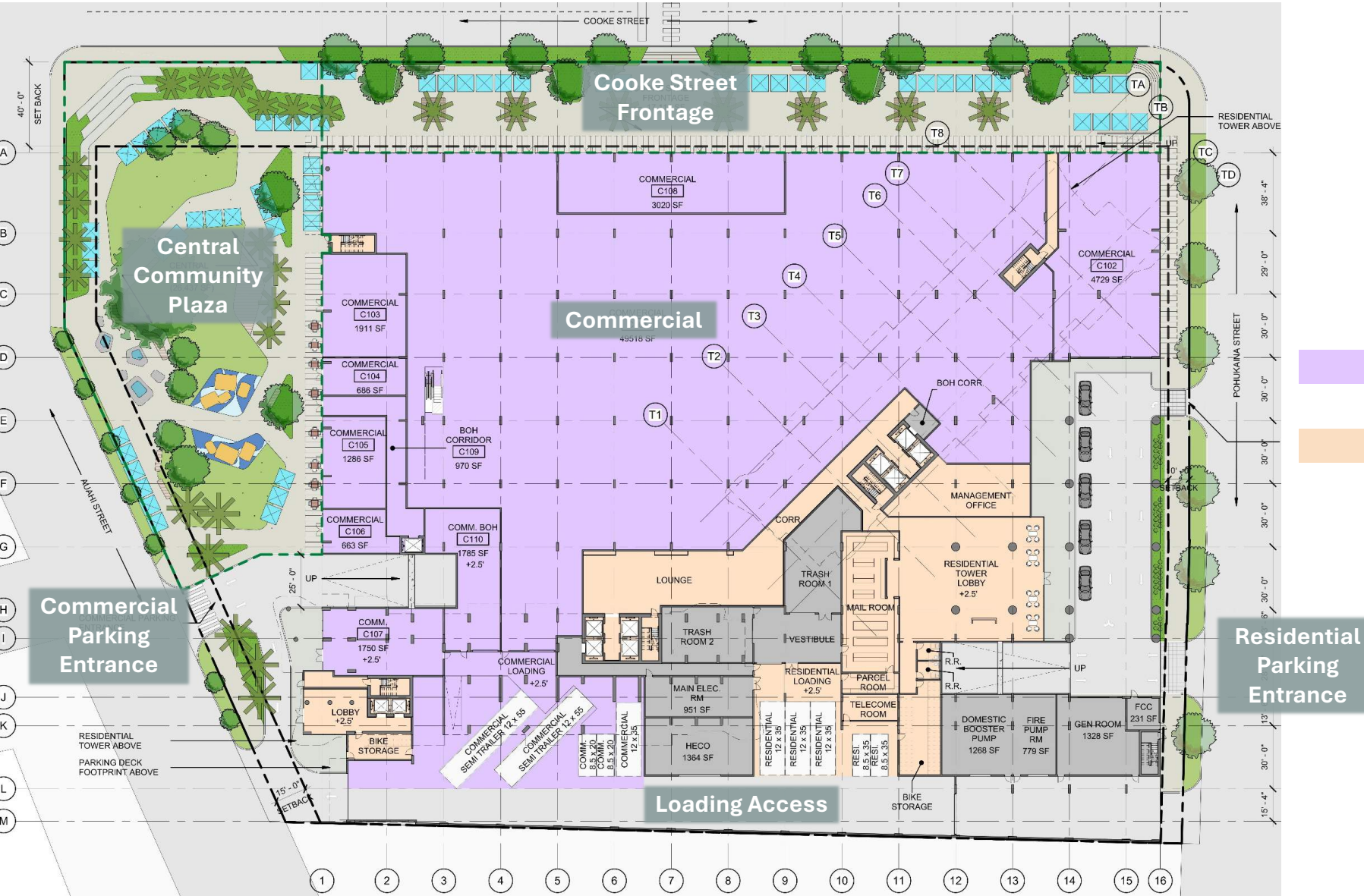
Our Residents

Our project will target local families, including teachers, flight attendants, firefighters, police officers, nurses, and other careers.

Unit	<120% AMI	<140% AMI	Mid-Market
Studio (370-460 sf)	107	58	57
1-Bed (590-810 sf)	77	158	151
2-Bed (820-1,060 sf)	16	170	171
3-Bed (1,200 sf)	0	34	33
Total	200	420	412



Ground Floor Plan



25,000+ SF Central community plaza along Auahi Street

15,000+ SF promenade along Cooke Street

68,000 sf of commercial

Residential lobby

Central Community Plaza – Cooke St/Auahi St Corner

The 25,000 sf central plaza is envisioned as a neighborhood gathering place for recreation, entertainment, and culture.

Cooke Street Promenade – Along Cooke Street

The 40-foot wide Cooke Street promenade will aid in connecting Mother Waldron Park to Gateway Park.



Studio – 3
 1-bed – 19
 2-bed – 3
 3-bed – 0



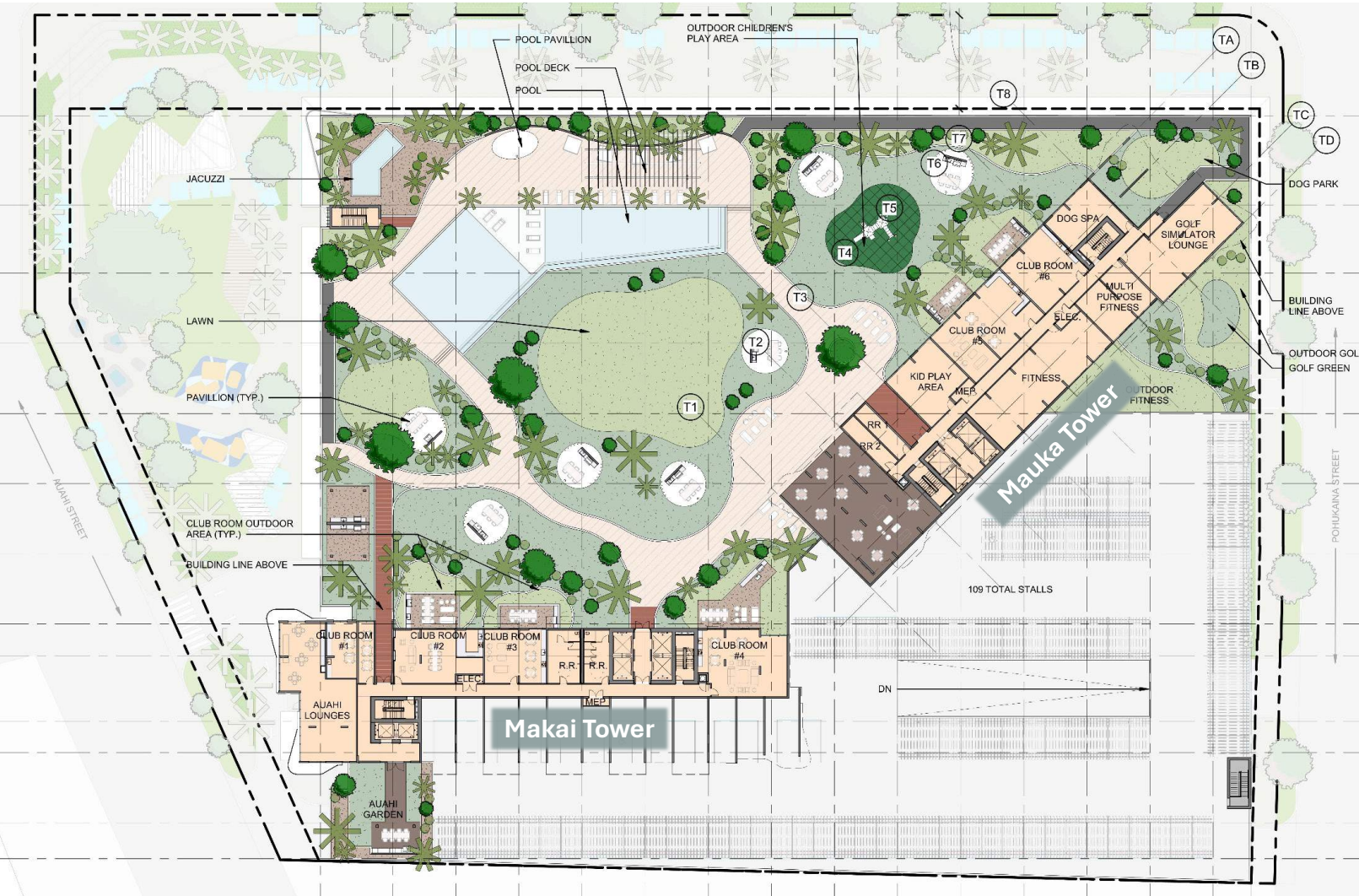
Central Community Plaza With Residential Liner for Parking Podium – Along Auahi St.



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2/28/2025

Recreation Deck Floor Plan (Level 8)



AMENITIES

- Pool
- Outdoor children's play area
- Pavilion
- Club rooms
- Fitness Center
- Dog Park

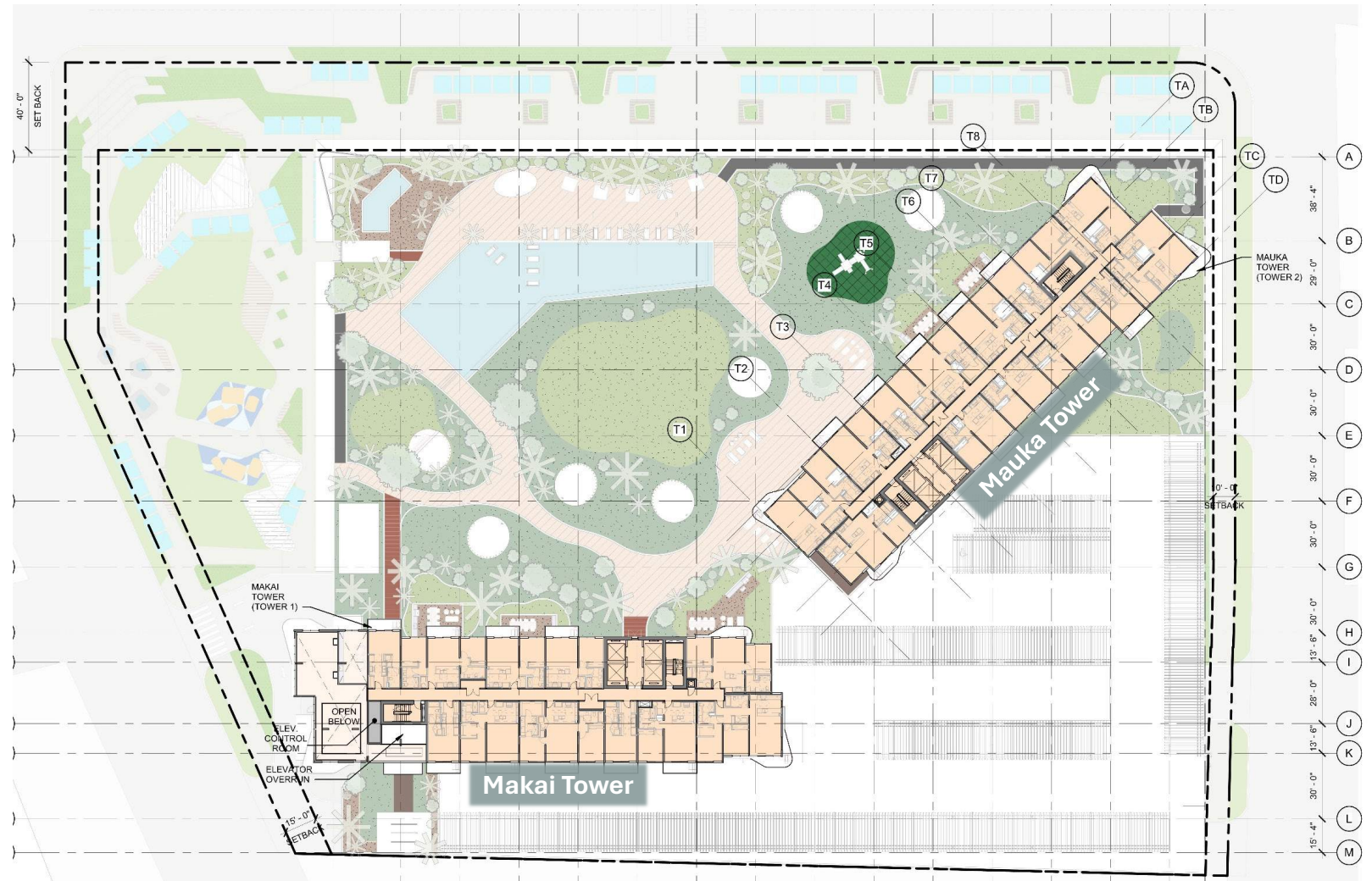
Mauka and Makai Towers (Levels 9-42)

EACH TOWER FLOOR PLAN

Units per floor: 13

Typical Unit Mix:

Studio – 3
1-bed – 4
2-bed – 5
3-bed – 1



Requested 201H Exemptions

Standard	Requested Exemption
Application Fees	Various application fee exemptions including plan review, building permit review, grading and grubbing, special assignment inspection, stormwater quality review and erosion and sediment plan review, and trenching permit.
Infrastructure and Public Works Fees and Charges	Exemption from wastewater facility charges for 200 affordable units offered for sale to households earning up to 120% AMI. Deferral until certificate of occupancy for payment of wastewater facility charges for the 420 units offered for sale to households earning up to 140% AMI and the 412 market units.
Board of Water Supply	Deferral until installation of the Project's water meter for payment for the water system facility charges and installation of water service fees.
Fire Department Plan Review	Exemption from payment of Honolulu Fire Department plan review fees.
EV Infrastructure	Exemption to allow a 50% reduction of the EV requirement.

Mahalo!

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2/28/2025