Kalaeloa Master Plan Amendment

Community Meeting and Presentation
June 6, 2022

Decorum and Procedure
- Our meetings are intended to be fair and orderly. Please treat each speaker with respect and keep your comments on-topic.
- Each speaker will have a three-minute allotment.
- Exceeding your time allotment or treating others with disrespect will result in being muted by the meeting host. Your kokua is appreciated to avoid delays in the timely adjournment of the meeting.
- We are gathering as a Community; please leave your video on if possible.
- Please mute your microphone unless you are speaking.
- There will be a series of interactive polls throughout the presentation; please participate and share your thoughts – your results will be anonymized.
Kalaeloa Master Plan Amendment
Community Meeting and Presentation
June 6, 2022
MP Amendment Design Process

• Documents Review
  – 2006 MP and Admin Rules
  – Ewa Development Plan
  – Oahu Bicycle Plan
  – Complete Streets Design Manual

• Community & Stakeholder Outreach
  – Documented Listening Sessions
  – Stakeholder Meetings

• District Visit
  – Ground-truthing
  – Team Workshopping

• Project Team Collaboration
  – HCDA
  – TG+P
  – Townscape Inc.

• DRAFT Master Plan Amendment

Kalaeloa is a Wahi Ho’okela (Center for Excellence) within the Ewa region.

Kalaeloa is a center where Hawaii’s people come together to share knowledge, develop expertise, and advance themselves while remaining respectful of past and place.

Through the pursuit of excellence, Kalaeloa is a model for achievement to surrounding communities, the islands of Hawaii, and the world.
Current (2006) Master Plan Themes

- **Mixed-use Neighborhoods**
  - Diverse Income Levels
  - Diverse Building Types
  - Multi-modal Mobility

- **Job Creation & Economic Development**
  - Emerging Technologies
  - Research & Development
  - Ecological Sustainable Development
  - Aviation Related industries

- **Integrated Schools**
  - Socioeconomically
  - Within the Built Environment

- **Open Space Network**
  - Recreation Facilities
  - Shoreline Access
  - Cultural & Natural Resources
Why an Amendment?

2006 Master Plan

- **Density Expectations**
  2006 MP assumed higher end of allowable density ranges

- **Light Rail Extension**
  2006 MP proposed route to the Kalaeloa Airport

- **Ewa Plain Battlefield**
  2006 MP proposed thoroughfares through significant historic site
Why an Amendment?

2023 Amendment

• Density Expectations
  Recognizes market realities

• Light Rail Extension
  Recognizes various route and technology options

• Ewa Plain Battlefield
  Listed on the National Register of Historic Places in 2016

• Adjacent Neighborhood Growth
  Residential, Retail, Commercial and Industrial sectors have seen rapid development just outside the District
Master Plan Amendment Vision

Kalaeloa is a Wahi Ho’okela (Center for Excellence) within the Ewa region.

Kalaeloa is a community where Hawaii’s people gather to share cultural knowledge and develop technical expertise, investing in a bright future while faithfully protecting the living history of O’ahu.

This is an independent, but highly accessible center, providing for the health of its residents and newcomers through resilient infrastructure, the careful stewardship of water resources, renewable resource technologies, affordable homes, and local food security.
Master Plan Amendment Vision

This is a place of restored natural environment and generational connection to the Earth - utilizing, preserving, and enjoying the resources of the land and sea. Through the pursuit of excellence in all aspects of living, Kalaeloa is a model for achievement and self-sufficiency to surrounding communities and beyond.
Master Plan Amendment Themes

Creating Social Value

Economic Development & Employment Opportunities

Balancing Development
Master Plan Amendment Themes

- **Family-Friendly Communities**
  - Diverse Building Types & Intensities
  - Affordable Housing

- **Multi-Modal Connectivity**
  - Thoroughfare Network
  - Bicycle Network
  - Transit Network

- **Open Spaces Network**
  - Public Access to Parks & Beaches
  - Cultural and Historic Trails & Resources

- **Schools**
  - Three Schools in CDD
  - Existing Resources Suffice (per DOE)
Master Plan Amendment Themes

- **Infrastructure**
  - Provision of Green & Resilient Infrastructure

- **Aviation-Related Industries**

- **Technology Research & Development**
  - Food Security
  - Reforestry & Oceanic Resources

- **Alternative Energy or Ecologically-Sustainable Development**
  - Net Zero Communities
  - Energy Generation (Solar)

Economic Development & Employment Opportunities
Master Plan Amendment Themes

• **20-Minute City**
  – Equitable Access
  – Sustainable Growth
  – Healthy Lifestyles

• **Protecting Cultural & Natural Resources**
  – Native & Urban Forestry
  – Cultural & Historic Trail Master Plans
  – Forestry & Oceanic Resources

• **Addressing Regional Traffic Concerns**
  – Multi-Modal Connectivity
  – Right-sizing Infrastructure
Ewa Plain Regional Scale

20-Minute City
Master Plan Framework

Kalaeloa’s Developable Mixed-Use Areas
Master Plan Framework

Kalaeloa’s “Main Street” Saratoga Avenue
Master Plan Framework

Kalaeloa’s Walkable Neighborhoods
Master Plan Framework

Kalaeloa Conceptual 5-Minute Neighborhood
Master Plan Framework

Regulating Plan
The Transect in Kalaeloa

T2 – Rural Zone
T3 – (R) Neighborhood Residential Zone
T3 – (M) Mixed – Use Zone
T4 – General Urban Zone
T5 – Urban Center Zone

Special Districts
- Light Industrial
- Airport Zone
- Active Military
The Transect in Kalaeloa

**T2 – Rural Zone**

Large lots with natural landscapes, beaches, developed and undeveloped park areas, outdoor recreation, pedestrian and bicycle trails, and limited agricultural use.

Cultural, archaeological, and environmental uses and sites such as the Kalaeloa Heritage Park and shorelines.
The Transect in Kalaeloa

T2 – Rural Zone

Large lots with natural landscapes, beaches, developed and undeveloped park areas, outdoor recreation, pedestrian and bicycle trails, and limited agricultural use.

Cultural, archaeological, and environmental uses and sites such as the Kalaeloa Heritage Park and shorelines.
The Transect in Kalaeloa

**T3 – (R) Residential Neighborhood Zone**

Small-lot single-family residential development (attached or detached), duplexes, townhomes, and small apartment buildings. May also include small live-work spaces, home-offices or workspaces, and bed and breakfast inns.
The Transect in Kalaeloa

T3 – (R) Residential Neighborhood Zone

Small-lot single-family residential development (attached or detached),
duplexes, townhomes, and small apartment buildings.
May also include small live-work spaces, home-offices or workspaces, bed and
breakfast inns, and small-footprint retail and office space.
The Transect in Kalaeloa

**T3 – (M) Mixed-Use Zone**

Mix of commercial and light industrial uses, logistics, and their appurtenant office and warehousing uses.

Residential uses are also permitted particularly adjacent to T2 areas.
The Transect in Kalaeloa

T3 – (M) Mixed-Use Zone

Mix of commercial and light industrial uses, logistics, and their appurtenant office and warehousing uses.

Residential uses are also permitted particularly adjacent to T2 areas.
The Transect in Kalaeloa

**T4 – General Urban Zone**

Diverse mix of uses at higher intensities than T3. Residential building types generally include townhomes and urban apartment buildings, as well as live-work spaces. Retail, hotel, and office uses are also permitted.
The Transect in Kalaeloa

T4 – General Urban Zone

Diverse mix of uses at higher intensities than T3.
Residential building types generally include townhomes and urban apartment buildings, as well as live-work spaces.
Retail, hotel, and office uses are also permitted.
The Transect in Kalaeloa

T5 – Urban Center Zone

Diverse mix of uses at higher intensities than T4 with the highest allowable density and height, containing a mix of retail, office buildings, civic uses and residential.

Vibrant and bustling heart of Kalaeloa.
The Transect in Kalaeloa

T5 – Urban Center Zone

Diverse mix of uses at higher intensities than T4 with the highest allowable density and height, containing a mix of retail, office buildings, civic uses and residential.

Vibrant and bustling heart of Kalaeloa.
The Transect in Kalaeloa

Special District 1 – Light Industrial Zone

Special District 2 – Airport Zone

Special District 3 – Active Military Use
The Transect in Kalaeloa

Special District 1 – Light Industrial Zone

Large lots with light industrial uses and their appurtenant office, warehousing, and commercial facilities whose operational impacts are incompatible with mixed-use T-zones.

Primarily located along the western boundary of the District, adjacent to Campbell Industrial Park.
The Transect in Kalaeloa

Special District 2 – Airport Zone

Largely comprised of Kalaeloa Airport, the Airport Zone designates parcels that consist of aviation and navigation operations and services. Parcels located within the Airport Zone are subject to applicable FAA standards.
The Transect in Kalaeloa

Special District 3 – Active Military Use

Parcels held by varying Federal and State military agencies, including the Navy, U.S. Coast Guard, and the Hawaii Air National Guard. Development on these parcels is regulated by their respective charters and procedures.
The Transect in Kalaeloa

Saratoga Overlay Zone
Urban and architectural standards designed to ensure a pedestrian-oriented, active “Main Street.”

Gateway Overlay Zone
Landscape and architectural standards designed to create character-defining District entry points.
Regulating Plan

Proposed Transect Zones
Regulating Plan

Current Transect Zones
Illustrated Plan

Kalaeloa Conceptual Build-Out

[Map showing Kalaeloa Conceptual Build-Out with streets and areas labeled]

- Kamokila Blvd
- Wakea St
- Enterprise St
- Midway St
- Saratoga Ave
- Roosevelt Ave
- Coral Sea Rd
- Tripoli Rd
- Keoneula Blvd
- Geiger Rd
- Kuakake Pkwy
- Kapolei Pkwy
Illustrated Plan

Kalaeloa Conceptual Build-Out
Illustrated Plan

Kalaeloa Conceptual 5-Minute Neighborhood

HAWAII AIR NATIONAL GUARD

FBI FIELD OFFICE
Illustrated Plan

Kalaeloa Conceptual Build-Out
Regional Connections
Illustrated Plan

Kalaeloa Conceptual Build-Out
Proposed District Gateways
Complete Streets

Traditional road classifications emphasize vehicle movement.

Complete Street types emphasize the character of the entire street.

Roads are Designed and Managed for Everyone
Complete Streets

Traditional road classifications emphasize vehicle movement.

- **Pedestrian Unfriendly**
  - Unmaintained Sidewalks
  - Inadequate Bicycle Facilities
  - No Shade or Lighting
  - No Crosswalks
  - No Bus Shelters
  - No Spatial Definition

**Road primarily serves Vehicular Traffic**
Complete Streets

- **Pedestrian Friendly**
  - Generous Sidewalks & Amenities
  - Upgraded Bicycle Facilities
  - Shade Trees & Street Lighting

Road Fosters a Sense of Place & Multi-Modalities
Complete Streets
Complete Streets
Kalaeloa Makai Aerial View – Conceptual Build Out
Kalaeloa Mauka Aerial View – Conceptual Build Out
Next Steps

- **Comments on Administrative Draft Master Plan**
  - Project Contact:
    - **Janice Biletnikoff, AICP**
    - Interim Director of Planning & Development – Kalaeloa Hawaii Community Development Authority
    - PHONE (808) 594-0351
    - EMAIL [janice.i.biletnikoff@hawaii.gov](mailto:janice.i.biletnikoff@hawaii.gov)
  - *Share your Thoughts:*
    - EMAIL [Kalaeloa@tortigallas.com](mailto:Kalaeloa@tortigallas.com)

- **Revised Master Plan Amendment**
- **Administrative Rules**