

STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
Kalaeloa Community Development District  
Honolulu, Hawaii

December 6, 2017

Chairperson and Members  
Hawaii Community Development Authority  
State of Hawaii  
Honolulu, Hawaii

HCDA Board Members:

**SUBJECT:** Shall the Authority Authorize the Interim Executive Director to Expend Up to \$200,000.00 from the Kalaeloa Community Development District Revolving Fund to Retain a Consultant to Assist the Hawaii Community Development Authority with the Documentation of Metes and Bounds and Rights of Way in the Kalaeloa Community Development District.

**SUMMARY:**

The HCDA is undertaking several development projects in the District, and it is increasingly important to have metes and bounds and Rights of Way (ROW) maps for all streets in the district. There are no existing metes and bounds and ROW maps for the District, and these are necessary to ascertain gather new projects are consistent with the street plan proposed in the Kalaeloa Master Plan (KMP). The HCDA does not have in-house capacity to conduct land surveys; therefore, a consultant must be procured to complete this work.

A scope for metes and bounds and ROW maps is suggested on page 3.

Staff is requesting the Authority's approval to authorize the Interim Executive Director to expend up to \$200,000 to retain a consultant for this work.

**AUTHORITY:**

Hawaii Revised Statutes § 206E-4.

## **BACKGROUND:**

The District needs a complete survey of the streets and roads, and a complete boundary survey for the district. Improvements to the road network within the District aim to enhance regional connectivity. Several improvements, including but not limited to these below, were proposed in the KMP, Chapter 3.4.1:

1. Create Keoneula Connector Road from southern terminus of the North-South Road (now known as Kualakai Parkway);
2. Create major east west spine road within Kalaeloa by realigning Saratoga Road;
3. Coordinate to create a roadway connection to the planned Wakea street and planned new interchange with the H1 Freeway;
4. Support extension of Kamokila Boulevard from City of Kapolei into Kalaeloa; and,
5. Support implementation of extension of Roosevelt Road west to Kalaeloa Boulevard.

These are significant projects which are key to the development of the district. The lack of infrastructure has been, and continues to be, a hindrance for growth in the District. The survey and documentation of ROW is important as a foundation for infrastructure improvements in the District, for the following reasons:

1. Correct placement of utilities and other infrastructure, the District should have complete information about final road alignments.
2. The existing roadways in the District generally do not conform to City and County of Honolulu standards. A priority for the District may be to compare the existing roadways, including those to be turned over to the city, with the city standard or other relevant standards, and negotiate a best-case long-term solution. This requires survey-level detail to identify where existing roads are and where they may fall in final alignment.
3. There is a need to clearly delineate and document the boundary locations for the District in the following areas:
  - a. In the northwest sector of the district (there may be some overlapping parcels that need to be clarified.)
  - b. At the west side of the District (where there are some Department of Hawaiian Home Lands, HCDA and Board of Water supply properties that are accessible through the Campbell Industrial Park/Kalaeloa Boulevard.)

The existing information regarding metes and bounds and ROW in the District is limited to a topographic survey completed in 2011 for the Enterprise Road energy corridor project<sup>1</sup>, located in Enterprise Avenue and Fort Barrette road, between Kapolei Parkway and Midway Street.

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<sup>1</sup> The Enterprise Road energy corridor project refers to the design and construction of utility duct line within Fort Barrette Road and Enterprise Avenue. The duct line is to hold conduits which are to provide electricity, telephone and cable television to parts of the District.

A proposed scope for metes and bounds and ROW map includes key tasks as follows:

1. Review Roadway Concept Plan (RCP) in the 2010 Kalaeloa Infrastructure Master Plan Update, and research existing ROW boundary records and compare record location and widths against those shown in the RCP;
2. Conduct field survey to locate existing boundary corners along the perimeter. Missing corners need to be reset upon completion of a boundary study;
3. Conduct field surveys to verify pavement widths and locate improvements along the edges of the RCP ROW. Prepare drawings delineating improvements and pavement locations in relation to the proposed RCP boundaries;
4. Meetings with agencies with jurisdiction over roads, highways and impacted landowners; and
5. Preparation of a map with metes and bounds dimensions, showing the locations and areas of the proposed RCP boundaries.

**RECOMMENDATION:**

Staff recommends that the Authority authorize the Interim Executive Director to expend up to \$200,000 from the Kalaeloa Community Development Revolving Funds to Retain a Consultant to Assist the HCDA with the documentation of metes and bounds and ROW in the Kalaeloa Community Development District

Respectfully submitted,

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Tesha Malama  
Kalaeloa Director of Planning and Development

APPROVED FOR SUBMITTAL:

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Garett Kamemoto, Interim Executive Director  
Hawaii Community Development Authority