

STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
**KALAELOA**  
Honolulu, Hawaii, 96813

June 5, 2019

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

HCDA Board Members:

**SUBJECT:** Information only. The Hawaii Army National Guard (HIARNG) is providing an overview of anticipated projects for their holdings within the Kalaeloa Community Development District.

**SUMMARY:**

The purpose of the HIARNG presentation is to ensure the Hawaii Community Development Authority is kept informed about the planning, development and construction activities happening or projected over the next 5 to 10 years. HIARNG projects include the following:

- Building 1784 Solar Renewable Energy System
- Readiness Center Phase 2
- Water Infrastructure
- Electrical Infrastructure/Power
- Bldg 19 Repairs
- Army Aviation Support Facility (AASF) Improvements

The HIARNG presentation is attached as exhibit A

**BACKGROUND:**

The 1999 Base Realignment and Closure of Naval Air Station Barbers Point allowed United States Navy (Navy) to convey to the United States Army (Army) approximately 148 acres of land to be used by the HIARNG to fulfill its mission.

Although the HIARNG is under Federal jurisdiction, the HIARNG fully participates in the Kalaeloa stakeholder groups discussions monthly and presented their activities in 2016 at the Kalaeloa Landowners Summit.

The HIARNG has requested conveyance of the remaining Navy-owned parcels.

**AUTHORITIES:**

The Army land ownership, federal jurisdiction and mission supersedes the Hawaii Administrative Rules §15-215 Kalaeloa Community Development District Rules (Kalaeloa CDD

Rules). Kalaeloa CDD Rules §15-215-6 (4) Compliance with other regulations. *Federal regulations, states that if a conflict occurs between these rules and federal regulations, the federal regulations shall take precedence. Therefore, as development and funding are programmed the HIARNG provides informational presentations to the Authority, Kalaeloa stakeholder groups and the Makakilo 'Kapolei/Honokai Hale neighborhood board.*

The Kalaeloa CDD Rules §15-215-23 (b) (6) (A) Transect zones. *Special districts. All lots within the Kalaeloa CDD special district are designated due their function as an aviation, navigation or military installation or ownership by the Federal government as of the effective date of these rules. All lots located within the special district shall be governed by the applicable Federal Aviation Administration standards.*

**ANALYSIS:**

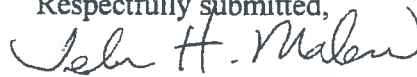
All HIARNG holdings in Kalaeloa are zoned as special district due to federal jurisdiction and mission.

The HIARNG has force protection and security requirements. The development projects will be situated well within the perimeter to meet federal requirements, therefore will not conform to the Kalaeloa CDD Rules §15-215-38 Building type and §15-215-39 Frontage type. Both rules call for building placement to be within 5'-15' feet of the build to line or property line. Existing and new HIARNG buildings surpass the 15' feet requirements.

The projected improvements and new development will increase presence, jobs and business within the district which is consistent with the Kalaeloa Master Plan.

The Energy Initiative/Resiliency Project will improve reliability to HIARNG holdings and reduce the overall electrical outages in the district.

Respectfully submitted,



Tesha Malama

Kalaeloa Director of Planning

APPROVED FOR SUBMITTAL:



 Edward Los Banos Executive Director

**Attachments**

Exhibit A – 2019 HIANG Presentation Materials

# Kalaeloa Projects

20 May 2019



## State of Hawaii Department of Defense Hawaii Army National Guard





# AGENDA

- Hawaii Army National Guard Role
- Issues and challenges
- HIARNG Existing Facilities
- Master Plan-Military Construction/Land Acquisition
- Short term development plan
- Recently Completed Projects



# Hawaii Army National Guard Role

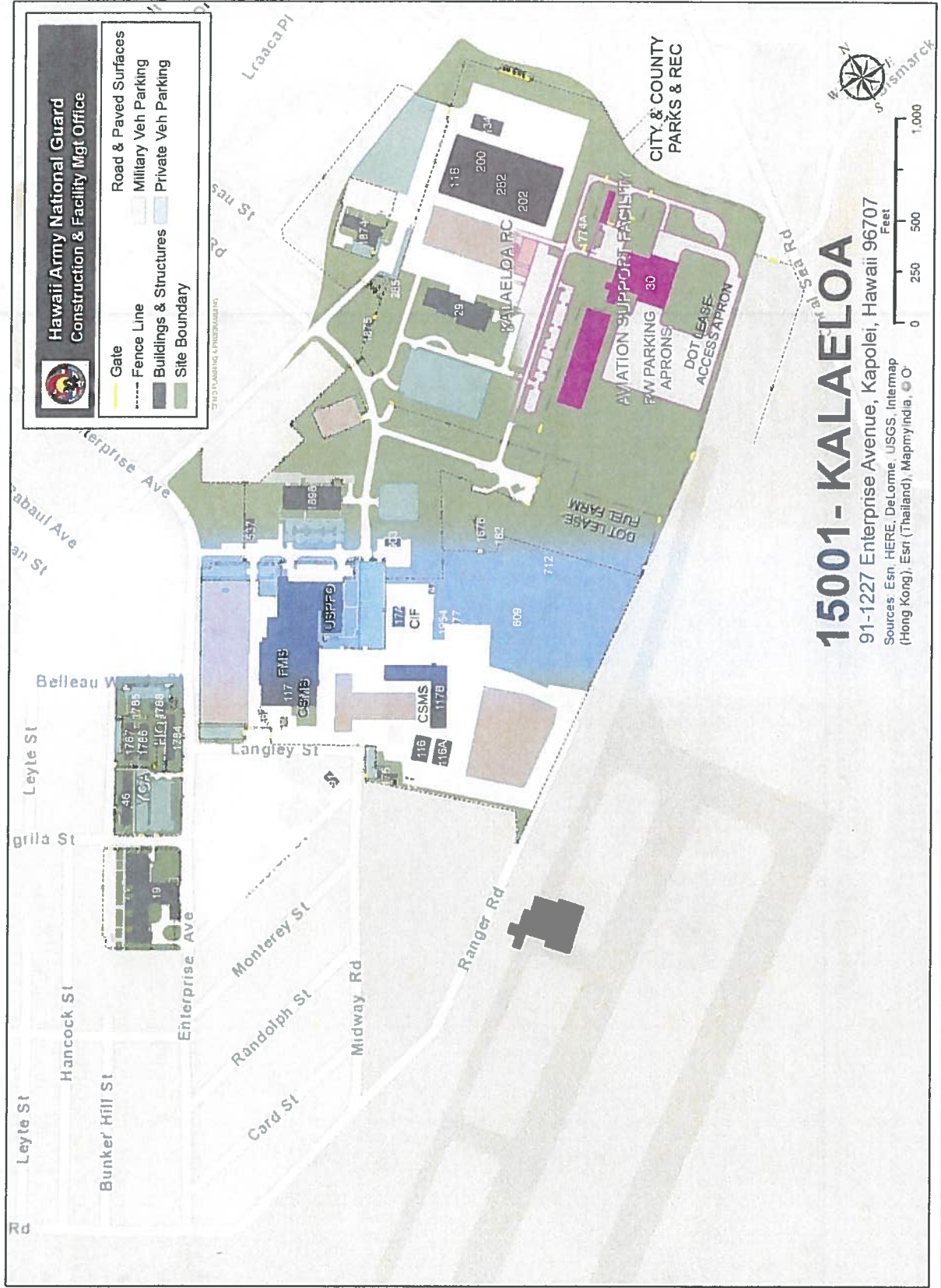
- **STATE** - The state mission of the HIARNG is to provide a highly effective, professional, and organized force capable of supporting and assisting civilian authorities in response to natural disasters, human-caused crises, or the unique needs of the state and its communities.
- **FEDERAL** - The Hawaii Army National Guard's (HIARNG) federal mission is to serve as an integral component of the Total Army by providing fully-manned, operationally- ready, and well-equipped units that can respond to any national contingency ranging from war and peacekeeping missions to nation-building operations.



# Issues/Challenges

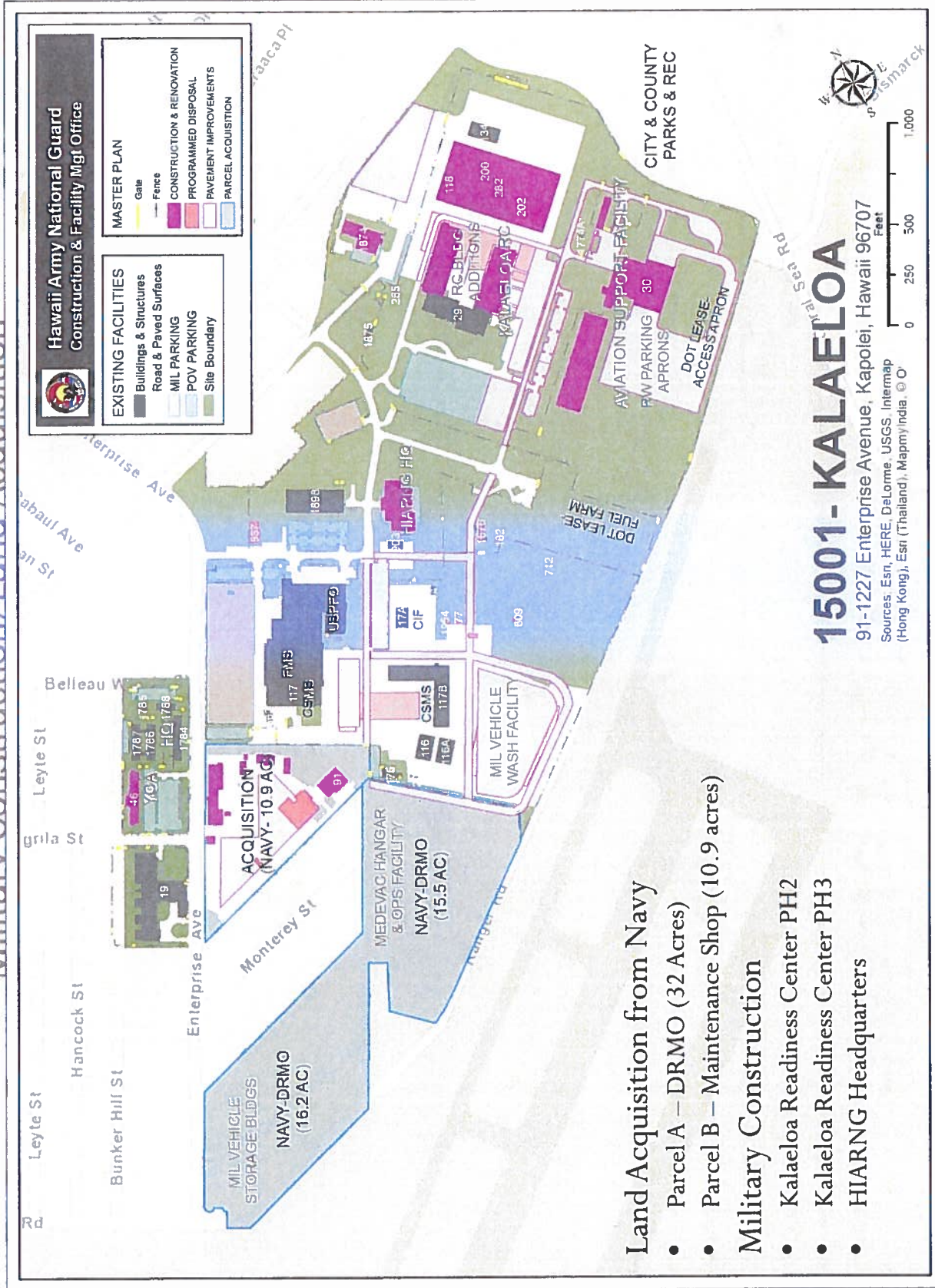
- Substandard and inefficient utility infrastructure systems to support the long term development plan for Kalaeloa HIARNG site.
- **FREQUENT ELECTRICAL POWER OUTAGE**
  - Failing potable water/waste water systems
  - HIARNG campus not master metered; no centralized systems
  - Non-potable water (R1) system NOT AVAILABLE for irrigation use
- **Vulnerability to external threat and risk mitigation**
  - Improved fence realignment, access control and landscape standard

# HIARNG Existing Facilities



# Master Plan

## Military Construction/Land Acquisition



### Land Acquisition from Navy

- Parcel A – DRMO (32 Acres)
- Parcel B – Maintenance Shop (10.9 acres)

### Military Construction

- Kalaeloa Readiness Center PH2
- Kalaeloa Readiness Center PH3
- HIARNG Headquarters





# Short Term Development Plans

- Construction / Renovation Projects
  - Entry Control Point Facility
  - Force Protection Perimeter Fencing
  - MEDEVAC Hangar
  - Renovation / construction of Bldg 19, 30, 46, 282 & 1874
  - Parking Repaving Projects
- Energy Initiative / Resiliency Projects
  - Multiple Photovoltaic Projects
  - Water and wastewater infrastructure upgrade / replacement project
  - Electrical infrastructure upgrade / replacement project
  - Standby / backup generators



# Recently Completed MILCON



Kalaeloa Readiness Center PH1 - \$33M (2012)



Combined Surface Maintenance Shop  
\$ 38M (2014)



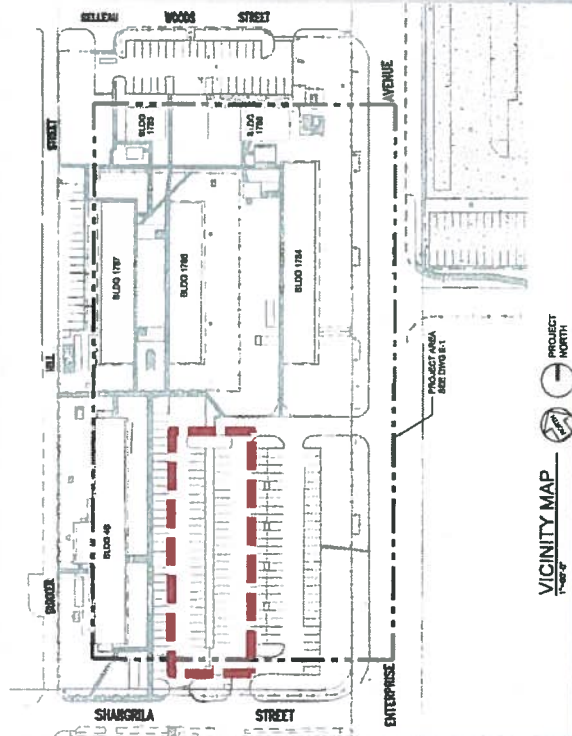
Army Aviation Support Facility - \$37M (2017)



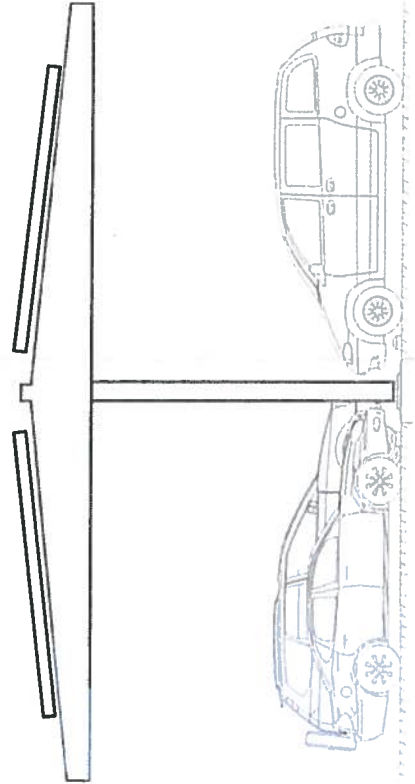
# Energy Initiative/Resiliency Projects

## Building 1784 Solar Renewable Energy System

- A parking structure to support photovoltaic generating 100kW for Building 1784.
- PV inverter on concrete pad located at east end of parking structure.
- Total of 154 existing parking stalls.
- Total of 48 parking stalls covered by new parking structure.



Photovoltaic parking structure location



Photovoltaic parking structure Profile view

