STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Regular General Meeting
Honolulu, Hawaii 96813

August 7, 2019

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

HCDA Board Members:

SUBJECT: Status Update regarding Kalaeloa Right of Way and Metes and Bounds Survey

Right of Way and Metes and Bounds Survey (ROW) – INFORMATION ITEM

The intent of the ROW project is to develop a complete set of maps for all streets in the district. With development projects ongoing in the district, the HCDA proposed the ROW project to ascertain that new projects are consistent with the existing Kalaeloa Master Plan and Rules (KMPR), and to identify and address any modifications as necessary.

The HCDA contracted with Austin, Tsutsumi & Associates (ATA) to complete the project. The contract scope of work includes three major deliverables: 1) Full survey of the existing roadways with documentation showing maps and relevant notes for the existing roadways; 2) Community consultation regarding the existing versus proposed roadways, and 3) Iteration of the documents upon feedback of relevant parties.

There are two Memorandum of Understanding (MOU) relating to the ROW project. The MOU dated February 27, 2001 (2001 MOU) between the Barbers Point Naval Air Station Redevelopment Commission (Commission), the State of Hawaii Department of Transportation (DOT), and the City and County of Honolulu (CCH) summarizes a transfer of properties, including roadways, associated drainage, and future roadway rights, from the US Navy to state and city governments for the use of public purposes. The 2001 MOU specifies that the DOT temporarily shall accept ownership and responsibility for Franklin D. Roosevelt Avenue (FDR), Enterprise Avenue, West Perimeter Road, and the North-south road connector right of way and the realignment of Coral Sea Road to Independence Road. Once the roads are built or upgraded to CCH standards, the DOT will dedicate and transfer ownership of said properties to the CCH. The 2001 MOU also specified transfer from the US Navy to the CCH of the following roadways: Saratoga Road between Midway and Boxer Roads, part of Independence Road and the right of way for future extension of Independence
Road to connect to Geiger and Midway Roads, and parts of the following roads: Midway Road, Boxer Road, the right of way for future extension of Boxer Road from Copahoe Road to West Perimeter Road, Copahoe Road, Hornet Road, Lexington Road, Shangri-La Road, Yorktown Road, and Tripoli Road.

The MOU dated July 25, 2016, between the DOT, the CCH, and the HCDA, specified that the DOT would transfer part of FDR to HCDA. The HCDA would then be responsible for any improvements to that portion of FDR, including improvements to meet CCH standards. Upon completion of the improvements, the HCDA would dedicate and transfer ownership of that section of FDR to the CCH.

STATUS UPDATE

On July 17, 2019, the HCDA staff met with ATA to review the first draft of ROW maps for the district. The draft maps show at minimum the following information:

1. Existing ROW secured in the district (per state of Hawaii Bureau of Conveyances land court filings);
2. Kalaeloa Master Plan and Rules (KMPR) roadways. The KMPR roadways include new proposed roadways, as well as proposed modifications to existing roadways. Some of the changes are those developed by the Base Realignment and Closure Commission.
3. Roadways as proposed by the Hunt Companies’ subdivision roadway plans, as submitted to the CCH in 2019;
4. Locations of surface items such as electric and telecom poles, marked buildings, and other infrastructure.

The ATA consultant highlighted some key areas to be considered, and potential areas for future discussion. These are listed below.

1. There is a mismatch identified by survey measurements between the northern boundary of Franklin D. Roosevelt Avenue and the start of the Kapolei district. This “gap” is approximately five feet in width. To the east side of Enterprise Road, the Kapolei Property Development district owns the land in question; to the west side of Enterprise Avenue, the Hunt Development Corporation owns the land. This may be an issue as development or other changes occur in these parcels, including future roadway widening or other change, or if infrastructure in the area needs to be moved or otherwise altered.
2. The northwest corner of the district, delineated by West Perimeter roadway (existing), FDR, Malakole Street and the KMPR-proposed Kamokila Extension. This is an area with a few options for roadway planning and development.
3. The Kualakai extension east of Independence/ Saratoga Avenue on the eastern side of the district. There have been discussions in the area regarding the listing of the historic Ewa Marine Airfield. The KMPR delineates a roadway to cut across the CCH, DHHL, and US Navy northern and southern trap and skeet. The placement of the Kualakai extension may need refinement.

The Deliverable 1 draft maps are shared with the board as Exhibit A. The HCDA has used the maps for preliminary discussions with landowners regarding areas of interest relating to their properties; the staff plans to hold discussions with landowners about potential takings or changes to the roadways, in accordance with the Bureau of Conveyances land court records, and existing roadways.

Attachments:
Exhibit A- Kalaeloa Right of Way Map
ENTREPRISE STREET
LOT 13080-B (Map 1049)
RIGHT OF WAY WIDTH 80 FEET

LOT 13082-A
(Map 1344)

LOT 13082-B-1
(Map 1045)

LOT 13082-B-2
(Map 1046)

LOT 200-D
(Map 1186)

LOT 200-C
(Map 1185)

FRANKLIN D. ROOSEVELT AVENUE
LOT 200-B (Map 1187)

ABBRIVIATIONS:
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