

Reviewed and Approved by Executive Director: Wayne Smith

June 1, 2022

FOR INFORMATION AND/OR DISCUSSION

I. SUBJECT

Kalaeloa Community Development District Master Plan and Rules Amendment

II. FACTS

The Kalaeloa members of the Hawaii Community Development Authority (“HCDA” or “Authority”) adopted the original Kalaeloa Community Development District (“Kalaeloa CDD” or “CDD”) Master Plan (“Plan”) in March 2006. The original Kalaeloa CDD Rules (“Rules”), which guide development in accordance with the Plan, were adopted in October 2012.

In January 2019, the Authority authorized the HCDA staff to expend funds to amend the Plan and Rules in order to address changes that have occurred in and around the CDD since the original Plan and Rules were adopted. The January 2019 staff report for this authorization is attached hereto as Exhibit A.

The Plan and Rules amendment effort is being approached in a two-part process that will start with revising the Plan first, which will then inform and lead to the amendment of the Rules. Once the Plan and Rules have undergone their respective planning processes for amendment, including all Kalaeloa Authority and community meetings, both documents will be required to go through a formal public hearing process, pursuant to Chapter 15-219, subchapter 4, Hawaii Administrative Rules, and Title 8, Chapter 91, Hawaii Revised Statutes.

In October 2020, the HCDA entered into a consulting contract with Torti Gallas and Partners, Inc. (“Torti Gallas”) to update the Plan and Rules. In early 2021, prior to drafting Plan amendments, the HCDA staff, along with Torti Gallas, held many individual stakeholder meetings and conducted interviews with government agencies that are located in the Kalaeloa CDD. In July 2021, the HCDA staff hosted an initial virtual public meeting to discuss the outcome of the earlier community meetings and interviews and to solicit feedback on the anticipated direction of the Plan amendments.

In September 2021, the Kalaeloa Authority approved convening a Permitted Interaction Group (“PI Group”) to guide the development of the revised Plan and Rules. The PI Group met in October 2021 to review progress on the Plan amendment, and again in April 2022, in order to review and provide feedback on the initial draft of the Plan amendments. The HCDA and Torti Gallas synthesized the results of the community outreach efforts and the PI Group consultation into the amended draft Plan, which is attached hereto as Exhibit B.

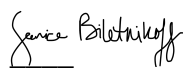
III. DISCUSSION

Although the draft Plan is an amendment to the original Plan, rather than a total replacement, all aspects of the Plan have been reviewed as a part of this process resulting in several changes. The key amendments to the draft Plan are summarized below:

- Update to the Plan Vision in response to community feedback and changes in the Kalaeloa CDD since 2006;
- Enhancements to the Plan's Themes that include Creating Social Value, Economic Development and Employment Opportunities, and Balancing Development;
- Introduction of the 20-Minute City approach that focuses on equitable access, sustainable growth, and healthy lifestyles;
- Consistency with State and City and County efforts to adopt Complete Streets;
- Revisions to the Regulating Plan and corresponding transect zones; and
- An Illustrative Plan reflecting preservation of the historic Ewa Plain Battlefield and a focus on an enhanced pedestrian-oriented "Main Street" along Saratoga Avenue.

The next steps are: (i) a virtual community meeting on June 6, 2022 to obtain additional feedback, and (ii) commence drafting the proposed rules.

Attachments: Exhibit A – HCDA Staff Report from January 9, 2019
Exhibit B – Administrative Draft Kalaeloa CDD Master Plan

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