

Kalaeloa Master Plan Amendment

June 1, 2022

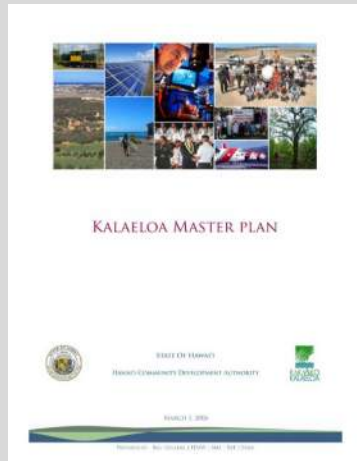


Hawaii
Community
Development
Authority



TORTI
GALLAS +
PARTNERS

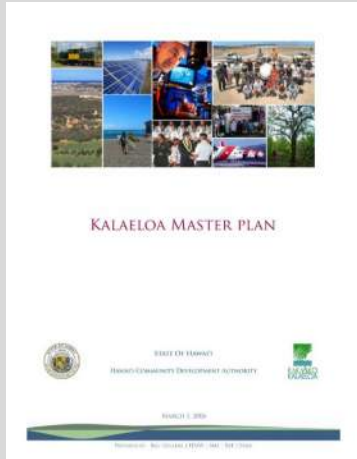
MP Amendment Design Process



- **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**



Current (2006) Master Plan Vision



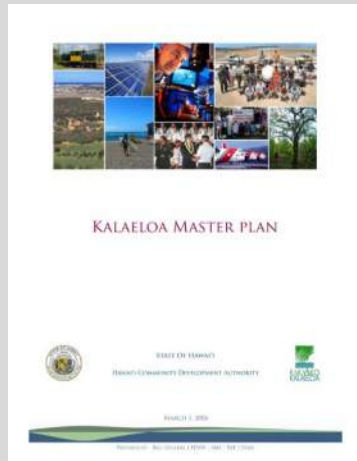
Kalaeloa is a Wahi Ho'okela (Center for Excellence) within the Ewa region.

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 Hookela (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 Oahu.*

*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.*

*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



Master Plan Amendment Themes



Creating
Social Value

- **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



Economic
Development &
Employment
Opportunities

- **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)



Master Plan Amendment Themes

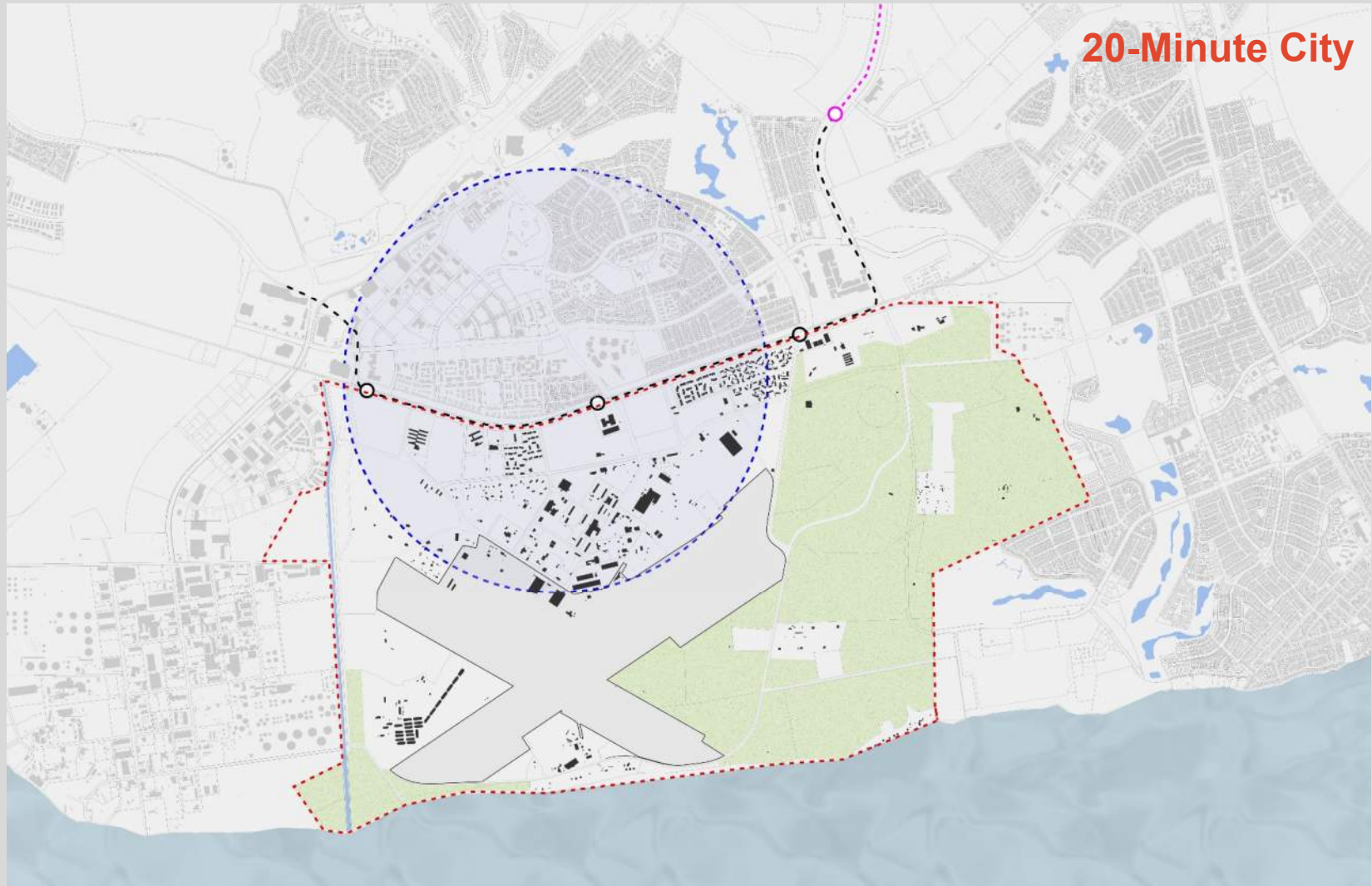


Balancing
Development

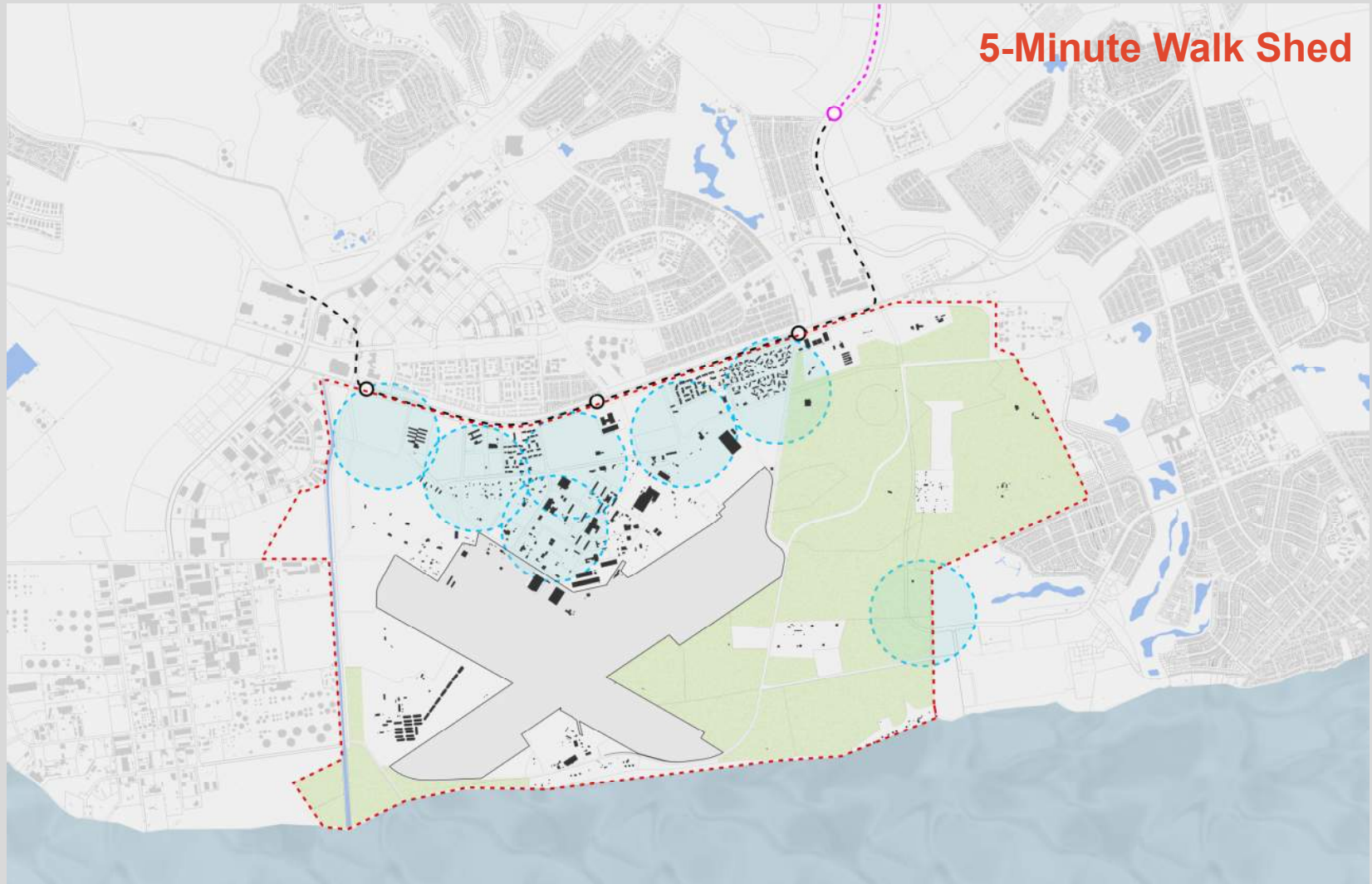
- **20-Minute City**
 - Equitable Access
 - Sustainable Growth
 - Healthy Lifestyles
- **Protecting Cultural & Natural Resources**
 - Native & Urban Forestry
 - Cultural & Historic Trail Master Plans
 - Forestry & Oceanic Resources
- **Addressing Regional Traffic Concerns**
 - Multi-Modal Connectivity
 - Right-sizing Infrastructure



Ewa Plain Regional Scale



Kalaeloa District Scale



Master Plan Framework



Kalaeloa's Developable Mixed-Use Areas



Master Plan Framework



Kalaeloa's "Main Street" Saratoga Avenue



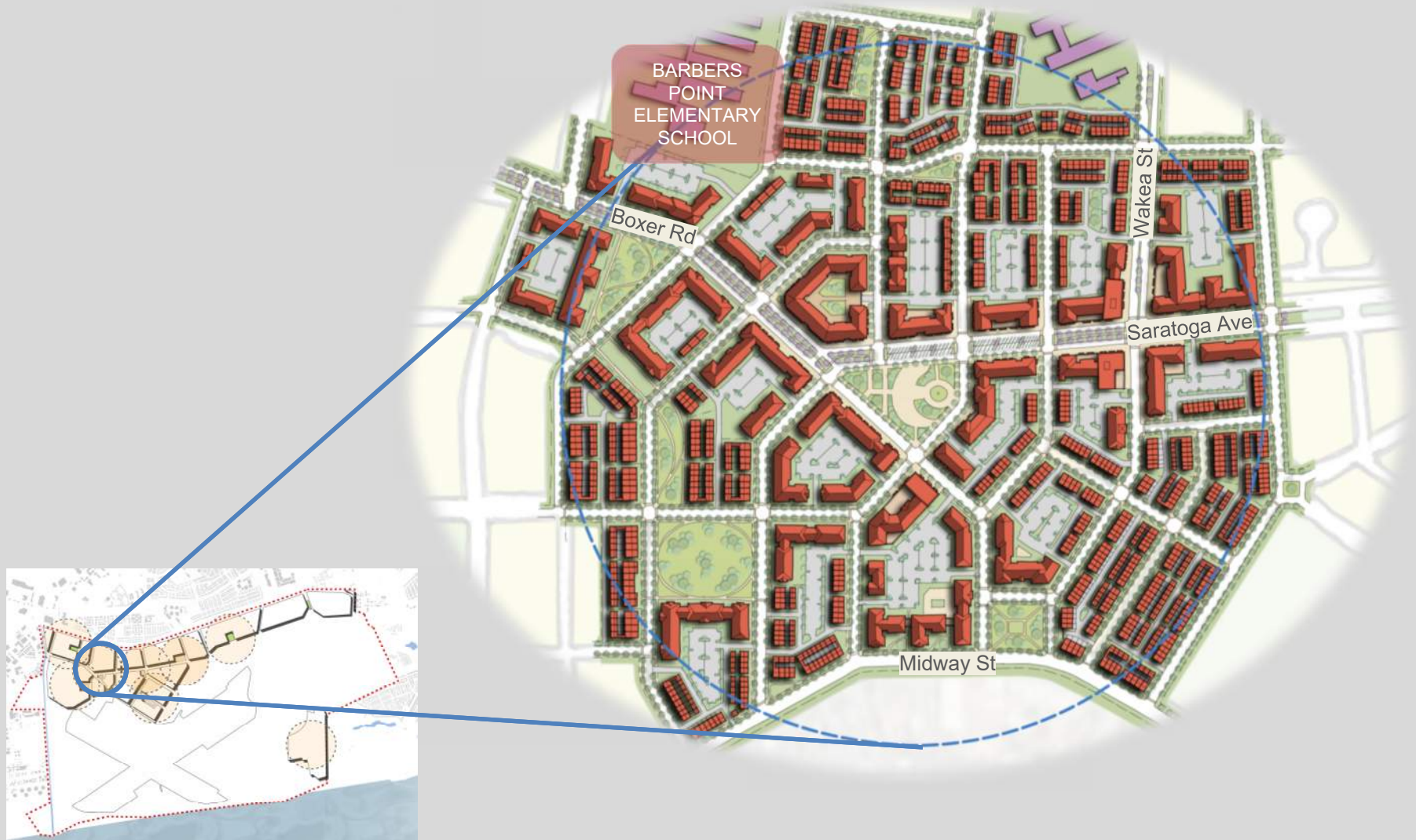
Master Plan Framework



Kalaeloa's Walkable Neighborhoods



Master Plan Framework



Kalaeloa Conceptual 5-Minute Neighborhood



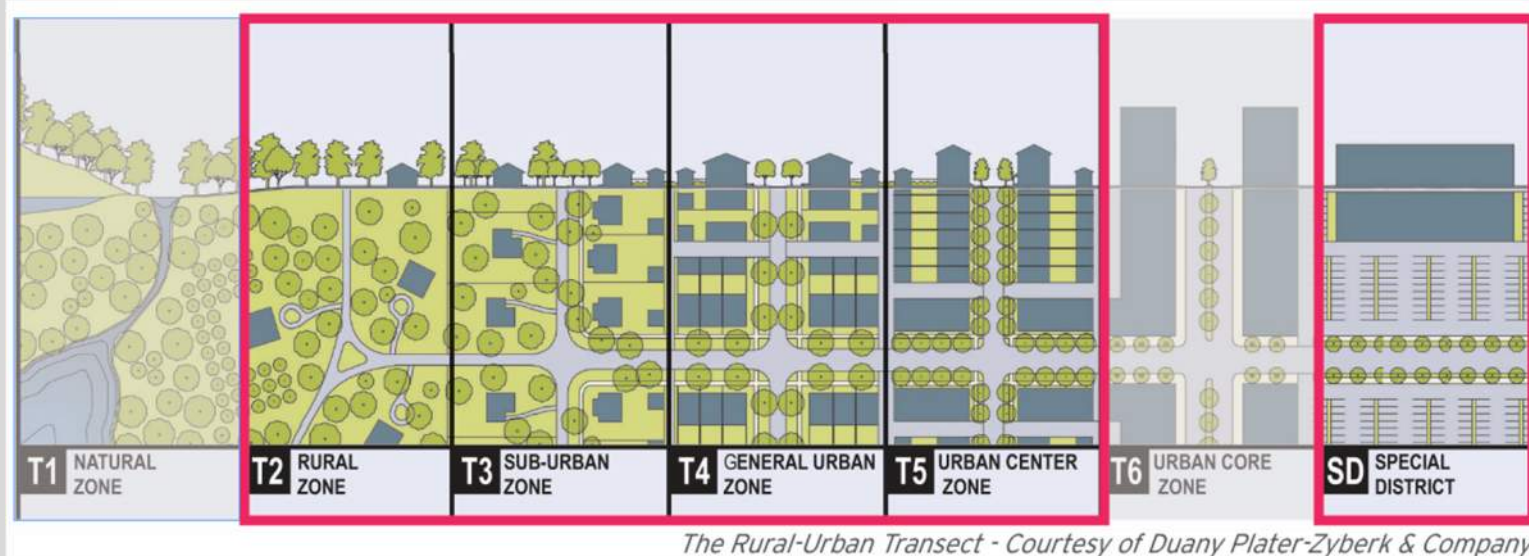
Master Plan Framework



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

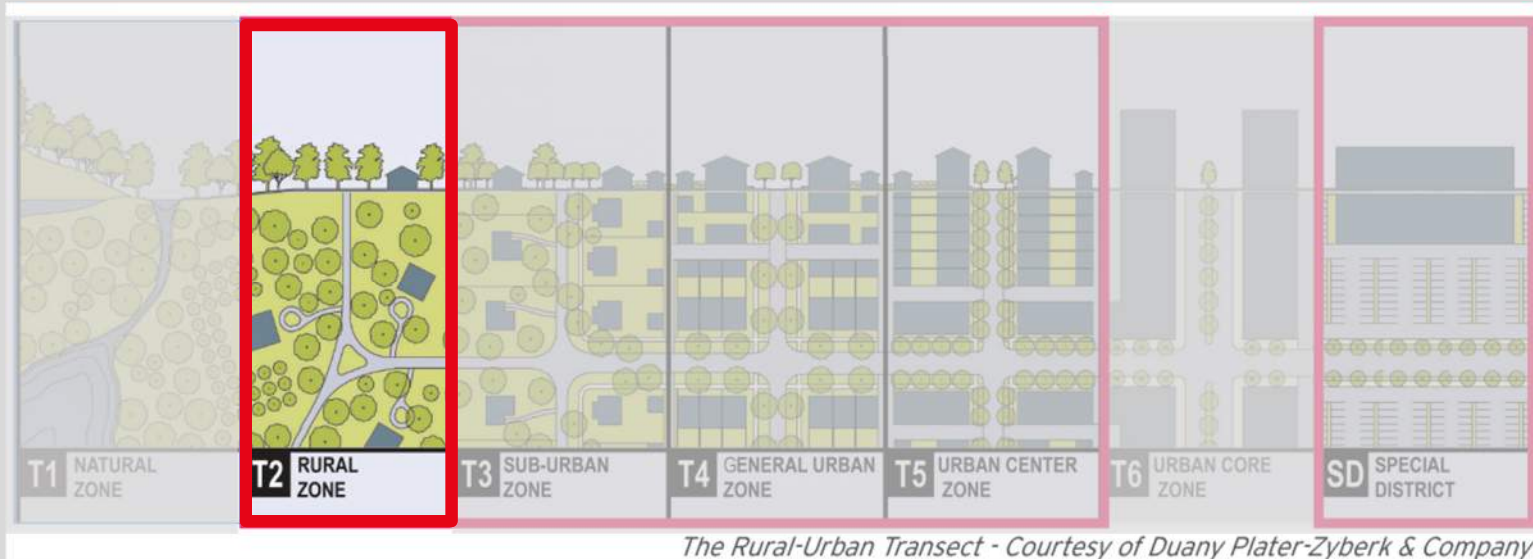
Light Industrial

Airport Zone

Active Military



The Transect in Kalaeloa



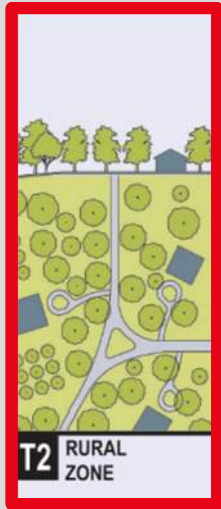
T2 – Rural Zone

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



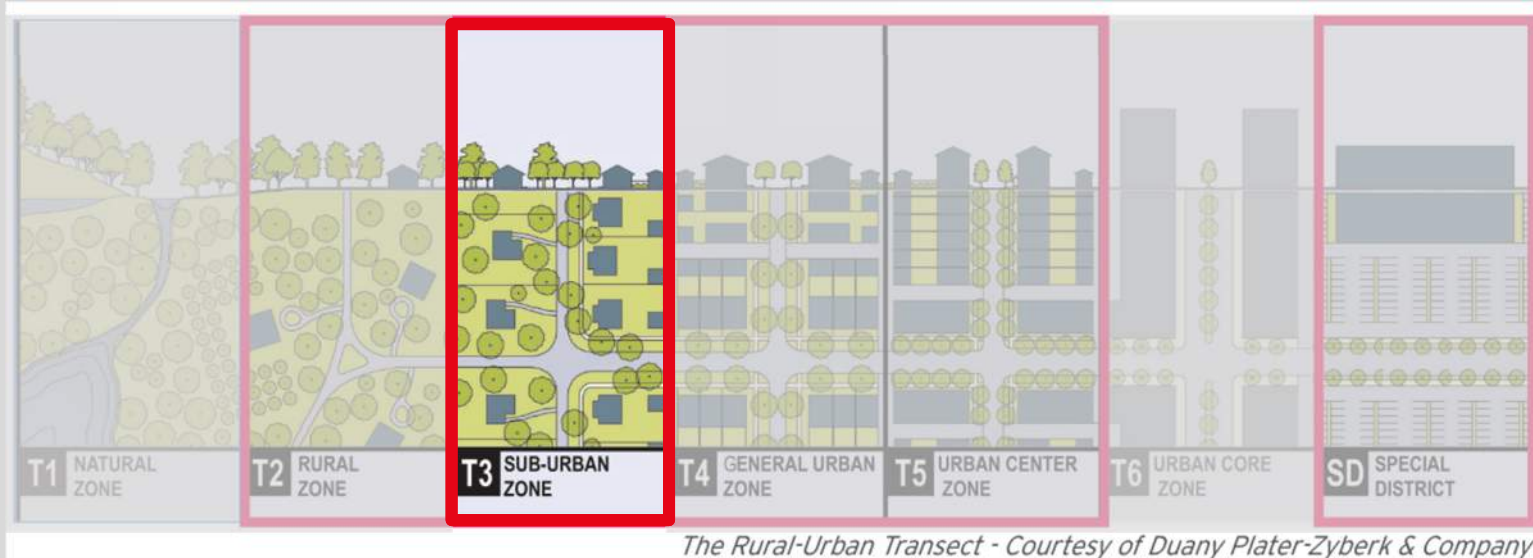
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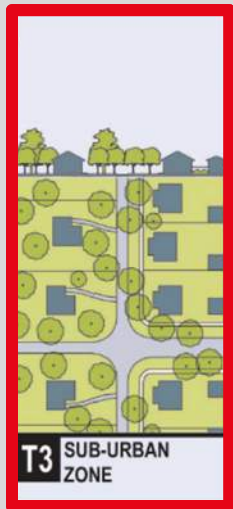
T3 – (R) Residential Neighborhood Zone

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



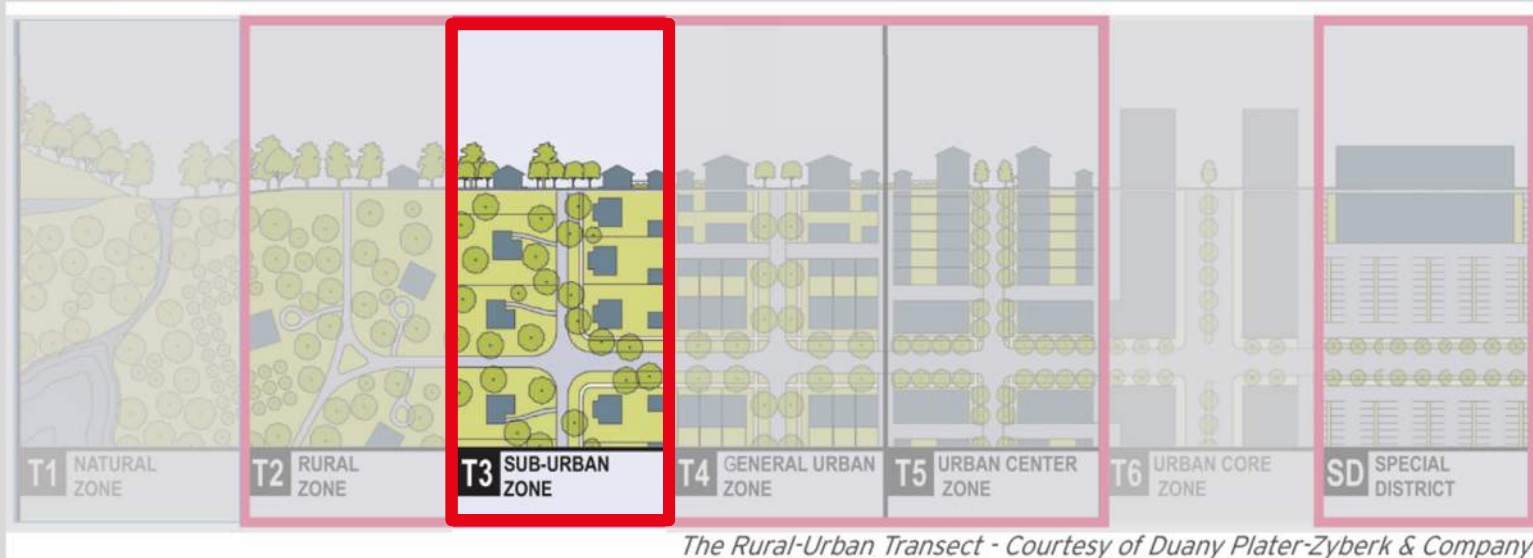
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May also include small live-work spaces, home-offices or workspaces, bed and breakfast inns, and small-footprint retail and office space.



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



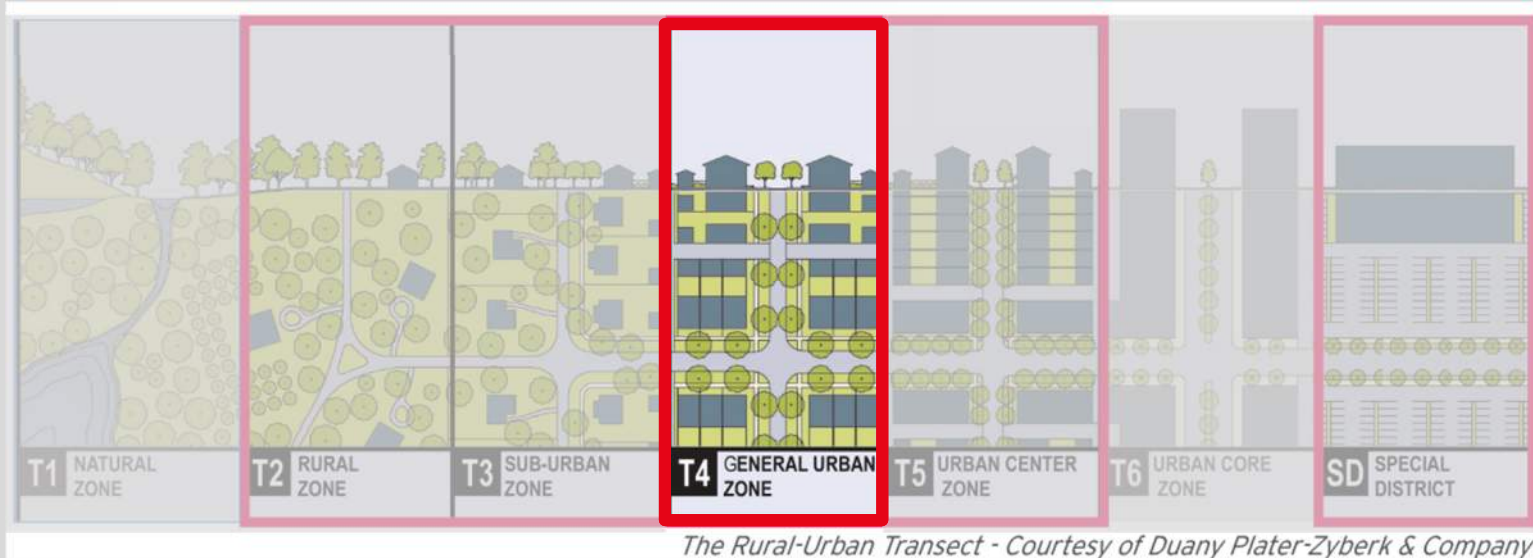
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The Transect in Kalaeloa



T4 – General Urban Zone

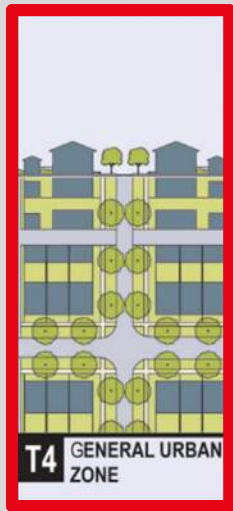
Diverse mix of uses at higher intensities than T3.

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

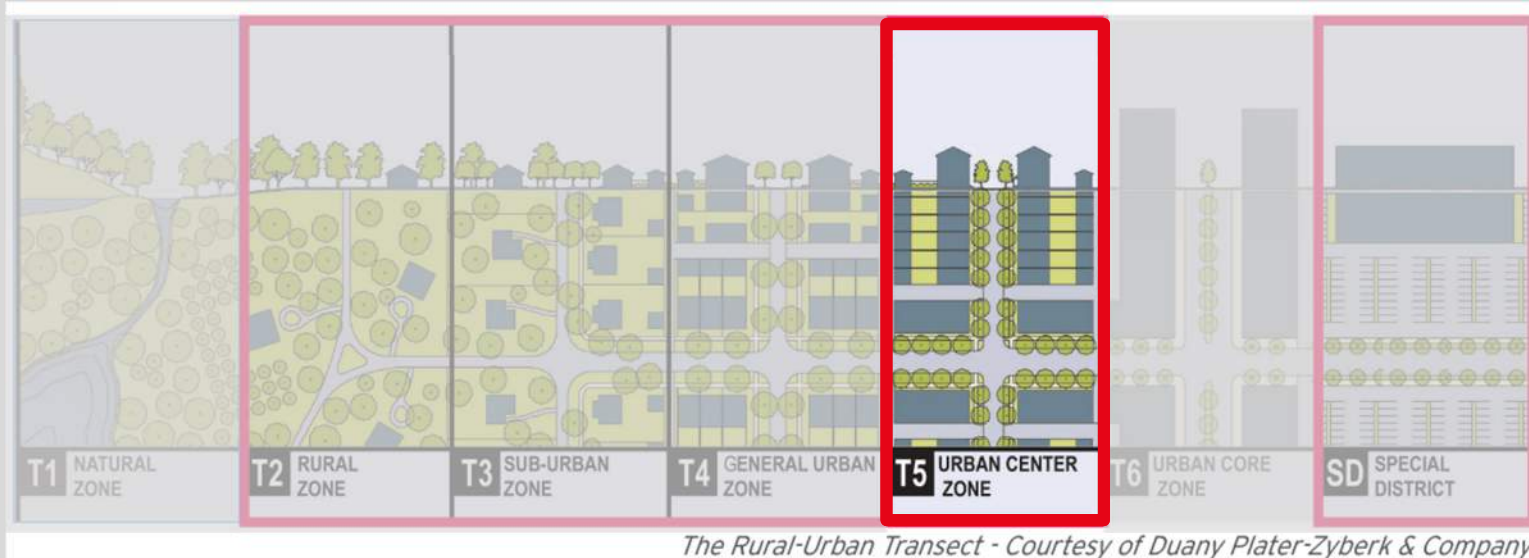
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Residential building types generally include townhomes and urban apartment buildings, as well as live-work spaces.

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The Transect in Kalaeloa



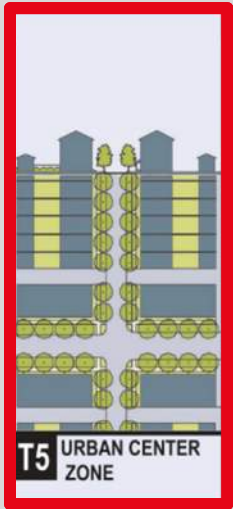
T5 – Urban Center Zone

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



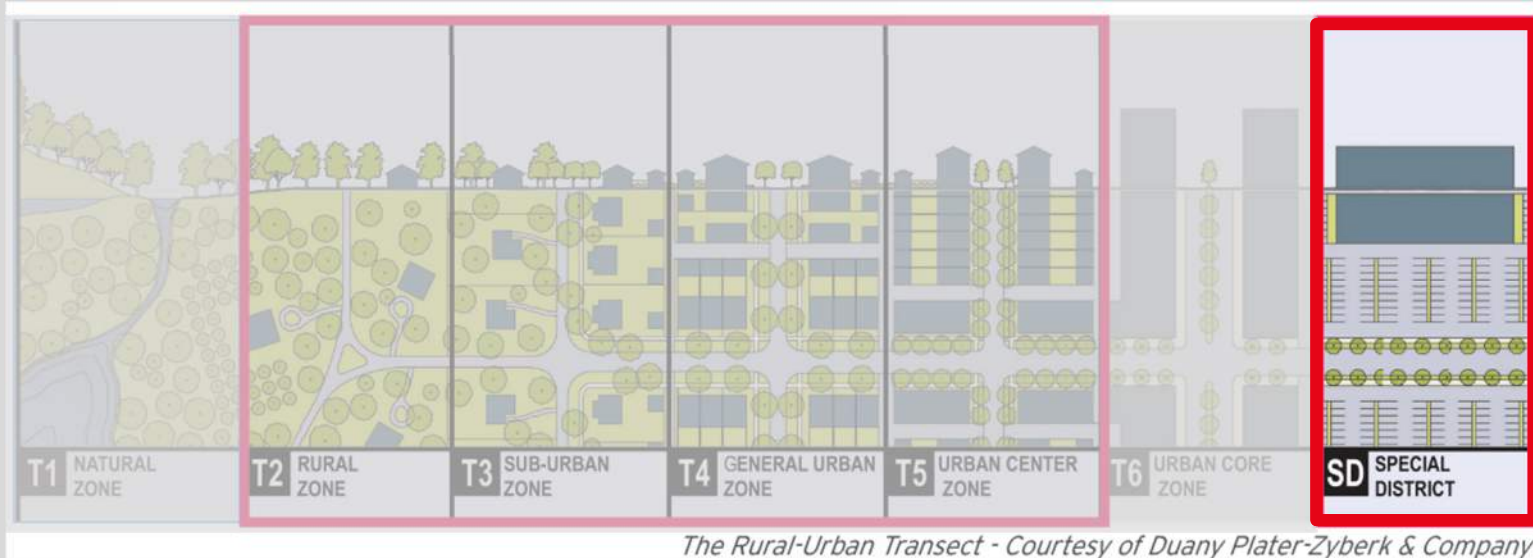
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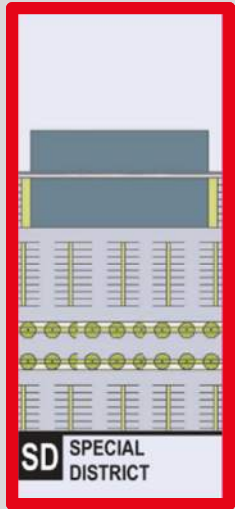
Special District 1 – Light Industrial Zone

Special District 2 – Airport Zone

Special District 3 – Active Military Use



The Transect in Kalaeloa



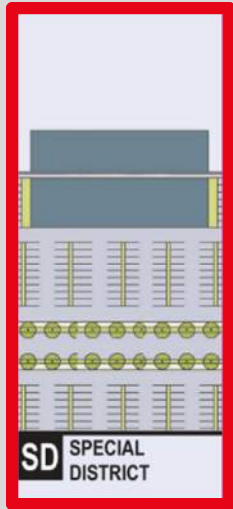
Special District 1 – Light Industrial Zone

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



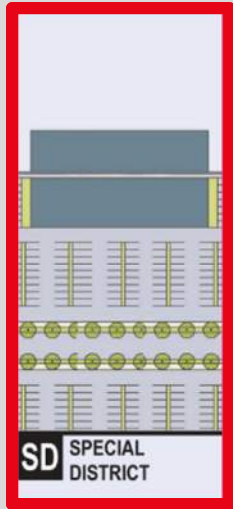
Special District 2 – Airport Zone

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.”

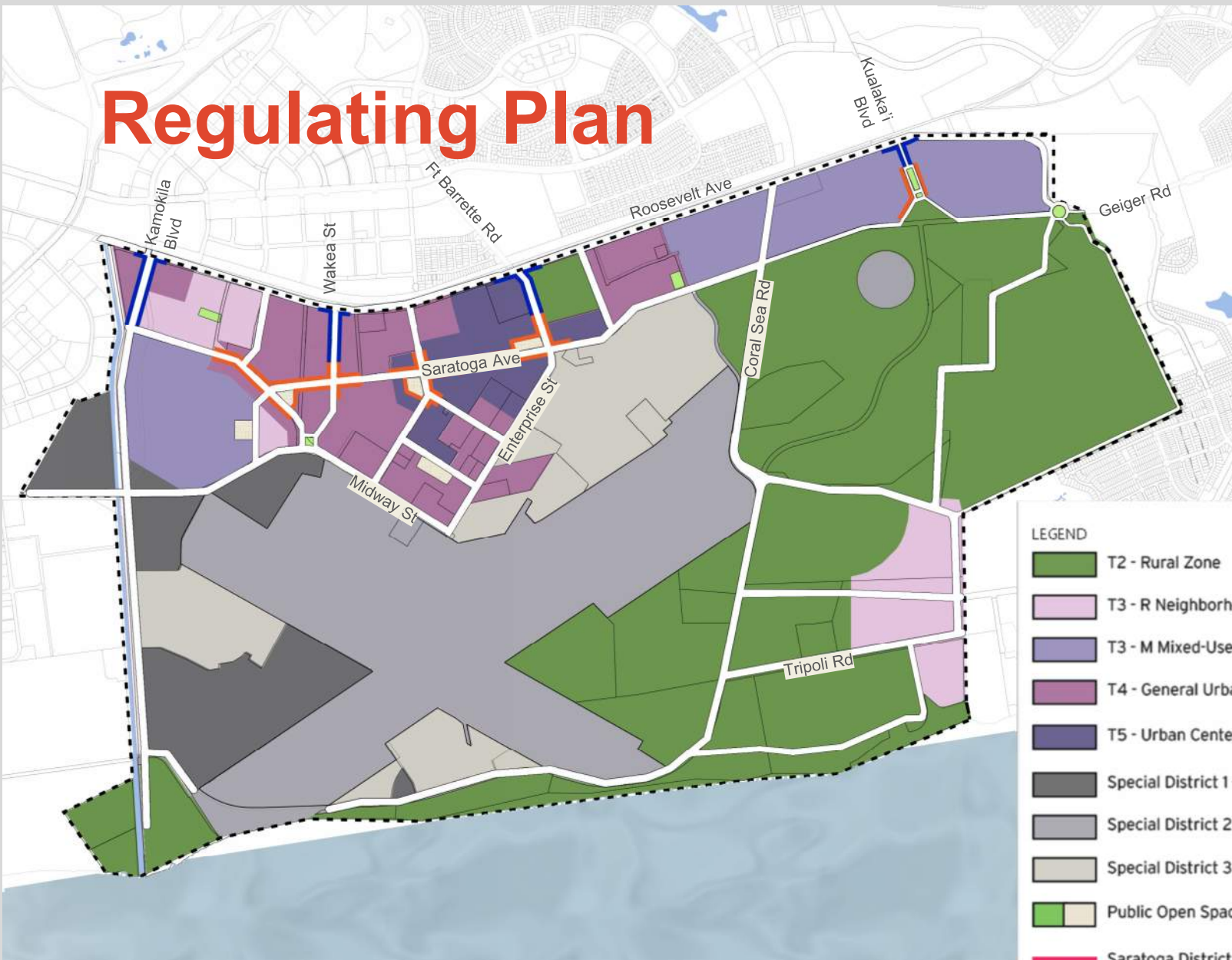


Gateway Overlay Zone

Landscape and architectural standards designed to create character-defining District entry points.



Regulating Plan



LEGEND

- T2 - Rural Zone
- T3 - R Neighborhood Residential Zone
- T3 - M Mixed-Use Zone
- T4 - General Urban Zone
- T5 - Urban Center Zone
- Special District 1 - Light Industrial
- Special District 2 - Airport
- Special District 3 - Active Military Use
- Public Open Space
- Saratoga District Overlay
- Gateway District Overlay

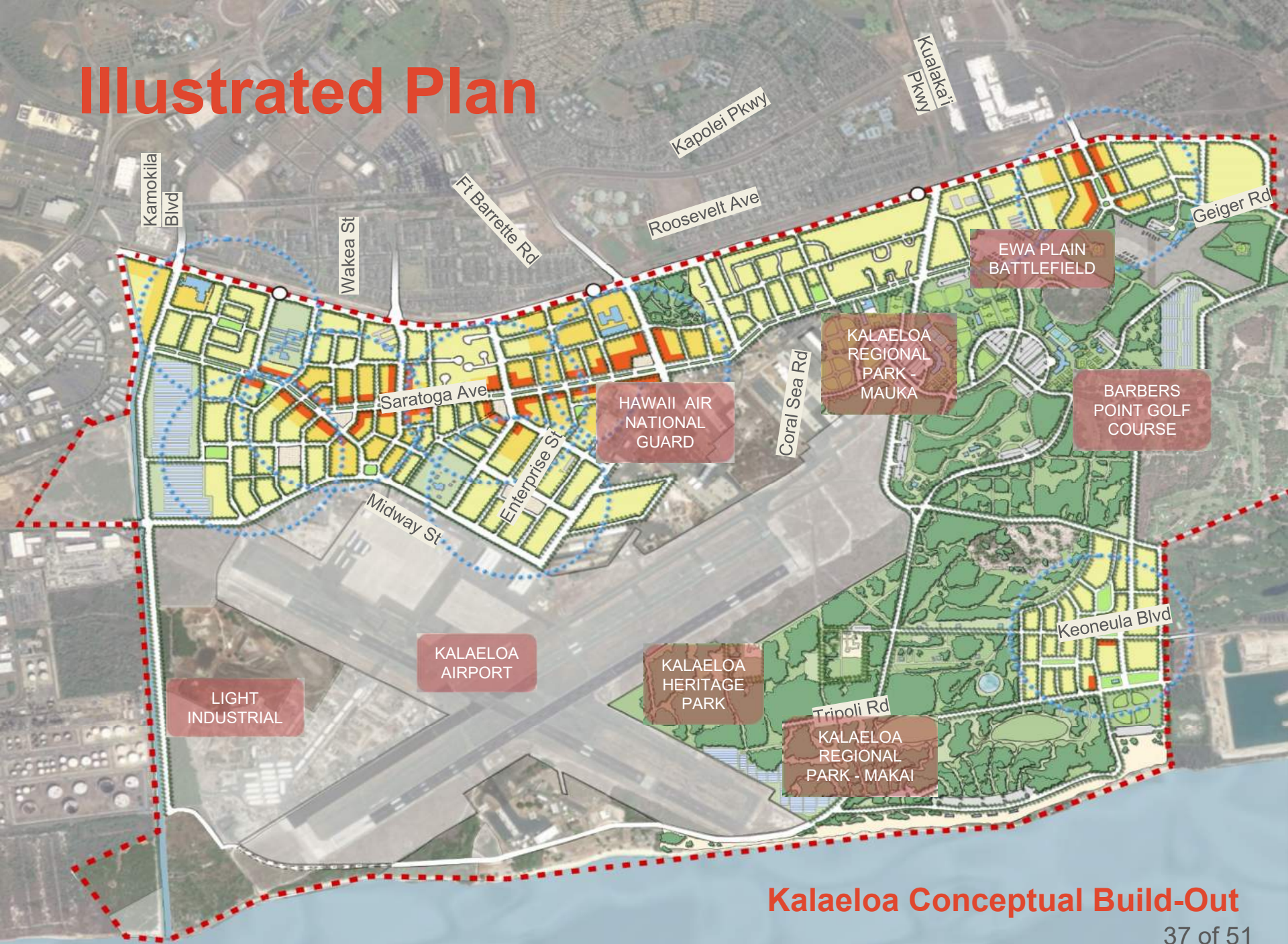


Illustrated Plan



Kalaeloa Conceptual Build-Out

Illustrated Plan



Kalaheo Conceptual Build-Out

Illustrated Plan



Kalaeloa Conceptual 5-Minute Neighborhood



Illustrated Plan



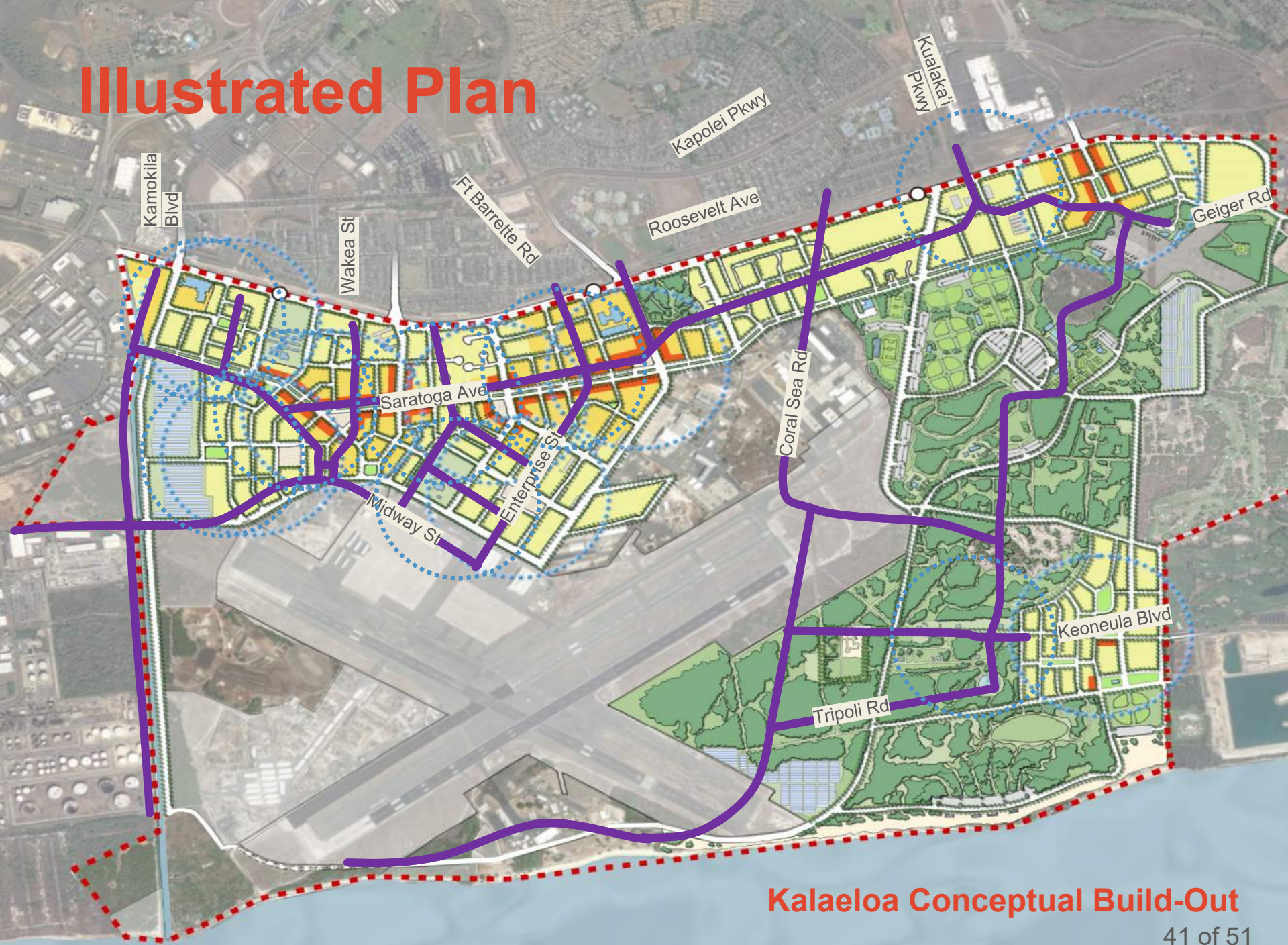
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Kalaeloa Conceptual Build-Out

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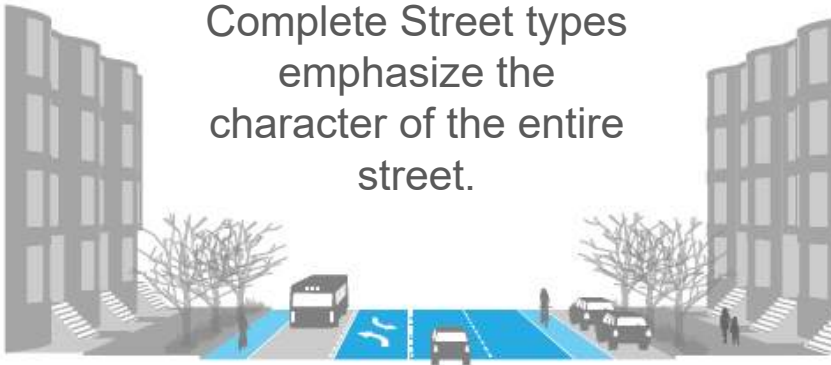
Kalaeloa Conceptual Build-Out

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



City and County of
HONOLULU
Complete Streets Design Manual



Complete Streets

Traditional road classifications emphasize vehicle movement.

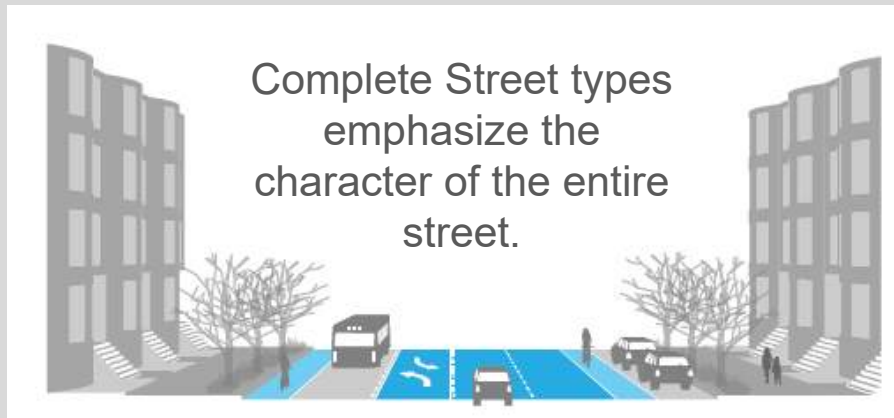


- **Pedestrian Unfriendly**
 - Unmaintained Sidewalks
 - Inadequate Bicycle Facilities
 - No Shade or Lighting
 - No Crosswalks
 - No Bus Shelters
 - No Spatial Definition

**Road primarily serves
Vehicular Traffic**

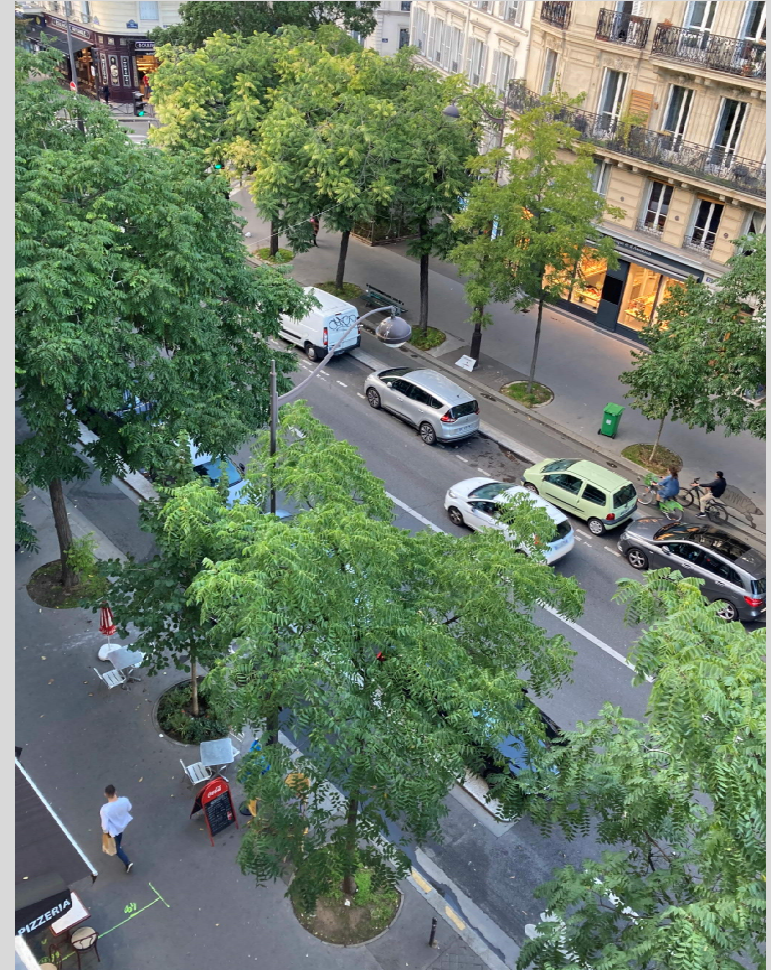


Complete Streets

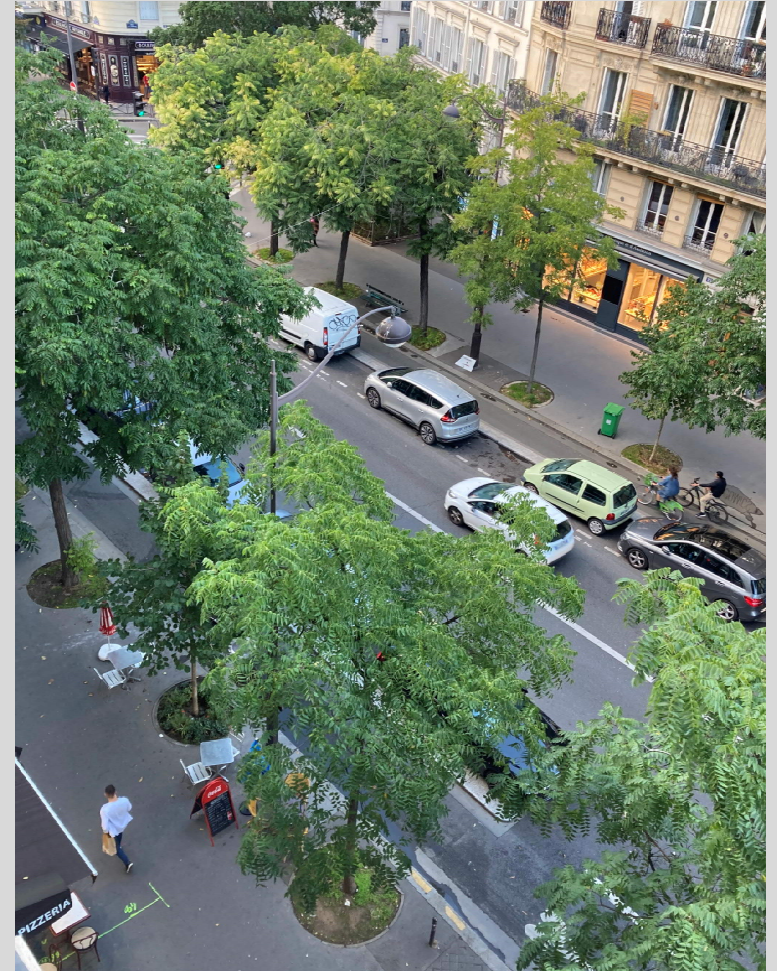


- **Pedestrian Friendly**
 - Generous Sidewalks & Amenities
 - Upgraded Bicycle Facilities
 - Shade Trees & Street Lighting

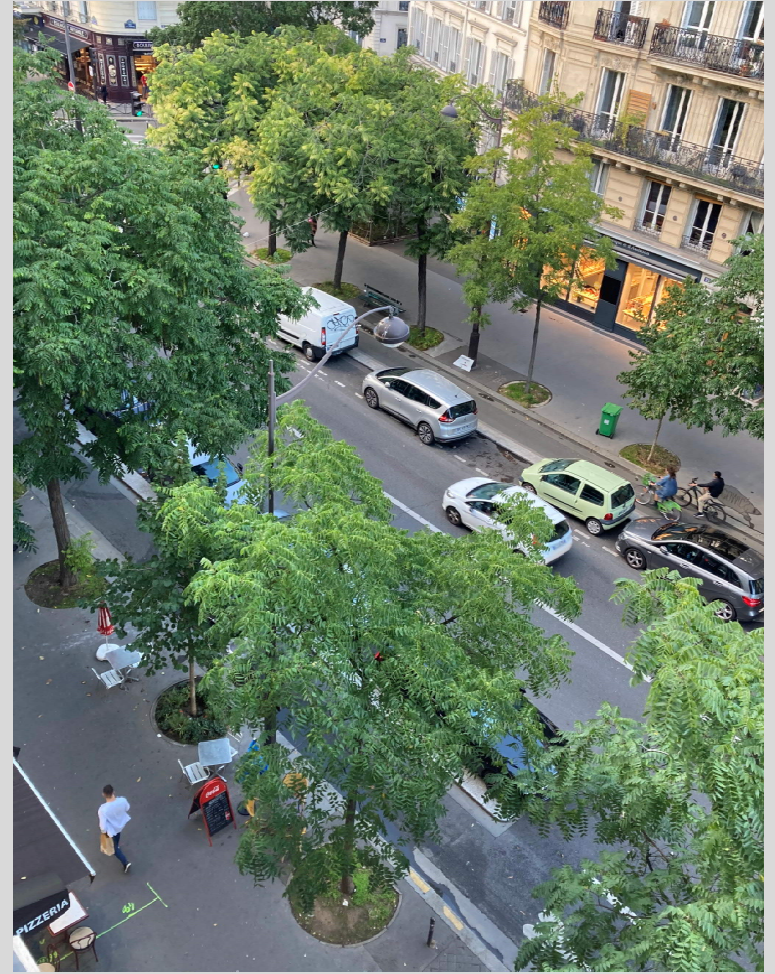
**Road Fosters a
Sense of Place &
Multi-Modalities**

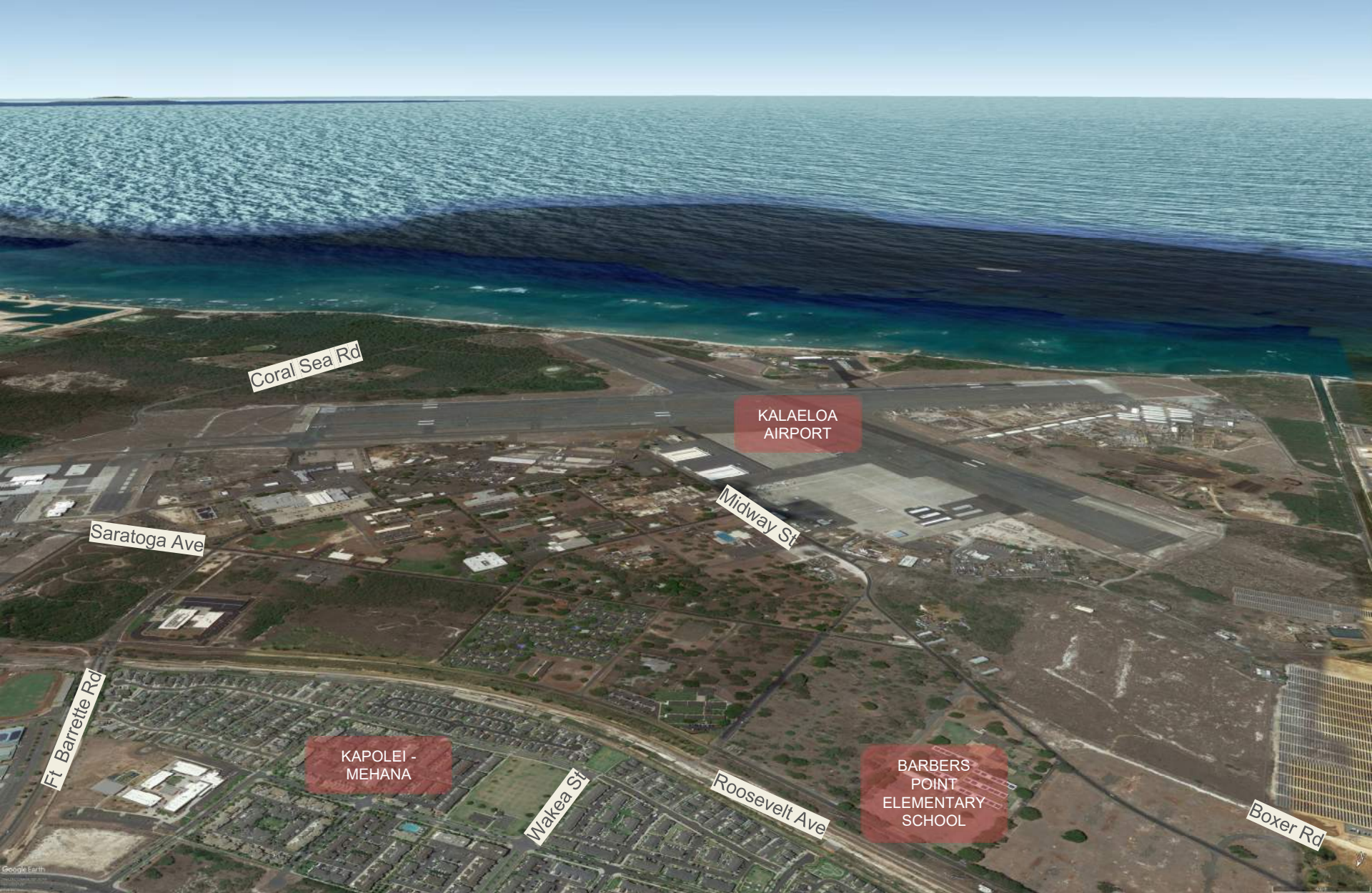


Complete Streets



Complete Streets







Kalaeloa Makai Aerial View – Conceptual Build Out





Kalaeloa Mauka Aerial View – Conceptual Build Out

Next Steps

- **Virtual Community Meeting & Presentation**
 - Monday, June 6 at 6:30pm
- **Revised Master Plan Amendment**
- **Administrative Rules**

Mahalo!

