

Honokea Kalaeloa

TMK (1) 9-1-013:068

KALAELOA, HONOLULU AHUPUA'A, 'EWA MOKU, O'AHU

HCDA BOARD PRESENTATION

WEDNESDAY, AUGUST 3, 2022





Regional Context



Project Location

- Located along Coral Sea Road on former Naval Air Station, Barbers Point lands, approximately 0.6 miles from Kalaeloa Beach
- In HCDA Kalaeloa District, adjacent to Kalaeloa Airport and Kalaeloa Heritage Park

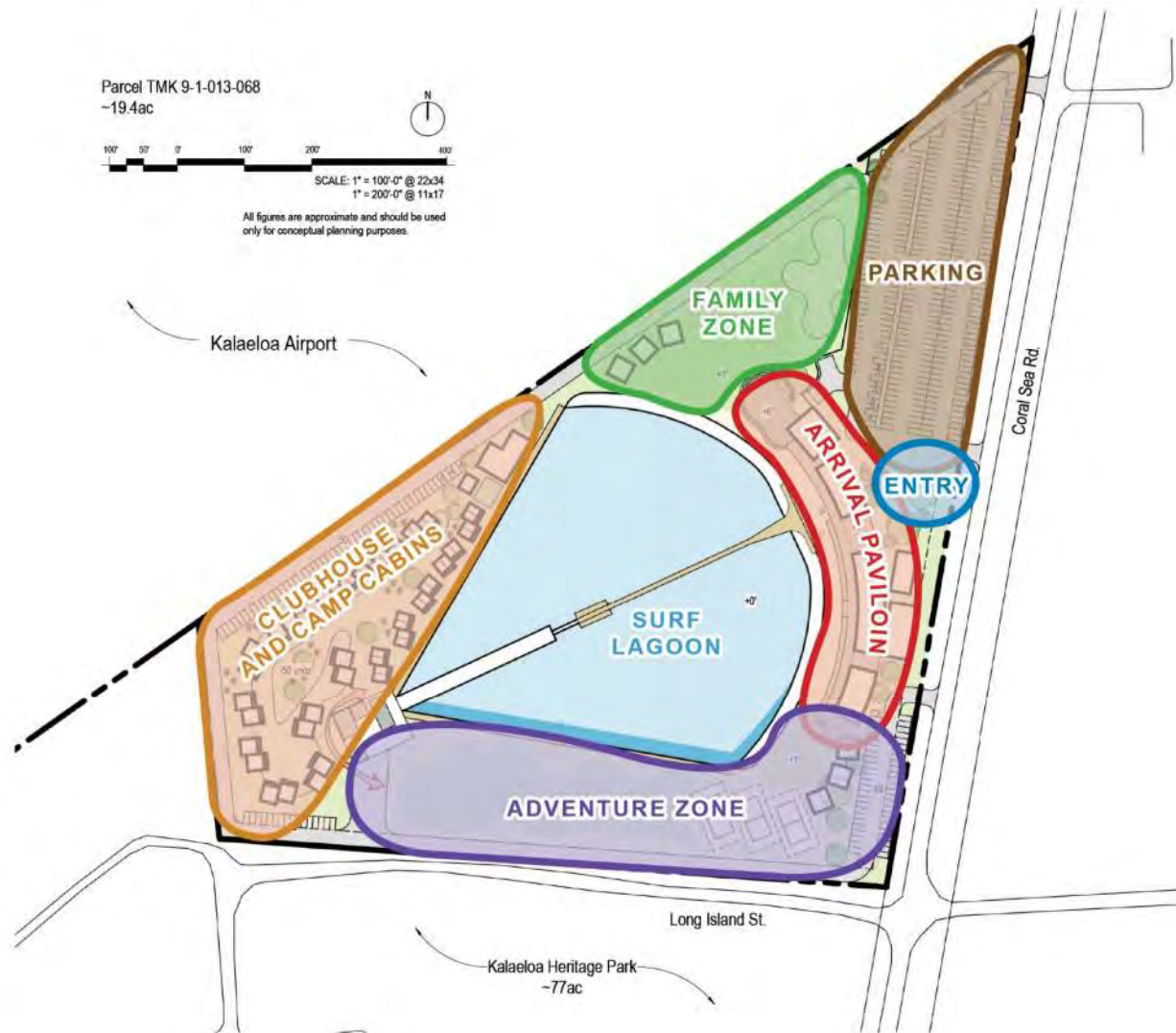


Kalaeloa Land Ownership Map

Kalaheo Master Plan (2006)

- Located in Open Space (OS) land use designation, within Transect 2
- OS allowed uses: passive open space and active recreation-oriented park space





Concept Layout

Anticipated Community Benefits

Preservation of Hawaiian Cultural Practices and Values

Economic opportunities in recreation, sports, and film

Community / youth outreach opportunities

Activation of unused vacant land

Bringing Hawai'i back to national/international forefront of surfing and technology

Recreational activities for the entire family (keiki to kūpuna)

Supporting / promoting local businesses within the facility

Project Schedule – Environmental Assessment



Early Consultation List

Agencies

Federal

- U.S. Army Corps of Engineers
- U.S. Coast Guard – Air Station Barbers Point
- U.S. Department of the Interior, Fish and Wildlife Service
- U.S. Department of the Interior, United States Geological Survey
- U.S. DOT Federal Aviation Administration – Honolulu Airports District Office
- U.S. Environmental Protection Agency
- U.S. Navy

State

- Department of Business, Economic Development & Tourism
- Department of Hawaiian Home Lands
- Department of Health, Hazard Evaluation and Emergency Response Office
- Department of Health, Clean Water Branch
- Department of Health, Wastewater Branch
- Department of Land and Natural Resources
- Department of Transportation, Airports Division
- Department of Transportation, Highways Division
- Office of Hawaiian Affairs
- Office of Planning and Sustainable Development

City

- Department of Facility Maintenance
- Department of Parks & Recreation
- Department of Planning & Permitting
- Department of Transportation Services
- Honolulu Board of Water Supply
- Honolulu Fire Department
- Honolulu Police Department

Elected Officials

State

- Senator Gabbard
- Senator Fevella
- Senator Shimabukuro
- Representative Eli
- Representative Har
- Representative LoPresti
- Representative McDermott

City

- Councilmember Andria Tupola
- Councilmember Augie Tulba

Neighborhood Boards

- 'Ewa NB No. 23
- Makakilo/ Kapolei/Honokai Hale NB No. 34

Organizations

- 'Ahahui Siwila Hawai'i o Kapolei
- Kalaeloa Heritage and Legacy Foundation
- Kanehili Cultural Hui
- Hunt Development Group



JRF 2020 NEM



Honokea 2022 Noise Assessment Survey

- A Noise Assessment survey was conducted for the site by Y. Ebisu & Associates behalf of Honokea in April 2022.
- The measurement results summarized DNL values for three 24-hour periods of the survey. The ranges were **61.2, 60.6, and 56.8 DNL**.
- When adjusting for the measured C-130s, the ranges were **60.1, 59.4, and 56.8 DNL**.
- Based on measurement results, it was concluded in our Honokea study that the project's proposed camp site is exposed to DNL levels less than 60 DNL, except for days when specific types of aircraft operating at Kalaeloa Airport overfly the project site.
- State DNL Land Use Guidelines specify <60 DNL as a safe threshold for transient lodging.

EA Studies & Site Analysis

Archaeological Reconnaissance Survey (Keala Pono)

Cultural Impact Assessment (Keala Pono)

Landscape Study (McCelvey Associates, Inc.)

Hydrogeology Study (Intera Geoscience & Engineering Solutions)

Biological Resource Study (AECOS)

Phase 1 Environmental Site Assessment (Element Environmental)

Preliminary Engineering Report (G70 Civil)

Site Survey (Control Point Surveying)

Soil Analysis (GeoLabs)

Traffic Assessment (Fehr & Peers)

Water Systems Investigation (Roth Ecological Design International, LLC)

Potential Overnight Accommodations

- At its January 2020 meeting, the Kalaeloa board approved entering into an Exclusive Negotiations Agreement and Right of Entry Agreement with HK Management that allowed HK Management to conduct due diligence on the possible development of a surf village and outdoor recreation facility with request for overnight accommodations.
- Most project uses are allowed in T2 Rural/Open Space Zone by the KCDD Rules, and others can be allowed as accessory use by interpretation. One outstanding issue is overnight accommodations.
- The Administrative Draft of the Kalaeloa Master Plan (KMP) released in May 2022 provides an example of the opportunity for Recreational Land Use – Camping.
- Currently, a waiver would need to be requested for overnight accommodations. Honokea has declined this option and have been invited instead to work with HCDA staff to find a solution in the development of the new Rules.
- Honokea may potentially request overnight accommodations after the release of the approved Rules in spring 2023.



Supporting recreation/SUP, skate park, etc



Overnight Recreation Camp Bungalows



Education/sustainability/culture

Kalaeloa 19acre Parcel: Honokea Surf Village

Project Summary and Development Concept

Honokea seeks to enter into a long-term lease with HCDA/State for the approx ~19.4ac parcel of land (TMK 68) mauka and adjacent to the ~77ac Kalaeloa Heritage Park.

The site provides the capacity that would allow Honokea to develop a comprehensive program of healthy recreation, culture and community attractions that are necessary for commercial viability and which are being sought at all current Honokea sites under development and viability review on the mainland.

The overall community would benefit greatly with a potentially integrated arrival and facility concept with Kalaeloa Heritage Park. Since a Native Hawaiian sensitivity is at the deepest levels of the Honokea development approach, any collaboration and partnership with KHPA is not only possible but would be mutually beneficial.

Honokea Design Philosophy

Honokea Surf Village is about 2 things. It is all about surfing and the underlying Hawaiian culture that brought surfing into existence; and it is about a village, a place of community that allows visitors, residents and patrons the opportunity to experience living with great connections to place, to culture, and to each other. In many respects, surfing allows the opportunity to experience an authentic Hawaiian lifestyle translated to any location: informal, outgoing and social, out-door oriented, and instilled with Aloha.

Capacity Review of Development Program Components—within the ~19.4acres

- Surf Lagoon, ~155m cove model featuring both beginners and expert zones, ~5 ac
 - Beach-side zone, ~2ac
 - Lagoon Arrival Plaza, Recreation Welcome Center and refreshments Overlook, ~2 ac
- This area would also include potentially integrated interpretive pavilions for both surfing as well as Surf Museum
- Parking and Arrival drop-off, ~250 spaces, with large vehicle and surfboard drop-off
 - Conference Center (Permitted by Land Use table) with food service, ~1 ac
 - Supporting Recreation, possibly incl lazy river SUP, skate boarding, etc ~3ac
 - Surf Film Studios/surf training/ocean safety Component (Light Industrial permitted use), ~2ac
 - Lagoon-flanking area: overnight recreation camp bungalows, ~2ac

Total:~17ac program areas, ~2ac driveways and buffer areas



Conference Center, events, etc



Surf Lagoon



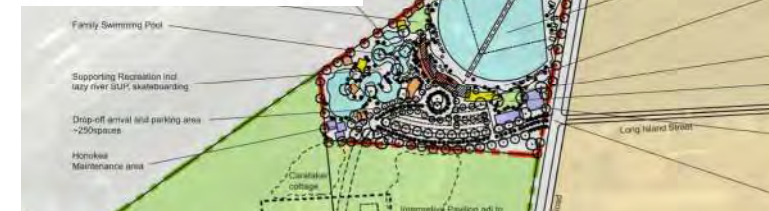
Surf Film Studios/Training/ Ocean Safety

Honokea Surf Village Recreation Concept

Kalaeloa Land Areas
Proposed Areas for Surf Lagoon,
Cultural and Community Development

Honokea Surf Village

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Project Schedule – Next Steps



Project Mission, Vision, and Values

BRIAN KEAULANA







Kia'i ola (Guardians of Life) Lifesaving Lab / Life Safety Training



Adaptive Activities

Mahalo Nui

HONOKEAKALAELOA@G70.DESIGN