

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 Plan and Rules amendment effort is being approached in a two-part process that will first revise the Plan, which will then govern the necessary changes to the Rules. Once the Plan and Rules have undergone their respective planning processes for amendment, both documents are 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*.

On June 1, 2022, the “Administrative Draft Kalaeloa Community Development District Master Plan” was presented to this Authority by our consultants from Torti Gallas and Partners, Inc. (“Torti Gallas”). On July 29, 2022, the Authority-appointed Permitted Interaction Group (“PI Group”) met to review the synthesized comments that had been submitted by the Authority, the public, and other government agencies. Determinations were made regarding which changes to incorporate into the next draft, which is referred to as the “Draft Kalaeloa Community Development District Master Plan,” attached hereto as Exhibit A.

III. DISCUSSION

When transitioning from the “Administrative Draft” to the “Draft” version of the Master Plan, the comments and questions submitted to the HCDA resulted in many changes throughout the document. The areas of most notable change from the previous version include:

- Removal of the Net Zero Energy village from a specific location, and rather to a model, aspirational concept for any development throughout the CDD;
- Adjusting and correcting the depicted ownership of parcels;
- Augmenting the historical context of Kalaeloa;
- Adding language regarding federal, state, and local requirements for the treatment of cultural and historic resources and development across railway corridors; and

- Updating maps and graphics throughout the Plan, including depiction of the Ewa Plain Battlefield.

The next steps in the Plan and Rules amendment are: working with our consultant to draft the proposed Rules, seeking input and guidance from the PI Group, then bringing the “Administrative Draft” version of the Rules to the Authority and to host a community meeting immediately thereafter.

Attachments: Exhibit A – Draft Kalaeloa CDD Master Plan

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