



# Kalaeloa Master Plan and Rules Update

July 2024

# Kalaeloa Plan and Rules Update

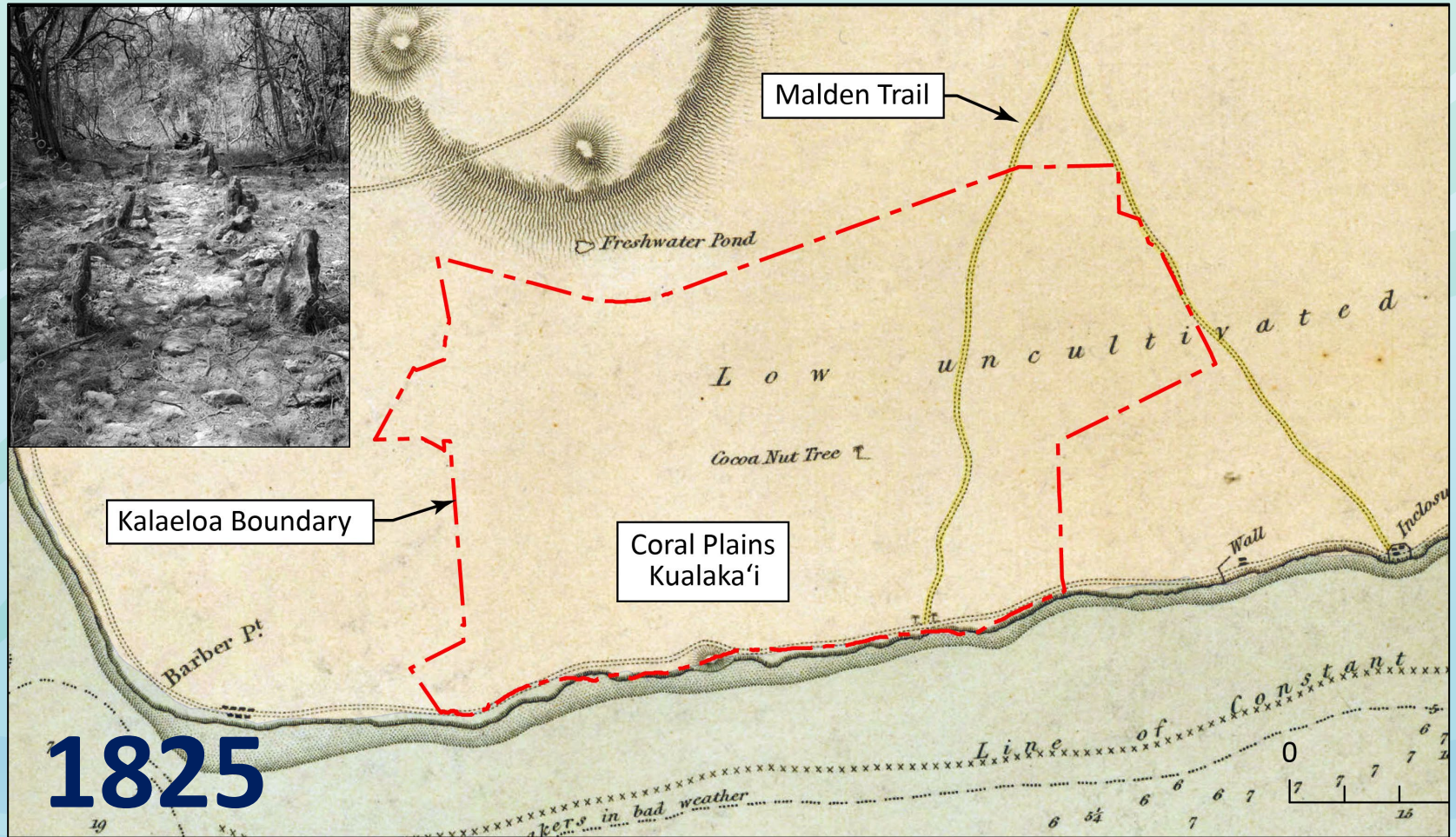


Date	Action
9/1/21	Board establishes Permitted Interaction Group
6/1/22	Board Presentation
6/6/22	Community Meeting
8/11/22	Rotary Club Meeting
6/2/23	Board Presentation
6/13/23	Community Meeting
12/7/23	Small Business Regulatory Review Board Hearing
8/7/24	Public Hearing



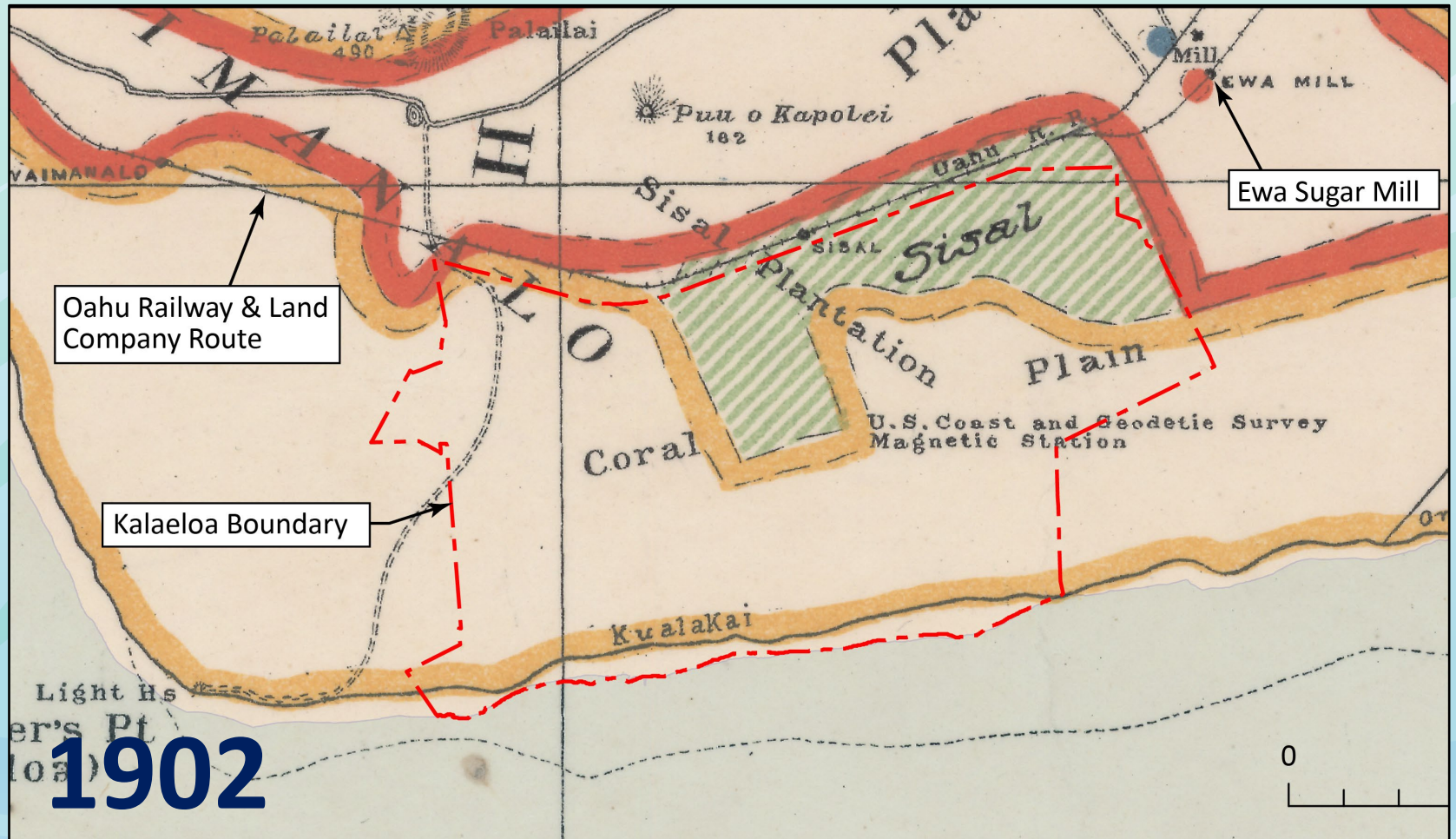
# Expanded History and Culture

Ala Hele - Malden Trail





# Sisal Fields





# Sinkholes



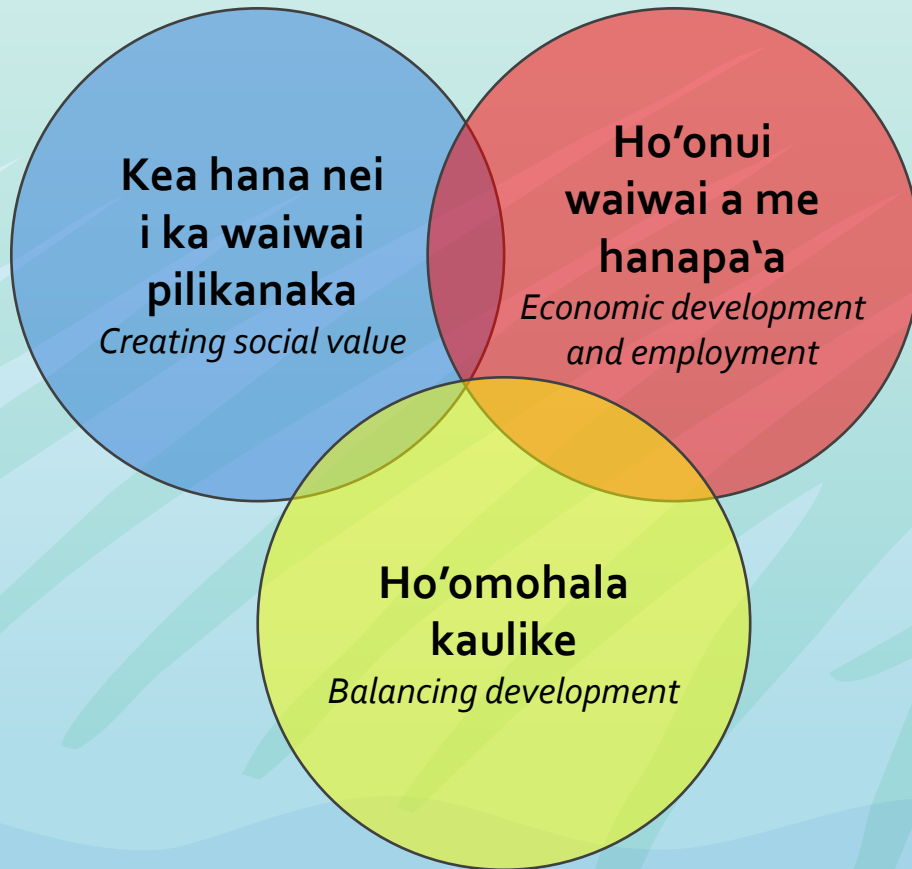


# World War II





# Kalaeloaloa Master Plan Vision



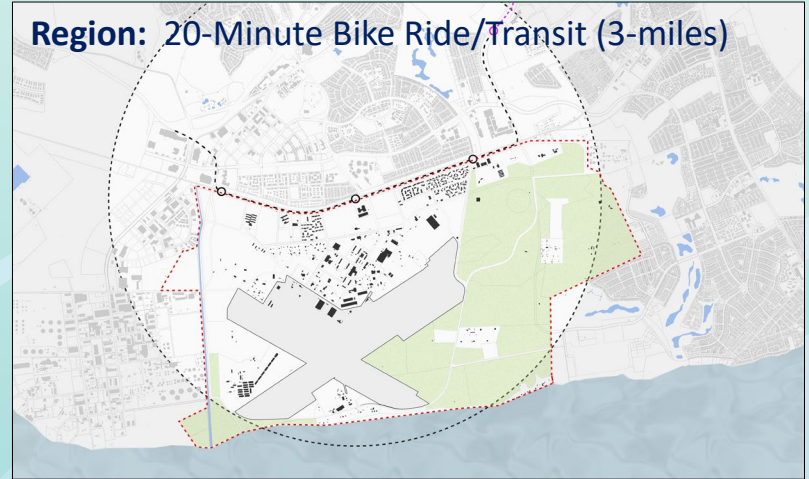
- Housing, connectivity, and open space
- Infrastructure to support industry and jobs
- Design for sustainability and socioeconomic equity: the 20-minute city

# The 20-Minute City

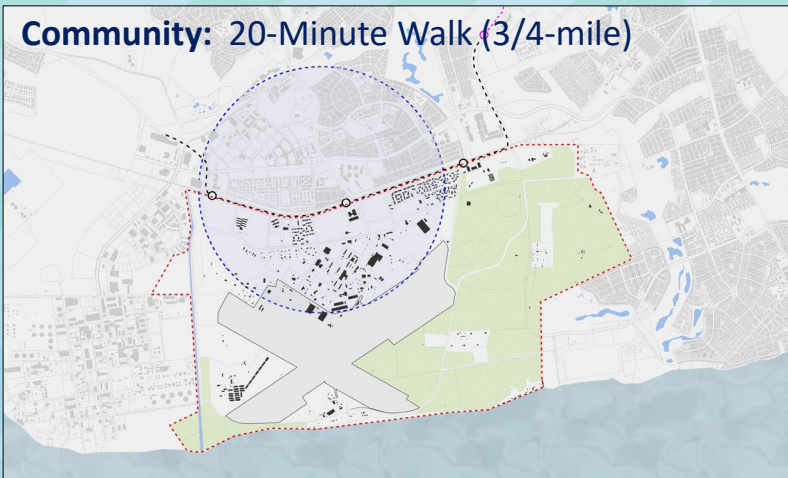
**Neighborhood:** 5-Minute Walk (1/4-mile)



**Region:** 20-Minute Bike Ride/Transit (3-miles)



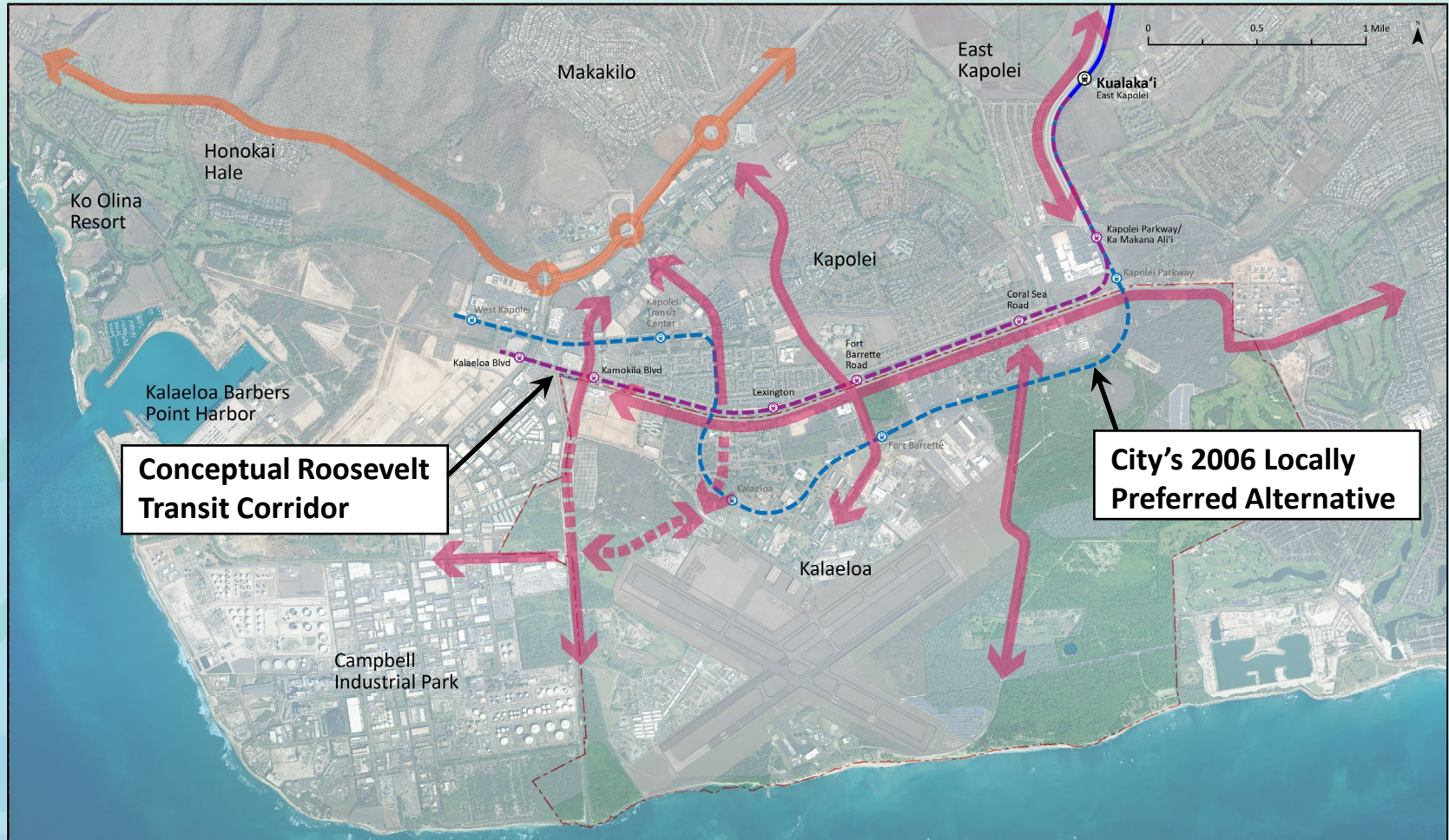
**Community:** 20-Minute Walk (3/4-mile)



Grand Park Avenue, North Bethesda, Maryland



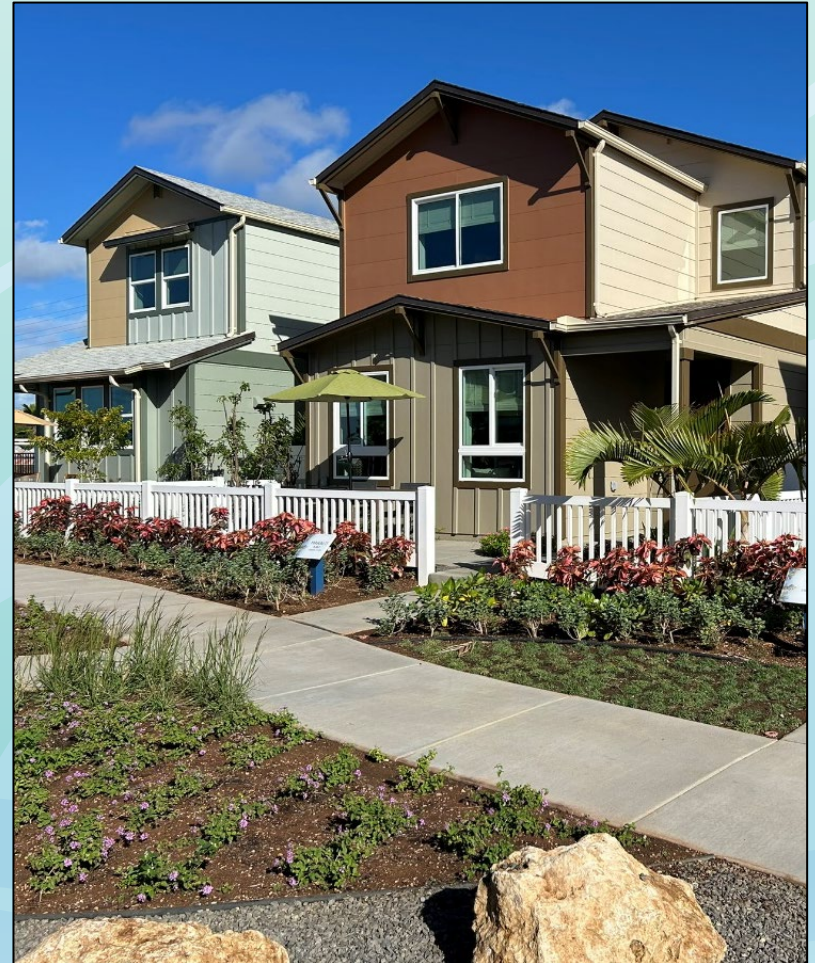
# Regional Connectivity





# Administrative Rules Update

- Greater consistency with other HCDA districts and City rules
  - Roadway classification
  - Street trees
- Environment
  - More flexible green building standards
  - Stormwater retention and detention ponds
- Removed off-street parking minimums (City Ordinance 20-41)





# Permit Streamlining

## Work Example

Construction on a lot greater than 40,000 s.f.

Construction on a lot greater than 20,000 s.f.

Renovation, <25% more floor area

Interior alteration

Interior electrical or plumbing (no permit)

Short-duration event

## Current Rules

Development Permit

Improvement Permit

Rules Clearance

Conditional Use of Vacant Land

## Proposed Rules

Development Permit

Improvement Permit

Renovation Permit

Rules Clearance

Zoning Clearance

(Building permit)

Conditional Use of Vacant Land

Temporary Use Permit

Project size less than 35,000 s.f.

Building size less than 35,000 s.f.



# Overlay Zones



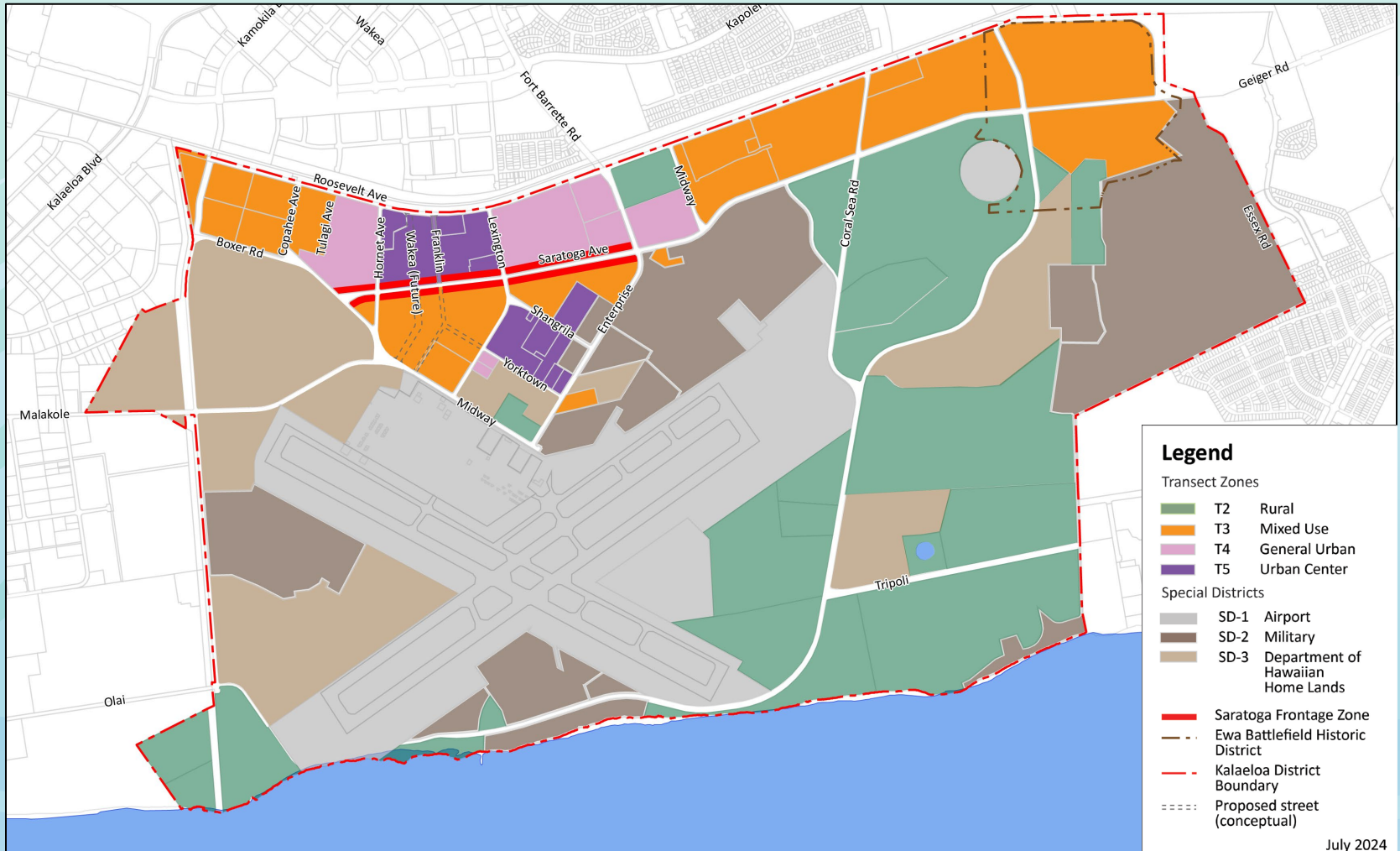
**Saratoga Main Street Frontage**



**Ewa Battlefield**



# Regulating Plan



July 2024

# Simplified Land Uses

	T2 Rural	T3 Mixed Use	T4 General Urban	T5 Urban Center
<b>A. Residential</b>				
Single family	-	●	-	-
Multi-family	-	●	●	●
Manufactured homes	-	○	-	-
Group home	-	-	●	●
Home occupation	-	●	●	●
<b>B. Lodging</b>				
Hotel	-	●	●	●
Bed and breakfast	-	●	●	●
Campground	○	-	-	-
<b>C. Commercial</b>				
Administrative and office	-	●	●	●
Artisan and craft production	-	●	●	●
Automobile sales and rentals	-	○	○	○
Dance-nightclub	-	○	●	●
Indoor recreation	-	●	●	●
Kennel and veterinary care	-	●	●	●
Live-work	-	●	●	●
Medical and dental offices	-	●	●	●
Outdoor commercial recreation	●	●	○	-
Personal services	-	●	●	●
Eating and drinking establishments	-	●	●	●
Retail goods and services	-	●	●	●

	T2 Rural	T3 Mixed Use	T4 General Urban	T5 Urban Center
<b>D. Civic</b>				
Conference center	○	●	●	●
Cultural facilities	●	●	●	●
Hospital	○	●	●	●
Parks and outdoor recreation	●	●	●	●
Public building	●	●	●	●
Religious facility	○	●	●	●
Theater	-	●	●	●
<b>E. Educational</b>				
Day care center	○	●	●	●
Educational facilities	○	●	●	●
<b>F. Industrial</b>				
Freight or base yard	-	●	-	-
Light industrial	○	●	●	●
Media production	○	●	○	○
Outdoor storage	-	●	○	○
Research and development	○	●	○	○
Self-storage facility	-	●	○	○
Warehousing	-	●	○	○

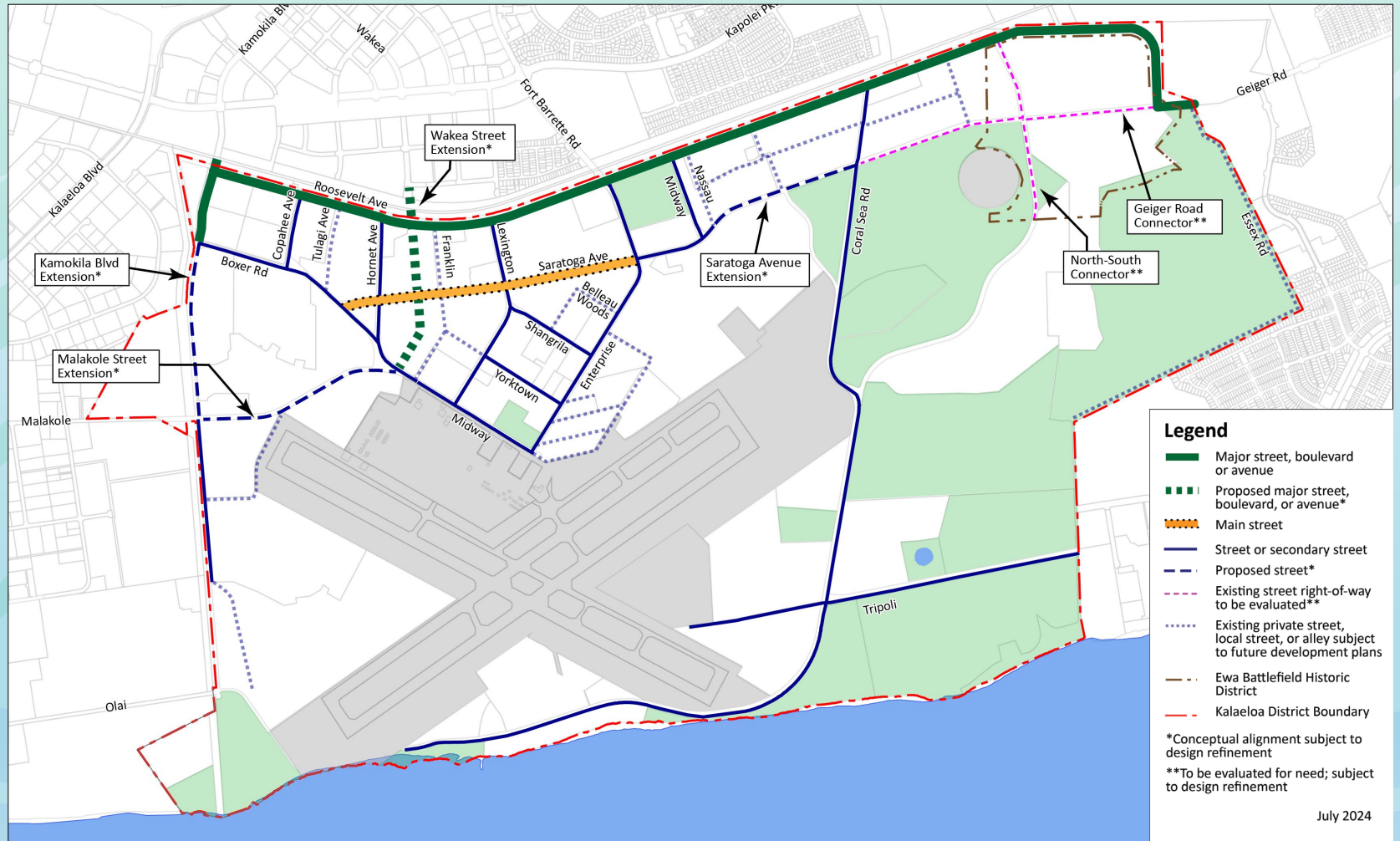
	T2 Rural	T3 Mixed Use	T4 General Urban	T5 Urban Center
<b>G. Transportation</b>				
Alternative fuel station	-	●	●	●
Automobile repair	-	●	●	○
Aviation	○	○	○	○
District parking facility	○	●	●	●
Electric vehicle charging	●	●	●	●
Gas station	-	●	●	-
Mobility hub	●	●	●	●
<b>H. Sustainability</b>				
Agriculture	●	●	●	●
Farmers' market	●	●	●	●
Recycling collection facility	●	●	-	-
Renewable energy farm	●	●	●	●

## Legend

- Permitted by right
- Requires conditional use permit
- Not permitted



# Thoroughfare Plan



# Next steps

**Presentation Hearing**  
August 7, 2024



**Decision-Making Hearing**  
September 4, 2024

<https://dbedt.hawaii.gov/hcda/kalaeloa-plan-and-rules/>

- Email: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)
- Web: <http://dbedt.hawaii.gov/hcda/submit-testimony>
- Mail: 547 Queen Street, Honolulu, HI 96813
- Fax: (808) 587-0299
- Phone: (808) 594-0300



The background features a light blue gradient. In the lower half, there are stylized, wavy lines representing water in shades of blue. From these waves, several hands of varying shades of green and blue reach upwards, their fingers spread, as if reaching for something or expressing gratitude. The word 'Mahalo!' is centered in the upper half of the image.

# Mahalo!