

## **PUBLIC HEARING - PRESENTATION**

### **PROPOSED AMENDMENTS TO THE KALAELOA COMMUNITY DEVELOPMENT DISTRICT PLAN AND RULES**

#### **I. BACKGROUND**

The Kalaeloa Master Plan was completed by the Hawaii Community Development Authority (“HCDA”) in March 2006.<sup>1</sup> Title 15, Chapter 215, Hawaii Administrative Rules (“HAR”), Kalaeloa Community Development District (“CDD”) rules took effect on October 27, 2012.<sup>2</sup>

Updates to the master plan and rules began in 2019 with the assistance of the consulting firm Torti Gallas+Partners (“TG+P”). TG+P prepared drafts of the updated master plan in 2023 and 2024, and assisted HCDA staff with analysis and initial updates to the draft rules.

Based on feedback from a virtual community meeting in June 2023 as well as input from other stakeholders, staff have updated the Plan and Rules incorporating community input as well as additional rule clarifications, updated definitions, revised figures, and other edits.

#### **II. DISCUSSION**

Key revisions were made under the master plan and rules including the following:

- Additional narrative and information about the historical cultural landscape of Kalaeloa, including ancient Hawaiian trails (ala hele) and the use of karst caves and sinkholes, post-contact cattle ranching and plantation agriculture, and the military presence during World War II.
- Narrative about infrastructure systems and needs in Kalaeloa
- Updates to the regional connectivity plan and the conceptual thoroughfare plan, which calls for the re-evaluation of proposed rights-of-way through the Ewa Battlefield Historic District. The plan also suggests that a conceptual high-capacity rail transit corridor be developed along Roosevelt Avenue instead of Saratoga Avenue and Wakea Street.
- Updates to the land use regulating plan

The proposed amendments to the draft administrative rules are designed to simplify agency reviews and streamline permitting processes. Among these amendments include:

- Simplification of permitting processes, including new thresholds for development and improvement permits based on project size, rather than lot size. New permit types, including a renovation permit, temporary use permit, and zoning clearance, will also further streamline permitting processes.

- Closer alignment with City and County of Honolulu permitting processes, including roadway classifications, street tree requirements
- More flexible sustainability and green building requirements
- Addition of a Saratoga Frontage overlay zone to promote the development of a pedestrian-oriented, commercial mixed-use main street through the heart of Kalaeloa, and an Ewa Plain Battlefield overlay zone to promote the protection and interpretation of the first location on Oahu to be attacked on December 7, 1941.
- Recognition that the Department of Hawaiian Home Lands has federal regulatory supremacy over its approximately 550-acres of land holdings in Kalaeloa
- Deletion of minimum parking requirements to be consistent with planning best practices and City and County of Honolulu Ordinance 20-41
- Consideration of climate change, sea level rise, and climate-resilient development as well as traditional Native Hawaiian rights or practices.

The final draft of the Kalaeloa master plan and rules may be subject to additional comments received during the presentation hearing. A decision-making hearing will be held on September 4, 2024.

**Citations:** <sup>1</sup> Hawai‘i Community Development Authority. (March 1, 2006). Kalaeloa Master Plan. <https://dbedt.hawaii.gov/hcda/files/2013/04/Kalaeloa-Master-Plansmall.pdf>

<sup>2</sup>Hawai‘i Community Development Authority. (September 11, 2012). *Kalaeloa Community Development District Rules. Title 15, Subtitle 4, Chapter 215, Hawaii Administrative Rules.* <https://dbedt.hawaii.gov/hcda/files/2018/02/Ch.-215-Kalaeloa-CDD-Rules-EFF-2012-10-27.pdf>

Attachments:

1. Summary Matrix of Proposed Amendments to the Kalaeloa Rules, July 8, 2024 Draft
2. Kalaeloa Community Development District Rules, Proposed Amendments – Revised Draft (Ramseyer Version), July 8, 2024
3. Kalaeloa Master Plan Draft, July 2024