



Kalaeloa Master Plan/Rules Update

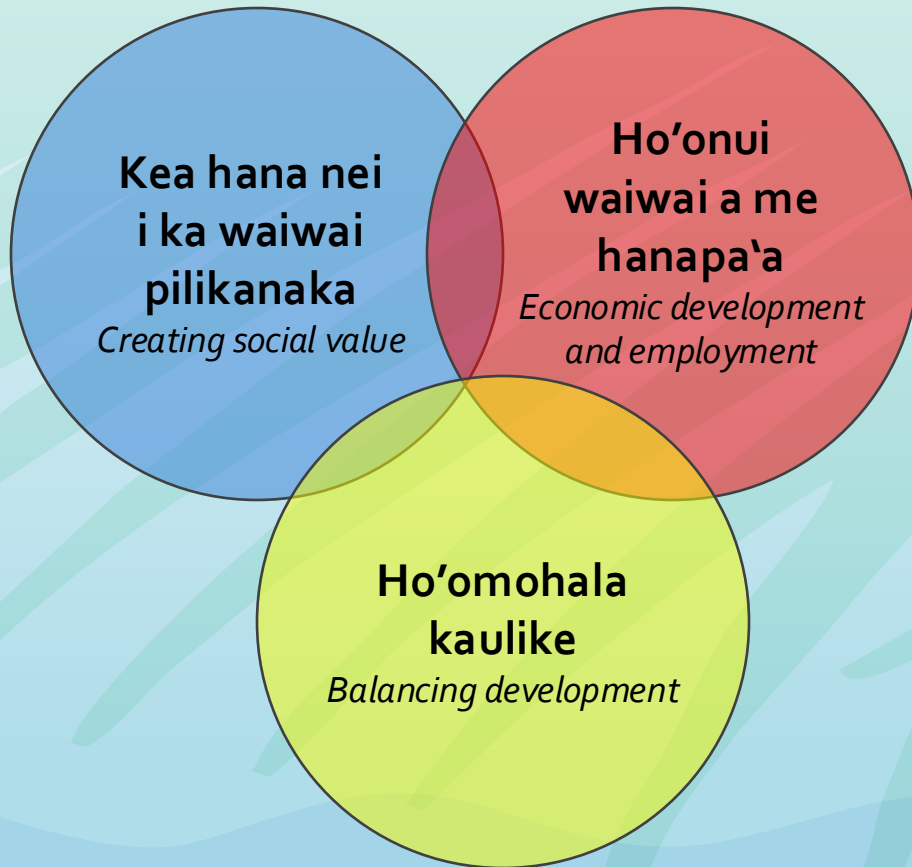
August 2025

Hawaii Community Development Authority

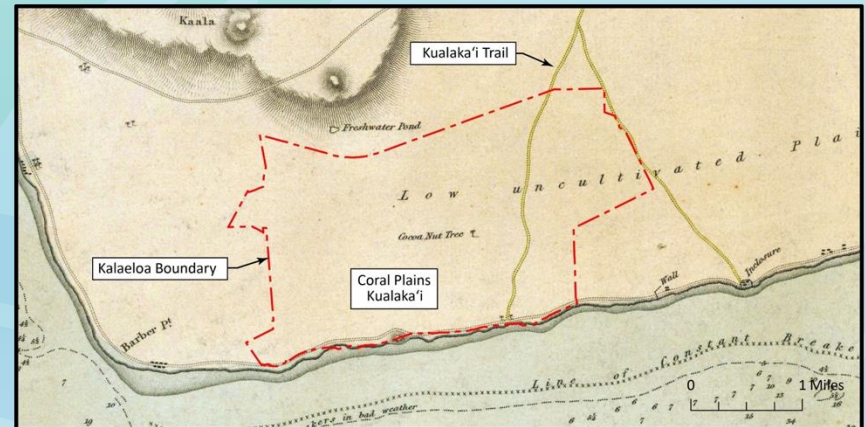


Kalaeloa Master Plan Vision

Wahi Ho'okela (Center for Excellence)



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



Land Use Zoning



T2 Rural	T3 Mixed-use	T4 General Urban	T5 Urban Center
<p>Commercial/civic</p>  <p>28 feet max height 1-2 stories</p>	<p>Residential, commercial, industrial</p>  <p>60 feet max height 3-4 stories</p>	<p>Residential, commercial</p>  <p>75 feet max height 5-6 stories</p>	<p>Residential, commercial</p>  <p>90 feet max height 7-9 stories</p>
			

Each zone varies the intensity of natural, built, and social elements and promotes "new urbanist" ideas.

<https://www.cnu.org/publicsquare/2017/04/13/great-idea-rural-urban-transect>

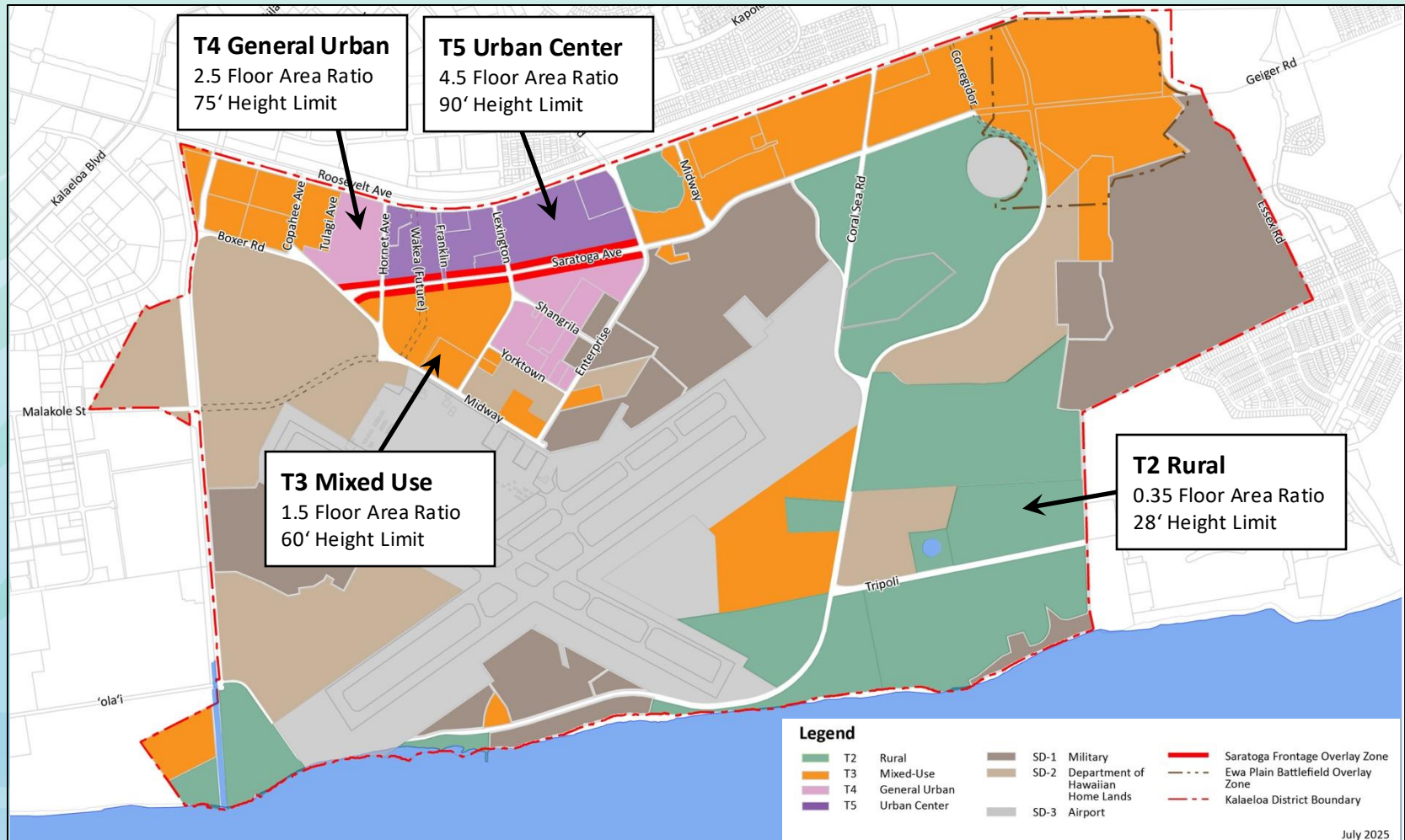
Examples

Ho'opili



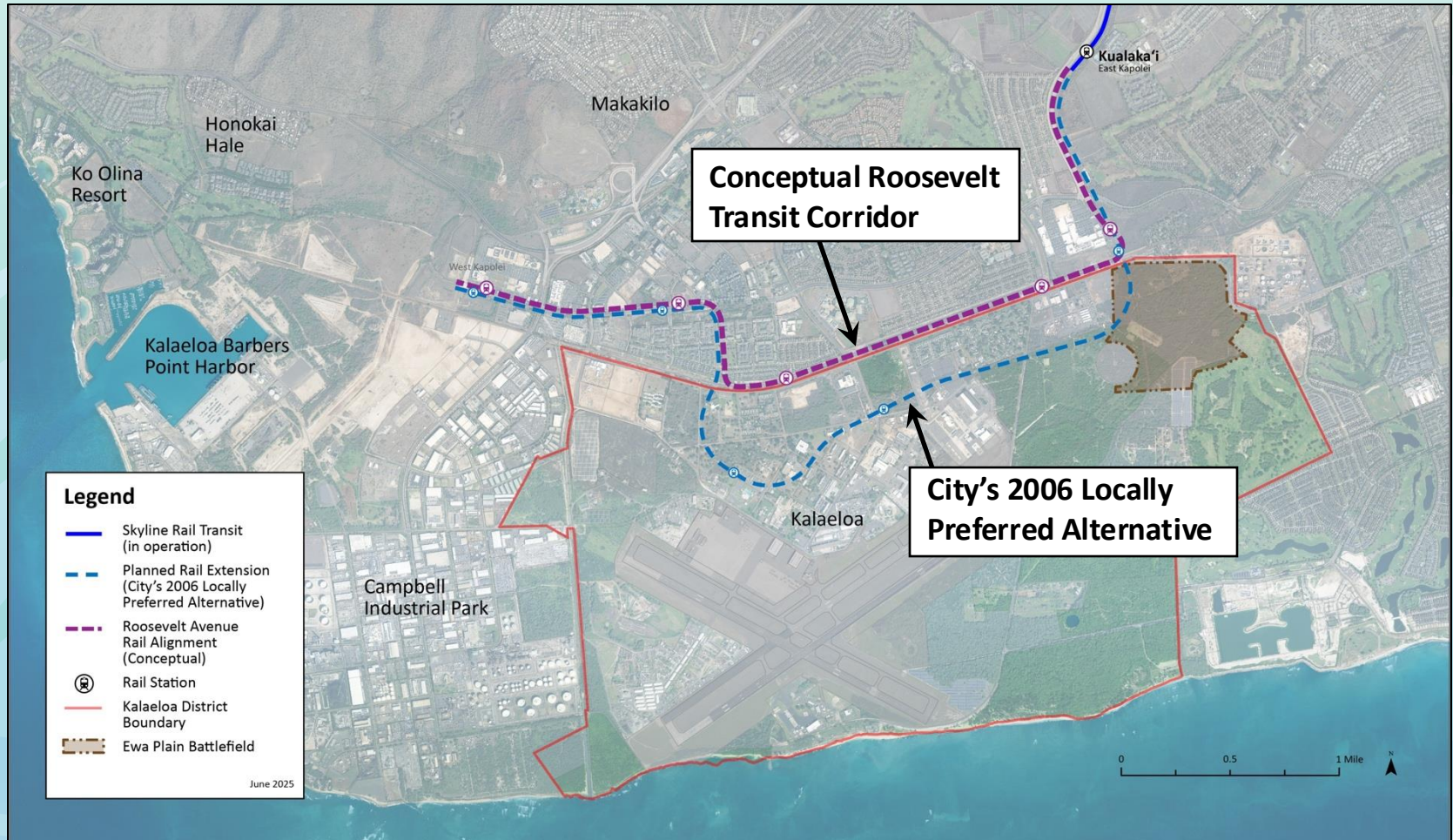
Regulating Plan – Land Use

July 2025 Draft

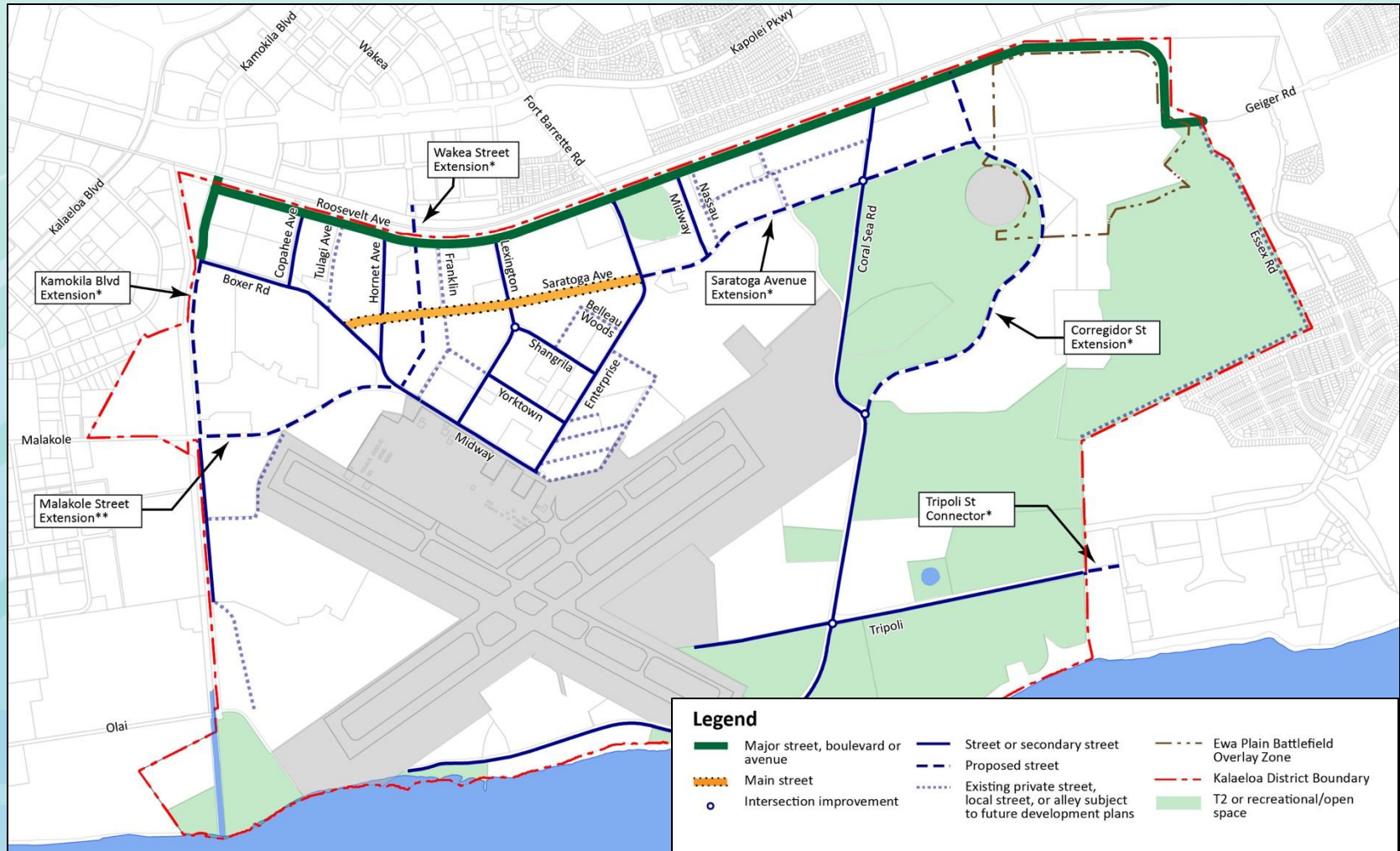


July 2025

Regional Connectivity - Transit



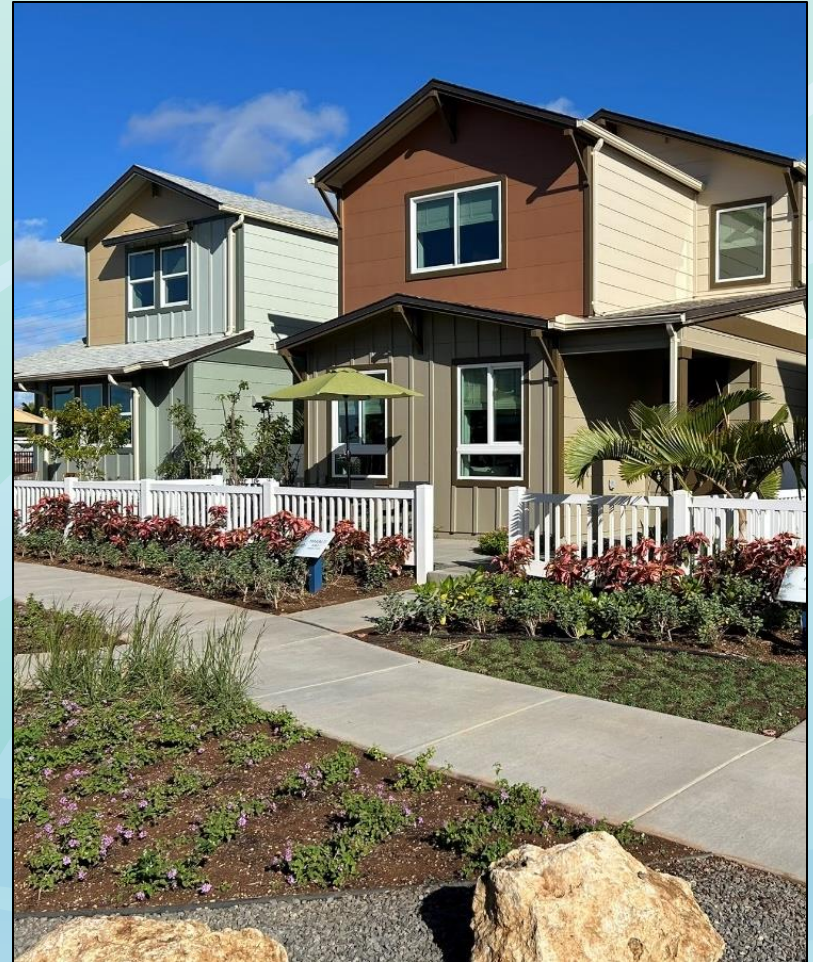
Thoroughfare Plan



Administrative Rules Update



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



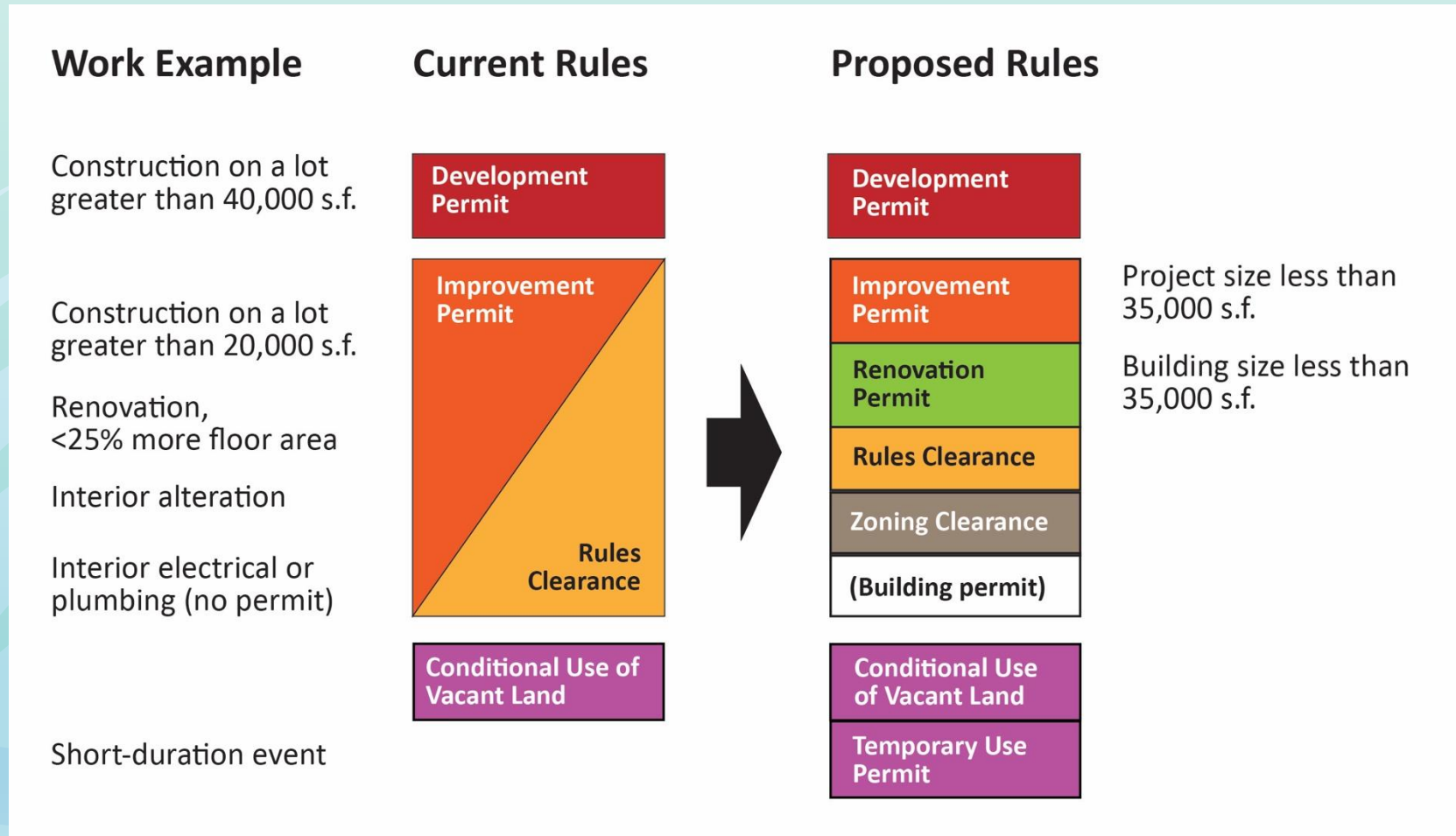
Selected Rule Updates

Proposed as of July 2025



Rule	Subject	Notes
§15-215-63	Historic Preservation	<ul style="list-style-type: none">• Clarifies that developers must confirm that it has complied with State Historic Preservation Division (SHPD) requirements and Section 106 when permit applications are submitted to HCDA.• Reinforces compliance with applicable historic covenants.
§15-215-78	Improvement/Development Permits	<ul style="list-style-type: none">• Permit thresholds are based on project size rather than parcel area.• Integrates requirements to address adverse effects, traditional Native Hawaiian rights or practices, and climate adaptation.• Adds a Native Hawaiian cultural consultant to design advisory boards.
§15-215-43	Architectural Standards	<ul style="list-style-type: none">• Where possible, exterior signage should be in ‘Olelo Hawai‘i and English.• Improvement and development permit applications must describe how the proposed design exhibits a Hawaiian sense of place.
§15-215-50	Ewa Plain Battlefield Overlay	<ul style="list-style-type: none">• Design of proposed developments shall be compatible with the historical significance of the Ewa Plain Battlefield.• Design advisory board may review projects; other protections

Streamlined Permitting



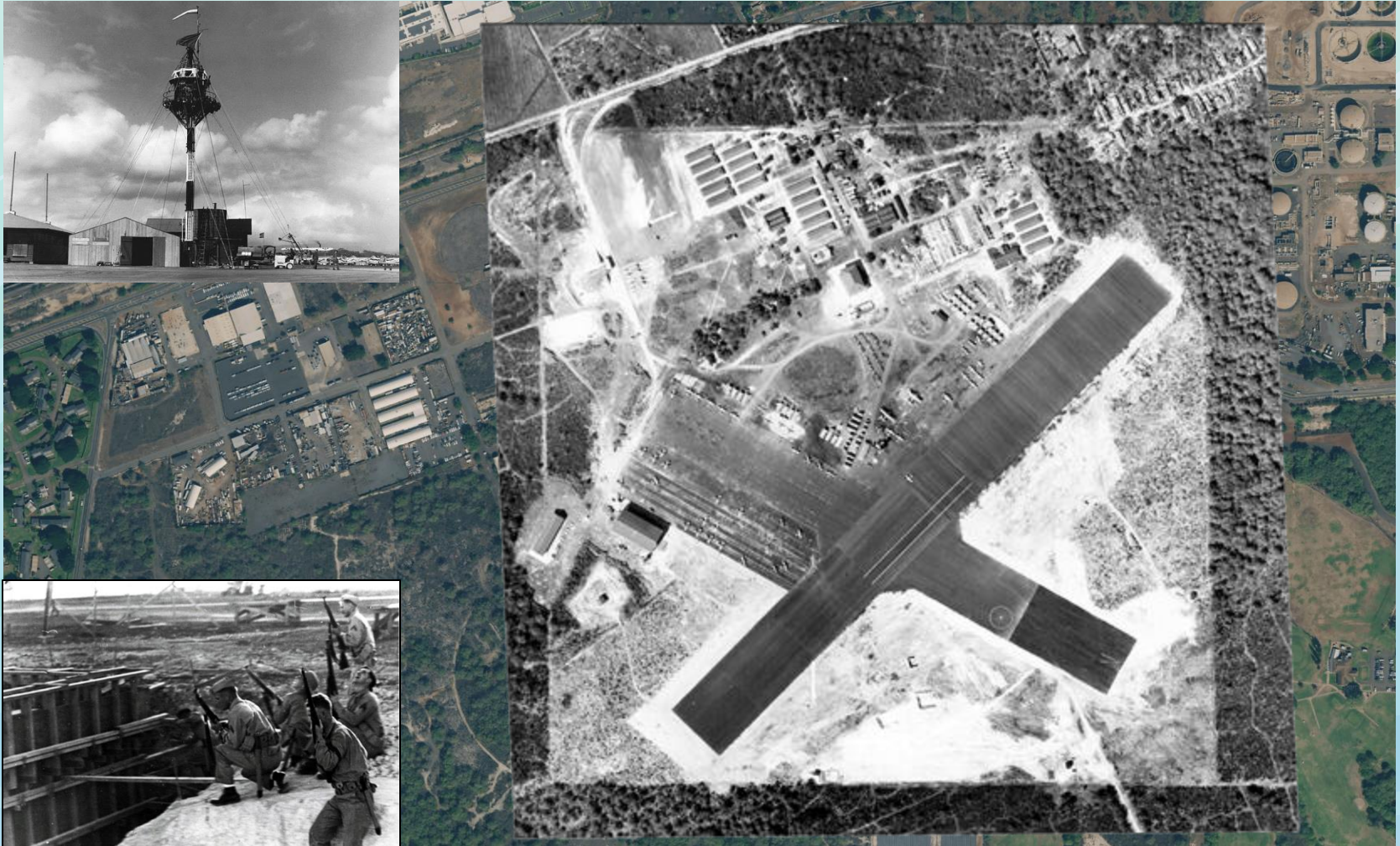
Ewa Plain Battlefield

Location



Ewa Plain Battlefield

Ewa Mooring Mast Field / Marine Corps Air Station Ewa



Ewa Plain Battlefield

Historic Overlay District(s)



Ewa Plain Battlefield

Example of Interpretive/Preservation Concept



Illustrative view looking southeast

Infrastructure Master Plan

Facilitating community development



- Electrical
- Potable Water
- Recycled Water (R-1)
- Wastewater
- Stormwater
- Streets



Current Electrical Infrastructure Projects

- Inventory and assess existing electrical facilities - \$6 million (HECO for Navy)
- Transfer selected customers from Navy to HECO grid - \$18 million (HCDA for Navy)
- Saratoga Avenue electrical upgrades - \$12 million (HCDA)

Next steps



Presentation Hearing
September 3, 2025



Decision-Making Hearing
November 5, 2025

Current Draft Plan, Rules, and Hearing Notice

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

Comments due September 16, 2025

- Email: 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



Mahalo!