

PUBLIC HEARING AGENDA

Hawaii Community Development Authority
November 2, 2005

TIME: 9:00 a.m.
PLACE: 677 Ala Moana Boulevard
Suite 1000 Conference Room
Honolulu, Hawaii

Public Hearing on the Draft Master Plan for the Kalaeloa Community Development District.

HCDA is in the process of updating previous planning efforts and responding to changes in and around Kalaeloa. A Draft Kalaeloa Master Plan has been completed and proposes a phased, mixed use development over a 20-year period to create social and economic value for the 'Ewa region. The Draft Kalaeloa Master Plan emphasizes:

- Increasing connectivity within the 'Ewa region by integrating a regional transportation system and roadway improvements;
- Creating employment and economic opportunities by allowing over 3,000,000 square feet of commercial and light industrial floor space
- Designating land for the construction of new public educational facilities;
- Providing a "live, work, and play" community that offers 6,500 residences with 30% to 50% designated as affordable workforce housing;
- Promoting alternative energy development by designating nearly 400 acres for "eco-industrial" purposes;
- Preserving open space, recreational and shoreline areas; and
- Protecting cultural and natural resources by establishing a Native Hawaiian Culture & Education Center.

The Draft Kalaeloa Master Plan itself is divided into two volumes: the master plan and technical appendices. The Draft Master Plan is formatted into five chapters to guide the reader through the planning process from concept to implementation:

- Chapter 1 provides an introduction of the Plan, the opportunities presented at Kalaeloa and the relationship to the Kalaeloa Strategic Plan.
- Chapter 2 highlights the various "pieces" needed to assemble the plan such as land ownership, infrastructure, site conditions, and regional economics.
- Chapter 3 contains a framework for the plan with focus on creating social and economic value.
- Chapter 4 describes and illustrates the land use plan and summarizes the design guidelines.
- Chapter 5 discusses the development phasing, financial summary, and coordination strategy.

The technical appendices provide detailed background information and include a regional economic analysis, infrastructure improvement details, a cash-flow model and development proforma, design guidelines, noise analysis, and an assessment of the aircraft carrier strike group.