

## INFORMATION

June 7, 2006

### **SUBJECT: Kalaeloa Status Report**

#### **I. Kalaeloa Master Plan**

Staff has transmitted copies of the Authority-adopted Kalaeloa Master Plan to the Governor and Navy, and their respective approval and concurrence is pending.

#### **II. Kalaeloa Community Development Rules**

Staff is continuing discussions with the first ranked consultant for the preparation of Community Development Rules (Rules) for Kalaeloa. Staff will proceed to the second ranked consultant if an agreement cannot be negotiated with the first.

Once a consultant agreement is negotiated, notice to proceed on the preparation of the Rules will not be issued until the Governor's approval of the Kalaeloa Master Plan. Completion of the Rules will be in accordance with Hawaii Revised Statutes, Chapter 206E-7. The Rules, upon adoption, will supersede all other inconsistent ordinances and rules on the use, zoning, building, planning and development.

#### **III. Kalaeloa Activities**

- a. Public Safety: On Monday, May 8, 2006, HCDA staff and Member Timson met with the Honolulu Police Department and the Navy Public Safety Office at Kapolei Police Station. The purpose of the meeting was to establish a dialog between enforcement agencies and discuss public safety concerns in Kalaeloa. The meeting resulted in clearer lines of communication and coordination as well as the identification follow-up actions, particularly regarding roadway signage and lighting and fire prevention. Staff is working to schedule meeting with the appropriate agencies.
- b. Field Office Dedication: On Friday, May 12, 2006, HCDA staff held a dedication ceremony for the Kalaeloa Field Office. HCDA Members, staff, various government agencies, elected officials, companies, and stakeholders were in attendance.

#### **IV. Federal Legislation**

The National Defense Authorization Act of 2007 (H.R. 5122) which includes, Section 2841, Land Conveyance, Naval Air Station, Barbers Point, Hawaii was passed by the House of Representatives on May 11, 2006, and was received by the Senate on May 15, 2006. Section 2841 specifically states,

- “(a) Conveyance of Property- Not later than September 30, 2008, the Secretary of the Navy shall convey, by sale, lease, or a combination thereof, to any public or private person or entity outside the Department of Defense certain parcels of real property, including any improvements thereon, consisting of approximately 499 acres located at the former Naval Air Station, Barbers Point, Oahu, Hawaii, that are subject to the Ford Island Master Development Agreement developed pursuant to section 2814(a)(2) of title 10, United States Code, for the purpose of promoting the beneficial development of the real property.
- (b) Use of Existing Authority- To implement subsection (a), the Secretary may utilize the special conveyance and lease authorities provided to the Secretary by subsections (b) and (c) of section 2814 of title 10, United States Code, for the purpose of developing or facilitating the development of Ford Island, Hawaii.
- (c) Description of Property- The exact acreage and legal description of real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary.
- (d) Additional Terms and Conditions- The Secretary may require such additional terms and conditions in connection with a conveyance under subsection (a) as the Secretary considers appropriate to protect the interests of the United States.”

The approximate 499 acres of land referenced in the measure pertain to the “brokered” properties located primarily along the northern boundary of Kalaeloa. Implications of this measure are that the brokered properties in Kalaeloa will be made available for development by a date certain (September 30, 2008) versus the on-going uncertainty regarding their potential use should the Navy homeport an aircraft carrier at Pearl Harbor. Staff will continue to track the legislation through the Congress.