

Kalaeloa Status Report

Staff Report

May 14, 2008

Four groups have been established to address the various concerns and issues within the Kalaeloa Community Development District. The four groups are: Kalaeloa Public Safety Group (“KPS”), Kalaeloa Community Network (“KCN”), Kalaeloa Advisory Team (“KAT”), and the Kalaeloa Archaeological and Cultural Hui (“KACH”).

Kalaeloa Public Safety Group: Public health and safety are major concerns for the various stakeholders within the District. In order to provide a forum to address these concerns, the KPS was established.

The KPS met on April 17, 2008. The following is a summary of the meeting:

- Naval Station Westloch Police Annex.
 - Reported all illegal activity has declined due to the increased I.D. checks and increased security along the Kalaeloa airport runways.
- Department of Transportation (“DOT”). DOT announced the \$333,000.00 for maintenance of the state roads in Kalaeloa survived the legislative crossover. DOT reported the funding has not been cut from the budget.
- Hawaii Community Development Authority (“HCDA”). The HCDA staff relayed the thanks of Authority Member Maeda Timson for conducting random I.D. checks, because it really added a sense of protection as she traveled to the beaches last month. Also Member Timson appreciates all the good work happening in the District. HCDA staff also presented the permissible land use table, provided an overview, and definitions. KPS will review and provide feedback through email and/or at the next KPS meeting.

The next KPS meeting is scheduled for Thursday, May 15, 2008 at the Kapolei Police Station beginning at 9:30 a.m.

Kalaeloa Community Network: The KCN was established to share ideas, network, and address concerns about the infrastructure, pool resources, and capitalize on opportunities to foster pride in Kalaeloa.

The KCN met on Thursday, April 10, 2008. The following is a summary of the meeting:

- HCDA. The HCDA staff relayed the thanks of Authority Member Maeda Timson for how beautiful the Ft. Barrett Entry-Way looks. HCDA staff also presented the KAT Land Use Matrix, provided an overview, and definitions. KCN will review and provide feedback through email and/or at the next KCN meeting.
- Kalaeloa Rentals. Suzette Smith, General Manager, brought her visitors from Carmel Partners who were in town from the mainland. Suzette is interested in putting in a swimming pool complex within their parcel near their park and office. HCDA would follow up with the information that would be needed for project consideration. Suzette and Pearlyn will be finalizing the action plan and budget for the Geiger Entry-Way revitalization project to present before the Authority this summer for approval.
- Subway. Beverly Brennan, Owner, volunteered to provide food and help for the Geiger Gate project.
- Hunt Development. Dev Braganza also volunteered to provide equipment and some manpower for the project.
- U.S. Coast Guard. Captain Brad Bean offered to host the next KCN meeting. HCDA staff will follow up with the Captain and provide more details for KCN.

The next KCN meeting is scheduled for Thursday, May 8, 2008.

Kalaeloa Advisory Team: The KAT was established as an advisory group to assist with the promulgation of administrative rules, infrastructure planning, and other development issues for the District. The KAT established a rules subcommittee to provide community input on the administrative rules. As stated in previous staff reports, as the KAT subcommittee completes sections of the administrative rules, HCDA staff would present the information to the other community groups and the community at large. This month, HCDA staff presented the permissible land use table to all Kalaeloa community groups and sent this information via email to all area legislators, developers, and organizations. See Exhibit A.

The KAT met on Monday, March 31, 2008 at the Kalaeloa Airport. The following is a summary of the meeting:

- HCDA. The HCDA staff presented the Land Use Matrix to the KAT along with an overview and definitions, and fielded any questions. The KAT will review and provide feedback through email and/or at the next KAT meeting.

- Kapolei Development, Gentry, and Haseko. Representatives of neighboring developments cautioned the group about being overly conditional. Also they recommended that the group and HCDA staff pay close attention to the City and County's administrative rules.

The next KAT meeting is scheduled for Tuesday, May 27, 2008 at the Kalaeloa Airport to begin at 6:30 p.m. Although the KAT meetings are normally scheduled for every other month on the last Monday of the month, Monday, May 26th is a State holiday, therefore the meeting schedule changed.

The rules subcommittee met on April 3, 2008 and April 17, 2008. The following is a summary of the meetings:

- Land Uses. The proposed land uses were discussed. Once the rules subcommittee completes its discussions, the information will be presented to the KAT and the other groups. The next set of completed topics of proposed land use information will be presented at the next KAT meeting in addition to other groups.
- Townscape Inc. Townscape Inc. will be assisting with the drafting of the rules. The rules will be presented to the other groups for their input. Prior to commencing public hearings, the Authority and the Governor must review and preliminarily approve the rules.

The next set of rules subcommittee meetings are scheduled for Thursday, May 1st, May 15th, and May 29th, 2008 at the Kapolei Hale to begin at 2:30 p.m.

Kalaeloa Archaeological and Cultural Hui: The KACH was established as an advisory group to assist the Kalaeloa Cultural Specialist and the HCDA with the protection of the archaeological, cultural, and endangered species sites within the District. Currently, it is made up of the Kalaeloa Cultural Specialist and representatives from the Kapolei Hawaiian Civic Club (Ahahui Hawaii Siwila o Kapolei) and the Hoakalei Cultural Foundation. A regular meeting schedule will be established.

- HCDA. The HCDA staff presented the Land Use Matrix, provided an overview and definitions, and fielded questions at the Hoakalei Cultural Foundation meeting held on Friday, April 18, 2008 and at the Ahahui Hawaii Sawila o Kapolei meeting held on Sunday, April 20, 2008. Both organizations will review and provide feedback next month.

The next KACH meeting is targeted for June 2008 and an exact date and time will be determined.

With respect to administrative matters, the HCDA staff reports on the following:

- Building 36. On Thursday, April 3, 2008, HCDA staff requested a copy of the lease from BRAC PMO in a version that could be modified for the appropriate appendix referrals and signatures. HCDA staff finalized the lease document for execution and signatures. On Wednesday, April 10, 2008, HCDA staff worked with the Department of Accounting General Services (“DAGS”) on exercising a Right-Of-Entry agreement to allow DAGS contractors access to Building 36 to begin renovations. The goal is to have the work completed by the end of June 2008.
- Department of Hawaiian Homes Land (DHHL). On Monday, April 7, 2008, HCDA staff attended the DHHL strategic planning meeting. Also on Wednesday, April 9, 2008, HCDA staff received an email from Save Our Race Track requesting to be scheduled for a presentation on the May Authority meeting agenda. HCDA staff referred the request to DHHL for further discussion.
- Life Safety Improvements Project. On Wednesday, April 9th, HCDA staff met to determine the next steps to be taken with DOT to move forward on the \$250,000.00 life safety improvements project. HCDA staff will be meeting with the highways planning branch of DOT on May 6, 2008.
- Navy and Hunt Development. At the Authority’s request, HCDA staff is doing research and drafting correspondence to Hunt.

In addition to administrative matters, the Authority has requested that monthly status reports be provided by Navy Region Hawaii and the Hawaii Public Housing Authority (“HPHA”) and also bi-annual reports from DHHL. HCDA staff sent a friendly reminder by email to the Navy and HPHA on Monday, April 14, 2008 requesting such reports.

Hawaii Public Housing Authority: The HPHA operates three programs at Kalaeloa and one at Kakaako. The programs/facilities include:

- Hale Ulu Pono, Bldg. #39/Steadfast Housing (Kalaeloa);
- Onemalu, Bldg. #48/Holo Loa’a (Kalaeloa);
- Onelau’ena, Bldg. #50/Hope Shelter (Kalaeloa); and
- Next Step, CSFM3 (Kakaako).

Program coordinator Sandra Miyoshi notes that recent changes in personnel means that no report or representative is available for this meeting. She indicates that HPHA is hiring for the position and hopes to provide a status report and representative for the next meeting of the Authority.

U.S. Navy (“USN”): The USN administers lands that it retained the former Naval Air Station Barber’s Point. Currently the USN is responsible for the operation of Morale, Welfare and Education facilities (i.e., bowling alley, store facilities, beach/recreational facilities, cottage rentals, child development center, etc.), a golf course and bio-solid facility within Kalaeloa. Representatives of the USN provide updates to the Authority on its lease activities (e.g., City & County management of Pride and Pointer fields, etc.) and other developments. Lynn K. T. Tanaka, NAVFAC Hawaii, ARE2 currently serves as the USN’s liaison with the HCDA.

Ms. Tanaka has indicated that there are no updates to report and that they will not be available at the Authority’s May meeting.

Attachment: Exhibit A – Kalaeloa Draft Permissible Use Worksheet

P = Permitted C = Conditional Uses X = Not Permitted	Mixed-Use Moderate	Mixed-Use High/ and High Commercial	Airport-Related (Mixed-Use Overlay)	Airport Related	Airport - Navigation	Military	Light Industrial	Eco-Industrial	Public Facilities	Open Space, Parks and Recreation	Townscape Notes	KAT Subcommittee Notes	Reviewer's Notes
ASSEMBLY													
Amusement enterprises (under .25 acres) including billiard halls, game arcades, and carousels.	P	P	P	P	P	P	P	P	C	C		KAT 4/3/08: Some discussion about indoor vs. outdoor amusement, but in Hawaii they become interchangeable; for example indoor miniature golf. Decided upon land-intensive or not.	
Amusement enterprises (land-intensive, over .25 acres), incl. go-cart, miniature golf, and driving ranges.	X	X	C	C	X	P	P	P	C	C		KAT 4/3/08: See discussion for Amusement enterprises (under .25 acres).	
Aviation flight schools.	C	C	C	P	P	P	C	C	X	X		KAT 4/3/08: Flight schools can have instructional facilities in classroom settings and offer hands-on training elsewhere.	
Banquet halls, dance halls/discotheques, and exhibit/convention halls.	C	C	P	P	C	P	P	P	C	C		KAT 4/3/08: No comment noted for this change.	
Bars, pubs, and cocktail lounges.	C	C	C	C	C	C	C	X	X	X	C: Due to noise, other.	KAT 3/8/08: Predominately classy, upscale, dignified; but allow for pau-hana bars too.	
Cultural facilities, including libraries, art galleries, and museums.	P	P	P	P	P	P	P	P	P	C		4/3/08: Changes from X to P to allow for industrial galleries, for instance.	
Churches and other religious places of worship.	C	C	C	C	C	P	P	C	C	C	There is currently a church and church use in Airport-Related designation	KAT 4/3/08: The conditional use here is concern for enough parking. If a church should use a structure whose primary use is other than a church, adequate parking is necessary to allow this secondary use. Consideration of traditional architecture should be noted for this category (Senate Concurrent Resolution No. 110, 24th Legislature, 2007).	
Cinemas, theatres, and auditoria, except sports halls and arenas.	P	P	P	P	P	P	P	C	P	C	C: Features requiring floodlights or prone to a high level of noise should be sited away from residential uses.	KAT 4/3/08: Conditional should also be related to type of land use	
Detention Center / Jail	X	X	X	C	C	C	C	P	X	X	3/26/08 Further investigation shows that a 100-bed (max) transitional facility is most in need vs. other types of detention centers.	KAT 3/20/08: No prison; something between jail and detention center. Form of center needs to be cohesive w/surrounding areas. One vote against this type of institution, as it may not necessarily uphold the vision of area.	
Health clubs, swim clubs, tennis clubs and gymnasias.	P	P	P	P	C	P	P	P	P	P	C: Features requiring floodlights or prone to a high level of noise should be sited away from residential uses.	KAT 4/3/08: Air-Nav - To serve airport users	
Motorsports	X	X	X	X	X	C	X	C	X	X		KAT 4/17/08: C: will need to do an EA for impacts, including noise.	
Schools (land-intensive), incl. driver training and vocational.	X	X	C	C	X	P	P	C	P	X		KAT 4/17/08: Also allowing for agricultural-based schools in the eco-industrial area.	
Sport halls and arenas.	C	C	C	C	X	P	P	X	C	C	C: Features requiring floodlights or prone to a high level of noise should be sited away from residential uses.	KAT 4/17/08: Non-motorized racetrack highlighted within definitions	
RESIDENTIAL													
Mobile Home Park	C	X	X	X	X	C	X	C	X	X		KAT 4/17/08: Nice example in Japan; see definition for further explanation.	

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Residential multi-family, including apartments, condominiums, "live-work" lofts, and attached townhouses	P	P	C	C	X	P	C	C	X	X	C: Support student residents of flight school?	KAT 4/17/08: Contingent on business enterprise; most likely tenant association will define acceptable uses.	
Residential detached single-family on lots under 4,001 square feet	P	C	C	X	X	P	X	C	X	X		KAT 4/17/08: Question about mobile homes led to the creation of a separate category.	
Senior care facilities, including independent living, assisted living, and nursing homes.	P	P	C	X	X	X	X	X	X	X		KAT 4/17/08: Moved from previous services category.	
RETAIL / SERVICES													
Automatic Teller Machine (ATM), money exchange kiosks.	P	P	P	P	P	P	P	P	C	C		KAT 3/20/08: Depending on surrounding security	
Bulk postal services.	X	X	P	P	C	P	P	P	X	X		KAT 4/17/08: Need to remember FAA circle.	
Car, truck and equipment rental agencies.	C	C	P	P	X	P	P	P	X	X		KAT 4/17/08: No notable comments.	
Community services, incl. community centers, daycare, senior, teen and recreation centers, and private schools.	P	P	P	P	X	P	P	P	C	C		KAT 4/17/08: Police stations located in separate category.	
Community services, including emergency services and fire and police stations, but not community centers, day care and private schools.	P	P	P	P	P	P	P	P	P	P		KAT 4/17/08: Addition of emergency services.	
Drive-through facilities.	P	P	P	P	X	P	P	P	X	X		KAT 4/17/08: No notable comments.	
Electronic equipment sales and repairs.	P	P	P	P	P	P	P	P	X	X			
Financial, insurance, and real estate services, including banks and offices (not including ATMs or money exchange kiosks).	P	P	P	P	C	P	P	C	X	X	P: Credit Union currently in Airport-Related designation.	KAT 3/20/08: Uses for offices and other structures; for money machines, see Automatic Teller Machine	
Food stores, including supermarkets, convenience markets, meat and fish stores, produce stores, bakeries, and health food.	P	P	P	C	C	P	C	C	X	X	C: Convenience stores for workers?	KAT 4/17/08: Convenience markets permitted at airport mixed-use overlay	
Food vending, including sidewalk and lunch wagons.	P	P	P	P	P	P	P	P	C	C		KAT 3/20/08: In addition to sit-down establishments.	
Gas stations, including carwash, accessory retail, and towing.	P	X	P	P	X	P	P	P	X	X		KAT 4/17/08: Fuel for aircraft allowed for in airport category.	
Health care facilities, including hospitals and laboratories, but not including medical offices and clinics.	C	C	C	C	C	P	C	C	X	X	C: Hospitals would require height restrictions depending on zone.	KAT 4/17/08: Hospital would bring in jobs, and will be a necessity with population increase.	
Lodging, including hotels, spas, executive suites, and bed and breakfasts.	P	P	P	P	X	P	P	P	X	X		KAT 4/3/08: Not including transient vacation rentals	
Microbrewery.	C	C	C	X	X	X	C	C	X	X		KAT 3/8/08: In addition to other bar establishments.	
Offices, including corporate offices, medical offices and clinics, engineering and design offices, legal and counseling offices.	P	P	P	C	C	P	P	X	X	X		KAT 4/17/08: Conditional uses to allow for medical clinics	
Offices in support of business or industry otherwise permitted (up to 30 percent of total floor area)	P	P	P	P	P	P	P	P	P	X		KAT 4/17/08: No changes.	
Personal services, including dry cleaners, laundries, photo developing, hair stylists, and shoe repairs.	P	P	P	P	C	P	P	P	X	X	What kind of airport will this be?	KAT 3/20/08: Not including industrial (laundry or photo processing) services. C: possibly located in private 'residential' club at Kalaeloa airport.	
Plant Nurseries.	C	C	C	C	C	C	C	C	C	C		KAT 3/8/08: Previously listed items related to construction, etc. uses were removed because of available nearby at Campbell Industrial Park. Nurseries would do well in environment; also provide income for "green" roofs.	

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Repair services for cars, trucks, machines, and appliances.	C	X	C	P	P	P	C	C	C	X		KAT 3/20/08: C: What will it look like?	
Restaurants and other "sit-down" eating establishments.	P	P	P	P	C	P	C	C	C	C		KAT 3/20/08: May want to have a sit-down facility at Cultural Center or waterfront.	
Retail merchandise, including variety stores, garden supplies, home furnishings, household electronics, and household appliances.	P	P	P	X	X	P	P	C	X	X		KAT 4/17/08: Permitted in the mixed-use overlay.	
Retail reprographic services.	P	P	P	P	X	P	P	P	X	X		KAT 4/17/08: Added 'retail' to distinguish from industrial business.	
Retail trades incl. florists, magazines, camera, gifts, pet sales and supplies, books, stationary, art and hobby, antiques, stamps and coins, jewelry, and similar trades.	P	P	C	C	C	P	C	C	C	X	What are the scenarios? Why not allowed in Airport / Mixed-Use overlay?	KAT 3/20/08: Changed two X uses to C.	
Veterinary services and kennels.	C	X	X	X	X	P	P	C	X	X	C: Noise, odor near residential.	KAT 3/20/08: Changed to C in Eco-Industrial	
TRANSPORTATION, COMMUNICATION AND INFRASTRUCTURE													
Airports and aircraft transportation services, incl. terminals (and ancillary uses), charter services, hangars, and heliports	X	X	C	P	P	P	C	C	X	X		KAT 4/3/08: Conditional would not allow heliports, but helipads okay if flight patterns allow.	
Limousine and taxi services, not including outdoor storage.	C	C	P	P	X	X	P	C	X	X		KAT 3/8/08: Limo and taxi services are allowed in all areas, just not the siting of a building with these uses.	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING													
Laboratories, but not including hospitals, medical offices and clinics.	C	C	P	P	C	P	P	P	P	C	P?: Isn't this a mainstay of eco-industrial?	KAT 4/3/08: What kind of labs? Wet / Dry / Solvents? Are these clinical labs? Do not want level 4 or level 5 labs.	
Laundries, industrial, for clothes, carpets, and chemical cleaning.	X	X	P	P	X	P	P	P	X	X		KAT 4/3/08: Agreed with designations	
Light industrial facilities.	(SEE RESEARCH and DEVELOPMENT.)												
Manufacturing/Light, including apparel, furniture, fixtures, glass, equipment, ceramics, textiles, jewelry, toys and prepared foods.	C	C	P	P	C	P	P	P	C	X		KAT 4/3/08: Need to allow for mfg. such as kit airplanes (Airport-Nav), kapa cloth (Public Facilities)	
Manufacturing/Heavy, incl. concrete, paper products and petroleum products, chemicals, meatpacking, and sandblasting.	X	X	X	C	X	C	C	C	X	X	Generally, no heavy manufacturing	KAT 4/3/08: Silos prohibited due to explosive possibilities	
Outdoor storage of cars, boats, equipment and goods.	X	X	C	C	C	C	C	C	X	X		KAT 3/8/08: Screening storage of concern. KAT 4/3/08: Boats added.	
Research and development, including light industrial activities combined with office, administrative, or research facilities.	C	C	P	P	C	P	P	P	C	C	P?: Isn't R&D the type of industry we want here	KAT 4/3/08: More detailed definition of Research and Development needed, as definition has changed over the years. Research such as wireless facilities located in open space areas need to consider health and safety of public.	
E-cycling	C	C	C	C	C	C	C	C	X	X		KAT 3/8/08: Outdoor storage and chemical / hazardous waste buildup are concerns KAT 4/3/08: This use reviewed again, some changes made; For mixed-use High concerns for look of building, for Airport-Nav air electronics may need e-cycling.	
Self-storage facilities.	C	C	C	P	X	P	P	P	X	X		KAT 4/3/08: The convenience of having storage facilities within walking distance vs. having to drive for storage led to the change in mixed-use areas.	

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Transportation Yards and Freight, incl. truck and transit yards / services, and freight distribution.	X	X	C	P	C	P	P	C	X	X	What are the scenarios?	KAT 4/3/08: Freight yards can have containers stacked at great heights; some conditions may include height restrictions dependent upon land use	
Warehousing	X	X	P	P	P	P	P	C	X	X		KAT 4/3/08: No notes for change of P to C for Eco-Industrial	

Kalaeloa Master Plan Note: In Mixed-Use/Airport-Related areas, light industrial floor area may not exceed 80 percent of the total floor area, except for facilities with floor areas under 40,000 square feet. In Mixed-Use/High and Mixed-Use/Moderate areas, light industrial floor area may not exceed 30 percent of floor area, and may not pose any hazard or nuisance to potential nearby residential uses.