

## Kalaeloa Status Report

### *Staff Report*

December 3, 2008

Four groups have been established to address and advise the Hawaii Community Development Authority (“HCDA”) with respect to various concerns and issues within the Kalaeloa Community Development District (“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 in May 2006 and meets monthly at the Honolulu Police Department, Kapolei Station.

The KPS met on Thursday, November 20, 2008. The following is a summary of that meeting:

- Navy Region Hawaii. Navy staff announced they will be scheduling follow-up meetings with Ford Island Properties, LLC (“FIP”) to ensure a smooth transition in February 2009. All existing leases and arrangements for public facilities will remain in place. Navy staff is working to transfer the bowling alley operations to a private operator earlier so that the public can start utilizing the bowling alley.
- U.S. Coast Guard. Coast Guard staff reported that a crew will be conducting their community clean-up project along Coral Sea Road before the end of the year. Coast Guard staff also asked about the status of the racetrack and shared concerns about the loss of Navy security staffing once the Navy conveys land to FIP. Both Navy and HCDA staff promised to follow up with the appropriate parties on the status of the racetrack and security concerns.
- Honolulu Fire Department. Fire Department staff reported that the Kapolei Fire Station is almost complete. They also inquired about the status of the old Navy Fire station on Saratoga Road in Kalaeloa. HCDA staff announced that Alan Ong, consultant for FIP, is scheduled to make a presentation at HCDA’s regular meeting in December.

The KPS will recess in December and will resume their monthly meetings on Thursday, January 15, 2009, at the Kapolei Police Station.

**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, November 13, 2008. The following is a summary of the meeting:

- Three new attendees to KCN participated in the November meeting and provided an overview of their respective programs:
  1. The Salvation Army provided an overview of the Kroc Community Center. The center will be located on a 15-acre parcel at the intersection of North-South Road and East-West Road. The 115,000 square foot center is expected to house a multi-purpose gymnasium, chapel/performing arts theatre, preschool, fitness center, aquatic facility, education and training center, athletic fields, and banquet room. A groundbreaking ceremony is being planned for July 2009 and the center is expected to be completed in early 2011. Salvation Army staff reported that they are nearing their goal to raise \$23 million that will supplement Hawaii's \$80 million endowment from Joan Kroc, widow of McDonald's founder Ray Kroc. The Salvation Army also expects the project to generate 100-150 new jobs by the end of 2009.
  2. The Honolulu Community Action Program (HCAP) will be the operator for Kalaeloa's newest transitional shelter in Building 36. HCAP is in the final stages of readying the building for an expected December 1, 2008 opening. The shelter will house singles and couples who are over 18 years of age and are transitioning from an emergency shelter. Residents will pay \$400-\$450/month for rent and may stay a maximum of two years. The shelter can house 100-140 people.
  3. The Veterans Way Bicycles Rent-to-Own organization plans to work with the community to encourage bicycle commuting. The business is also coordinating their efforts with the Oahu Bike Plan, which is the City and County of Honolulu's bicycle master plan.
- Hope Chapel Kapolei announced that a new swim club is utilizing their pool. The swim club offers programs for toddlers to master swimmers. Interested persons may obtain more information at [niuhiqaotics.com](http://niuhiqaotics.com) or at the pool on Monday through Friday, 5:00 – 7:00 pm. Community "open swim" is still available Tuesday through Saturday at no charge.

The KCN will also recess in December and resume their monthly meetings on Thursday, January 8, 2009, at the Kalaeloa Airport.

**Kalaeloa Advisory Team:** The KAT was established to assist HCDA with the promulgation of its administrative rules, infrastructure planning and development, and marketing for the District. The KAT consist of area leaders, developers, and non-profit organizations from the communities of Wai‘anae, Kapolei, and ‘Ewa.

- The KAT will reconvene to review the administrative rules draft, which is expected to be completed by the end of December 2008.

**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, KACH 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.

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

- New Kalaeloa Staff Office. On Friday, October 31, 2008, HCDA staff did a walk through Suite 167 located at the Kapolei Building in the James Campbell Complex. Kalaeloa staff will relocate by the end of the year. Kalaeloa Field Office 211 (Ms. Fukuba’s office) will remain operational until the transition is completed and the new office is technically on-line.



- Ke Kama Pono Program. On Friday, October 31, 2008, the Department of Human Services staff conducted a groundbreaking ceremony. Construction commenced on November 3, 2008.



- U.S. Navy Base Realignment and Closure (BRAC). On Thursday November 6, 2008, HCDA staff facilitated a series of status meetings with state and city agencies and the BRAC Staff regarding the conveyance of land. The conveyance of the remaining parcels to the Department of Hawaiian Homes Land was completed in August 2008. The BRAC staff will be completing the conveyances to the Department of Transportation (DOT) and City and County of Honolulu Parks and Recreation Department (“C & C Parks”). Ben Schlapak, Airport Divisions Manager, and Lester Chang, Director for C&C Parks agreed to complete the conveyance documents. The BRAC anticipates completing the DOT and C & C Parks conveyances in approximately three months. In response to community concerns, HCDA staff urged the Navy and BRAC to update the community, especially with respect to information about the transition with FIP and the status of the public facilities. HCDA staff also briefed the BRAC about HCDA’s plans for a capital improvement project to establish an energy corridor within the District. BRAC staff also reported that the U.S. Navy General Service Administration is working on an infrastructure report by the end of the year.

- Hawaiian Telcom. On Monday November 17, 2008, HCDA staff met with Hawaiian Telcom staff to discuss the energy corridor project and possible cost sharing strategies. Hawaiian Telcom staff confirmed that they are interested in participating in the project.
- Townscape Inc. On Wednesday, November 19, 2008, Lee Sichter from Belt Collins, the firm that prepared the Kalaeloa Master Plan, briefed Townscape, Inc. and HCDA staff on the planning assumptions used by Belt Collins in preparing the Kalaeloa Master Plan. The planning assumptions will guide Townscape as it completes of the administrative rules for HCDA staff, which is expected on December 10, 2008.
- Councilmember Todd Apo. On Thursday, November 20, 2008, HCDA staff reported to Councilmember Apo's staff that as a result of the work in the drainage canal located on the West side of the District debris appears to be accumulating and impeding flowage in the canal. Councilmember Apo's staff promised to follow-up.
- Racetrack Correspondence. On November 19, 2008, HCDA staff received correspondence in regards to the Race Track from the Hoakalei Cultural Foundation and from Navy Region Hawaii in regards to the Environmental Assessment. (See Attachments)

In addition to administrative matters, the Authority has requested that monthly status reports be provided by Navy Region Hawaii ("Navy") and the Hawaii Public Housing Authority ("HPHA") as well as bi-annual reports from DHHL. HCDA staff sent a friendly reminder by e-mail to the Navy and HPHA on Friday, November 9, 2008, requesting such reports.

**Hawaii Public Housing Authority:** The HPHA operates three programs at Kalaeloa and one at Kaka'ako. 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).
- Next Step, CSFM3 (Kaka'ako).

Adam Burson, of the HPHA, indicated that a status report would be submitted at the next Authority meeting.

**U.S. Navy ("USN"):** The USN administers lands that it retained at the former Naval Air Station Barber's Point. Currently the USN is responsible for the operation of the Morale, Welfare and Recreation 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 submit updates to the Authority on its lease activities (e.g., City & County management of Pride and Pointer fields, etc.) and other developments. Janice Furukawa, NAVFAC Hawaii, ARE2, currently serves as the USN's liaison with the HCDA.



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November 17, 2008

Hawai'i Community Development Authority  
677 Ala Moana Blvd., Suite 1001  
Honolulu, HI 96813

RE: SORT LLC racetrack proposal

Aloha,

The Hoakalei Cultural Foundation is a non-profit 501c3 organization that is working to preserve traditional and customary rights, traditions, environment, and culture of Hawaiians by providing educational and informational programs to the community about Native Hawaiian traditional and customary practices, culture, lore, history, Hawaiian language, and Hawaiian land and ocean environments as it relates to the preservation areas within the Hoakalei Resort and the 'Ewa Plain.

The Foundation's board has reviewed SORT LLC.'s proposed plan for the temporary race track in Kalaeloa on DHHL-owned lands. We are strongly against having a race track at this location for the following reasons:

1. The proposed track's proximity to the three cultural preservation areas we *mālama* would interfere with our vision that *"Future Generations will understand, value and respect the spirit, natural resources and heritage of the 'Ewa Plain and use it to guide their lives"* and our mission *"To ensure good stewardship of the land and heritage of the 'Ewa Plain."*
2. One of the sites that we provide stewardship includes a federally protected Wetland Preservation Area, which provides vital nesting grounds for endangered native birds. The Kauhale Preserve is home to the endangered Ae'o (Hawaiian Stilt), 'A'ae Ke'oke'o (Hawaiian Coot), and the Koloa Maoli (Hawaiian Duck). The Kauhale Preserve is also the closest in proximity to the proposed race track, raising concerns that increased traffic & noise pollution from activities at the track may discourage these endangered native birds from returning to the vital nesting grounds at the Kauhale Preserve.
3. The general increased vehicular traffic the track will bring to the area will negatively affect the safety and peace of mind of the overall community of pedestrians, bikers, joggers and residents seeking to learn more about traditional and customary practices of the 'Ewa Plain.

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*To ensure good stewardship of the land and heritage of the 'Ewa Plain*

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November 17, 2008

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4. If the unimproved rural roads in Kalaeloa become congested with racers, this may negatively affect the public's ability to access our preservation areas.
5. The noise pollution caused by racing activities will distract and deter from cultural programs/activities.

It is our hope that HCDA will take our comments to heart and seriously reconsider allowing such an intrusive activity to be placed so close to cultural preservation areas.

Mahalo,

HOAKALEI CULTURAL FOUNDATION

A handwritten signature in black ink that reads "Arline W. Eaton".

Arline Wainaha Kuuleialoha Brede Eaton  
President

A handwritten signature in black ink that reads "Mary K. Serrao".

Mary Kaipō Malama Serrao  
Vice President

A handwritten signature in black ink that reads "Alicia Maluafiti".

Alicia Maluafiti  
Treasurer

*'E Hana Pono No Ka 'Āina A Me Ka Ho'oilina O 'Ewa  
To ensure good stewardship of the land and heritage of the 'Ewa Plain*

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DEPARTMENT OF THE NAVY

COMMANDER  
NAVY REGION HAWAII  
850 TICONDEROGA ST STE 110  
PEARL HARBOR HI 96860-5101

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Ms. Kiersten Faulkner  
Executive Director  
Hawaii Historic Foundation  
680 Iwilei Road, Suite 690  
Honolulu, HI 96817

Dear Ms. Faulkner:

Thank you for your letter dated September 23, 2008 regarding the Environmental Assessment (EA) for the Transfer of Navy Retained Lands and Utility Systems, Kalaeloa, Hawaii. We reviewed your letter in detail and took a hard look at our EA and its supporting information with respect to your comments. Responses to the issues you raised follow:

Identification of Historic and Cultural Resources. We verified all cultural and historic resources listed in the EA. The list is consistent with our 1997 survey, the 1999 Cultural Resources Management Plan (CRMP) and the 2002 Ford Island Master Development (FIMD) Programmatic Environmental Impact Statement (EIS) from which this EA is tiered. As discussed in our October 6<sup>th</sup> letter, the State Historic Preservation Officer (SHPO) verified the adequacy of this list through their concurrence on the resulting National Register of Historic Places (NRHP) eligibility determinations as documented in the FIMD Programmatic EIS.

The following addresses the specific structures in your letter compared with Navy's information as these structures relate to the 499 acres:

- a. Facilities Not Located Within the 499 Acres:
- 48 facilities in the housing area south of Saratoga Avenue
  - Plantation style homes
- b. Facilities Located within the 499 Acres:
- Facility 972: This facility was identified as "eligible" for NRHP listing as documented in the 1990's cultural resource surveys, the 2002 Ford Island Master Development Programmatic EIS, and our 2008 EA.
  - Facilities 1144, 1149, 1150, 1152, 1153, 1562, and 1570: The Navy determined that these structures are "not eligible" for listing on the NRHP (Tuggle and Tomonari-Tuggle 1997a and 1997b). As discussed in our October 6<sup>th</sup> letter, Navy recognizes that we operate under an August 21, 2003 *Programmatic Agreement (PA) Regarding Navy Undertakings in Hawaii* that addresses treatment of these Quonset huts. Therefore, although Navy has determined these Quonset Huts as not eligible, Navy will require the developer to follow the same protocols as outlined in the 2003 Navy PA while the property remains under lease.

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- Facilities 128, 77, 476, 477, and 713: The Navy evaluated these facilities (Tuggle and Tomonari-Tuggle 1997a and 1997b) and determined that they are not NRHP eligible.
- Facility 484: This facility was not specifically identified in the Navy's 1990's cultural resource surveys because of its association with Facility 128, radio transmitter facility, which was determined "not eligible" for listing.

We understand from your letters and as discussed on October 8<sup>th</sup> during our annual historic preservation conference that the City and County of Honolulu (CCH) have initiated consultations with SHPO for the Honolulu High Capacity Transit Corridor Project. We recently obtained a copy of CCH's associated historic resources technical report. Navy information for the lease parcel differs from CCH information for the Quonset Huts and facilities 128, 77, 476, 477, and 484. We are concerned that CCH has made eligibility recommendations for structures and sites on Navy property without Navy input into these recommendations. We intend to address these issues with the CCH to determine what new information has come available that would change these determinations since Navy receipt of SHPO concurrence. Once we resolve these issues, we will revisit the need to revise information contained in the EA.

#### 1997 Inventory and Relationship to Architectural Inventory

Discussion in EA: The EA states on page 3-6, "Cultural resources are summarized in Tuggle and Tomonari-Tuggle (1997a and 1997b) and in the NAS Barbers Point CRMP (Navy March 1999). Information presented in this section is summarized from the CRMP, the Ford Island PEIS (2002), and the Kalaeloa Master Plan (2006)." This statement is followed by summaries included in subheadings titled, "Archaeological Sites" and "Historic Facilities." The statement in the Environmental Assessment is correct and does not require revision since the CRMP incorporated the 1997 survey information.

Preservation treatments of historic resources: The EA's Environmental Consequences chapter identifies the preservation requirements in Section 4-2. Adequate protection of historic resources is provided through the December 2001 Ford Island Master Development Programmatic Agreement (PA) signed by the Navy, SHPO, and the ACHP. The EA includes a copy of the 2001 PA as Appendix D to the EA. Therefore, the EA provides for adequate treatment of historic resources.

Decision-making procedures for future development: The EA notes in the Abstract, the Executive Summary, Chapter 1, and Chapter 4 that specific development projects occurring subsequent to the conveyance would be subject to separate environmental review. This environmental review includes analysis for additional documentation and decision-making under the National Environmental Policy Act (NEPA). Further, procedures and protections were set forth in the 2001 Ford Island Master Development PA, and all future development proposals will follow the stipulations set forth in this PA.

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In summary, the EA contains sufficient information to determine whether the proposed action (conveyance) may significantly affect the quality of the human environment. We have done a full inventory and analysis of historic resources within the lease parcel and included those NRHP eligible sites and structures upon which SHPO concurred within the EA. The EA provides for adequate protection of historic resources through the inclusion of the 2001 Ford Island Master Development PA, and the EA provides for decision-making procedures for future development. Therefore, our Finding of No Significant Impact is supportable. In addition, we will contact the CCH regarding their new report information and revisit the potential for EA revisions once we resolve these issues.

Thank you for continuing to work closely with us on this issue. We appreciate your commitment to preserving Hawaii's historic buildings, places, objects, and communities. Should you have any further questions regarding this matter, please contact Mr. John Muraoka, at (808) 473-4137 extension 239.

Sincerely,



B. J. MUILENBURG  
Captain, CEC, U.S. Navy  
Regional Engineer  
By direction of the  
Commander

Copy to: Mr. Anthony Ching  
Executive Director  
Hawaii Community Development Authority  
677 Ala Moana Blvd., Suite 1001  
Honolulu, HI 96813

Dr. Pua Aiu, Administrator  
State Historic Preservation Officer  
Department of Land and Natural Resources  
State Historic Preservation Division  
Kakuhihewa Building, Room 555  
601 Kamokila Boulevard  
Kapolei, HI 96707

Ms. Nancy MacMahon, Deputy State Historic Preservation Officer  
State Historic Preservation Officer  
Department of Land and Natural Resources  
State Historic Preservation Division  
Kakuhihewa Building, Room 555  
601 Kamokila Boulevard  
Kapolei, HI 96707

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Copy to: (Cont'd)

Dr. Astrid Liverman, Architectural Branch Chief  
State Historic Preservation Officer  
State Historic Preservation Division  
Kakuhihewa Building, Room 555  
601 Kamokila Boulevard  
Kapolei, HI 96707

Dr. Elaine Jackson-Retondo, Architectural Historian  
US Dept of the Interior, National Parks Service  
Architectural Resources Team  
Specific Great Basin Support Office  
1111 Jackson Street, Ste 700  
Oakland CA 94607-4807

Ms. Betsy Merritt, Deputy General Counsel, Law Dept  
National Trust for Historic Preservation  
1785 Massachusetts Ave., NW  
Washington, DC 20036

Mr. Bryan Turner, Law Fellow, Western Office  
National Trust for Historic Preservation  
The Hearst Building  
5 Third Street, Suite 707  
San Francisco, CA 94103

Ms. Kelly Fanizzo, Historic Preservation  
Advisory Council for Historic Preservation  
Specialist, Office of federal Agency Programs  
1100 Pennsylvania Avenue N.W., Suite 809  
Washington, DC 20004

Mr. Wayne Yoshioka, Director  
City and County of Honolulu  
Department of Transportation Services  
650 South King Street, 3<sup>rd</sup> Floor  
Honolulu, HI 96813