

HIGHLIGHTS OF MARCH 1, 2006 HCDA MEETING

Following is a summary of actions taken at the March 1, 2006 meeting of the Hawaii Community Development Authority.

KALAELOA MASTER PLAN

Authority members approved and adopted the Kalaeloa Master Plan, a community development plan for the Kalaeloa Community Development District. The Plan will now be transmitted to the Governor and U.S. Navy for approval and concurrence. The Kalaeloa Community Development District (Kalaeloa) encompasses approximately 3,695 acres of land within the former Barbers Point Naval Air Station (BPNAS) in Leeward Oahu. The Master Plan ([click here for a link to the Kalaeloa Master Plan](#)) will serve as an amendment to the existing Kalaeloa Community Redevelopment Plan, which was prepared as part of the U.S. Navy's Base Realignment and Closure process.

The Master Plan, which has a 20 year build out period, envisions mixed use development and preservation of open spaces in Kalaeloa. Components of the Plan include: transit oriented and regional connections; 3 million square feet of light industrial, office and commercial space; 6,350 residential units (with a minimum of 30 percent of affordable units); new and improved public schools; and eco-industrial and alternative energy development. The Plan also envisions: the protection of cultural and natural resources; creation of 7,000 new job opportunities; and the preservation of recreation, parks and open spaces. During the entire planning process, HCDA solicited and engaged the participation of the public; Kalaeloa stakeholders; Federal, State and City agencies; and elected officials. During the planning period, the community and stakeholders engaged in meaningful dialog and contributed towards the articulation of a viable 20-year land use framework that embraces the vision for Kalaeloa and addresses the community's needs in a manner that is financially realistic.

DEVELOPMENT RULES FOR THE KALAELOA DISTRICT

HCDA members approved the expenditure of up to \$150,000 of planning and revolving funds for the preparation of Community Development Rules for the Kalaeloa District. Promulgation

of rules for the Kalaeloa District is necessary to begin implementation of the Kalaeloa Master Plan.

PASSENGER CRUISE SHIP GANGWAY SYSTEM AT PIER 2

Authority members authorized the HCDA Executive Director to enter into a 10-year lease with McCabe, Hamilton & Renny Co., Ltd., for construction and operation of a gangway to serve the Pier 2 Passenger Terminal. The State Department of Transportation's Harbors Division (Harbors) is currently converting the shed at Pier 2 to accommodate passenger ships. Part of the conversion includes a gangway system to be built and operated by McCabe, Hamilton & Renny. Harbors has negotiated the 10-year lease for 840 square feet with a rental rate of \$900 per month for the first five years and \$935 per month for the remaining five years.

REPAIRS TO THE OPEN CHANNEL AND BOX DRAIN CULVER IN KAKA'AKO MAKAI

The Authority authorized the HCDA Executive Director to proceed with improvements to the open channel and box drain culver in the Makai Area. Constructed between 1988 and 1990 on the western boundaries of the Kaka'ako Waterfront Park and the John A. Burns School of Medicine, the drainage system currently collects surface runoff from over 200 acres of urban Honolulu. A recent structural inspection of the system revealed that, although the system is structurally stable, several areas of the system are in need of repair. The anticipated work on the system will include the restoration of concrete, backfilling sinkholes, reinstalling of protective fencing and installation of preventative measures. The estimated cost of the improvements is approximately \$825,000.

IMPROVEMENTS TO KEWALO BASIN

HCDA members deferred action on the expenditure of up to \$425,000 of General obligation Bond funds and up to \$125,000 of Kaka'ako revolving funds for improvements to Kewalo Basin. These funds were proposed to be used for community outreach; a traffic study; planning, design and construction of a westbound vehicle entrance into Kewalo Basin; and restroom improvements. HCDA staff will report to the Authority at a future meeting on its recommendations with regard to this initiative.

