

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Hawaii Community Development Authority (“HCDA”), State of Hawaii, under the provisions of Chapter 91 and Chapter 206E, Hawaii Revised Statutes, and Title 15, Chapter 16, Hawaii Administrative Rules (“HAR”):

DATE: Wednesday, May 18, 2011

TIME: 9:00 a.m.

PLACE: 461 Cooke Street
Makai Conference Room
Honolulu, Hawaii 96813

or as soon thereafter as those interested may be heard to consider the following items:

1. Repeal of Title 15, Chapter 200, HAR, Relating to the Rules for Health and Safety within the Kalaeloa Community Development District (“KCDD”).

The HCDA is proposing to repeal Title 15, Chapter 200, HAR, in order to adopt the proposed Title 15, Chapter 215, HAR, KCDD Rules and Title 15, Chapter 216, HAR, KCDD Reserved Housing Rules.

2. Adoption of Title 15, Chapter 215, HAR, Relating to the KCDD Rules (“Rules”).

The proposed Rules establish new zoning rules for all development within the KCDD. The proposed Rules are designed to fulfill the vision, mission and assumptions laid out in the Kalaeloa Master Plan, which was adopted in 2006. The proposed Rules are considered hybrid form-based rules, that establish natural, rural, urban and special zoning districts in the KCDD. The form-based zoning strategies lay out densities for development by transects. Kalaeloa’s 3,700-acre district is divided into the following six transect zones:

- Transect 1 (T1) is defined as a natural zone.
- Transect 2 (T2) is defined as a rural zone.
- Transect 3 (T3) is defined as a general urban zone.
- Transect 4 (T4) is defined as an urban center zone.
- Transect 5 (T5) is defined as an urban core.
- The Special District (SD) Zone consists of areas with buildings that given their military, civil defense or homeland security function,

disposition, or configuration cannot conform to one of the five normative transect zones.

The proposed Rules create a predictable urban form and public realm by controlling the physical form of developments with a greater focus on the fit of built structure/facilities and less attention given to the nature of the land use. However, in accordance with the specifications of the Master Plan, the proposed Rules do promote a mix of land uses within the KCDD (commercial, residential, light industrial, public and rural use). To facilitate public review and comment, the regulations and standards are presented in both diagrams and text.

3. Adoption of Title 15, Chapter 216, HAR, Relating to the KCDD Reserved Housing Rules.

The proposed KCDD Reserved Housing Rules includes a reserved housing requirement to establish an increased supply of for-sale and rental housing for residents of low- or moderate-income within the KCDD.

Copies of the proposed KCDD Rules and proposed KCDD Reserved Housing Rules are available for inspection during regular business hours (7:45 a.m. to 4:30 p.m.) at the office of the HCDA located on 461 Cooke Street, Honolulu, Hawaii 96813 and will be mailed to anyone who requests a copy and pays the required fees for copying and postage. Written comments or testimony will be accepted prior to the public hearings. Copies of the proposed KCDD Rules and proposed KCDD Reserved Housing Rules will also be available for review on the HCDA website at <http://hcdaweb.org/kalaeloa/plans-rules/>.

To submit written comments or testimony, please either mail it to the HCDA at 461 Cooke Street, Honolulu Hawaii 96813 or e-mail a copy to contact@hcdaweb.org before the public hearing. To present oral testimony, sign up at the time of the public hearing. Speakers are requested to submit 25 copies of their statements. Pursuant to Section 15-16-30, HAR, public comment or testimony will be limited to three minutes per speaker and speakers shall be subject to questioning by the members of the Authority or by any other representative of the Authority. For questions or concerns, please call the offices of the HCDA at 594-0300.

Individuals who need auxiliary aids for effective communication are invited to contact Chris Sadayasu, HCDA's ADA Compliance Coordinator at 594-0300, or by facsimile at 594-0299, at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
C. SCOTT BRADLEY, CHAIRPERSON

Honolulu Star-Advertiser:	April 16, 2011
Hawaii Tribune-Herald:	April 16, 2011
The Maui News:	April 16, 2011
The Garden Island Newspaper:	April 16, 2011
West Hawaii Today:	April 16, 2011