



# COUNCILMEMBER IKAIKA ANDERSON DISTRICT 3 UPDATE MAY 2016

530 S. King Street, Room 202  
Honolulu, HI 96813  
Ph: 768-5003 Fax: 768-1235  
Email: ianderson@honolulu.gov  
www.honolulu.gov/council/ccl.htm

## CITY COUNCIL COMMITTEE MEETING SCHEDULE

### Tuesday, May 17

Public Safety	9 am
Parks	10 <sup>30</sup> am
Executive Matters	1pm

### Wednesday, May 18

Budget	9am
Public Works	1pm

### Thursday, May 19

Zoning and Planning	9 am
Transportation	1 pm
IGA	2:30p

### District 3 Staff

**Paulyne Anakalea**

Executive Secretary

**Gail Myers** Senior Advisor

**Andrew Malahoff**

Senior Legislative Aide

**Francisco Figueiredo**

Communications

**Don Aweau**

Community Affairs

Aloha,

### KALAHEO HILLSIDE COMMUNITY SURVEY

Many of you may recall that, last year, the City administration proposed the sale of the City-owned 10 acre parcel adjacent to Kalaheo High School commonly referred to as “Kalaheo Hillside.” The administration made this decision after a thorough internal review with all City departments concluded that the Kalaheo Hillside Parcel is surplus and should therefore be disposed of through a public bidding process.

The parcel is approximately 10 acres and is currently zoned for residential use. Based on the current zoning, the site could be developed to allow for as many as 40-50 single family homes.

The Parcel was originally intended for the future development of a Hawaii State Department of Education (DOE) elementary school and since that time the parcel has remained vacant. The DOE no longer has plans for development of an elementary school on the site and the Superintendent of Education consented to return of the parcel, to the City, for disposal.

In the mid-2000’s a previous City administration made a similar request of the Council to dispose of the property through a competitive bid process. At that time the administration was asked to first consider development of the parcel into additional public park space. This request never received a formal response but informal discussions with subsequent administrations indicated that the capital and on-going operating costs were prohibitive.

As noted above, the existing zoning would allow for the development of a moderate number of new homes. Residents and those familiar with the area know that any development would require a lot of work to address existing site conditions and the impacts to the immediate community due to an increase in resident population.

Should the parcel be sold to a private entity, they would be responsible for developing plans to address these considerations to the satisfaction of the City before being issued construction permits. Acquiring this – or any parcel from the City, does not provide a new owner with any special considerations or waivers when it comes to permitting and their responsibility as a landowner.

Another consideration is that of infrastructure. As the property is being sold “as-is” the City is not making any guarantees that a proposed development could *actually* be constructed. Again, the responsibility for due diligence rests with the buyer.

*(Continued from previous page)*

Lastly, there have been suggestions that the property be re-zoned to preservation to prevent future development. While this is an option for the City, the process is still the same as that for a private landowner and a re-zone, even if it is a “down-zone,” will take time. Even if the parcel is re-zoned to preservation, there is still the question of finding a buyer that would be interested in purchasing and maintaining the parcel.

With all of this in mind, I mailed out a survey to the nearly 600 area property owners that would be directly or indirectly affected by any changes to this property. Every effort was made to ensure that everyone had a chance to share their thoughts on the proposal to sell the property.

Residents were asked the following yes / no questions:

1. The parcel should be sold, as is, with no additional restrictions
2. The parcel should be sold, with restrictive covenants requiring that all residential development be “affordable” (i.e. buyers cannot have a household income exceeding 120% of area median income)
3. The parcel should be sold, with restrictive covenants only allowing for the development of a school
4. The parcel should be re-zoned to preservation prior to being sold
5. The parcel should not be sold and should remain as-is

### **SURVEY RESULTS**

The response to the questionnaire was overwhelming. We received nearly 400 responses in total. Many respondents commented, in great detail, on the various options as well as making suggestions of their own. In general, their consensus was that the parcel should be either re-zoned to preservation prior to being sold or the parcel should not be sold and remain as-is; Option #4 received 78% support and Option #5 received 80% support. What was notable was that there was nearly 20% support for option #2.

As a result of this survey, I will begin discussions with the City administration and the Department of Planning and Permitting (DPP) on looking at how to go about re-zoning this parcel to preservation. The reason is: if it is left as is —long after my tenure on the City Council—there is nothing that would stop this issue from coming up again.

Malama Pono,  
Ikaika

### **ROAD RE-PAVING UPDATES**

Very frequently, we receive calls from our constituents inquiring about the status of a road re-paving project. Earlier this year the City setup an online database that provides a listing of both current and future road repaving projects. As this list is maintained on a regular basis it is an excellent resource for anyone interested in road repaving projects anywhere on the island. Please visit the following website:

[http://www.honolulu.gov/rep/site/ddc/ddc\\_docs/Street\\_List\\_Web\\_Layout\\_Report\\_20140909.pdf](http://www.honolulu.gov/rep/site/ddc/ddc_docs/Street_List_Web_Layout_Report_20140909.pdf)

It is also important to remember that when the City issues a contract for an area to be repaved, the contractor has the discretion to determine the order in which roads—within the scope of their contract—will be paved. If you should have any questions regarding road repaving projects please do not hesitate to contact my office!