

SUMMARY - SPECIAL MEETING

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
State of Hawaii

April 27, 2005 – 9:00 a.m.

Hawaii Community Development Authority
677 Ala Moana Boulevard, Suite 1000, Conference Room
Honolulu, Hawaii 96813

ATTENDANCE

Members Present: Grady Chun; Michael Goshi; Paul Kimura; James Kometani; Gary Kondo; Jonathan Lai; Theodore Liu; Allan Los Banos, Jr.; Bruce Matsui (for Rodney Haraga); Katherine Thomason (for Russ Saito); William Aila, Jr.; Linda Chinn (for Micah Kane); and Kathy Sokugawa (for Henry Eng).

Members Absent: Georgina Kawamura; Evelyn Souza; and Maeda Timson.

Others Present: Daniel Dinell; Melvin Nishimoto; Matthew Akamu; Miko Dargitz-Hallett; Richard Kuitunen; Lilinoe Lindsey; Cal Machida; Deepak Neupane; Teney Takahashi; and Jill Sugihara; (also, see Meeting Attendance Record).

I. ROLL CALL

The meeting of the Hawaii Community Development Authority (HCDA) was called to order on April 27, 2005, by Chairperson James Kometani at 9:05 a.m. with the following roll call:

Chairperson Kometani	Present
Member Chun	Present
Member Goshi	Present
Member Kimura	Present
Member Kondo	Present
Member Lai	Present
Member Liu	Present, Arrived at 9:35 a.m.
Member Los Banos	Present
Member Matsui	Present

Member Thomason	Present
Member Aila	Present, Left at 9:30 a.m.
Member Chinn	Present, Left at 9:30 a.m.
Member Sokugawa	Present, Left at 9:30 a.m.

MATERIALS DISTRIBUTED

1. Agenda for April 27, 2005 Meeting;
2. Information Item: Kalaeloa Subcommittee Report on the Community and Stakeholder Workshops and Presentation of the Kalaeloa Strategic Plan Revisions; and
3. Information Item: Proposed Modification of View Corridor and Front Yard Provisions for the Moana Pacific Project (PD 1-03) by KC Rainbow Development Co., LLC.

Chairperson Kometani extended his congratulations to Members Lai and Goshi, who were confirmed by the State Senate to continue their service on the Authority. Member Lai has been serving as an interim Member and Member Goshi as a holdover Member. Member Lai's term expires June 30, 2008, while Member Goshi's term expires on October 12, 2007.

Chairperson Kometani also introduced Mr. Grady L. Chun, the newest Authority Member, who was nominated by the Governor to replace Warren Wegesend, Jr., as a county member, and was recently confirmed by the State Senate. His term expires on June 30, 2007. Chairperson Kometani asked Member Chun to say a few words. Member Chun expressed his enthusiasm for being a part of the Authority and his desire to contribute toward the achievement of HCDA's mission.

II. ITEMS FOR INFORMATION

- A. Kalaeloa Subcommittee Report on the Community and Stakeholder Workshops and Presentation of the Kalaeloa Strategic Plan Revisions

Daniel Dinell summarized the Information Item distributed to the Authority concerning this matter.

Mr. Dinell explained that in September 2004, HCDA held a strategic planning workshop and it became apparent that Kalaeloa was lacking a vision and mission statement and the values to be promoted.

In October 2004, Chairperson Kometani nominated a Subcommittee that included Members: Aila, Goshi, Los Banos, Souza, Timson, Department of Hawaiian Home Lands representatives Chinn and Kane, City Department of Planning and Permitting Director Crispin (since January 2005 assumed by Eng) and until his resignation in January, Wegesend, to develop a strategic plan.

In December 2004, HCDA contracted with Townscape, Inc. to work with the Subcommittee and staff to develop the strategic plan. In January and February 2005, the subcommittee worked with the assistance of Bruce Tsuchida of Townscape, Inc. to put the concepts all together.

Mr. Dinell presented a recap of the comments and responses gathered from the community stakeholder workshops held in March and April. Further input from the Authority will be incorporated and revisions will be made before the plan is adopted at the regular Authority meeting on May 4.

Staff held numerous meetings to gain input. The meetings held are as follows:

- March 9 - Meeting with Mayor and his staff;
- March 16 - Meeting with U.S. Navy representatives;
- March 22 - Meeting with the landowners in the area;
- March 26 - Meeting with Congressional, State and City elected officials and/or their representatives;
- April 4 - Meeting with Governor and her staff;
- April 6 - Community Workshop Meeting; and

Briefings were also held at various neighborhood boards in the region.

In addition, information was posted on the HCDA website. Revisions to the draft plan were subsequently posted on the website and attendees were notified of the changes.

Mr. Dinell stated that there was a great deal of support for HCDA in stepping up to do something positive for Kalaeloa. Comments received were as follows:

- The focus should be on creating jobs, supporting education as well as recreational uses and not more residential use at Kalaeloa;
- HCDA should be sure to keep the community informed of developments in the area; and
- The plan should reflect a strong emphasis on the protection of environmental and cultural resources at Kalaeloa.

To help keep the community informed, the monthly Kalaeloa status report will be posted on HCDA's website.

Mr. Dinell explained that there was confusion about HCDA's role and the purpose of the strategic plan. Staff spent time reviewing HCDA's statutory authority and explaining that it is similar to HCDA's role in Kakaako. Staff also described the strategic plan as a guiding document or a "roadmap" describing where the Authority wants to take Kalaeloa.

Questions were raised regarding HCDA's planning efforts and those of the past plans. Staff told the community that HCDA is building upon the past efforts. So much has changed since the reuse plan was last updated in 2001 that the plans need to be re-examined and updated to reflect what is currently occurring in the district and surrounding area.

With the aircraft carrier decision pending, staff is addressing this uncertainty by developing two different scenarios: one that includes the aircraft carrier, and one that does not. Regardless of whether the aircraft carrier airwing, or a portion of the airwing, is stationed at Kalaeloa or not, there are common elements in each scenario that need to be achieved and those will be the focus.

There were concerns about the lack of infrastructure and utilities causing a serious impediment to the future of Kalaeloa. One of the problems in the past with the Redevelopment Commission was that they were charged with looking at 2,150 acres of Base Realignment and Closure (BRAC) lands which are only the surplus lands. HCDA's mandate is different; it is to plan for all 3,700 acres of the Kalaeloa area.

Mr. Dinell stated that some people had expressed concerns about whether this was just another planning exercise. He said that staff decided that they would work on visible things that could be implemented now, while still working towards the big picture.

Since the March 2 presentation to the Authority, the main changes that were incorporated based on community input were to stress partnerships in the mission statement. This idea was brought forth because there is no one entity that can accomplish the redevelopment of Kalaeloa on its own. HCDA has the ability to bring different parties together and through this type of approach, Kalaeloa can move forward.

Other changes that were incorporated include:

- Addition of a new core value based on the community input regarding schools, recreation and careers;
- Separation of the key factors into groupings of opportunities and challenges;
- Amendment of the near term priorities in order to emphasize partnerships and clarify the meaning of “master planning”;
- Greater emphasis on coordination with other groups in the community;
- Consolidation of funding actions;
- Clarification of issues surrounding the airwing;
- Explanation of HCDA’s role as Kalaeloa ombudsman;
- Replacement of the redevelopment strategy document with a timeline; and
- Grammatical and style changes.

Mr. Dinell asked the Authority for input, comments and suggestions on the plan so that it could be revised for the May 4 agenda. He also mentioned that the strategic plan doesn’t stop here. Belt Collins Hawaii has been contracted to update the reuse plan with a focus on promoting economic development to move the district forward. This follow-on effort will culminate in a

community development plan to be completed by September 2005. Belt Collins Hawaii has put together a team that includes two companies from the mainland who have previous experience with BRAC and base closures.

Chairperson Kometani asked if there was anyone in the audience who wanted to make a comment on the strategic plan. There were none. He then asked Members for their comments.

Member Aila added that one of the reoccurring themes heard throughout the public meetings was that HCDA needs to take a more assertive role in the redevelopment of Kalaeloa. He said that the Authority should not wait for the Navy to provide information but actually go and press for the information, so HCDA can be proactive. The whole feeling of the community is that it is time to move forward.

Chairperson Kometani reiterated that the general feeling of the Authority was that it was time to move forward and that effort would begin with approval of the strategic plan. He thanked the Subcommittee Members for their efforts.

Member Sokugawa asked for an explanation of why the vision statement says, "Kalaeloa is a Center for Excellence within the Kapolei Region." She asked why "Kapolei" was used rather than "Ewa."

Bruce Tsuchida responded that the regional name was discussed and it went back and forth. He stated that if the City had a strong preference for it to be "Ewa," it could be considered.

Member Sokugawa went on to say that she didn't think that people from Ko Olina or Makakilo considered themselves part of Kapolei. To use the term "Kapolei" would be limiting.

Mr. Dinell responded that it wasn't staff's intention to be limiting.

Member Aila commented that the reference to Kapolei was one that was meant to connote the "Second City." Since Kapolei would be the largest urban area in the region, the Subcommittee settled on the justification for using "Kapolei" as opposed to using any other term.

Member Sokugawa stated that Kalaeloa should stand on its own and not be considered an extension of Kapolei. She said that it is important to realize that it shouldn't be associated with Kapolei, the city, which has a distinguishing place geographically from other areas of Ewa.

Mr. Dinell suggested that staff go back and review the notes taken and report at the May 4 Authority meeting. He said that the intent was to be as inclusive as possible and to leverage the “Second City” concept.

Member Sokugawa pointed out on page 4 under the first bullet of opportunities that it should be corrected as, “...has designated as one of the primary urban growth areas of the island.” She stated that the primary growth area is the primary urban center which extends from Kahala to Pearl City, and secondarily it is Ewa and Central Oahu.

Mr. Dinell responded that was a good point and that a change could be made.

Member Sokugawa commented that under the challenges section there was no reference to the homeless. Originally, there was discussion of putting more homeless in the downtown Kalaheo area and she didn’t know if that was still an issue that needed to be addressed or not.

Mr. Dinell asked for clarification if she meant the problem of homelessness on the beach or integrating the programs with the homeless.

Member Sokugawa responded that both should be included. She also pointed out that under the opportunities heading, fifth bullet, there is a reference to “Ewa Marina.” She noted that it should be appropriately named as “Ocean Pointe.” Lastly, on page 4, item four under planning, “Advance the means for development by promulgating...establish land use entitlements with City zoning...” She asked if that referred to the future City zoning and not the current City zoning.

Mr. Dinell responded that maybe it would be more appropriate to be more general than to say if it is current or future.

Member Sokugawa stated that she needed clarification because the current zoning was probably not acceptable to anybody.

Mr. Dinell replied that the language would need to be looked at because it would require more than just replacing one word. Mr. Dinell stated that all of the suggestions would be considered in the final plan to be presented on May 4.

Chairperson Kometani asked if Members had any further questions. There were none.

Chairperson Kometani called a recess at 9:30 a.m. to enter into Public Hearing and to allow the Kalaeloa Members (Members Aila, Chinn, and Sokugawa) to depart as the rest of the agenda was related to Kakaako issues.

The meeting reconvened at 9:57 a.m.

B. Proposed Modification of View Corridor and Front Yard Provisions for the Moana Pacific Project (PD 1-03) by KC Rainbow Development Co., LLC

Matthew Akamu summarized the Information Item distributed to the Authority concerning this matter.

Mr. Akamu explained that the Moana Pacific project is a planned development for residential and industrial uses. The project is located on the block bounded by Kapiolani Boulevard, Piikoi, Pensacola and Kamaile Streets. The project comprises two 41 story towers with 706 residential units; approximately 80,000 square feet of industrial space along Kapiolani Boulevard; 45,000 square feet of open space; and over 1,600 parking spaces.

In conjunction with the approval of the project's planned development permit in December 2003, the Authority Members encouraged the developer to design the project with greater emphasis on pedestrian-friendly storefronts, especially along Kapiolani Boulevard, with its large canopy trees.

In June 2004, the developer's representative, Allen Leong, presented a revised design that would provide a more pedestrian-friendly environment along Kapiolani Boulevard. The original design of the Phase III portion of that project conformed to the required 15-foot front yards and view corridor setbacks along Kapiolani Boulevard, Piikoi and Pensacola Streets. The current revised design proposes to move portions of the structure closer to the public sidewalks. Due to the revised design for Phase III, the project will require modifications to the permit.

Mr. Akamu explained that his presentation is intended to give Authority Members a briefing on the requested modifications and to give Members an opportunity to ask questions or comment on the proposal. A Public Hearing and Action Item are scheduled for Wednesday, May 4.

Mr. Akamu introduced the developer's architect, Matthew Gilbertson of RIM Architects, who provided details of the proposal.

Mr. Gilbertson reviewed the current approved planned development. It includes an entrance into the parking structure off of Piikoi Street as well as an

entrance onto the site off of Pensacola Street for loading/service vehicles. Currently, there are three stories for a total of 79,939 square feet of total light industrial floor area on three levels. The project hugs the Piikoi and Kapiolani corner with a 15-foot setback and utilizes a “wedding cake” design approach to maintain necessary view corridors. The open corner is where the electrical transformers are located and exposed.

The objective for the new Kapiolani Boulevard frontage and design is to promote a more pedestrian-friendly environment. Authority Members suggested that the developer be more innovative and creative by providing more interaction and excitement on the Kapiolani Boulevard frontage.

The first modification of the front yard requirements along Kapiolani Boulevard, Pensacola and Piikoi Streets, entails moving the buildings closer to the sidewalks. Modifications are also being requested to allow encroachments into the view corridor setbacks along Kapiolani Boulevard, Pensacola and Piikoi Streets. By placing portions of the buildings closer to the sidewalks, this creates more pedestrian activity providing greater interaction with the building. In addition, the existing monkeypod trees along Kapiolani Boulevard will be preserved as they help to provide a more pedestrian-friendly environment.

The requested amendment affords the opportunity to design a more creative and three-dimensional space and a more interesting façade. The building shape adds and subtracts the basic yard configuration to create depths. The buildings come out at the key corners of both Pensacola and Piikoi Streets and are setback further in other areas to create actual places where people can enjoy the space. The development will stay within the allotted 79,939 square feet of floor area.

Mr. Gilbertson stated that this is a more dynamic approach; it creates more volume, more spaces and variation in height and in depth. The electrical transformers and service area are also screened from view. The revised Phase III creates a more pedestrian-friendly environment while creating a visually interesting massing variation. It also converts open spaces into “places” rather than simply yard area.

Chairperson Kometani asked the Members if there were any questions. There were none. Chairperson Kometani thanked Mr. Gilbertson for his presentation.

III. EXECUTIVE SESSION

Chairperson Kometani asked for a motion to enter into Executive Session to discuss the following item:

Task Force Recommendations on Selection of Priority List Offerors in Response to HCDA’s January 12, 2005, Request for Proposals for Development of the Waterfront, Pursuant to Sections 92-5(a)(3) and 92-5(a)(8), Hawaii Revised Statutes.

Chairperson Kometani requested the participation in Executive Session of: Deputy Attorney General Melvin Nishimoto; Executive Director Daniel Dinell; Teney Takahashi, Director of Planning and Development; and Deepak Neupane, Project Development Manager.

It was moved by Member Goshi and seconded by Member Kondo to enter into Executive Session. The motion carried 10 to 0 excluding Kalaeloa Members.

The Hawaii Community Development Authority entered into Executive Session at 10:10 a.m.

It was moved by Member Los Banos and seconded by Member Liu to reconvene the regular meeting. The motion was carried 10 to 0 excluding Kalaeloa Members.

The meeting was reconvened at 11:30 a.m.

IV. ADJOURNMENT

There being no further business, it was moved by Member Kondo and seconded by Member Los Banos to adjourn the meeting at 11:30 a.m. The motion passed 10 to 0, excluding Kalaeloa Members.

Respectfully submitted,

/s/

Paul Kimura
Secretary