

SUMMARY – FIELD TRIP
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
State of Hawaii

March 28, 2007

Kalaeloa Site Tour

ATTENDANCE

Members Present: C. Scott Bradley; Amanda Chang; Grady Chun; Jonathan Lai; Kay Mukaigawa; Robert Piper (for Georgina Kawamura, B&F) and Russ Saito (DAGS).

Kalaeloa Members: William Aila, Jr.; Linda Chinn (for Micah Kane, DHHL); Evelyn Souza and Maeda Timson.

Members Absent: Barry Fukunaga (DOT); Michael Goshi; Paul Kimura; Theodore Liu (DBEDT); and Henry Eng (DPP, Kalaeloa Member).

Others Present: Daniel Dinell; Pearlyn Fukuba; Christopher Kobayashi; Steve Miyamoto; and Bruce Tsuchida (also, see Meeting Attendance Record).

ROLL CALL

The Kalaeloa Site Tour meeting of the Hawaii Community Development Authority (HCDA) was called to order on March 28, 2007, at the Kalaeloa Airport Conference Room on Midway Road, by Secretary Jonathan Lai, at 10:55 a.m. with the following roll call:

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| Secretary Lai | Present |
| Member Bradley | Present |
| Member Chang | Present |
| Member Chun | Present |
| Member Mukaigawa | Present |
| Member Piper | Present |
| Member Saito | Present, arrived at 11:30 a.m. |
| Member Aila | Present |
| Member Chinn | Present |
| Member Souza | Present |
| Member Timson | Present |

MATERIALS DISTRIBUTED

1. Detailed Agenda with various stops indicated;
2. Kalaeloa Development Review brochure;
3. Area Context map;
4. Map of Kalaeloa listing Navy Property and Non-Navy Property with tour stops and key items of interest noted;
5. Kalaeloa Backgrounder on acquisition of Navy brokered lands;
6. Economic Impacts of the Proposed Kalaeloa Project, by the Research and Economic Analysis Division of the Department of Business, Economic Development and Tourism, January 2007;
7. Honolulu Star-Bulletin News Article dated March 22, 2007, Governor's Message by Governor Linda Lingle entitled, "Time for boldness in Kalaeloa land acquisition;"
8. Honolulu Star-Bulletin News Article dated January 23, 2007, Editorial entitled, "Lawmakers face tough decisions on gov's funding plans;"
9. Pacific Business News Article dated January 26, 2007, Opinion entitled, "Keep that \$75 million working for Leeward;"
10. Letter to Michael Goshi dated March 9, 2007, from Maeda C. Timson, Chair of Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34;
11. Letter to Daniel Dinell dated March 8, 2007, from Patty K. Teruya, Chair of Waianae Neighborhood Board No. 24;
12. Best Practice Lessons for Kalaeloa;
13. Map of Regional Context;
14. Kalaeloa Master Plan – Preferred Land Uses Map with U.S. Navy Brokered Land Overlay; and
15. Description of Legal Authority for the Navy and HCDA relative to land disposal/acquisition in Kalaeloa.

At the meeting, and tour stops, the following additional material was distributed:

1. Fact Sheet produced by the Naval Air Museum Barbers Point;
2. Waianae Community Outreach brochure; and
3. Waianae Community Outreach background information and March 2007 calendar on programs offered.

Secretary Lai announced that he would preside over this field trip meeting as the HCDA bylaws state the longest serving Member presides in the absence of the Chairperson and Vice Chairperson. He went on to explain that the purpose of this field trip is to familiarize the HCDA Members with plans for the Kalaeloa district and see various developments and sites first hand. He stressed that this field trip is for the purpose of providing information and generating discussion only. No decision-making will take place. He then turned the floor over to Executive Director Daniel Dinell.

Mr. Dinell welcomed the Members and the public in attendance. He then explained the tour agenda. First, he would provide an overview covering the master plan and discuss surrounding developments. Next, attendees will get into vehicles and drive in a westerly direction before circling back to the Onelauena shelter, the newest of the homeless facilities in Kalaeloa, where the group would receive a brief overview of the facility's operations. Then, the group will drive in an easterly direction, and should time allow, head south along Coral Sea Road to the beach areas before ending at the Barbers Point Golf Course restaurant where there will be three presentations.

Mr. Dinell explained the information in the folder packets that were provided to all in attendance. The left side pocket (items #1 – 4 on “Materials Distributed” list) information is germane to the first part of the tour, the right side (items #5 – 15 on “Materials Distributed” list) details the proposed acquisition of the 499 acres of Navy brokered lands, economic impact, various news editorials, support from the neighborhood boards, and various maps/supporting documents that will be covered at the last stop of the tour.

Mr. Dinell pointed to the summary booklet of the master plan. Like any plan should, it starts with values, guiding principles and a vision for the area. The Authority adopted this plan in March 2006. It is the result of two years of hard work and numerous community meetings. The brochure also has a preferred land use map. He noted on a large size version of the map that a major land use decision early on was that the airport would remain. This facility is an important reliever to Honolulu International Airport. The next big decision was that to achieve the collective vision of Kalaeloa as a Wahi Hookela, or Center of Excellence, a mix of uses is required. The highlights of this 20-year horizon master plan are:

- 3 million square feet of light industrial, commercial, retail and office space;
- Estimated 7,000 jobs created;
- Approximately 6,350 residential units, a minimum 30% affordable;
- Transit-oriented developments and regional connections;
- Opportunities for high-tech and alternative energy development;
- New public schools;
- Preservation of recreation, open space and shoreline; and
- Protection of cultural sites and endangered species.

A financial summary is included in the summary booklet. Mr. Dinell said that the key dollar amount is that public investment of about a quarter billion dollars is required to bring the plan to fruition. He noted that while that sounds audacious, over the past 30 years a similar amount has been invested by the State in the Kakaako district.

Mr. Dinell emphasized that the key to effective planning is to consider the surrounding area and uses. He discussed the adjacent Department of Hawaiian Homelands (DHHL) developments, the University of Hawaii West Oahu campus, and various private developments.

Mr. Dinell referred to the land ownership map (item #4 on “Materials Distributed” list). He stated that a key mistake of the 1993 base closure planning was a land grab amongst public agencies. Another mistake was taking the land in a no-cost public benefit conveyance versus the more flexible economic development conveyance. He explained that lands labeled “broker” on the map are those that the Navy is under congressional mandate to sell. Some parcels are improved; however, most are vacant. Mr. Dinell stated that staff would point out these areas of interest along the tour route.

Mr. Dinell asked if there were any questions before the tour commenced.

Member Piper asked whether the community had input into the development plans for the District.

Mr. Dinell replied that HCDA formed two community-based groups to facilitate dialogue and address issues on an on-going basis: the Kalaeloa Community Network group and the Kalaeloa Public Safety group. He mentioned that staff would do a presentation on these groups later in the agenda. Additionally, during development of the Master Plan, over 100 individuals and organizations were consulted.

Ann Bouslog, interested citizen, asked whether the analysis in the packet by the Research and Economic Analysis Division of the Department of Business, Economic Development and Tourism, would be discussed.

Mr. Dinell responded that it would be, time allowing, at the last tour stop, the working lunch at the golf course.

There being no further questions, the Members proceeded on the tour. Prior to departing the Airport parking lot, Member Saito joined the tour at 11:30 a.m. Members of the Authority were transported in a van, while others, including the public, drove separately to the various locations along the route.

The first portion of the tour included drive by observation and brief descriptions of: airport-related activities in two hangars, one owned by the State Department of Transportation, the other by the University of Hawaii; Building 1 being leased from the DHHL; the currently vacant Kona Breeze Pool and Fitness Center; Naval Air Museum Barbers Point; Barbers Point Elementary School and the Challenger Center for Space Science Education; Kamokila Boulevard Extension; Roosevelt Avenue and the now abandoned Bachelors Officers Quarters and YMCA buildings along with Kalaeloa rental housing townhomes; Saratoga Avenue and the abandoned medical center, the currently

occupied convenience store, gas station, and bowling alley; and the ball fields under license by the City and County of Honolulu (City).

At 11:55 a.m., the group met at the Onelauena Transitional Housing Shelter, the second stop of the tour, located at Building 50 Belleau Woods. A briefing was provided by Haunani Kalama, Operations Specialist for the Waianae Community Outreach, the shelter's service provider. Ms. Kalama explained that her organization became involved after the Governor issued an emergency proclamation regarding homelessness in 2006. The facility has a priority to house those in need from the area and the Waianae Coast. Residents are called "ohana members" and each room includes a refrigerator, bed, and night stand. The shelter has shared bathroom and kitchen facilities. Ohana members are expected to participate in chores and educational programs where they earn "village bucks" for participating in activities – the concept being that nothing is free and personal responsibility is taught. The "village bucks" are then redeemed at a mini store on site for food and clothes. She asked if there were any questions.

Ms. Bouslog asked how the shelter received supplies for its ohana members.

Ms. Kalama explained that they rely on donations.

Member Timson asked whether ohana members received food stamps.

Ms. Kalama responded that some do.

Member Mukaigawa asked how donations are received – whether they go out in the community or whether items are dropped off.

Ms. Kalama said that people could either drop items off directly at the Kalaeloa facility, the Maile outreach/intake center operated by her organization, or call for arrangements for pick-up service.

Member Aila noted that on the calendar that was distributed, drug testing was indicated for Tuesdays and Thursdays. He inquired as to how that program was working.

Ms. Kalama responded that the program is working and that in addition to these scheduled times, staff works directly with ohana members on substance abuse issues.

Member Aila asked what happens if the drug test is positive.

Ms. Kalama said they intervene directly. The staff realizes that for some ohana members giving up drugs is difficult, but this is the program's objective. Staff works hard to explain to each ohana member that they make choices in life and a key one is not to use illegal drugs.

Member Chang asked how many staff operate the shelter.

Ms. Kalama responded that there are eight staff members.

Member Chang asked who runs the classes.

Ms. Kalama said that they partner with various agencies.

Member Mukaigawa inquired about large families and how they are accommodated.

Ms. Kalama responded that right now the largest family is 11 or 12 members and they have 3 or 4 units in the facility.

Member Timson asked how transportation needs are being provided.

Ms. Kalama said they are working with an organization called “H-5” to acquire a minibus for the shelter’s use. They are fortunate because several ohana members have their commercial drivers license and thus are qualified to drive such a vehicle.

Member Timson elaborated on her concern by explaining how she personally picked up two shelter residents – a mother and child – one evening that were walking along a darkened roadway. She took them to the Kapolei transit center and reiterated that this is a key need that must be provided for resident’s safety. The responsibility, according to Member Timson, lies with the State who placed the shelters here and not with the City, which operates the public transit/bus system.

Member Chang asked about school bus transportation.

Ms. Kalama explained that buses come for children who attend Barbers Point Elementary, Kapolei Middle, and Kapolei High schools.

Member Timson asked about those children who attend schools in Waianae. She was told that the shelter simply gave the kids a bus pass and that they needed to find their own way to the bus stop located along Roosevelt Avenue.

Ms. Kalama said many of those who attend school elsewhere organize themselves into car pools and drive private vehicles in order to attend their respective schools.

Nina Wu, reporter with the Honolulu Star-Bulletin, asked how many residents live in the shelter currently.

Ms. Kalama responded that the current total population is 232 people.

Member Piper asked what work the case managers perform.

Ms. Kalama explained that they work to make sure all ohana members participate to better themselves and their lives. For instance, if ohana members do not have jobs, they must participate in programs. The philosophy is to not allow ohana members to sit around and do nothing.

Member Piper inquired what happens after the six-month initial emergency shelter period expires.

Ms. Kalama said that they can offer transitional shelter for up to 18 months; they do ask that ohana members pay – on a sliding scale – to reinforce that the shelter is not simply a free place to stay and that each resident must show/have personal responsibility.

There being no further questions, Ms. Kalama was thanked by the group. Ms. Kalama also extended an invitation to attend the planned April 21, 2007, unveiling of an artwork at the shelter that they believe epitomizes the philosophy and approach they espouse.

The second portion of the tour included drive by observation and brief descriptions of: the active National Guard facility along Enterprise Avenue and the vacant Navy brokered lands; Nassau Avenue to view the now-defunct SWR vehicle storage area, the Navy Child Care Center, and Kalaeloa rental housing townhomes; Coral Sea Road to Tripoli Street and White Plains Beach including a description of the DHHL, UH and unallocated land holdings, some of which include significant Hawaiian cultural and archeological resources; Roosevelt Avenue and the future North-South Road, Transit Green Line and adjacent Department of Hawaiian Home Lands developments.

At 12:45 p.m., the third and final stop of the tour – the Barbers Point Golf Course – was reached. Meals were provided as an integral part of the meeting. During lunch, there were three presentations.

Pearlyn Fukuba, HCDA Kalaeloa Program Specialist, gave a description of the Kalaeloa Public Safety Group and Kalaeloa Community Network group. She explained that the Public Safety Group began in May 2006 and meets monthly every third Thursday at the Kapolei police station. The basis for the meeting is to address:

- Increased complaints of public safety issues;
- Increasing population, commercial and residential, within Kalaeloa – Navy and DHHL leases, homeless shelters; and
- Increased wear on infrastructure – State and City roads, Navy buildings.

Ms. Fukuba explained that the Kalaeloa Community Network began in November 2006 and meets monthly every first Thursday at various locations. She explained that the network allows users to build familiarity with neighbors, create an information exchange,

address issues that affect those that work, live and play in Kalaeloa; and engage area elected officials for guidance and assistance.

The desired outcomes of both groups are to:

- Create a regular, open forum or work group on issues in Kalaeloa;
- Establish clarity and communication;
- Provide clarity for public, neighbors (Kapolei, Ewa) and Kalaeloa landowners;
- Establish process for improving public safety and responding to concerns/issues;
- Share resources; and
- Create connectivity between the Kalaeloa Public Safety Group and Kalaeloa Community Network by overlap in representation: Navy, Coast Guard, National Guard, and State Department of Transportation.

There being no questions, Mr. Dinell introduced Bruce Tsuchida, President of Townscape, Inc., the consultant retained by HCDA to assist in the drafting of the Kalaeloa Administrative Rules.

Mr. Tsuchida explained that the general objective is to develop rules that will direct and control the development of Kalaeloa. He reviewed possible models for the Kalaeloa Rules including the City's Land Use Ordinance and HCDA's Kakaako Rules. He noted that while these can provide a useful starting point, his firm would also be looking at some newer zoning and development standards from other cities, including standards for "green infrastructure" including, for example, design standards for minimizing runoff and maximizing groundwater infiltration.

Mr. Tsuchida said that the work process will include working meetings with HCDA staff, workshops with Authority Members, meetings with key public agencies and private developers that are active in the Ewa District, and formation of an Advisory Committee consisting of major Kalaeloa landowners, Neighborhood Board representatives and the City's Department of Planning and Permitting. Draft Rules will be formally presented to the Authority for their review and comment before final Rules are presented for approval.

Mr. Tsuchida asked if there were any questions.

Member Timson observed that the effectiveness of rules relies on enforcement and asked how this would be accomplished.

Mr. Tsuchida replied that the rules would apply to all land owners except the federal government and DHHL. It is his belief that as long as the rules are viewed favorably, even these entities would comply.

There being no further questions, Mr. Dinell proceeded to discuss the condition of infrastructure and government agency coordination in the context of the proposed acquisition of the Navy brokered properties.

Mr. Dinell recapped that during the tour, the poor conditions were obvious. He noted that it is a challenge even for existing users to get power, phone or water hook ups. The master plan identifies the best approach as building all new infrastructure, built to county standard. While expensive it will save money in the long run by sizing infrastructure to the overall projected build out.

With regard to government agency coordination, clearly all three levels of government have a stake in Kalaeloa. Mr. Dinell mentioned that immediately after the meeting adjourns, he plans to tour the district again with Congressman Abercrombie's staff and he introduced Amy Asselbayer and Lloyd Nekoba who were both present in the room. He also mentioned that there are land conveyance issues beyond the 499 acres of brokered lands, in particular agencies that now may not want their public benefit conveyance as well as several hundred acres of land unspoken for. With regard to the brokered lands, the backgrounder sheet that was included in the packet clearly identified the opportunity and Mr. Dinell highlighted a few reasons why acquisition of these lands was in the best interest of the state.

Mr. Dinell also noted that in the packet is a recap of an excellent best practice study on base closures. What is being proposed in Kalaeloa is nothing new – the approach outlined in the Master Plan, and in particular acquiring the brokered lands, has been successful elsewhere in the United States. Finally, he noted that the Navy is authorized by the Congress, and indeed, has a mandate to enter into a binding agreement relative to the 499 acres of brokered lands by September 30, 2008, and that HCDA has the legal authority to acquire the land.

Mr. Dinell asked whether there were any questions.

Member Aila asked the status of the measure in the legislature to fund necessary infrastructure and the purchase of the 499 acres.

Mr. Dinell responded that the particular measure, H.B. 1667, H.D. 2, had died in the Senate subject-matter committee, but that there was still a chance that an appropriation could appear in the State budget bill still under discussion this session.

Secretary Lai thanked the staff and consultant for their presentation and asked whether there were any questions or further matters to come before the meeting.

ADJOURNMENT

There being no further business, it was moved by Member Timson and seconded by Member Chang to adjourn the meeting at 1:15 p.m. The motion passed 11 to 0.

Respectfully submitted,

/s/

Jonathan Lai
Secretary