

TOWNSCAPE, INC.

ENVIRONMENTAL AND COMMUNITY PLANNING

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Kalaeloa Community Development Rules

MEMORANDUM NO. 19

To: Kalaeloa Advisory Team

From: Pearlyn Fukuba and Barbara Natale

Date: October 29, 2007

KALAELOA ADVISORY TEAM (KAT) – MEETING OF OCTOBER 29, 2007

The purpose of the meeting was to establish an advisory team to assist with the promulgating of administrative rules, infrastructure planning, and other development issues. This meeting provided an orientation of Kalaeloa's history to date, Advisory Team roles, and meeting facilitation details to KAT participants.

Participants included: Bob Bruhl, D.R. Horton; Scott Belford, Ewa Beach NB; Cynthia Rezentes, Waianae NB; Tom Berg, Rep Cabanilla's office; John Gollner, Rep Pine's office; Erika Moon, Sen Gabbard's office; Ron Schaedel, Maluohai Homestead Assn; Brad Hayes, Barbers Point Naval Air Museum; Alicia Maluafiti, Hawaii Association of Realtors/Hoakalei Cultural Foundation/HCDA consultant; Leland Ribac, Rep Har's office; Pat Chardon, Nanakai Gardens Assn; Lorraine Martinez, Kapolei/Makakilo/Honokai Hale NB; Debbie Luning, Gentry Homes; Tesha Malama, Pearlyn Fukuba, HCDA; Bruce Tsuchida, Barbara Natale, Townscape.

Introductions

Attendees introduced themselves and provided brief information on why they are participating on the KAT and/or what they hope to accomplish.

- C. Rezentes is participating to ensure jobs are created in Kalaeloa
- Brad wants to ensure historical significance is protected
- Lorraine concerned about historical significance and wants to avoid a concrete jungle
- D. Luning and B. Bruhl are concerned with connectivity and how development will affect their adjacent developments
- Leland as a Kapolei resident cares about the area

- Tom is interested in connectivity and smart growth development
- Scott would like to see integrity in the process and encourage competing ideas

KAT Binder and Materials

Participants were provided a binder that includes a 2008 calendar, a map of Kalaeloa Brokered Parcels and Navy Retained Areas, and Kalaeloa Development Review brochure. Extra tabs are included for organization of additional materials provided at future meetings.

History and Future of Kalaeloa

Tesha presented a power point presentation of Kalaeloa's history and how the KAT will play a role in the future.

Comments throughout the meeting included:

- Who is the Deputy Attorney General (AG) assigned to Kalaeloa? The AG needs to be involved at every stage. Lawyers also need to be involved.
HCDA has an AG who will be included throughout the Rules review process.
- How will Transit-Oriented Development (TOD) affect Kalaeloa?
TOD incorporated suggestions from the Kalaeloa Master Plan for consideration.
- Does Kaka'ako have a similar group to KAT? Yes.
How long have they been in existence? *1½ years.*
- Recommend using City and County codes if they will be picking up roads, etc. *Yes, that is how Kaka'ako is doing it.*
- Need to include Kathy Sokugawa and Bob Sumitomo from DPP.
- Would like to clarify policy for renaming streets.
The KAT may not be addressing this issue, but it will be discussed at the appropriate time.
- Who owns the land for the two racquetball courts?
Possibly brokered lands; clarification needed.
- It would be helpful to pull up and discuss similar important issues from previous (BRAC / Kaka'ako?) meetings.

- It would be helpful to have some kind of mission statement to keep discussion focused and moving.
This will become clearer at the next KAT meeting when the Kalaeloa Master Plan is distributed.
- Is KAT governed by Sunshine Law?
Yes.

Meeting Code of Conduct - Robert's Rules

In addition to Robert's Rules, the group developed the following ground rules:

1. Be nice and cordial
2. Be concise - no rambling on
3. Encourage conflicting ideas and opinion
4. Give constructive criticism on ideas - not people
5. Be solution-oriented and productive
6. Be committed to doing homework

Next KAT Meeting

Monday, November 26, 6:30-8pm @ Kalaeloa Airport Conference Room

Follow-Up

- 1) HCDA to provide a copy of the master plan, strategic plan, and Robert's Rules "cheat sheet" to add to KAT binders.
- 2) Townscape to facilitate the next meeting.
- 3) Stanton to provide highlights of the strategic and master plan.