

CONNECTIONS

Better Communities for Tomorrow in Kaka'ako & Kalaeloa

HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



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NEW HCDA MEMBERS NOW SERVING ON AUTHORITY

Three new Hawaii Community Development Authority (HCDA) members appointed by Governor Linda Lingle are now serving on the Authority. They are: **Stanton K. Enomoto**, **Christopher T. Kobayashi**, and **Dexter N. Okada**. All three members, confirmed by the State Senate on April 19, 2007, began serving their four-year terms starting on July 1, 2007. Enomoto represents the board as the Hawaiian Cultural Specialist for the Kalaeloa District. Kobayashi and Okada are the new HCDA members that the Governor appointed from recommendations from the Senate President and House Speaker, respectively.

Enomoto, who serves as the Special Assistant to the Administrator of the Office of Hawaiian Affairs, is no stranger to the HCDA. He held the HCDA position of the Director of Planning and Development for Kalaeloa from August 2004 to November 2006. During his HCDA tenure, Enomoto oversaw the formulation of a five-year strategic plan that establishes a vision for the District and the completion of a comprehensive master plan for Kalaeloa. Prior to joining HCDA, Enomoto served as Acting Executive Director for the State of Hawaii Kaho'olawe Island Reserve Commission.

Kobayashi is an attorney and partner in the firm of Kobayashi Sugita & Goda, which concentrates in the areas of corporate, construction and commercial law. Kobayashi has counseled owners, developers, general contractors and design professionals in construction matters and tenants with respect to



From top to bottom:
Stanton Enomoto,
Christopher Kobayashi,
Dexter Okada

commercial leasing issues. He received a Bachelor of Science degree in Finance from Santa Clara University and a Juris Doctor degree from The Northwestern School of Law at Lewis & Clark College in Oregon.

Okada, a Kaka'ako business owner, is President of U. Okada & Co., Ltd. He has a BA in Economics from Claremont Mens College and BS and MS degrees in Industrial Engineering from Stanford University. Okada currently serves as a Director of the United Fishing Agency. He is also a member of numerous organizations including: Kaka'ako Improvement Association, Small Business Hawaii (SBH), Kaka'ako Business and Landowners Association, Hawaii Transportation Association, Hawaii Employers Council, Save Our Kaka'ako Coalition, and Oahu Fleet Safety Organization. He was named SBH Small Business Person for 2006.

The State Senate has also confirmed the reappointment of current HCDA members **Grady Chun** and **Paul Kimura** to second four-year terms. Their new terms will run until June 30, 2011.

PHASE IV OF 404 PIIKOI PLANNED DEVELOPMENT PERMIT

Developer Working on Design Concepts

K2 Investors LLC, the developer of the final phase of the 404 Piiikoi Planned Development Project, is working on the design of the Project. The developer recently gave an informational presentation to the Authority on preliminary design concepts to generate discussion and obtain feedback from HCDA members. The development permit for the 404 Piiikoi project was originally approved in 1984. It allowed for a mixture of residential, commercial and industrial uses on 17.25 acres of land generally bounded by Waimanu Street, Piiikoi Street and Ala Moana Boulevard. Over the years, the permit has been amended and modified several times and the project has also been redesigned. Three phases that have been completed include the Nauru Tower (1992), 1133 Waimanu (1996), Hawaiki Tower (1999) and Ko'olani (2006).

According to the permit, the proposed Phase IV tower would be allowed to develop approximately 349,429 square feet of floor area and will include general design parameters such as: approximately 20,454 square feet of open space along Waimanu Street, a podium which shares the Ko'olani podium's existing driveway, a tower of up to 400 feet in height, and additional reserved housing units. The design of the Phase IV Tower site, including the tower location, massing, height, and the tower's distance from Nauru Tower, Hawaiki Tower and Ko'olani, will



Preliminary rendering of reserved housing component at Piiikoi & Kona Streets.

comply with the requirements of the permit and is similar to the preceding projects. The building footprint will be changed to a less-intrusive shape from the original "bat-winged" design.

Preliminarily, the Phase IV Tower footprint would be approximately 12,000 square feet and the building height would be 400 feet. Ultimately, the building footprint and the number of floors and units will depend upon the mix of the proposed

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WE'VE CHANGED OUR NAME...

This newsletter is now called CONNECTIONS. We changed the name of this publication because the Hawaii Community Development Authority (HCDA) is overseeing the development and futures of both the Kaka'ako and Kalaeloa Districts. In future issues, we will be providing news on both of these vital Oahu communities, as HCDA works to create "Better Communities for Tomorrow". We hope that this publication continues to facilitate "connections" for the flow of information and ideas between HCDA and those concerned and involved with the Kaka'ako and Kalaeloa Districts.

Kalaeloa: Working to Create a Wahi Ho'okela (Center of Excellence)

HCDAPERSPECTIVESColumn

"Kalaeloa Pride" Thrives

Over the past 15 years, Kalaeloa community members have been working towards the transformation of Kalaeloa and, most recently, to attain the vision of "Wahi Ho'okela" as a "Center of Excellence" for the Ewa plain. Even though it has been a challenging process the community has never wavered in its tenacity to have the Kalaeloa District thrive. The 2002 Hawaii State Legislature added Kalaeloa to the purview of the Hawaii Community Development Authority (HCDA), which is now responsible for planning and development for both Kalaeloa and Kaka'ako. HCDA has partnered with the community, federal, state, and city agencies, in addition to the private sector, to highlight all the opportunities we have in Kalaeloa to create alternative energies, a technological and innovation oriented job market, transit-oriented development, and the protection of cultural sites and endangered species through a Native Hawaiian Cultural and Educational Center.

According to a cultural resource study (the Tuggle report), it was here at the Kalaeloa shores you could find the famous spring of "Hoakalei" associated with Hi'iaka, the favorite sister of Pele. Kalaeloa is also recognized as the place where the breadfruit was introduced to Hawaii'i. Kalaeloa was often a place that the Ali'i would stop to rest and restore themselves as they continued on

by **TESHA H. MALAMA**
Kalaeloa Director of
Planning & Development



their travels between the Wai'anae Coast and Waikiki. The first grounding of a foreign ship in Hawaii'i also happened here at Kalaeloa and was temporarily named Barbers Point for Captain Henry Barber. More often in the past, but still periodically today, you may find along the Kalaeloa shores the hawaiian sea turtles and the famous kupua (magical) fish, called Uhumakaikai.

Today, Kalaeloa continues to be a place of rest and restoration. Our U.S. veterans and others find safe haven, respect, and self development at our shelters and Kalaeloa rentals. Our significant treasures such as the Historical Air Museum, Hawaii Army National Guard, Navy, Coast Guard, Kalaeloa Airport, Ordy Pond, and Kapolei Hawaiian Civic Club raises the challenge of balancing development and being smart about growth. I am always humbled and awed by all of the people and organizations who love and who are committed to the Kalaeloa District. I would like to sincerely thank all of you who have contributed to moving Kalaeloa forward.

As you can see in the photos and stories on these pages, with our plans, appropriations and community support - Kalaeloa Thrives.

FUNDING FOR KALAELOA LIFE SAFETY IMPROVEMENT PROJECTS APPROVED BY AUTHORITY MEMBERS

Members of the Hawaii Community Development Authority on September 5, 2007 approved the expenditure of \$250,000 of Kalaeloa Capital Improvement Project funds to design and construct life safety improvement projects in the Kalaeloa Community Development District. These improvements will address safety conditions that need immediate attention. Since becoming open to the public, roadways, parks, beach areas, and other publicly accessible areas in Kalaeloa have fallen into disrepair resulting in vandalism, arson and motor vehicle accidents. The improvements are necessary to respond to the need for maintenance and public safety especially since use of the area is increasing. Appropriations designated by the 2007 State Legislature will be used to accomplish projects such as:

- Installing sidewalks to new City subdivision standards
- Improving/installing streetlights on Roosevelt Avenue, Renton Road Extension, and Coral Seas Road
- Installing pavement markers and signs on Coral Seas Road (along s-curve) and on Roosevelt Avenue (along curves along Honouliuli Wastewater Treatment Plant in Kalaeloa)
- Installing vehicle radar speed signs as traffic calming devices in the Roosevelt Avenue "Pride Field" area and on Coral Seas Road (before the S-curve).



Safety features will be installed along the S-Curve on Coral Seas Road.

These initial projects are the first group of life safety needs identified for Kalaeloa by the Kalaeloa Public Safety (KPS) workgroup that was organized to focus on public safety issues in the District. KPS consists of representatives from City and County agencies (Department of Transportation Services, Department of Facility Maintenance, Department of Design and Construction); State Department of Transportation; Hawaii Public Housing Authority; Navy Region Hawaii/Security; Honolulu Police Department, U. S. Coast Guard; Hawaii Army National Guard; Federal Fire Department, and Hawaii Community Development Authority.

KALAELOA GROUP MAKES GREAT PROGRESS IN DEALING WITH UNSAFE AND ILLEGAL CONDITIONS IN KALAELOA'S BEACH & CAMPING AREA



The Kalaeloa Public Safety (KPS) group—committed to improving and maintaining the health and public safety of Kalaeloa—has made significant strides in dealing with unsafe environmental and illegal conditions in the area's beaches and camping areas over the past several months.

In a coordinated effort with the City and County Department of Parks and Recreation, the Honolulu Police Department, the Department of Land and Natural Resources (DLNR), the U.S. Navy, the Hawaiian Humane Society, and the State Sheriff's office, 95 citations for expired camping permits were issued along with 58 citations for illegal activities. Sixteen warrants were served and five tons of trash and illegal structures were removed from Kalaeloa campgrounds and beach area. Illegally parked vehicles were towed and stray animals were also removed from the area. The State Department of Transportation (DOT) also recently installed new signage along Roosevelt Avenue and restriped the roadway. The new speed limit and pedestrian signage helps night time vision in the area and improves public safety.

The Kalaeloa Public Safety group meets monthly in a continuing cooperative effort to address public safety issues in the

District. Serving on the KPS are representatives of City and County agencies (Departments of Design and Construction, Facility Maintenance, Parks and Recreation and Transportation Services), the State DOT, Hawaii Public Housing Authority, Navy Region Hawaii/Security, Honolulu Police Department, United States Coast Guard, Hawaii Army National Guard, Federal Fire Department, and the Hawaii Community Development Authority (HCDA). The KPS group's planning and efforts over the past year has been in response to an increase in thefts along the beach areas, increased illegal structures, stray and/or unleashed animals, and unsafe conditions that plagued the City-licensed campgrounds in Kalaeloa.

In order to maintain current condition after the recent improvements, HPD has announced that its first and third watches will enforce the "no camping" days every Monday at 8:00 a.m. in addition to the regular patrol rotation. HPD requested City Parks to bring in the equipment to recondition the sand, and the U.S. Navy security also mentioned the enforcement of open fires on the beach will help to minimize the charring. Navy legal reported a 50 percent reduction in crime from August 6th to August 16th since the revitalization measures were conducted.

KALAELOA MAIN ENTRANCE BEAUTIFIED BY COMMUNITY VOLUNTEERS

The main entrance to Kalaeloa is now more attractive due to the efforts of community volunteers who displayed their dedication to the future of the District. Over 50 people on July 18, 2007 combined their efforts to make public safety improvements and to beautify the main entrance to Kalaeloa for the benefit and enjoyment of all community users. The beautification project was spearheaded by the Kalaeloa Community Network (KCN), which was organized in November 2006 as part of the Hawaii Community Development Authority's (HCDA) community outreach. The KCN consists of 21 Kalaeloa stakeholders including landowners, business, elected officials and service providers.

The beautification effort included the installation of landscaping (plants, mulch and rocks), the removal of unsightly graffiti and unused poles, painting and new signage. The KCN volunteers represented: the Barbers Point Naval Air Museum, Bendco, Hawaii Army National Guard, HCDA, Hunt Development Company, Kalaeloa Rental Homes, Kapolei High School, Senator Mike Gabbard's office, Subway Barbers Point, U.S. Coast Guard, and the U.S. Vets. Project materials and services were donated by: Kapolei High School students, Kalaeloa Rental Homes, Makakilo Nursery, Grace Pacific, Soares Truck Rental/Quality Top Soil, Avalon Services, American Tradition, Wesley Ward, and the State Department of Transportation. Police officers from the Honolulu Police Department District 8 were on hand to control traffic flow during the work.

Kalaeloa Director of Planning and Development Tessa Malama said, "We are very grateful and would like to thank all those involved with the beautification project for all the time, commitment, planning, funding, donations, sweat, and prayers that went into the project on July 18. The community of Kalaeloa and our neighbors will continue to "ALOHA" the place and focus the state's vision on building a "center for excellence" Wahi Ho'okela."

Since the July effort, the street curbs have been painted for aesthetic and safety reasons, and a "Welcome to Kalaeloa" sign is on order for installation on the entrance rock wall.

Project Background

Members of the HCDA on June 6, 2007 approved spending up to \$20,000 of Kalaeloa community development revolving funds to proceed with implementing the Kalaeloa Entry-Way Beautification Project fronting the intersection of Ft. Barrette Road and Roosevelt Avenue. The work will include ground preparation and the improvement of landscaping, and the installation of new signage and irrigation. Among many quality of life issues such as public transportation for the Kalaeloa District, pedestrian traffic safety, deteriorating lands and facilities, the KCN workgroup is working to beautify the entry-way to Kalaeloa at the intersection of Ft. Barrette Road and Roosevelt Avenue. The beautification project design has been reviewed by the State Department of Transportation and has received the endorsement of KCN members. The Entry-Way Project represents a tangible commitment and coordination of varying stakeholders within Kalaeloa to invest their time, talent, sweat equity, and creativity behind a public improvement project which will bring value to all who utilize the area.



CONNECTIONS
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CPAC ORGANIZING TO ADVISE AUTHORITY ON FUTURE OF KAKA'AKO MAKAI

A diverse group of individuals—including residents, ocean recreation users, business owners, planners, architects and elected officials, interested in the future of the Kaka'ako Makai—have organized into a group that will be making recommendations to the Hawaii Community Development Authority (HCDA) on plans for the future uses of Kaka'ako's waterfront lands. Since its first meeting on April 10, 2007, the Kaka'ako Makai Community Planning Advisory Council (CPAC), formerly called the Kaka'ako Makai Advisory Working Group (AWG), has met five times to formulate its bylaws and make a recommendation on the selection of a facilitator for Phase II of the planning process. The overall goals of Phase II are to:

- Complete the process of forming the advisory group;
- Ensure that the advisory group share an understanding of Kaka'ako Makai background, waterfront planning principles, its unique character, and a Hawaiian sense of place; and
- Develop recommendations for HCDA on a shared vision for Kaka'ako Makai, guiding principles to guide planning and decision making, and a proposed next steps and funding sources including what should be accomplished in Phase III.

Recent actions taken by CPAC participants include:

- Changing its name from AWG to CPAC.



- CPAC Facilitator Selection Committee recommended the selection of the Spark M. Matsunaga Institute for Peace at the University of Hawaii to serve as the facilitator for Phase II of the planning process.
- CPAC is proposing a budget of \$52,800 for the facilitation work for Phase II, expected to last one year. (The Authority will act on authorizing the contract with the Spark M. Matsunaga Institute for Peace at its October 3, 2007 meeting.)
- Agreed to a voting procedure for the short-term whereby decision items will be posted on agenda well ahead of meeting date and if the group cannot reach a consensus, a vote from 2/3 of those present will be needed.
- Selected a 10-person "CPAC Spokespeople" to represent CPAC at HCDA meetings. This group will help facilitators to set the CPAC agendas and review meeting notes.

PHASE IV OF 404 PIIKOI PLANNED DEVELOPMENT PERMIT *(Continued from Page 1)*

elements that receive HCDA approval, but the developer has indicated that the profile of the tower will essentially remain the same. K2 is estimating the development of 295 market units for the project. K2 is proposing to provide reserved units on a nearby "Reserved Housing" site which could provide more reserved units than would have been included on the Phase IV site alone. Together with the units in 1133 Waimanu, Phase IV will provide the total required number of reserved units for the entire 404 Piikoi project.

After meetings with HCDA staff, the original design for a standard residential complex on this Reserved Housing Site has been modified from a residential building into a "residential urban village". The reserved units would be located in a low-rise building. On the ground level, retail space would be provided along Piikoi and portions of Kona Streets. Open space would be provided along Waimanu Street, and a residential lobby would be located next to the parking/loading areas for the building. One- and two-bedroom units would be sited above the commercial

space and parking area. The reserved housing units would be developed as condominiums for sale to "gap-group" buyers.

The developer has also offered to provide \$2 million of "in-kind" contribution to the public for the construction of the Queen Street Extension Parks in exchange for approximately 57,000 square feet of supplemental floor area for the Phase IV site. This exchange would allow the developer to build additional floor area and would also provide approximately 11 more reserved units than would have been required without the exchange. If both proposals for the Reserved Housing Site and supplemental floor area are approved, a total of approximately 64 reserved housing units could be built, instead of approximately 45 reserved units.

Once the developer's plans are finalized, K2 will present its plans to the public and the neighborhood boards. HCDA will conduct a public hearing on proposed modifications of the Kaka'ako Plan rules that would be necessary for the project to proceed. K2 has indicated that it would like to begin construction on Phase IV by the end of 2008.

Visit the HCDA web site: <http://www.HCDAweb.org>