Minutes of a Regular Meeting
of the Members of the
Hawaii Community Development Authority,
State of Hawaii

MEETING NO. 386
Wednesday, June 5, 2013

KAKAAKO

I. CALL TO ORDER/ROLL CALL

A regular meeting of the Kakaako Members of the Hawaii Community Development Authority ("Authority"), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority, at 11:32 a.m. on Wednesday, June 5, 2013, at the Authority’s principal executive offices at 461 Cooke Street, Honolulu, Hawaii, pursuant to Article IV, Section 1 of the Authority’s Bylaws.

Members Present: Mary Alice Evans (DBEDT)
Miles Kamimura
Brian Lee
Lois Mitsunaga
Ralph Morita (DAGS)
Luis Salaveria (DBF)

Members Absent: Randy Grune (DOT)

Others Present: Anthony Ching, Executive Director
Lori Tanigawa, Deputy Attorney General
Deepak Neupane, Director of Planning & Development - Kakaako
Shelby Hoota, Program Specialist
Patricia Yoshino, Secretary
Holly Hackett, Court Reporter

MATERIALS DISTRIBUTED:

1. Report of the Executive Director;
2. Summary Minutes of Kakaako Authority Meeting of May 1, 2013;

II. APPROVAL OF MINUTES

1. Regular Kakaako Meeting of May 1, 2013

Chairperson Lee asked whether there were any corrections to the minutes of the May 1, 2013 meeting. There were no comments or corrections from the Members,
and the minutes were approved as presented.

III. REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Ching provided his report via a PowerPoint presentation (see Exhibit A).

Member Evans inquired as to which development permit applications were scheduled for the June and July 2013 public hearings.

Mr. Neupane stated that on June 19, 2013, public hearings would be held on the Ward Villages Master Plan Block O project and the A&B Properties project on Kamehameha Schools ("KS") land on the CompUSA block. On July 3, public hearings would be held on the KS adaptive re-use project at 660 Ala Moana Boulevard. On July 17, public hearings would be held on the Ward Villages Master Plan Land Block 2 and Land Block 3.

Chairperson Lee recommended that staff work with Member Mitsunaga to get a better sense of the overall plan.

Member Mitsunaga asked for a written summary of all the projects coming up.

Mr. Ching noted that Member Mitsunaga was a member of the Design Review Board and staff work with her to be sure she had an overall picture of what would be coming up.

Chairperson Lee asked if there was any update on the project by Billy Balding. He had noticed 2 boulders on the site.

Mr. Ching stated that Mr. Balding was still in lease discussions with KS.

Mr. Neupane explained that the 2 boulders were temporarily on the site and being used as a staging area for a sculptor working on the University of Hawaii Cancer Center project.

Chairperson Lee asked whether any members of the public wished to comment on the executive director’s report.

Public Testimony:

*Ms. Michelle Matson* from the Kakaako Makai Community Planning and Advisory Council ("CPAC") asked about the qualifications, experience and size of the Design Review Board.

Chairperson Lee stated that staff would provide that information to her.

*Ms. Nita Prigian* stated her concern that vessels cannot fuel in Kewalo Basin Harbor. She has a business on Ilaniwai Street and was concerned that there was no focus on the maritime industry.
IV. KAKAAKO MATTERS*

A. Information: Transit Oriented Development Overlay Plan

Mr. Ching provided his report on the Transit Oriented Development Overlay ("TOD") Plan via a PowerPoint presentation (see Exhibit B).

Chairperson Lee asked whether Members had any questions for Mr. Ching. There were none.

Chairperson Lee invited members of the public to comment on the TOD Plan report.

Public Testimony:

Mr. Dexter Okada stated his concerns that his business in Central Kakaako would be affected by the TOD Plan in terms of assessments for infrastructure improvements, installation of photovoltaic cells, wind flow, traffic and property values. He requested more communication with the community.

Ms. Michelle Matson asked how many more per capita than 30,000 new residents would be in Kakaako and the effect the development would have on domestic water supply and survivability. The State and the City need to do a comprehensive carrying capacity study.

Member Salaveria asked Ms. Matson whether her question as an issue of population control.

Ms. Matson replied that it was a sustainability question.

Chairperson Lee asked whether Ms. Matson would be satisfied if the studies showed that there was carrying capability.

Ms. Matson replied that she was not saying she would be satisfied with the proposals, but it was the most important question to address.

Mr. Galen Fox stated that an advisory committee should be formed that included the residents of Kakaako and state legislators to formulate a transit-oriented development plan.

Mr. Wayne Takamine stated he was concerned with accessibility to the parks and recreational uses in Kakaako Makai and how the increase in population and traffic would affect the water quality.

IV. ADJOURNMENT

A motion to adjourn was made by Member Salaveria and seconded by Member Mitsunaga. By a show of hands vote, the motion carried unanimously.
The meeting adjourned at 12:48 p.m.

Respectfully submitted,

/s/

Miles Kamimura
Secretary

Attachment: Exhibit A - Report of the Executive Director
Exhibit B - Transit Oriented Development Overlay Plan

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.

*Meals were served to Authority Members and required staff as an integral part of the meeting.
**HCDA Financial Summary**

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<thead>
<tr>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
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<tbody>
<tr>
<td>KA 195,046</td>
<td>202,036</td>
<td>(6,990)</td>
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<tr>
<td>(KL) 30,684</td>
<td>33,663</td>
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<tr>
<td>Revenue</td>
<td>Expenditure</td>
<td>Net Change</td>
</tr>
<tr>
<td>HO 11,371</td>
<td>11,075</td>
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<tr>
<td>(LM) 299,996</td>
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<tr>
<td>(PYO) 3,628</td>
<td>40,081</td>
<td>(35,453)</td>
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<tr>
<td>(RM) -</td>
<td>-</td>
<td>-</td>
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<tr>
<td>(CL) 5,678</td>
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<tr>
<td>(DREP) 750</td>
<td>750</td>
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<tr>
<td>(PL) 3,405</td>
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<tr>
<td>(Rede) 56</td>
<td>56</td>
<td>0</td>
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<td><strong>Total</strong></td>
<td><strong>Total</strong></td>
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<table>
<thead>
<tr>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
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<td>250,928</td>
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<td>Revenue</td>
<td>Expenditure</td>
<td>Net Change</td>
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<td>177,831</td>
<td>977,733</td>
<td>(800,902)</td>
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<td>642,186</td>
<td>651,324</td>
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<td>13,301</td>
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<td>155,070</td>
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<td>51,475</td>
<td>2,866</td>
<td>48,609</td>
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<td>28,500</td>
<td>37,382</td>
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<td>187,587</td>
<td>7,420</td>
<td>179,167</td>
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<td>74</td>
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**Summary of HCDA Revolving Funds**

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<tr>
<th>Cash on Hand</th>
<th>Permanent</th>
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<tr>
<td>HCDA Revolving Fund &amp; Kaheka District Operating Fund</td>
<td>23,393,425</td>
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<tr>
<td>Outstanding Obligations</td>
<td>21,000,000</td>
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<td>Subtotal - Known Obligations as of 02/28/2012</td>
<td>18,244,471</td>
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<tr>
<td>Cash Balance</td>
<td>5,148,964</td>
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<td>Additional Cash</td>
<td>2,135,034</td>
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<tr>
<td>Kalaheo Basin Harbour Operations Fund (for KMB only)</td>
<td>3,472,000</td>
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<tr>
<td>Kalaheo Community Development District Operating Fund</td>
<td>280,000</td>
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<tr>
<td>Net Income</td>
<td>55,000</td>
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<tr>
<td>Deposits (02-28-12)</td>
<td>46,816</td>
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**Halekauwila Place**

*Project Scheduled to Top Off in August 2013*
*Completion Date Projected as March 2014*

**Kewalo Basin Update**

<table>
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<tr>
<th>April</th>
<th>May</th>
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<tbody>
<tr>
<td>Overall Occupancy</td>
<td>99%</td>
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<tr>
<td>Rental Revenue</td>
<td>$94,000</td>
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<tr>
<td>Parking Revenue</td>
<td>$1,500</td>
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<tr>
<td>Total Revenue</td>
<td>$105,000</td>
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<tr>
<td>Operating Expenses</td>
<td>$86,000</td>
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<tr>
<td>Net Income</td>
<td>$19,000</td>
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<tr>
<td>Deposits (02-28-12)</td>
<td>$66,816</td>
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Kewalo Basin Harbor

- Stakeholders Meeting
  - Held May 28, 2013
- Discussion Items
  - Fuelling Protocols – Need to Maintain Water Quality in Harbor
  - Rulemaking Topics – Open Solicitation for Topics From Stakeholders
- Stakeholders to Present Ideas w/in 2 Weeks

Next Meeting

- Regularly Scheduled Meeting
  - July 3, 2013
- Location
  - 461 Cooke Street
- Special Public Hearing Dates
  - June 19, 2013
  - July 17, 2013
Kakaʻako is an urban district in Honolulu uniquely positioned to grow gracefully, while making Oʻahu a more sustainable and vital place.

Why a TOD Overlay Plan for Kakaʻako?
- To deliver elements of a complete district...
- ...that will make Oʻahu a better place for all people.
  - Provides affordable and family housing in one of the most expensive markets in the nation
  - Compact living reduces dependence on imported fossil fuels
  - More people living in near rapid transit in Kakaʻako means less traffic congestion
  - Chance to slow the development of rural Oʻahu

The KCDD is Many and Diverse Neighborhoods

Kakaʻako Neighborhoods include:
- Pauahi
- Auhui
- Kapioi District
- Thomas Square District
- Auhui Tower Special District
- Central Kakaʻako
- Civic Center
- Sheridan

Things are happening in Kakaʻako....
The TOD Overlay Plan Envisions...

In Kaka'ako...

Park once...
and run ALL your errands.

what if you could...
walk to the grocery store?

Imagine having...
more time for what matters.

What if you could...
...go on a lunchtime bike ride?

What if you could...
get to Home Depot by train?
Our TOD Overlay Plan Goals Will Get us There

- Increased Livability
- Healthy Environment
- Social Equity
- Economic Strength
- Enhanced Resiliency

Plan has 6 "D" Factors that Deliver...

- Design
- Location
- Circulation
- Connectivity
- Walkability
- Design

...to Create a Rich and Vibrant Transit District

Creating Complete Connected Neighborhoods

Allowing height where it works for the community
Incentives and Design Review

- Review Eligibility Criteria
- Property Size?
- Property Location?
- Context?
- Supportive Character - Neighborhood Living
- TOD Overlay
- MAUIA Rules Baseline
- Apply "bonus" density and height provisions

Urban Design

New building types create visual interest while protecting views

Building forms that work for developers and the community

Height that works for the community

- Limit of 3 Iconic Tall Buildings (Blaisdell Center Area, Ward Center Area, and 690 Pohukalana Project only)
- Only allowed with Exemplary Public Benefit
- Adds to both market rate and reserved housing in the area
- Can help to pay for public benefits such as park and street improvements

Making stations great places is no accident

- Prepares the Ka'akako Area for all phases of rapid transit implementation
- Short term - planning, property acquisition
- Intermediate - construction
- Long term - completed stations
- Station site opportunities and best practices
- Access improvement recommendations
- Policies for agency / HART coordination
- Understand and accommodate benefits of elevated rail
Aloha Tower Special District

Civic Center Station Area

MOBILITY AND ACCESS

How Transportation Supports the KCDD Vision
- Design and invest with the pedestrian first

The best form of transit is simply being there.
Many bus routes serve the district, HART rail is coming

Most traffic is on major Ewa – Diamond Head Streets

Key Strategies

CONNECTIVITY

PEDESTRIAN
TRANSIT
BICYCLE
AUTO

A fine grain street network allows graceful growth

Walking supports the whole transportation system

Transit is the new best way to get to and about...
What if Kaka‘ako was Hawaii’s most bike friendly district?

Imagine a shaded cycle track on Halekauwila

What if you could check out a bike for your trip?

What if we traveled cleaner?

Why Complete Streets For The KCDD?
- Ensure safety
- Encourage active lifestyles
- Expand transportation choices
- Stimulate the economy
- Support small and local businesses
- Create places for people
- Lower transportation costs
Places we go to be "on the street"

- Lincoln Road, South Beach, Miami
- Main Street, Santa Monica, CA
- NW 7th Avenue, Fort Lauderdale, FL
- A place on Hollywood Street, Hollywood, FL

Prioritizing space for people unlocks potential...

- What if this space was...
  - PARKS
  - PLAZAS
  - COMMUNITY LIVING ROOMS

Diverse district ... Diverse Street Types

- Streets that support – through mobility
- Streets that support – local businesses
- Streets that support – strolling & cruising
Streets that support – parking and loading

What do all great transit stations have...

Creating a great place at Civic Center station

Step off the train and do your shopping...

Arrive by train… hop a bike or a shared car
What if you wanted to hang out under the guideway?

You came for the place... the train is just an amenity.

Right size parking; make room for productive uses.

What if parking wasn't the primary land use?

... and we had more space for people and business!
Parking once saves money and energy

Smart parking for a changing district

- Imagine feeding the meter from your smartphone without ever getting out of your seat!

Mechanical lifts can reduce unsightly parking "walls"