

The Advanced Leeward Outpatient Healthcare Access (“ALOHA”) Project

VA MULTI-SPECIALTY OUTPATIENT CLINIC (MSOC)

HCDA PRESENTATION HEARING

JULY 7, 2021





THOMAS LEE
VICE PRESIDENT
HUNT COMMUNITIES HAWAII, LLC



VA



U.S. Department
of Veterans Affairs



HUNT



HUNT COMPANIES EXPERIENCE

HUNT'S P3 EXPERIENCE:

49 Military Installations

51,484 Military Homes Owned

165,000 Military Residents Served

19,573 Units Completed for Housing
Authorities

4,502 Units RAD Housing Units Closed

16.8 million SF Public Facilities Maintained

IN HAWAII:

28 Years in Hawaii

#2 Multi-family Owner

2,000+ Entitled Acres

500,000+ SF
Industrial & Commercial Space

7,000+ Military Homes

770+ Senior & Family LIHTC Units Secured

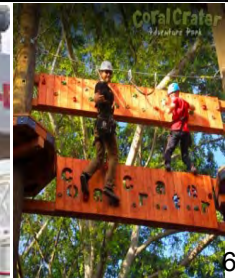
HUNT'S PARCELS

Hunt's holdings in Kalaeloa total approx. 535 acres, mostly along Franklin D. Roosevelt Ave. and Saratoga Ave. Kalaeloa



HUNT IN KALAELOA

Following the closure of Barbers Point Naval Air Station, Hunt revitalized the district by restoring old, abandoned buildings, bringing affordable housing units and office/industrial/commercial rental space, opening up hundreds of job opportunities, and stimulating economic activity in Kalaeloa.



REVITALIZING KALAELOA

Following the base closure, the Navy's old bachelor officer quarters fell into a neglected state after being vacant for more than a decade.

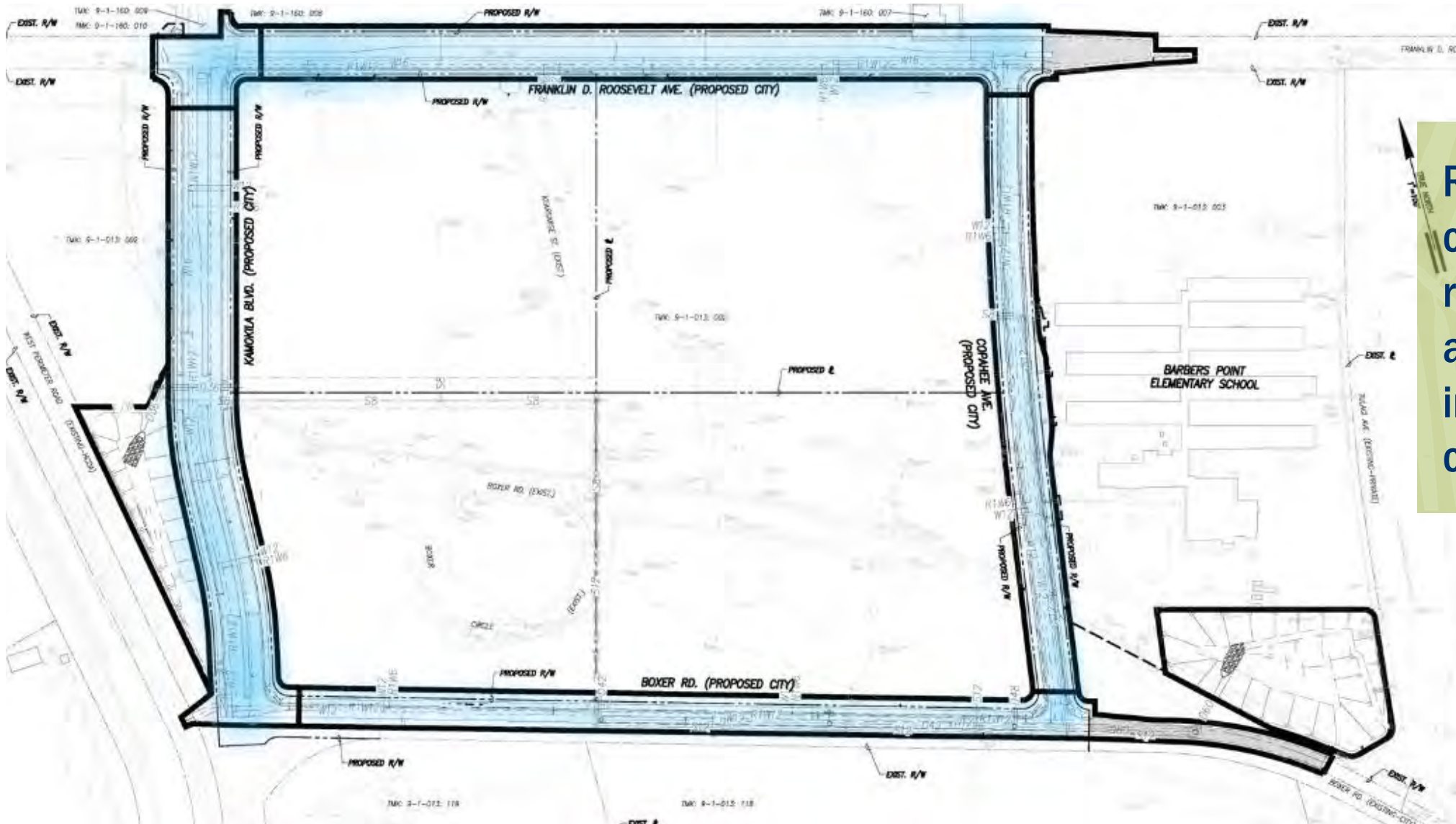


CATALYTIC TRANSFORMATION

Hunt's transformation of Wakea Gardens offers an affordable living option in a revived community.



INFRASTRUCTURE IMPROVEMENTS



Roadway connectivity, overall road infrastructure and safety will be improved for the community.

REGIONAL CONTEXT



HUNT KALAELOA MASTER PLAN

Jan

Mar

May

Jul

Sep

Nov

2021

Mar

May

Jul

Sep

Nov

2021

Infrastructure Cost Study

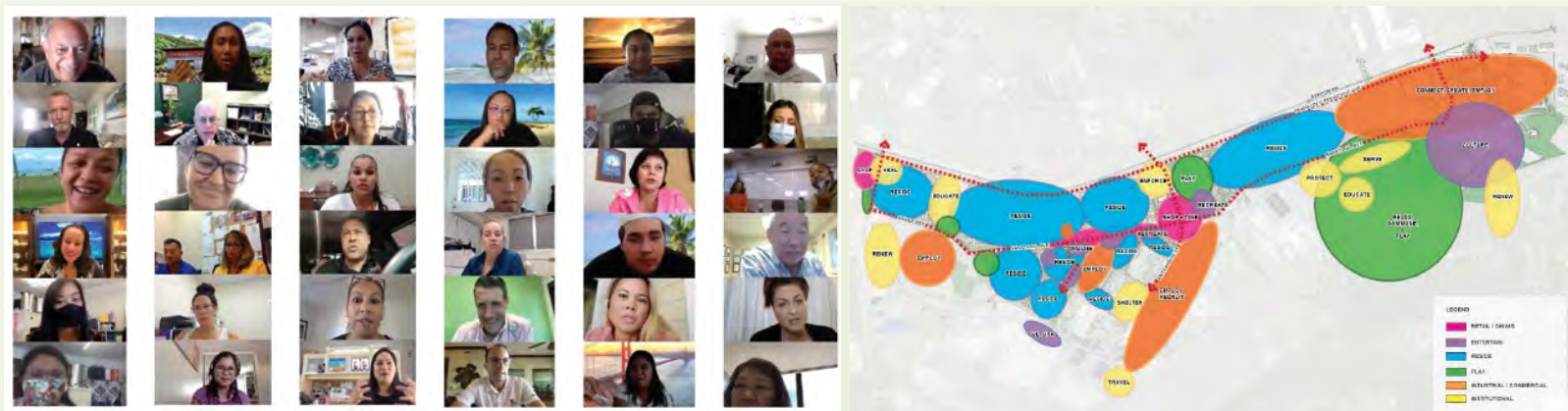
Market Demand Study

Develop Vision and Brand Experience

Talk Story with the Community >>

Hunt Master Plan Update (500+ acres) >>>

HCDA updates Master Plan (~3700 acres) >>>



COMMUNITY BENEFITS

“Leeward Oahu veterans have been waiting for years for a new facility that would improve their access to health care closer to home.”

- Senator Mazie K. Hirono (D-Hawaii)

- **Help more than 87,000 veterans on Oahu**
- **Minimize the need for veterans to receive services at Spark M. Matsunaga Veterans Affairs Medical Center, resulting in reduced wait times and increased physician availability**
- **Serve as a major multi-specialty facility providing primary care, mental health care, x-ray, laboratory, diagnostic, pharmacy, and specialty treatment**



PROJECT REQUIREMENTS

SOLICITATION FOR OFFERS MULTI-SPECIALTY OUTPATIENT CLINIC SFO NO. VA-101-16-R-0027
HONOLULU, HAWAII APRIL 2017

DEPARTMENT OF VETERANS AFFAIRS
MULTI-SPECIALTY OUTPATIENT CLINIC
HONOLULU, HAWAII



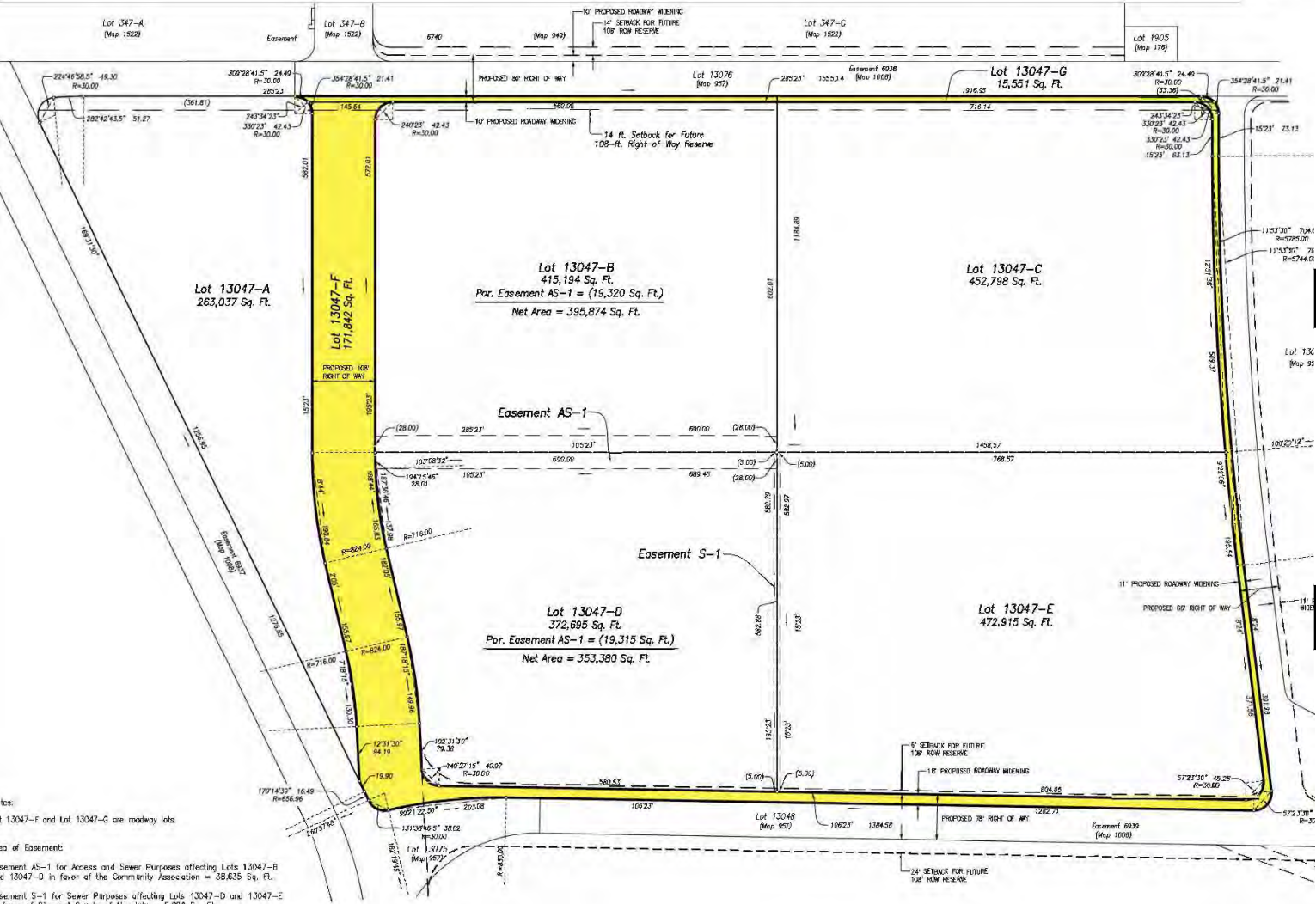
VA-101-16-R-0027
66,000 NET USABLE SQUARE FEET

- The Solicitation for Offers (SFO) describes the VA's requirements, preferences, and specifications for the clinic.
- Hunt's design proposed for the VA Aloha Clinic adhered to the original specifications and conceptual plans as closely as possible.
- For example - VA parking requirement: 528 spaces, 2x more than required by HCDA rules



PUBLIC FACILITIES DEDICATION

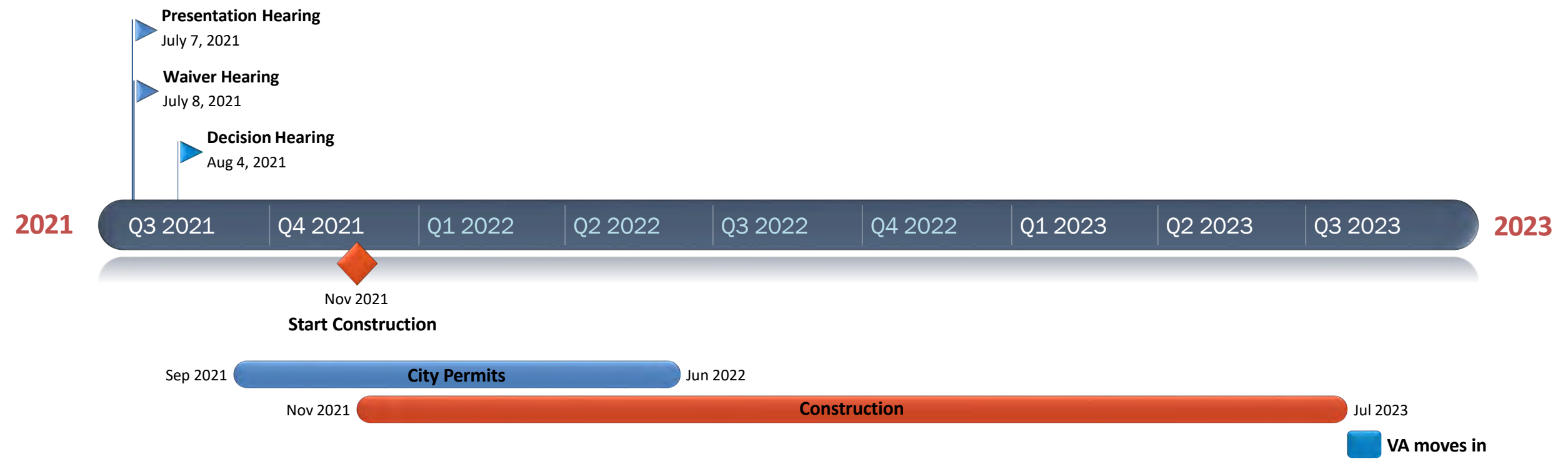
Legend
Public Facilities Dedication



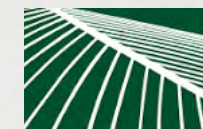
Public Facilities Dedication

Required % of the Total Commercial or Industrial Floor Area	3%
Required Public Facilities Dedication Area	3,405 SF
Proposed Public Facilities Dedication	
Kamokila Boulevard Extension, road widening of Copahoe Avenue and Boxer Road.	171,842 SF
Road widening of Franklin D. Roosevelt Avenue	15,551 SF
Total Proposed Public Facilities Dedication	187,393 SF
Exceeds Requirement	183,988 SF

DEVELOPMENT TIME TABLE



TOM SCHNELL, AICP
PRINCIPAL
PBR HAWAII & ASSOCIATES, INC.



PBR HAWAII
& ASSOCIATES, INC.

FIRM EXPERIENCE





PLANNING COMPONENTS



Legend

-  VA Subparcel
-  Tax Map Key Parcel 9-1-013:002
-  Tax Map Key Parcels

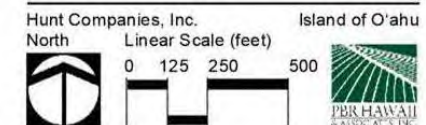
Source: City & County of Honolulu, 2020. ESRI Online Basemap.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Exhibit 1

Location & TMK Map

Hunt VA Clinic

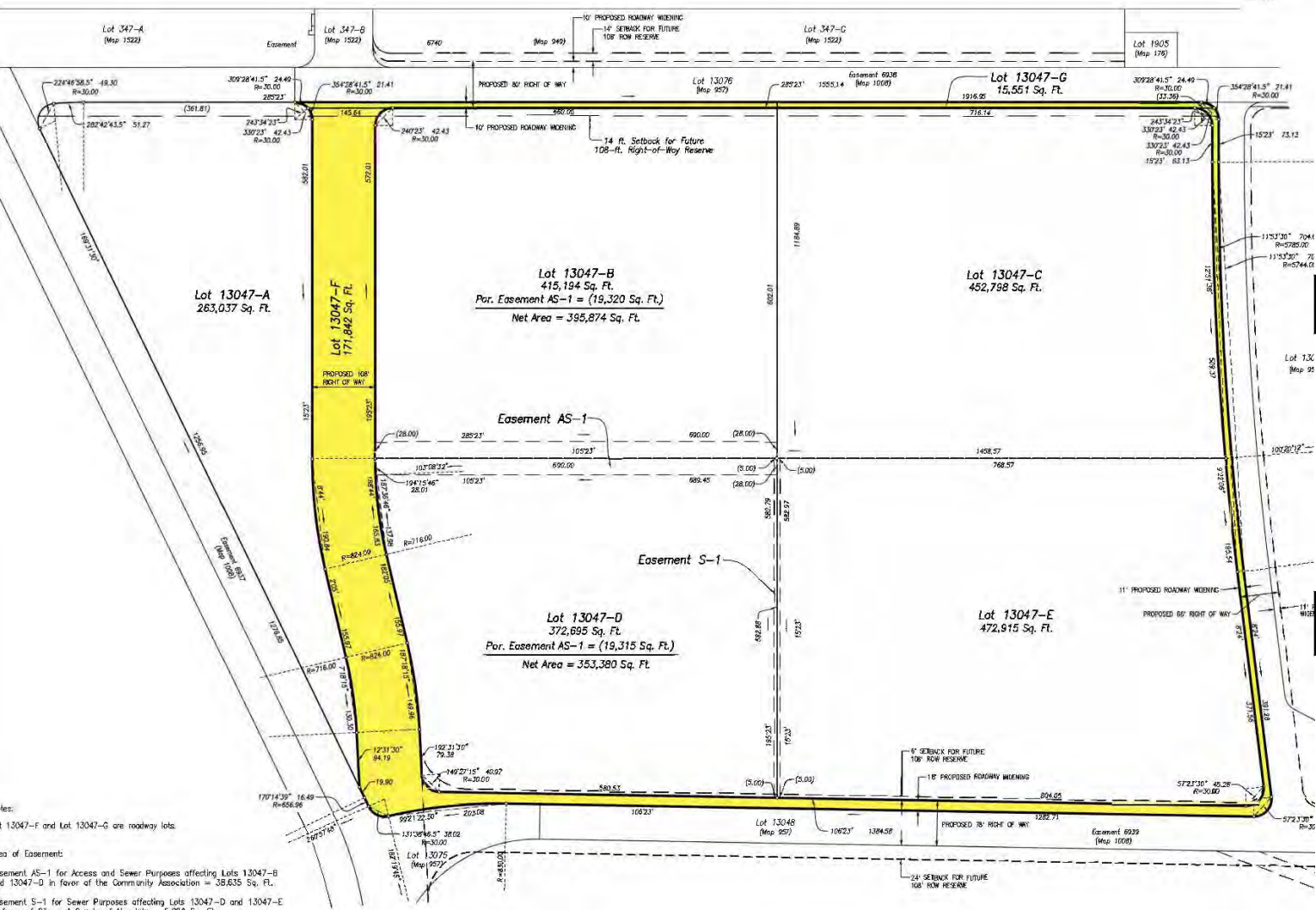


SITE PLAN



PUBLIC FACILITIES DEDICATION

Legend
Public Facilities Dedication



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Advances goals,
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the district plan



Protects,
preserves, or
enhances
desirable
neighborhood
characteristics



Avoids a
substantially
adverse effect
on surrounding
land uses



Creates positive
impacts for
community,
economy, and
environment

GREEN BUILDING CERTIFICATION

GREEN BUILDING INITIATIVE'S



GREEN GLOBES®
BUILDING CERTIFICATION



Requirements

The VA requires the VA Clinic be certified and rated under the Green Globes Building Certification system, a green building rating system that is comparable to and an alternative to the LEED system.

The VA requires that the VA Clinic achieve 55-69% of total applicable Green Globes points to reach certification.

KCDD Rules specify that a project shall achieve sustainability points in stormwater design, heat island effect, and water efficient landscaping



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TROY MIYASATO, AIA
PRINCIPAL
FERRARO CHOI AND ASSOCIATES LTD.

FERRARO CHOI

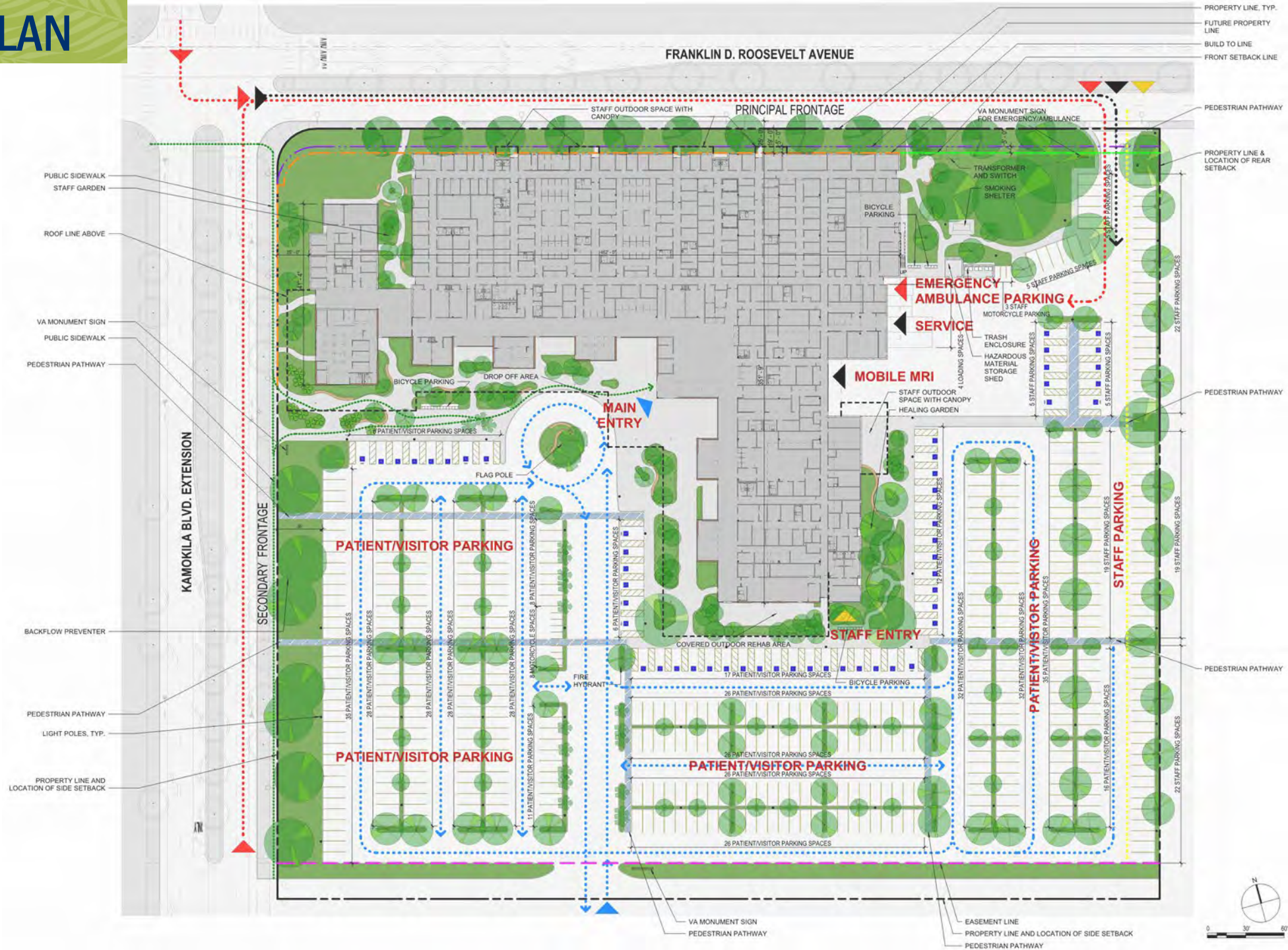
FIRM EXPERIENCE



PROJECT ARCHITECTURE



SITE PLAN



INTERIOR LOBBY



INTERIOR LOBBY



Eye Clinic National Teleaudiology
Mental Health Pain Clinic
Audiology and Speech Pathology

PROJECT ARCHITECTURE





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WAIVER HEARINGS

	Waivers Applicant is Seeking
1	Building Placement and Encroachment
2	Large Lot Development – Principal Entrance
	Large Lot Development - Mid Block Passageways
3	Parking and Loading - High Albedo Concrete
4	Parking and Loading - Landscaping
5	Architectural Standards - Windows





SOHRAB RASHID, T.E.
PRINCIPAL
FEHR & PEERS

FEHR & PEERS

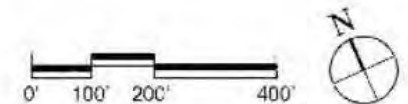
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PROJECT MOBILITY

EXHIBIT TO FEHR & PEERS MOBILITY ASSESSMENT



PROJECT: KALAELOA PARCEL 1

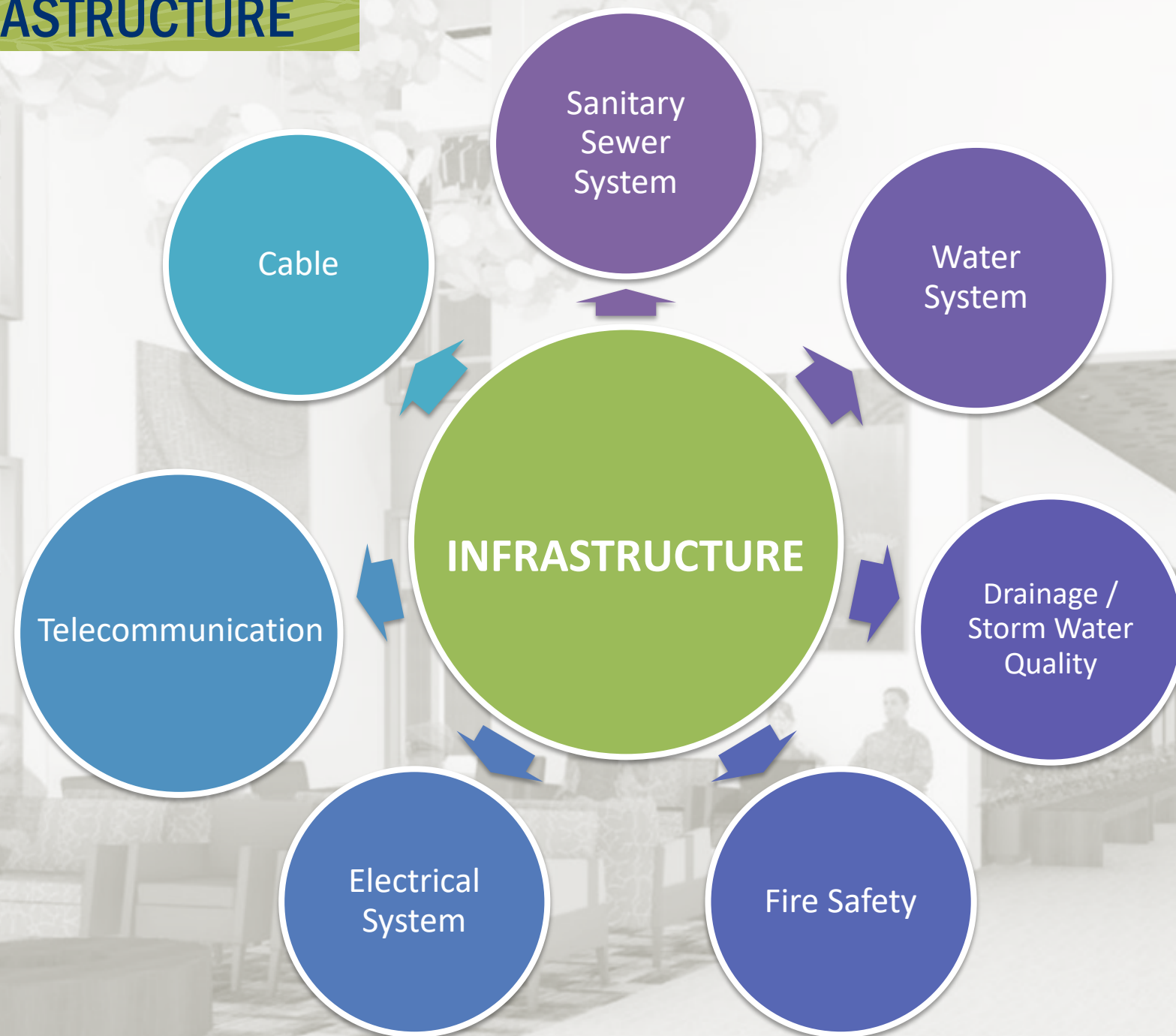


CRAIG LUKE, P.E.
VICE PRESIDENT
R.M. TOWILL CORPORATION



R. M. TOWILL CORPORATION
SINCE 1930

PROJECT INFRASTRUCTURE





CHRISTOPHER MONAHAN, PH.D
PRESIDENT
TCP HAWAII, LLC

Literature Review

Field Inspection

Site Fieldwork

Archaeological Monitoring



TCP Hawai'i sent a draft Archaeological Monitoring Plan (AMP) to SHPD on December 29, 2020.

SHPD accepted the revised AMP by letter dated May 20, 2021.

Mahalo for your support!

