

**STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
KAKAAKO MEETING**

**Wednesday, November 04, 2020**

**MINUTES**

**I. CALL TO ORDER/ROLL CALL**

The Hawaii Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawaii met virtually (utilizing the state-supported Zoom Meeting platform) for a regular meeting on November 04, 2020.

Board Chairperson, John Whalen, called the meeting to order at 10:30 a.m.  
Those present were as follows:

**Members Present:**

John Whalen, Chairperson  
Wei Fang, Secretary  
Chason Ishii  
Daniel Ikaika Ito  
David Rodriguez  
Craig Hirai  
Phillip Hasha  
Kevin Sakoda  
Jason Okuhama  
Kathy Sokugawa (DPP, non-voting)

**Legal Counsel:**

Kelly Suzuka, Deputy Attorney General

**Staff Present:**

Deepak Neupane, Executive Director  
Garet Sasaki, Administrative Services Officer  
Lindsey Doi, Asset Manager  
Garett Kamemoto, Communications Outreach Officer  
Francine Murray, HCDA Program Specialist  
Tommilyn Soares, HCDA Secretary

A quorum was present.

**Acknowledgement that the Meeting is Being Convened Virtually**

Chair Whalen reiterated the wording contained in the Meeting Agenda regarding the state’s response to the COVID-19 pandemic, the state’s efforts to slow the community spread of the virus and Governor David Y. Ige’s issuance of Supplementary Emergency Proclamations which suspended Chapter 92 of the Hawaii Revised Statutes to the extent necessary to enable public boards and commissions to conduct business without holding meetings open to the public.

With regard to the foregoing, Chair Whalen reiterated wording contained in the Meeting Agenda noting that HCDA welcomes public attendance via the Zoom link contained in the meeting agenda, HCDA also welcomes public comment and public participation via submission of written and or verbal testimony (consistent with the social distancing guidelines and Emergency Proclamation directives in effect).

Chair Whalen stated that individuals from the public who have requested to provide testimony are on standby and will be permitted to speak during the public testimony session of the specific agenda item.

## **II. INFORMATION ITEM**

### **1. Presentation by Victoria Ward Ltd., on the following:**

- a. The Ala Moana Boulevard Pedestrian Bridge Located at TMK (1) 2-3-001:31 and a portion of TMK (1) 2-3-001-130 in the Kakaako Community Development District**
- b. Land Block F Project Located at TMK (1) 2-1-053:001 in the Kakaako Community Development District, and**
- c. Land Block H Project Located at TMK (1) 2-3-002:059 in the Kakaako Community Development District**

Executive Director (ED) Deepak Neupane introduced the Howard Hughes team that will be presenting the update. Mr. Doug Johnstone, Regional President of Howard Hughes, Mr. Race Randle, Senior Vice President of Planning Development and Ms. Nona Ferreira, Site Development Manager.

Mr. Randle thanked the board for the opportunity to share updates to the next phase that will advance the Master Plan. The presentation update will focus on the following:

- Ala Moana Boulevard Elevated Walkway
- The Park on Ward
- Ulana Ward Village and the Ewa Plaza
- Community Benefits

Mr. Johnstone and Ms. Ferreira provided a brief review of what Howard Hughes has completed within Kakaako thus far.

Mr. Randle stated the Ala Moana Boulevard Elevated Walkway will be funded by a competitive grant offered by the federal government, the grant application submitted in 2019 was in partnership with Howard Hughes, Department of Transportation and HCDA. HCDA is providing the land for the landing point, Makai side of Ala Moana Boulevard. The Ala Moana Boulevard Elevated Walkway will provide a safe crossing over Ala Moana Boulevard and will be wide enough for pedestrians and biking. This project is set to go out to bid at the end of 2021 and construction will commence in 2022 and completed in 2023.

The Park on Ward (Block H) is a significant part in the neighborhood and a mixed-use project that will help expand and complete Victoria Ward Park. In addition to roadway and infrastructure improvements around the area, the project will include market value homes, commercial space, and public parking on the bottom floor of the project.

Ulana Ward Village & the Ewa Plaza (Block F) project will include the development of the Ewa Plaza. Project will provide additional park space, bike lanes, shaded walkways that will help with more connectivity in Kakaako. The remaining 697 new reserved housing units will be included as well as commercial and light industrial space with additional public parking on the ground floor.

Mr. Randle provided a timeline for the two mixed-used projects of Ulana and The Park on Ward and explained that their goal is to keep each project going in a series in an effort to keep the workforce employed, especially during this time where our state and nation is learning to adapt with the current COVID-19 environment. Paul Brewbaker estimated approximately 250 jobs will be created when these projects have been completed.

#### Public Testimony

Chair Whalen noted the board received written testimony by Mr. Paul McCurdy.

Mr. Chris Delauney of Pacific Resource Partnership provided comments and noted that the City and County of Honolulu estimated an additional 25,000 homes are needed to meet the current housing demand, also given the economic uncertainty by COVID 19 he stated these projects will be a great opportunity for additional housing and will help preserve and protect jobs for Hawaii's workforce. Since Howard Hughes has initiated its plans to transform Kakaako, there have been an influx of residents that have brought Honolulu to life. These projects will help further stimulate Hawaii's economy.

Ms. Audrey Lee (noted in the Zoom chat room), "this is a very nice sales presentation, however back to the Elevated Pedestrian Walkway the location does not best serve the public, rather it best serves Victoria Ward sales and the specific community that resides in the Victoria Ward Community. If the most dangerous intersection in the whole USA is over on Atkinson and Ala Moana Boulevard, why isn't the state moving the elevated bridge over, to gain maximum benefit?"

Chair Whalen noted, Ms. Lee's comment is more for the Department of Transportation.

There was no other public testimony. Chair asked board members for any comments or questions.

Chair Whalen noted the timeline presented by Mr. Randle and asked if the intention to develop Lots F and H will be concurrently?

Mr. Randle explained that the current intention for those areas are at a Planning and Development phase which includes design, permitting, etc. for both projects, ultimately they have a few staff working on that so both projects will likely be staggered. The goal and their hope are for construction to begin concurrently.

Mr. Randle also noted for the board that the reserved housing unit project will be developed prior to the green space at Central Plaza as required by the HCDA board.

Member Sakoda asked, given the start of the projects in Kakaako from Waiea (the first project in Kakaako) what has Howard Hughes learned going forward?

Mr. Johnstone responded, from a planning standpoint the mixed use projects provide for more efficiency use in space with commercial, light industrial and parking on the ground floor of the projects. Also, the green space and connectivity in Kakaako are opportunities other places don't have.

Mr. Randle noted the height to these podium structures which house everything that needs to be livable and function are important. Both Ulana and Park on Ward will go up to the 75 foot height, because it allows the project to include more open space around the sites.

Member Sakoda asked for the unit counts for both projects. Also, with the uncertainty of COVID 19, does Howard Hughes see a change in the use of the existing retail space that may alter the outlook of Kakaako? Are there any metrics from Kakaako residents vs. outside residents who come into Kakaako to use the parks and green spaces?

Mr. Randle responded that the Park on Ward project will be similar to Koula with approximately 550 homes, Ulana project will include 697 residential homes. Regarding the metrics on park use, currently it's anecdotal. He noted that Ms. Ferreira's team has included a security and musical system in the parks.

Mr. Johnstone responded, as time goes on the outdoor spaces will be attractive and at the end of the day people will still want to shop, dine etc. With the uncertainty, in the long run Kakaako is in downtown Honolulu and there have been dynamic open spaces that have been created that will continue to attract residents to the area.

Member Fang asked what Howard Hughes is doing to help the existing businesses that are occupying the commercial spaces in preparation for the development of these new projects?

Mr. Randle responded they are providing a timeline of these projects to help these businesses plan and prepare. Also if the newly created commercial spaces are not feasible for these businesses, they assist to look for outside opportunities.

Chair Whalen noted there was no further discussion on the motion and called for public testimony. There was no written or verbal testimony received.

### **III. ACTION ITEM**

#### **2. Shall the Authority Authorize the Executive Director to Expend up to \$35,000.00 for**

**a One-Time Repair to the Sidewalks Along the Queen Street Extension, Located at TMK (1) 2-3-004-080, (1) 2-3-006-015, and (1) 2-3-006-016, From the Hawaii Community Development Authority Revolving Funds, Leasing and Management Subaccount?**

Asset Manager Lindsey Doi presented the staff report and noted the sidewalks need professional improvements due to tree roots pushing up sidewalks creating a safety hazard. A small purchase solicitation was posted for bid and HCDA received 9 bidders and is looking to award that solicitation. The repair is for sidewalk restoration to the City and County of Honolulu standards and the lowest bidder came in at just under \$30,000.00. HCDA will be including a \$5,000.00 contingency for unforeseen expenses but does not expect to spend that contingency.

Member Sakoda asked if the sidewalks are being lifted because of the trees and if so, will the vendor be cutting down the trees?

Ms. Doi noted, she believes the sidewalk is being pushed up from the roots of the trees. She also state that the vendor will need to work with a certified arborist to protect the trees.

Chair Whalen suggested having the City arborist be involved to help provide guidance regarding the trees.

Member Fang stated that DLNR also has a similar section and would be happy to forward their contact information to Ms. Doi.

There were no further questions and no public testimony.

Member Sakoda motioned for the board to authorize the Executive Director to expend up to \$35,000.00 for a one-time repair to the sidewalks along the Queen street extension, located at TMK (1) 2-3-004-080, (1) 2-3-006-015, and (1) 2-3-006-016, from the Hawaii Community Development Authority Revolving Funds, Leasing and Management Subaccount.

Member Rodriguez seconded the motion.

Ms. Doi conducted the roll call vote. Motion passed with 8 yes votes and 1 excused.

**IV. MONTHLY REPORT OF THE EXECUTIVE DIRECTOR**

**Monthly Report and Other Status Reports**

**Approved permit applications that did not require HRS 206E-5.6 public hearings.**

ED Neupane deferred to the report provided in the board packet.

There were no questions and no public testimony.

**V. ADJOURNMENT**

There being no further comment or questions on the Report of the Executive Director, Chair Whalen thanked those who joined the meeting on Zoom and adjourned the meeting at 11:50 a.m.

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John Whalen, Chairperson

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Date

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