

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

**Wednesday, February 3, 2021**

**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 meeting on February 3, 2021.

Board Chairperson, John Whalen, called the meeting to order at 10:02 a.m.  
Those present were as follows:

**Members Present:**

John Whalen, Chairperson  
Kevin Sakoda  
Phillip Hasha  
Jason Okuhama  
Daniel Ikaika Ito  
David Rodriguez, DOT (Ex-Officio)  
Craig Hirai, B&F (Ex-Officio)  
Wei Fang  
Chason Ishii  
Dean Uchida, DPP (non-voting)

**Legal Counsel:**

Kelly Suzuka, Deputy Attorney General

**Staff Present:**

Deepak Neupane, Executive Director  
Carson Schultz, Director of Planning & Development, Kakaako  
Garet Sasaki, Administrative Services Officer  
Lindsey Doi Leaverton, Asset Manager  
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, HCDA's Facebook page and YouTube Channel 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. APPROVAL OF MINUTES**

1. Regular Meeting Minutes of March 4, 2020
2. Regular Meeting Minutes of June 3, 2020
3. Regular Meeting Minutes of July 1, 2020
4. Regular Meeting Minutes of August 5, 2020
5. Regular Meeting Minutes of September 2, 2020
- ~~6. Regular Meeting Minutes of November 4, 2020 (approved on 12/9/2020)~~
7. Regular Meeting Minutes of December 9, 2020

Minutes of the March through September Kakaako meetings were approved as presented. Member Sakoda noted a spelling error of his last name in the December meeting minutes which was addressed. Minutes of the December 9, 2020 Kakaako meeting were approved with this correction as noted.

## **III. INFORMATION & DISCUSSION**

8. Presentation by Kamehameha Schools on its Kaiaulu o Kakaako Master Plan Update

Executive Director Deepak Neupane introduced Mr. Walter Thoemmes, the Managing Director of the Commercial Real Estate Division at Kamehameha Schools. Mr. Thoemmes thanked Mr. Neupane and the board, then introduced his co-presenter, Mr. Serge Krivatsy, the Director of Planning and Development in the Commercial Real Estate Division of Kamehameha Schools.

A summary of Mr. Thoemmes' and Mr. Krivatsy's presentation is as follows:

- Provided an overview of the history of Kamehameha Schools (KS) in relation to its mission and values.
- How KS is fulfilling its mission through its landholdings and various portfolios.
- Its interest in continuing to provide affordable housing for Native Hawaiians and residents of Hawaii.
- The strategy it follows in terms of its values, drivers of successful communities, approaching regional areas in a way that caters to each regions specific needs, adhering to the State's Aloha+ challenge and guidelines, and continuously working with businesses and stakeholders in each of its landholding areas.
- An overview of the first phase of KS' Kaiaulu o Kakaako Master Plan (KKMP) that has been executed since its approval in 2009. This included a summary of the

residential and commercial developments that have been completed within the KKMP including the numbers of affordable housing units, KS' development partners, and the types of businesses in commercial developments in Kakaako.

- An overview of the next phase of KS' master plan and how KS intends to develop the remaining blocks. This included plans to develop more affordable housing units, commercial spaces, and neighborhood amenities to fulfil the vision for the master plan.
- Amendments KS will be seeking to its master plan in the upcoming months, including an extension of the expiration date, accommodating 201H affordable housing projects, the possible addition of Koula Street, and other clarifications.

Mr. Thoemmes and Mr. Krivatsy thanked the board members for their time and opened the floor for questions and comments.

Chair Whalen thanked Mr. Krivatsy and Mr. Thoemmes for their presentation. He reiterated to the board that this presentation was an information and discussion item, and that the amendments to the master plan that Mr. Krivatsy mentioned were a preview for requests that are to come. He added that he appreciates the emphasis that they have on affordable housing because it helps to create a diverse community in Kakaako.

Chair Whalen asked if the 201H projects mentioned were developed solely by KS or in partnership with other organizations. Mr. Kravitsy said KS will be working in conjunction with other developers. Chair Whalen asked for more understanding regarding the visual connection between the mauka and makai areas of the Kakaako neighborhood. He added that it will be important to maintain a good visual connection between these areas in the future, as something to consider.

Member Fang stated that she appreciates the clarity, transparency, and context behind KS' interest in continuing to develop within the Kakaako area. She stated that she is curious about the commercial spaces on the ground floor areas of the development projects that were mentioned in the presentation. She noted that her question comes from a place of consideration that Kakaako is meant to be a "live, work, play" place, but there has been a lack of "work" spaces in the developments to date, aside from service industry related jobs in current the retail and restaurant businesses. She noted that there has not been a school developed, which had been hoped for, and that there are not many healthcare options aside from Urgent Care. She asked if there has been any thought or details about things other than restaurant and retail businesses in the commercial spaces. Mr. Krivatsy acknowledged that Member Fang brought up good questions, and that once KS begins working with its partners to determine which developments will go where, KS' goal is to ensure that the commercial spaces are appropriate for the neighborhood and fit in well with the existing uses and needs of the neighborhood. He mentioned that a separate developer is working on developing a school in a project within the Kakaako area that is unrelated to KS. He noted he is unable to comment on the specific types of tenants but appreciates the comment and feedback and will take that into consideration as the process moves forward. Mr. Thoemmes added that Member Fang made a great point and referred to a slide that he presented regarding the different property types that KS has in its portfolio. He noted that KS does not have a very big office portfolio, especially in comparison

to its retail portfolio, but even with its small size, it is a big question mark for them. He stated how the office market may be changing due to the nature of work life in the era of COVID-19. He stated that he thinks the upcoming housing products KS delivers will start to incorporate much more work from home flexibility because many people are working from their homes now. He noted that the market does tend to drive retail development, but they have seen a demand in medical-related services too. He closed by saying that when the point of tenanting comes, KS will conduct studies to assess the needs for other types of businesses, as KS also does not want all of the spaces to be bars and restaurants but rather bring diversity to the neighborhood.

Member Ishii asked, in terms of affordable housing, how will the mix between rentals and affordable purchase pricing be structured? Mr. Thoemmes stated that in the first phase, KS executed the types of affordable housing in a blended way but noted there was not a specific formula. He stated that the projects KS was involved with were rentals; he added KS does not get into the for-sale housing projects because it is a non-profit, which status comes with limitations that it must adhere to. He stated that the first phase was about 70 percent rental, and that ratio will most likely be lowered in the second phase, but it will be through partnerships with other developers. He provided an example of KS' partnership with Stanford Carr to develop Keauhou Place in phase one, in which provided for-sale reserved housing units, whereas in the adjacent development at Keauhou Lane, which was a joint venture between KS and Gerding Edlen, all of the reserved housing units were rentals. He acknowledged that there is a demand for both types of products.

Member Ishii asked if there has been any discussion regarding security in the development of a pedestrian and family friendly area, as mentioned in the presentation. Mr. Thoemmes noted that they will have to work with the City to make areas under KS' control more secure, but stated that KS does have private security at its own commercial spaces and buildings.

Chair Whalen noted that KS conducted a presentation at a town hall meeting and asked if there were notes or comments from that presentation that can be shared with the board. Mr. Krivatsy stated that they would be happy to share that information with the board and mentioned their website and email for more information or inquiries.

There were no further comments or questions.

#### **Public Testimony**

Chair Whalen called for public testimony. There was no public testimony.

#### **IV. ACTION ITEM**

9. Authorize the Executive Director to Expend up to \$150,000 from the Hawaii Community Development Revolving Fund to Retain a Consultant to Prepare a Kakaako Community Development District Transit Oriented Development Regulating Plan and Administrative Rule

Mr. Neupane presented the staff report, and noted the process started long ago and he hopes to conclude it and adopt the TOD overlay plan for Kakaako. Part of TOD is to look at density clusters around transit stations and he noted there will be two transit stations within Kakaako.

He stated that there is an existing draft TOD plan but details of land use and urban form within the plan are two areas that still need to be assessed, which is what the consultant in the request would be assisting with. He noted the idea will be to look at the plan at a granular level to assess the appropriate density of different blocks. He said if the board approves this item today, his goal would be to develop the plan, conduct community outreach, and come back to the authority to seek authorization for public hearings for the administrative rules by the end of the year. Following that would be to adopt the TOD plan, the regulating plan, and the administrative rules to implement them.

Chair Whalen stated he had a question regarding the scope of what the consultant will be doing. He noted that the TOD overlay plan and EIS touched on things that HCDA does not directly control, so he is wondering if the consultant would be focused on matters that the HCDA does have jurisdiction over. Mr. Neupane stated that part of the focus will be on the administrative rules and that it will be on a block by block, granular level. As far as the matters that HCDA does not control, Mr. Neupane had planned on working closely with the City to implement those things. He added that if HCDA had the staff and capacity to work on this plan, he would have preferred to do things in house, however a consultant would be the best option for now.

Chair Whalen asked for questions or comments from board members. There were no further questions or comments.

#### **Public Testimony**

Chair Whalen called for public testimony. There was no public testimony.

#### **Motion**

Member Okuhama motioned for the board to authorize the Executive Director to expend up to \$150,000 from the Hawaii community development fund to retain a consultant to prepare a Kakaako community district transit-oriented development regulating plan and administrative rule.

Member Rodriguez seconded the motion.

Mr. Neupane conducted the roll call vote. Motion passed with 9 votes and 0 excused.

### **V. REPORT OF THE EXECUTIVE DIRECTOR**

Mr. Neupane shared with the board that HCDA has hired a Director of Planning and Development who started on February 1, 2021 and introduced Carson Schultz as the new Director. He added that he has made an offer to a candidate for the Communication position, and the candidate has accepted and will start on February 16, 2021. Chair Whalen welcomed Mr. Schultz. Mr. Schultz thanked Chair Whalen and expressed his excitement to be back at HCDA.

There were no questions and no public testimony.

**VI. 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 11:07a.m.

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John Whalen, Chairperson

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Date

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