

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

Wednesday, March 03, 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 March 03, 2021.

Board Chairperson, John Whalen, called the meeting to order at 9:32 a.m.

Those present were as follows:

Members Present:

John Whalen, Chairperson
Shirley Swinney
Maeda Timson
Daniel Ikaika Ito
David Rodriguez, DOT (Ex-Officio)
Craig Hirai, B&F (Ex-Officio)
Wei Fang
Chason Ishii
Mitchell Tynanes

Members Excused:

Dean Uchida, DPP (non-voting)

Legal Counsel:

Kelly Suzuka, Deputy Attorney General

Staff Present:

Deepak Neupane, Executive Director
Tessa Malama, Director of Planning and Development -
Kalaeloa
Garet Sasaki, Administrative Services Officer
Craig Nakamoto, Compliance Assurance & Community
Outreach Officer
Francine Murray, Program Specialist
Tommilyn Soares, Secretary to the Executive Director

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, and HCDA's 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

Regular Meeting Minutes of February 03, 2021

The meeting minutes were approved as presented.

III. INFORMATION & DISCUSSION

Presentation by Gentry Homes Regarding Its Proposed Residential Development in the Kalaeloa Community Development District

Mr. Thomas Lee, Senior Vice President of Development - Hawaii Division, Hunt Companies Hawaii made a short presentation. Mr. Lee provided a brief overview of Hunt and its history, as well as what Hunt has accomplished within the Kalaeloa district thus far. Mr. Lee introduced Ms. Sharon Gi who presented Hunt's master plan for the Kalaeloa development district. Ms. Gi then handed the presentation over to Gentry Homes.

Ms. Debbie Luning, Director of Governmental and Communication Affairs at Gentry Homes, opened the presentation and introduced the President and CEO of Gentry Homes, Mr. Quentin Machida.

Mr. Machida provided background information about Gentry Homes and general information about the proposed Kalaeloa project; this included the location of the parcel, the surrounding roadways, the nearby businesses and land developments, and the anticipated number of 389 homes. Mr. Machida then introduced Mr. John Shaw, Senior Vice President of Gentry Homes.

Mr. Shaw covered matters of design and architecture. He emphasized Gentry's vision for the community to be a green, pedestrian-oriented area. Mr. Shaw presented visual mock ups of four different parks that Gentry hopes to include in its development, along with the green walkways between the parks and the neighborhood.

He defined the two different product types that are being designed for the new

community. The first being a “Front Yard House” defined as BT.1 and also known as a detached single-family condominium, and second being “Flex-Loft Buildings” defined as BT.5, which is also known as an attached multi-family condominium. He also covered the parameters of both product types, including the potential number of bedrooms and bathrooms and the amount of living space.

Mr. Machida closed the presentation by providing a summary of the potential benefits that this project will bring to the community, including the economic benefits, the reduction of the carbon footprint, and the ability to provide homes for local, working residents.

Chair Whalen asked board members if they had any questions or comments.

Member Swinney referenced one of the maps in the Gentry Homes presentation that shows a roadway running through the project area and noted that in other maps that same roadway was no longer shown. She noted the roadway being referred to is currently known as Boxer Road and asked if that road is going to be removed according to their plans. Mr. Machida stated that Member Swinney is correct, and that Boxer Road is being relocated to Saratoga Road. Member Swinney asked if Boxer Road and Saratoga Road are being merged, to which Mr. Machida affirmed.

Member Swinney then referenced their plans of landscaping in relation to planting drought-tolerant and coral type plants and asked if there was any consideration for the existing trees in the area, as well as planting of new trees in the area. She asked if Gentry’s plan allows for the planting of trees in this area. Mr. Shaw stated that plans are still being developed, including the aspect of landscape. He added that common area maintenance is a concern that they are keeping in mind, as well as the cost and usage of water. Mr. Shaw noted their consultant feels strongly about retaining the trees currently there. He added that Gentry will be planting trees that can thrive in the weather environment of Kalaeloa and that they will have an arborist assess the state of the trees that are currently within the property. Member Swinney strongly encouraged the retention of the existing trees due to the historical significance they may have, and added that trees, whether new or old, are a vital part of a “pedestrian-friendly” and walkable neighborhood.

Member Swinney asked if the width of the planned interior streets will conform to City and County standards. Mr. Shaw stated that due to the nature of the area being a condominium property regime, the streets are not designed to City and County standard profiles. However, he added that their plans get submitted to the city’s Department of Engineering and Gentry has done similar projects in which the street sizes have been approved by the City and County.

Member Swinney stated the reason she asked was because of the current parking problems that residents in similar areas on the West side are facing. She acknowledged there will be two assigned stalls for the single-family homes but asked if there will be open parking for the multi-family homes. Mr. Shaw noted that when Gentry first

engaged on the project, the criteria for the multi-family homes was one parking space. However, because Gentry has had experience with the parking problems in West Oahu, they chose to allocate two stalls for each unit. He added that they chose between a small two car garage or a big oversized garage with a full-sized tandem parking space outside. The latter was chosen in order to maintain two parking stalls and because families typically use garages as storage spaces for their belongings.

Chair Whalen noted that the community contains a large area of space that will have to be maintained by a community association, specifically when roadways may require maintenance in the future. He added that he noticed there are not many connections to the major roadways surrounding the community. This raised a concern for him for individuals who will be using TheBus public transit, as busses will not be able to fit on the internal roadways. He stated that the size of the roads may also be a problem for refuse pick up and emergency and medical vehicles. Chair Whalen asked if the City and County approval includes the internal lanes and roadways. Mr. Machida affirmed that the approval from the City and Country includes the internal roadways. He added that they do plan on having refuse pick up within the project and agreed that it will be important to allow for fire and emergency vehicles to enter the community. Chair Whalen asked if the refuse would be private or municipal. Mr. Machida stated that they are planning to have City refuse pick up. Chair Whalen suggested that major streets could be dedicated for pick up, it could reduce the costs for future residents.

Member Fang asked if there were any considerations for car share, bike share, and rail access. She also asked if there is a dedicated area for visitor parking. Mr. Machida stated that there are over 100 stalls planned as visitor parking throughout the project. He then stated that they had envisioned community members storing their bicycles within their garages, but had not considered bike share, although the site could accommodate that service.

Member Timson stated that there is a large, ongoing project regarding bike lanes from the Pearl City area all the way out to Waianae. She then asked if there will be bike lanes in Kalaeloa. She next stated that she would like to talk about the community parks. She noted that a major park has been removed, in which people could participate in organized sports, adding that this plan seems to lack that type of park. She asked if they had an idea of how many kids would be living in this community and noted that the community does not seem like a child-friendly area.

Mr. Machida stated that Gentry is not in the position to address bike lanes within the development area of Kalaeloa, but added that within this specific parcel, it was envisioned that the area would be safe for bicyclists and pedestrians. He added that the proposed parks were thought of to serve this particular community and that it was envisioned to include play equipment and areas to host barbeques or get together, but organized sports was not an intended activity within the project area. Member Timson noted that there are no accommodations for children who may be in their teenage or adolescent years. Ms. Gi added that Hunt is currently studying bike lanes within their master plan for Kalaeloa. Mr. Lee also stated that all of the roads surrounding this parcel

and proposed project will have bike lanes. He added that Hunt is also in discussion with the City and County Department of Parks and Recreation to create a regional park for the Kalaeloa area.

Member Rodriguez asked if there are electric vehicle supply equipment within their development to address the increase of electric vehicle usage in the state. Mr. Machida stated that every unit will have a garage in which there will be an electrical capacity for homeowners to incorporate their electric vehicles into if they have one, but there is no current plan for a free-standing or separate charging station. He noted that it was something they could investigate based on what the needs might be for the community. Member Rodriguez stated that with the state's energy goals, this is something that should be considered in all new developments. Member Fang added a suggestion to make it easier for the homeowners by adding the appropriate type of outlet into the garage design to allow for personal electrical vehicle chargers.

Member Swinney stated that Kalaeloa has a priority to retain a sense of place and asked how this project anticipates retaining a sense of place for this area knowing its history. Ms. Luning answered that Gentry will be working with a cultural group who will advise them on retaining the cultural heritage aspects of the project and parcel and assisting with the naming of the project so that it will be appropriate, taking into consideration the historical aspects of the area. Member Timson added that the proposed project looks very similar to other projects by Gentry and features no historical aspects related to the area. Ms. Luning stated that Gentry has a set of rules that they must follow in terms of the design of the project and added that the Kalaeloa rules are very specific in those aspects. She noted that Gentry's consultant is gathering information on what is appropriate for the area and added that it would be very helpful for members of the community to add their input on the project.

Member Rodriguez noted there is an airport near this development and that there may be complaints from residents about the noise pollution; he then asked what Gentry was doing to address this concern. Mr. Machida stated that all homes built by Gentry use spray foam insulation and dual glazed windows and are air conditioned, which helps to dampen sounds from the outdoors, including those from the flight paths that may be nearby. Ms. Luning added that within all of their sales disclosures they do disclose that there is a flight pattern within the area, and this will be done within the Kalaeloa project as well.

Mr. Neupane asked how Gentry plans to meet the reserved housing requirements and what average AMI would they be targeting for the reserved housing units. Mr. Machida stated that Gentry is planning to provide the reserved housing units to be spread out within the multi-family condominiums. He added generally, they hope all the multi-family units fall within the required price range. Chair Whalen asked for clarification on whether this development would be implemented with the reserved housing rules as amended. Mr. Neupane stated that the Kalaeloa development district has a different set of reserved housing rules that will be used. He added that HCDA will work closely with Gentry to set the price points for the reserved housing units.

Member Timson asked that Gentry come and speak with the board again as the development moves forward, to keep members informed about what is happening in the community. Ms. Luning affirmed that Gentry will do so.

Chair Whalen thanked Gentry for their presentation. Mr. Machida thanked the board members for their comments.

Public Testimony

Chair Whalen noted for the record, written testimony provided by DreamHouse ‘Ewa Beach Public Charter School was provided.

There were no other testimonies provided.

IV. ACTION ITEM

Approve the Kalaeloa Community Development District (KCDD) Operating Budget for the Fiscal Year 2020-2021 and Fiscal Year 2021-2022 in the amount not to exceed \$570,500 and \$572,315, respectively, and authorize the issuance of Land User Assessments in the amount not to exceed \$570,500 and \$572,315, respectively, pursuant to Hawaii Revised Statutes §206E-196.

The Authority anticipates convening an executive meeting pursuant to HRS §92-5(a)(4), to consult with the Board’s attorneys on questions and issues pertaining to the Board’s power, duties, privileges, immunities and liabilities for the subject agenda item.

Mr. Neupane noted that based on board discussion at its February 3, 2021 meeting and with consultation from the Deputy Attorney General, the CIP was removed. He added that there are more landowners who were not previously assessed that have been added into the calculation. Mr. Neupane then referenced exhibits that he included in his report that was provided to the board members.

Member Swinney motioned to enter Executive Session. Member Timson seconded.

Member Timson requested Tesha Malama, HCDA Director of Planning & Development, Kalaeloa be included. Mr. Neupane requested Gareth Sasaki, Administrative Services Officer also be included. Chair Whalen stated Francine Murray, Tommilyn Soares will be included as well.

Chair Whalen called for a voice vote; all members unanimously affirmed.

Chair Whalen requested that Deputy Attorney General, Kelly Suzuka, Executive Director, Deepak Neupane, and HCDA Staff, Tesha Malama, Gareth Sasaki, Francine Murray, and Tommilyn Soares join the board in its executive meeting.

Pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, the Authority convened in Executive Session at 10:40 a.m.

The Authority met in Executive Session until 10:56 a.m.

Chair Whalen reconvened the meeting in public session at 10:56 a.m.

Public Testimony

There was no public testimony.

Motion

Member Swinney motioned for the board to approve the Kalaeloa Community Development District (KCDD) Operating Budget for the Fiscal Year 2020-2021 and Fiscal Year 2021-2022 in the amount not to exceed \$570,500 and \$572,315, respectively, and authorize the issuance of Land User Assessments in the amount not to exceed \$570,500 and \$572,315, respectively, pursuant to Hawaii Revised Statutes §206E-196.

Member Tynanes seconded.

Mr. Neupane conducted the roll call vote. Motion passed with 9 yes votes.

V. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Reports and Other Status Reports

- a. Approved permit applications that did not require HRS 206E-5.6 public hearings
- b. Monthly Status Report of the Kalaeloa Heritage & Legacy Foundation for February 2021
- c. 2020 Annual Report of the Kalaeloa Heritage & Legacy Foundation

Mr. Neupane chose to stand on his written report as it was presented.

There were no questions or comments from board members regarding the report.

Public Testimony

There was no public testimony.

Member Timson asked that HCDA Staff include the Annual Report of the Kalaeloa Heritage & Legacy Foundation on the anticipated meeting for the month of April.

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 11:01pm.

John Whalen, Chairperson

Date

DRAFT