AGENDA

1. Kalaeloa Master Plan Update
2. Parcel 1
3. VA Clinic | the ALOHA Project
4. Next Steps
Hunt Development Group has been a local developer on O‘ahu, Hawai‘i Island, Kaua‘i, and Maui for nearly 30 years.
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.
Updated HCDA’s Kalaeloa Master Plan - Issues to consider:

- Current market needs/demand that have shifted since KMP and CDD rules were developed
- Community stakeholders’ input
- Today’s projected infrastructure costs
- Adjacent uses, the area’s growth in the last 15 years
- Current planning conditions, i.e. status of Wākea St. Ext. and Kualaka‘i Parkway Ext., 2015 Battlefield Designation, etc.
HUNT KALAELOA MASTER PLAN

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) >>
• **Final Subdivision Approval**: Will be obtained at the completion of construction documents approval, allowing Hunt to break ground on infrastructure.

• **Regional infrastructure master planning**: Hunt funded for the district (2010+).

• **FDR Roadway MOU**: between DOT, HCDA, City & County executed (2016).

• **Water and wastewater system**: acquired from Navy in 2017; made capital improvements, stabilized operations (2017).

• **Parcel 1’s residential project**: will bring nearly 400 workforce single- and multi-family homes for local families.
VA Clinic | Advanced Leeward Outpatient Health Care Access (ALOHA) Project

- 88,675 SF state-of-the-art facility on a 9.5-acre portion of Kalaeloa Parcel 1

- Will double the VA Pacific Islands Health Care System's capacity, and provide access to the growing population of veterans in the area, while reducing high volume of traffic at the Tripler Army Medical Center

- Will provide ongoing primary care, mental health, specialty care services to veterans and their families in the region
Project Highlights

- New construction, one-story building
- Access road off Kamokila Blvd. Ext.
- Approximately 2 acres of open space
- 528 parking spaces, 275 spaces in excess of HCDA-required 253 parking spaces due to VA requirements
- Will be Green Building certified
The VA Clinic will be green building certified and rated under the Green Globes Building Certification system.
Open space will make up 87,930 SF of the approximate 9.5-acre site.
VA Clinic | Advanced Leeward Outpatient Health Care Access (ALOHA) Project

- **VA Award**
  - March 30, 2021

- **Kick-Off Meeting**
  - Est. April 2021

- **Design Development**
  - Est. July 2021

- **VA Approval/NTP**
  - Est. Aug 2021

- **Construction Documents 75%**
  - Est. Sept 2021

- **VA Approval/Final Drawings**
  - Est. Oct. 2021

- **Construction Documents 100%**
  - Est. Nov. 2021

- **Submit Site Work Permits**
  - Est. Aug 2021

- **Submit Site Work Permits Approval**
  - Est. Aug 2021

- **HCDA Development Permit Approval**
  - Est. Aug 2021

- **Submit Building Permits**
  - Est. Oct. 2021

- **Building Permit Approval**

- **Site Work Permit Approval**

- **Construction Site Work**
  - Est. Jan 2022

- **Construction Structure**
  - Est. April 2022 - Oct 2023

**Estimated dates are subject to change**
- Accelerated processing of Development Permit (DP) due to VA timeline: HCDA Staff deems DP Application complete
- Schedule and notice public hearings (presentation, variance and decision-making hearings)
- HCDA approves Development Permit
Mahalo

For additional inquiries, e-mail: kalaeloa@huntcompanies.com