



**HUNT COMMUNITIES HAWAI'I**  
**INFORMATIONAL BRIEFING**  
**APRIL 7, 2021**

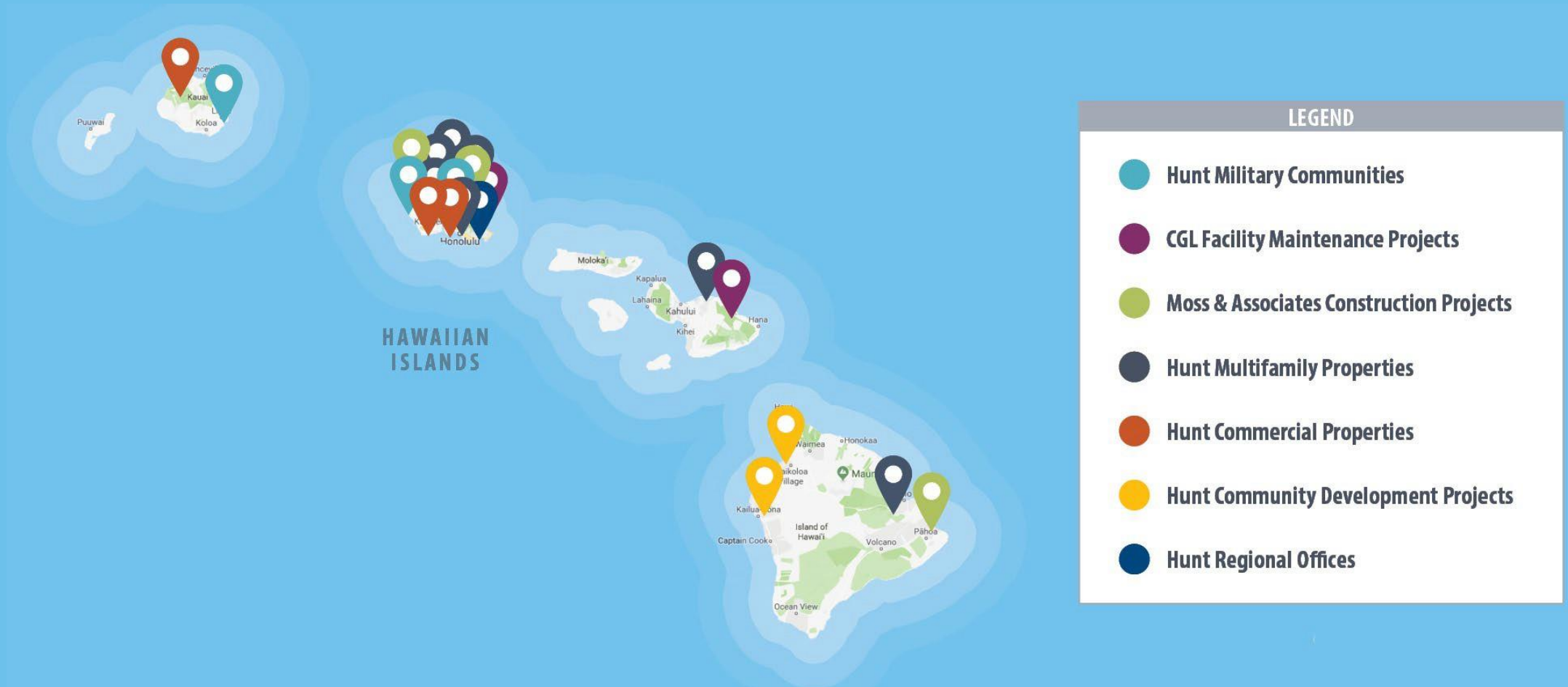


# AGENDA

1. Kalaeloa Master Plan Update
2. Parcel 1
3. VA Clinic | the ALOHA Project
4. Next Steps

# HUNT INTRODUCTION

Hunt Development Group has been a local developer on O'ahu, Hawai'i Island, Kaua'i, and Maui for nearly 30 years.



# 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.



# HCDA'S KALAELOA MASTER PLAN

Master Plan Update

2006- Kalaeloa Master Plan  
(KMP)

2012- Kalaeloa Community  
Development District (CDD) Rules

2006

2006

2008

2010

2012

2014

2016

2018

2020

2021



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

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) >>



# PARCEL 1 PROGRESS TO DATE

- 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



- 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

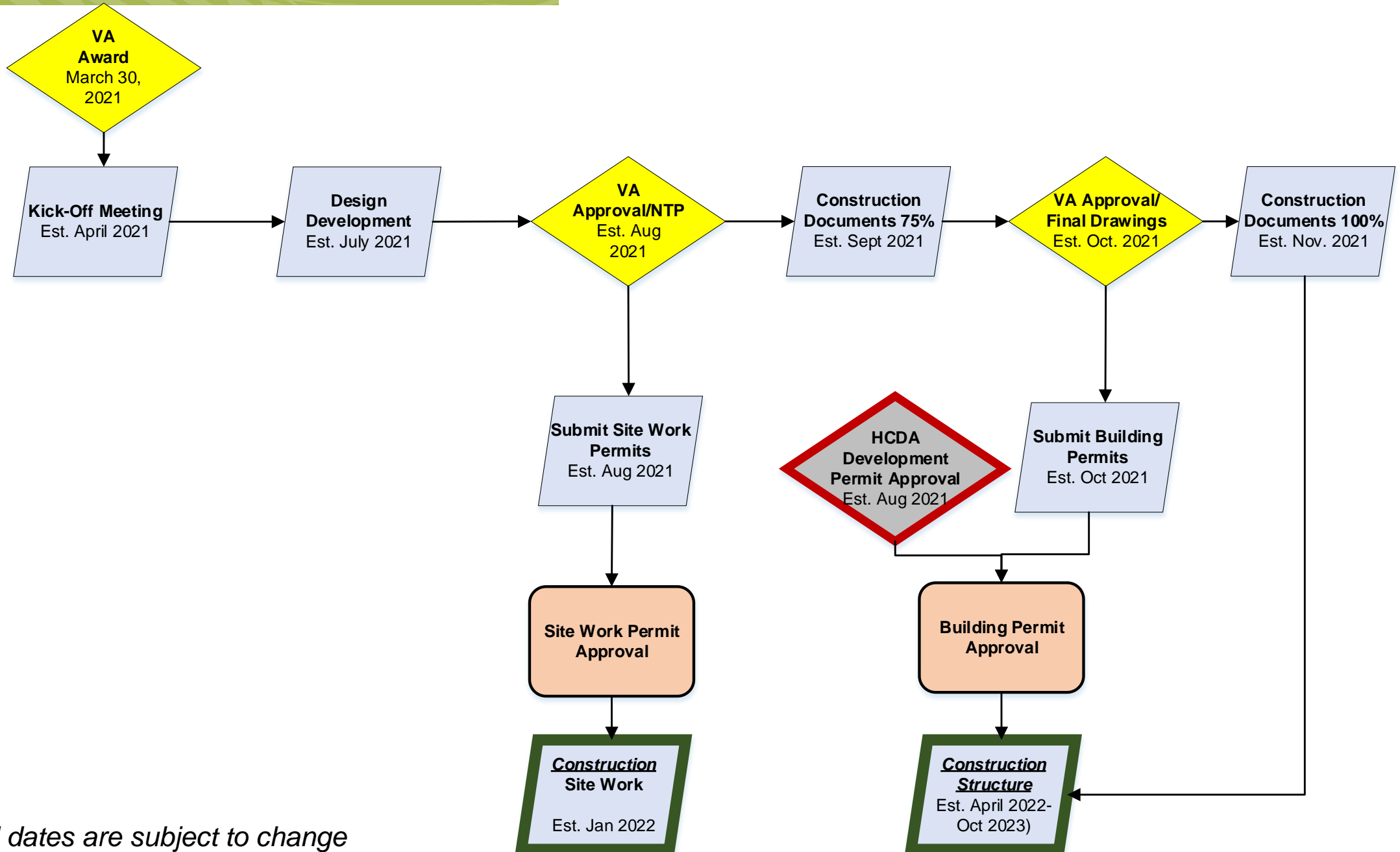
Advanced Leeward Outpatient  
Health Care Access (ALOHA) Project



# VA Clinic

Advanced Leeward Outpatient  
Health Care Access (ALOHA) Project





*Estimated dates are subject to change*

## NEXT STEPS

- 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***

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