

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

Wednesday, June 1, 2022

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 June 1, 2022.

Board Vice Chairperson, Chason Ishii, called the meeting to order at 12:02 p.m.
Those present were as follows:

Members Present:

Chason Ishii, Vice Chairperson
Wei Fang
Peter Apo
Dane Wicker, DPP (non-voting)
David Rodriguez, DOT (Ex-Officio)
Pearlyn Fukuba, DHHL (non-voting)
David Rae

Members Excused:

Susan Todani, Chairperson
Mitchell Tynanes
Joe Kuhio Lewis
Craig Hirai, B&F (Ex-Officio)

Legal Counsel:

Lori Sunakoda, Deputy Attorney General

Staff Present:

Craig Nakamoto, Executive Director
Janice Biletnikoff, Interim Kalaeloa Director of Planning and Development
Francine Murray, HCDA Program Specialist
Tommilyn Soares, HCDA Secretary

A quorum was present.

Acknowledgement that the Meeting is Being Convened Virtually

Vice Chair Ishii reiterated the wording contained in the Meeting Agenda regarding the guidelines and directives provided by Section 92-3.7, Hawaii Revised Statutes to enable public boards and commission to conduct business virtually with meeting site open to the public. With regard to the foregoing, Vice Chair Ishii reiterated wording contained in the Meeting Agenda noting that HCDA welcomes public attendance via the Zoom link provided and also at the meeting site, located at The American Brewery Building, 547 Queen Street, 2nd Floor Board room, Honolulu, Hawaii 96813. He noted that the meeting would be live streamed on HCDA’s

YouTube Channel contained in the Meeting Agenda and that HCDA also welcomes public comment and public participation via submission of written and or verbal testimony. Vice Chair Ishii stated that individuals, if any, 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 November 3, 2021

Approval of the regular meeting minutes of November 3, 2021, was deferred.

III. INFORMATION & DISCUSSION

2. Kalaeloa Community Development District Master Plan and Rules Amendment

HCDA Interim Kalaeloa Planning and Development Director, Janice Biletnikoff, presented the staff report. Ms. Biletnikoff provided an overview of the history of the Kalaeloa Community Development District (KCDD) and the work that had been done thus far regarding the draft of Kalaeloa Community Development District Master Plan and Rules Amendment. Ms. Biletnikoff introduced Mr. Neal Payton and Mr. Rogelio Huerta from Torti Gallas + Partners, HCDA's consultant.

Member Fang and Member Fukuba joined the meeting at this time.

Mr. Payton and Mr. Huerta provided a brief overview of the draft plan that Torti Gallas put together.

Mr. Payton explained, as HCDA's consultant, Torti Gallas reviewed documents that helped to provide background information, conducted community and stakeholder outreaches and a district-wide visit, and collaborated with HCDA and other agencies, all leading to the draft plan presented to the board today. Referencing the vision of the original 2006 master plan for the district to be a center for excellence, Mr. Payton noted that the current goal is to build upon the foundation laid out by the first master plan. Mr. Payton noted some of the major themes of the 2006 master plan were mixed-use neighborhoods, job creation and economic development, integrated schools, and open space network.

They both went on to describe how the vision and themes of the master plan amendment maintain many of the same objectives as the 2006 master plan but have been consolidated and updated to fit the KCDD's current needs. Mr. Huerta stated some of the master plan amendment's themes of family-friendly communities, multi-modal connectivity, open spaces network, schools, infrastructure, aviation-related industries, technology research and development, and alternative energy or ecologically-sustainable development. Mr. Payton continued explaining more themes of the master plan amendment, including the concept of a 20-minute city, protecting cultural and natural resources, and addressing regional traffic concerns.

Mr. Payton moved on to explain the concept of a 20-minute city, "which is defined by its ability to provide access to most human needs by walking or biking in no more than 20

minutes.” Mr. Payton further discussed how this concept would supplement the City and County of Honolulu’s Ewa Development Plan for the region and the many ways it will fit in to the vision for Kalaeloa to be a center of excellence. Scaling down from the 20-minute city concept, Mr. Payton then defined the concept of 5-minute accessible neighborhoods.

Mr. Payton moved on to discuss the importance of developing mixed-use areas in Kalaeloa to further enhance the pedestrian experience. The visual presentation depicted an overlay of mixed-use development and accessible neighborhoods, which Mr. Payton defined as “Kalaeloa’s Walkable Neighborhoods.”

Mr. Huerta then explained the Transect concept which describes the spectrum of the built environment. Mr. Huerta stated they imagine the KCDD to have a spectrum from T2 to T5. Mr. Huerta then gave a brief description of the zones in that range: T2 Rural Zone, T3 (R) Residential Neighborhood Zone, T3 (M) Mixed-Use Zone, T4 General Urban Zone, and T5 Urban Center Zone. Aside from those zones, there are also special districts within the Transect concept that are applicable to the KCDD, with those being Special District 1 Light Industrial Zone, Special District 2 Airport Zone, and Special District 3 Active Military Use. In addition, Mr. Huerta noted there are also two overlay zones including the Saratoga Overlay Zone and the Gateway Overlay Zone. Mr. Huerta stated these zones all contribute to the KCDD Regulating Plan which was depicted in the visual presentation with a color-coded map of the district depicting all the zones he explained. Mr. Payton noted the depicted Regulating Plan mirrors the plan that already exists but does have some differences that add intensity to a few site areas. Mr. Payton went in depth on the different zones in the depiction and covered the possibilities of those areas in the district. Mr. Payton concluded this section by showing and explaining a few slides of an Illustrated Plan for the district.

The next topic Mr. Payton discussed was the implementation of the City and County of Honolulu’s Complete Streets initiative within the KCDD. Mr. Huerta followed up by showing some existing, ariel views of Kalaeloa versus conceptual build out ariel views of Kalaeloa which implements concepts from the draft plan. They concluded their presentation by covering some of their next steps, which included an upcoming community meeting and presentation to allow community stakeholders to provide their input on the draft plan.

Member Fukuba stated she had a question regarding the T3 Zone along Tripoli Road. She stated she noticed the depicted T3 Zone overlays the endangered ‘akoko area and asked if the consultants had plans for the endangered (akoko) species. She also noted that the area is close to two ponds and asked if they could explain what the remediation would be for the ‘akoko. Ms. Biletnikoff stated a remediation plan for the ‘akoko has not yet been determined and thanked Member Fukuba for bringing the matter to attention. Regarding Ordy Pond, Ms. Biletnikoff explained that the planned development of the net-zero energy village in and near that Zone has been pulled back from Ordy Pond due to the hazard that it poses. Member Fukuba asked if HCDA has been in contact with the Navy as far as the plans for the endangered species. Ms. Biletnikoff stated not that she was aware of. Mr. Payton stated they have communicated with the Navy as much as they have been able to. Member Fukuba asked if that land is still pending conveyance. Member Fukuba stated there was a draft conservation management plan which she was referring to and asked if they had any information on the status of the plan or if it was still pending. Mr. Payton stated he would do

his best to check and stated they would try to get any information to the extent that the Navy would respond.

Regarding the Special Districts mentioned in the presentation, Member Fukuba asked where federal law would supersede state law, such as DHHL's Hawaiian Homes Commission Act. Mr. Payton stated he is not an attorney so he would not speak to that. He continued by stating they did identify the lands that belong to DHHL and decided still to plan for those areas because DHHL has the ability to sell and trade their land. Member Fukuba asked to clarify that Mr. Payton was saying should the lands be sold, they would like to make sure it would fall under the proposed Regulating Plan. Mr. Payton confirmed Member Fukuba's statement.

Member Rae stated he was very pleased with the proposed ways in and out of the project and stated he feels it is very important. He went on to say he especially liked that they acknowledged the bridge over the canal into the industrial park because many people will work there. Member Rae asked if the consultant has had conversations with the Transit Authority on any possibilities of the formerly proposed Kalaeloa extension of the rail project. Mr. Payton stated yes but noted the conversations have not been extensive. Mr. Payton stated he thinks the possible future extension is not a priority for the transit agency at the current time. Mr. Payton noted they do not think the proposed route is applicable anymore, as it was done 20 years ago. Mr. Payton stated the transit agency informed them a new Environmental Impact Report (EIR) would have to be done for this, which they recognized, but that was the extent of their conversations.

Member Rae requested that as the consultants begin to amend the rules and regulations, he would like to see a Ramseyer version of current rules versus proposed rules. Mr. Payton stated that is a great idea and confirmed it will be done.

Member Apo asked what the relationship will be between Kalaeloa and Kapolei, which has been promoted as the "second city." Member Apo also asked if that has had any impact on the planning of Kalaeloa. Mr. Payton referenced back to the concept of a 20-minute city and, using the applicable slide from their presentation, showed how the main area of Kalaeloa and the main area of Kapolei fit within the perimeter of a 20-minute city boundary. Member Apo stated he was questioning what will distinguish Kalaeloa from Kapolei and wanted to make sure these things are thought of during the planning. Mr. Payton acknowledged Member Apo's comment.

Member Apo asked if any resort zoning was being thought of within the Kalaeloa district. Mr. Payton stated the zoning now is done through the T-zones. Member Apo stated he asked because when Ko'olina was created, it was with the promise that tourism would be contained to that area, but over time, other hotels and resorts have been constructed outside of that area. Mr. Payton asked if Member Apo was specifically asking about hotels. Member Apo stated he was talking about resort zoning. Mr. Payton stated there is nothing specifically resort-zoned because most of the access to the beach is controlled by the Navy. Member Apo asked if the subject has come up, if it is off the table, or if it is going to be like other places where resorts are just built. Ms. Biletnikoff stated the matter has not come up and they have not contemplated that yet and it does not exist in the regulating plan as it

stands. She continued by saying it was not seen as appropriate because hotels are provided for in Kapolei and Ko‘olina, and noted it is a discussion that can be had with the public, if desired.

Member Apo acknowledged the mixed-use plans including industrial, agricultural, housing, and more, and stated he finds that to be wonderful. Member Apo asked how the space in the planning is allocated for each of the categories of activities. Mr. Payton stated they do not specifically do that. He continued by saying that the nature of the mixed-use zone is that it responds to the marketplace, to some extent, with rules in place.

Member Apo stated he asked his question because he found it interesting that agriculture was included because he thinks it is very important but is not sure whether it is feasible. Mr. Payton stated given the amount of recycled water that is available and will be available, using that water for modern agricultural uses may provide some opportunities in agriculture. Mr. Nakamoto stated some ideas of agricultural uses have come up in the planning process.

There were no further questions.

Public Testimony

Vice Chair Ishii called for public testimony.

There was no written testimony submitted and no requests to provide verbal testimony.

Ms. Biletnikoff stated the public comment window is open until its June 15, 2022 deadline and more information regarding the plan and providing comments could be found on the HCDA website.

IV. REPORT OF THE EXECUTIVE DIRECTOR

3. Monthly Report and Other Status Reports

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

Executive Director Nakamoto stated HCDA was appropriated money through the legislative process to do electrical and communications infrastructure improvements to Saratoga Avenue from Enterprise to Hornet.

Executive Director Nakamoto noted HCDA staff has been working with the team at Gentry on the Reserved Housing program for the Ka‘ulu project and preparing to present that to the board in August.

There were no questions by board members.

Public Testimony

Vice Chair Ishii noted that no written public testimony was received and no requests to provide verbal testimony were made.

ADJOURNMENT

There being no further comments or questions on the Report of the Executive Director, Vice Chair Ishii thanked those who joined the meeting on Zoom and adjourned the meeting at 1:14 p.m.

Sterling Higa

Sterling Higa, Secretary

August 3, 2022

Date Board Approved