



HONOLULU AUTHORITY for RAPID TRANSPORTATION

MINUTES

Transit Oriented Development Committee Meeting
Kapolei Hale, Conference Room B
1000 Uluohia Street, Kapolei, Hawaii
Thursday, September 26, 2013, 9:00 A.M.

PRESENT: William "Buzz" Hong Donald G. Horner
Ivan M. Lui-Kwan Robert "Bobby" Bunda
Michael D. Formby

ALSO IN ATTENDANCE: Theresia McMurdo Brennon Morioka
(Sign-In Sheet and Staff) Jose Bustamante Gary Takeuchi
Alan Ong Joyce Oliveira
Beth Davidann Cindy Matsushita
Paul Migliorato Andrea Tantoco
Jeff Gaskill Scott Ishikawa
Russell Honma William Brennan

EXCUSED: Keslie W.K. Hui George I. Atta

I. Call to Order by Chair

Transit Oriented Development (TOD) Committee Chair William "Buzz" Hong called the meeting to order at 9:02 am.

II. Public Testimony on All Agenda Items

Mr. Hong called for public testimony. He noted that the committee had received written testimony from private citizen Wynnie Hee.

III. Approval of Minutes of the August 15, 2013 Transit Oriented Development Committee Meeting

Mr. Hong called for the approval of the minutes of the August 15, 2013 TOD Committee. There being no corrections or amendments, the minutes were unanimously approved.

IV. Presentation by Hunt Companies on Kalaeloa Area Development

Mr. Hong welcomed from the Hunt Companies Alan Ong, Chief Operating Officer of the Hawaii Development Division, and Jose Bustamante, Vice President of the Hawaii Development Division. Mr. Ong and Mr. Bustamante made a PowerPoint presentation on the Hunt Companies' Kalaeloa development plans. A copy of the presentation is attached hereto as Attachment A.

Mr. Ong said that the Kalaeloa area is comprised of the former Barbers Point Naval Air Station, which was decommissioned by the Navy two decades ago. Hunt controls 540 acres in Kalaeloa, and hired AECOM to draft a Strategic Implementation Plan (SIP) for its holdings. Hunt has expertise in public and institutional development, military housing, and public-private partnerships, and has an extensive history in Hawaii.

Mr. Bustamante explained that the revitalization of Hunt's Kalaeloa holdings will be phased over a 20-year period, with the first phase consisting of 1,300 to 1,400 homes. Current Hunt tenants include commercial, light industrial and residential tenants. Hunt's SIP, developed by AECOM, is consistent with the Hawaii Community Development Authority's (HCDA) Kalaeloa Master Plan. It incorporates community and stakeholder feedback.

Mr. Bustamante highlighted examples of revitalization that have already occurred, contributing to the doubling of commercial tenants in the last four years. He detailed Hunt's long-term land use program, and indicated the possible location of a rail extension into downtown Kalaeloa. Phase one, scheduled to be completed in seven years, is focused primarily on the west end of Kalaeloa near the school, for residential development. Phase three, to be completed in 15+ years, includes possible transit stations on parcels six and 14. Mr. Bustamante indicated that the SIP incorporates connectivity and mobility, based on the Complete Streets model. He indicated that Hunt is engaged in collaboration with Kalaeloa stakeholders on TOD, including HART and HCDA.

Mr. Bustamante pointed out that although 4,000 homes would be constructed by Hunt in Kalaeloa, 7,000 jobs would be created. Benefits of Hunt's revitalization include identification of historic and cultural resources, regional connectivity and mobility, support of HCDA's goals, and increased amenities, services, and recreational opportunities.

Committee member Robert "Bobby" Bunda asked whether the 4,000 homes represent the total number of homes planned. Mr. Bustamante confirmed that 4,000 homes would be built over the course of 20 years; the first phase consists of 1,300 to 1,400 homes. Mr. Bunda asked whether the homes would be affordable, and Mr. Bustamante replied that the homes would be in the \$450,000 to 500,000 range.

Mr. Bunda asked about the funding for infrastructure in Kalaeloa, and Mr. Ong said that massive infrastructure upgrading worth about \$200 million was needed. Financing those improvements will probably require a combination of private and public funds. Hunt is working with HCDA on exploring funding mechanisms.

Committee member Ivan Lui-Kwan asked where the 7,000 jobs would be, and also asked about connectivity to other areas of the "Second City" in Kapolei and Ewa. Mr. Ong replied

that connectivity with Kapolei and Ewa is part of HCDA's plan, although a canal separates James Campbell Industrial Park from Kalaeloa. The number of jobs includes temporary and permanent jobs, and also includes jobs related to home construction.

Mr. Lui-Kwan asked about the Federal Bureau of Investigation (FBI) building in Kalaeloa. Mr. Ong replied that the FBI's regional headquarters recently moved from downtown Honolulu to Kalaeloa.

Committee member Don Horner asked about the possibility of a future influx of Marines. Mr. Ong said that Hunt is very interested in having Kalaeloa considered as the location for the 4,000 additional Marines who are scheduled to be located in Hawaii. He opined that such a public sector project will encourage infrastructure revitalization. Mr. Bustamante explained that other potential sites under consideration by the Marines are Schofield Barracks, Red Hill, and off-island locations. He said that the Marines are in the planning stage, as a full community and training facility are being planned. Mr. Ong added that Hunt's potential transit stop on parcel 14 is adjacent to Hawaii National Guard property.

Mr. Bunda asked if the military is expected to contribute financially to infrastructure improvements if it selects Kalaeloa as its location. Mr. Ong said it is being discussed conceptually. Mr. Bustamante said that the electrical system is Navy-owned, and has deteriorated over the years. Thus, there is a strong incentive to convert to more reliable Hawaiian Electric Company power. In the north section of Kalaeloa, Hunt is working on connections to its solar field. The wastewater system is still owned by the Navy. The water system is being sold to Maui-based Pural Water Company.

Mr. Bunda asked who the majority landowner is in the area, and whether Hunt would partner with them. Mr. Ong said that there are multiple large landowners in Kalaeloa, the largest of which is probably the State Department of Transportation. Other large landholders include the Department of Hawaiian Homelands, the National Guard, the City and County of Honolulu's Department of Parks and Recreation, and HCDA. Mr. Ong said that any partnerships would depend on infrastructure. He said that Hunt is partnering with adjacent landowner Carmel Partners on power. Mr. Ong said that Hunt is working with HART on planning potential future rail expansion into Kalaeloa, which will require HART's technical support.

Committee member Michael Formby asked about the residential communities in phase one. Mr. Ong said that Hunt sold some land to Carmel Partners for residential use. He said that the infrastructure is owned by the Navy, except for the water and sewer systems, which are owned by Pural. Water and sewer would be upgraded incrementally in concert with the landowner in what is basically a massive infill project. Hunt is also working with HECO on power, and with the Department of Planning and Permitting and the Department of Transportation Services on roads. Mr. Formby indicated his interest in public-private partnerships for the area, as well as transit plans. Mr. Ong said that residential groundbreaking would occur in 2015.

Mr. Hong thanked Mr. Ong and Mr. Bustamante for their presentation.

Russell Honma provided testimony on the potential for aviation and space technology in the Kalaeloa area.

V. Introduction of the City and County of Honolulu's Transit-Oriented Development Program Administrator Harrison Rue

Mr. Hong stated that as TOD Program Administrator Harrison Rue had a scheduling conflict, his introduction would be deferred.

VI. Update on Transit Oriented Development Stakeholders Advisory Group

Mr. Bunda updated the committee on his meeting with John White of the Pacific Resource Partnership. He advised that he had invited Mr. White to address the committee, after which he suggested formalizing the stakeholders group.

VII. Executive Session

There was no need for executive session.

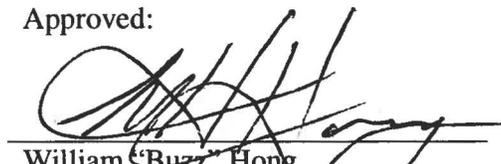
VIII. Adjournment

Mr. Hong called for a motion for adjournment. Mr. Lui-Kwan so moved and Mr. Formby seconded the motion. The motion carried unanimously and the meeting was adjourned at 10:01 a.m.

Respectfully Submitted,


Cindy Matsushita
Board Administrator

Approved:


William "Buzz" Hong
Chair, Transit Oriented Development
Committee

10/25/13
Date

Matsushita, Cindy

From: admin@honolulustransit.org
Sent: Sunday, September 22, 2013 2:35 PM
To: Matsushita, Cindy
Subject: Speaker Form Submission

Attachments: ATT00002.bin



ATT00002.bin (64 B)

A new registration form was submitted from the Honolulu Rail Site Speaker Registration Form page:

Meeting Date and Time...: Thursday, September 26, 2013 9:00 a.m.
Committee Name.....: transit oriented development
Name.....: wynn timer
Address.....: 95 1523 ainamakua dr 93 mililani HI 96789 Telephone
Number.....: 8087820745 Email Address.....: anthuriumz@hotmail.com Agenda
Item.....:

KALAELOA AREA DEVELOPMENT
Subject.....:

please explain to the taxpayers of the city & county of Honolulu HOW you calculate that the former Barbers Pt naval station/Kalaeloa is within 1/2 mile radius of a RAIL STATION. Please explain how Kalaeloa fits your definition of "Live-Work-Play" around a rail station. Almost no one is living there now. What jobs will you put there? Is this 100 years in the future? Will you extend the rail to Kalaeloa, or just put an express freeway and buses to HOOPILI ag lands rail station? Mindboggling.

ATTACHMENT A



HAWAII

Values that Build.



DEVELOP. INVEST. MANAGE.

CORE EXPERTISE



Public & Institutional

Public-Private Partnerships (P3)

Planning

Financing

Development

Construction

Facilities Management

HUNT - HAWAII



Construction

- Built 4,259 new and renovated 2,275 military homes



Affordable Housing

- Syndication, construction, asset management of affordable housing
- E Komo Mai (Hilo), Hale Makana (Nanakuli), Kahuku Elderly (Kahuku) and Imi 'Ikena (Wailuku)



Alternative Energy

- Funding energy and social infrastructure projects through public-private partnerships with government agencies and utilities



Facility Services (CGL Management)

- Planning, project management, design, and facilities management services for social infrastructure projects and public facilities



Development

- Development, renovation, and asset management of over 2,000 acres and 1 million square feet of industrial and commercial space



**KALAELOA
STRATEGIC
IMPLEMENTATION
PLAN**

Ho`āla Kalaeloa
Renew Kalaeloa

HUNT KALAELOA

- Former Naval Air Station Barbers Point - 3,700 acres
- 540 acres
- Reposition, Revitalize, Redevelop
- Commercial, Light Industrial, Retail, Residential
- Phased over 20-year period



HUNT'S KALAELOA STRATEGIC IMPLEMENTATION PLAN

- Consistent with Concepts of HCDA's Kalaeloa Master Plan
- Considers Regional Context and Complements Area Development Plans
- Incorporates Feedback from Community
- Guide for Future Development of Hunt Lands
- Three Phases over a 20-year Period



KALAELOA – BEFORE HUNT

Property Deterioration, Vandalism, Dumping, Copper Theft



KALAELOA – BEFORE HUNT

Homeless Issues, Landscape Overgrowth, Deferred Maintenance



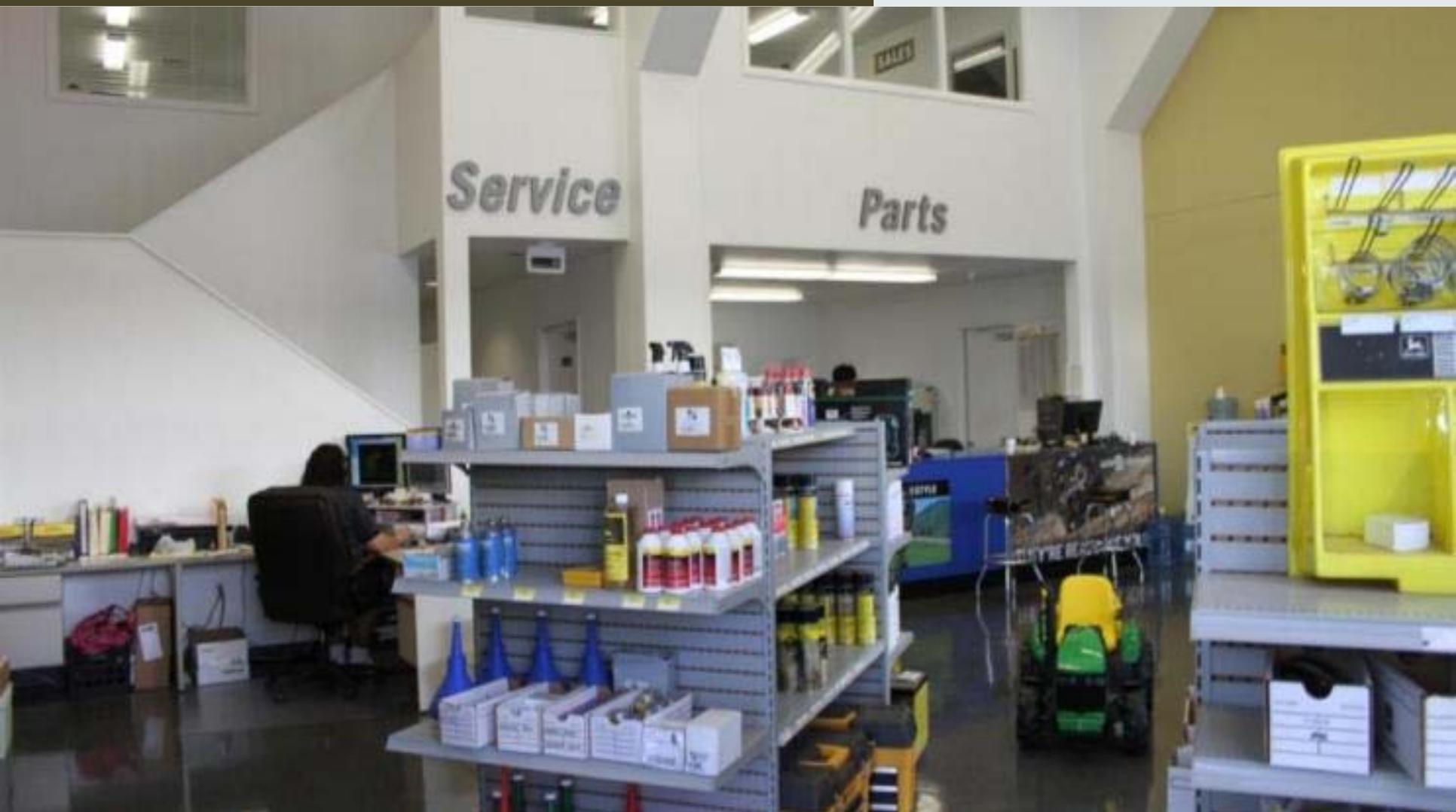
PODIUM RACEWAY - BEFORE



PODIUM RACEWAY - AFTER



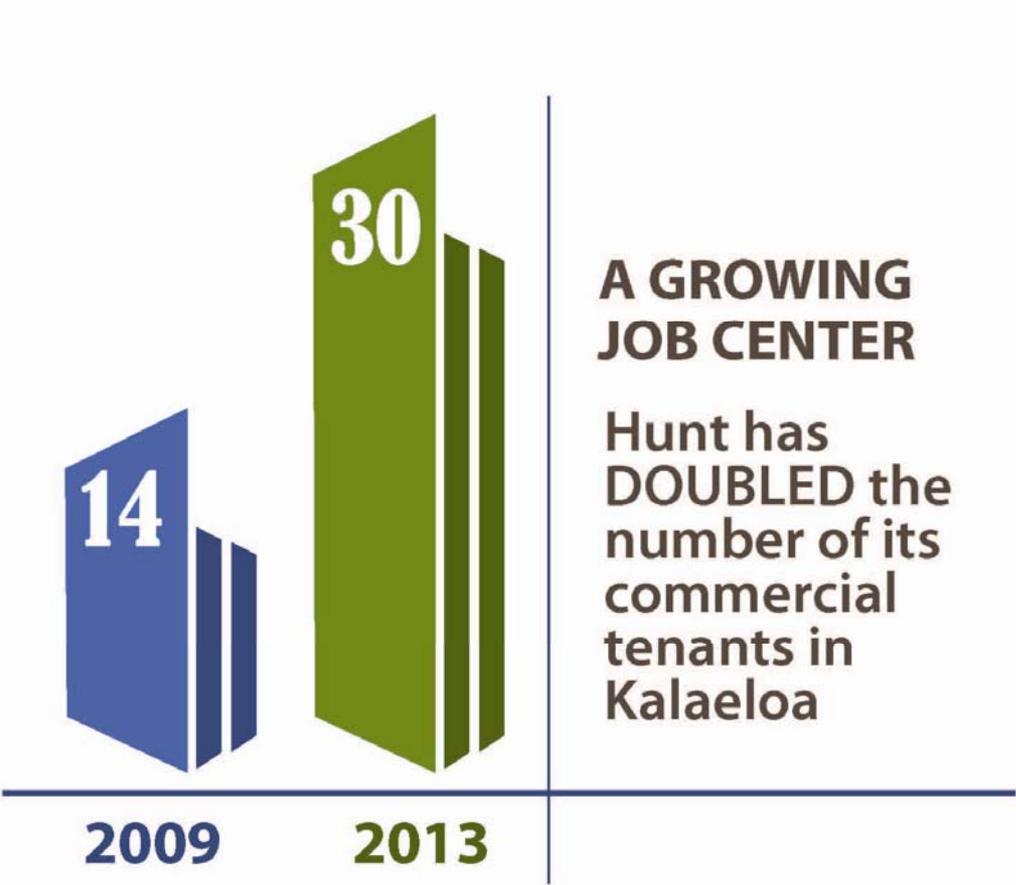
AMERICAN MACHINERY - AFTER



WARRIOR OHANA MEDICAL HOME - AFTER

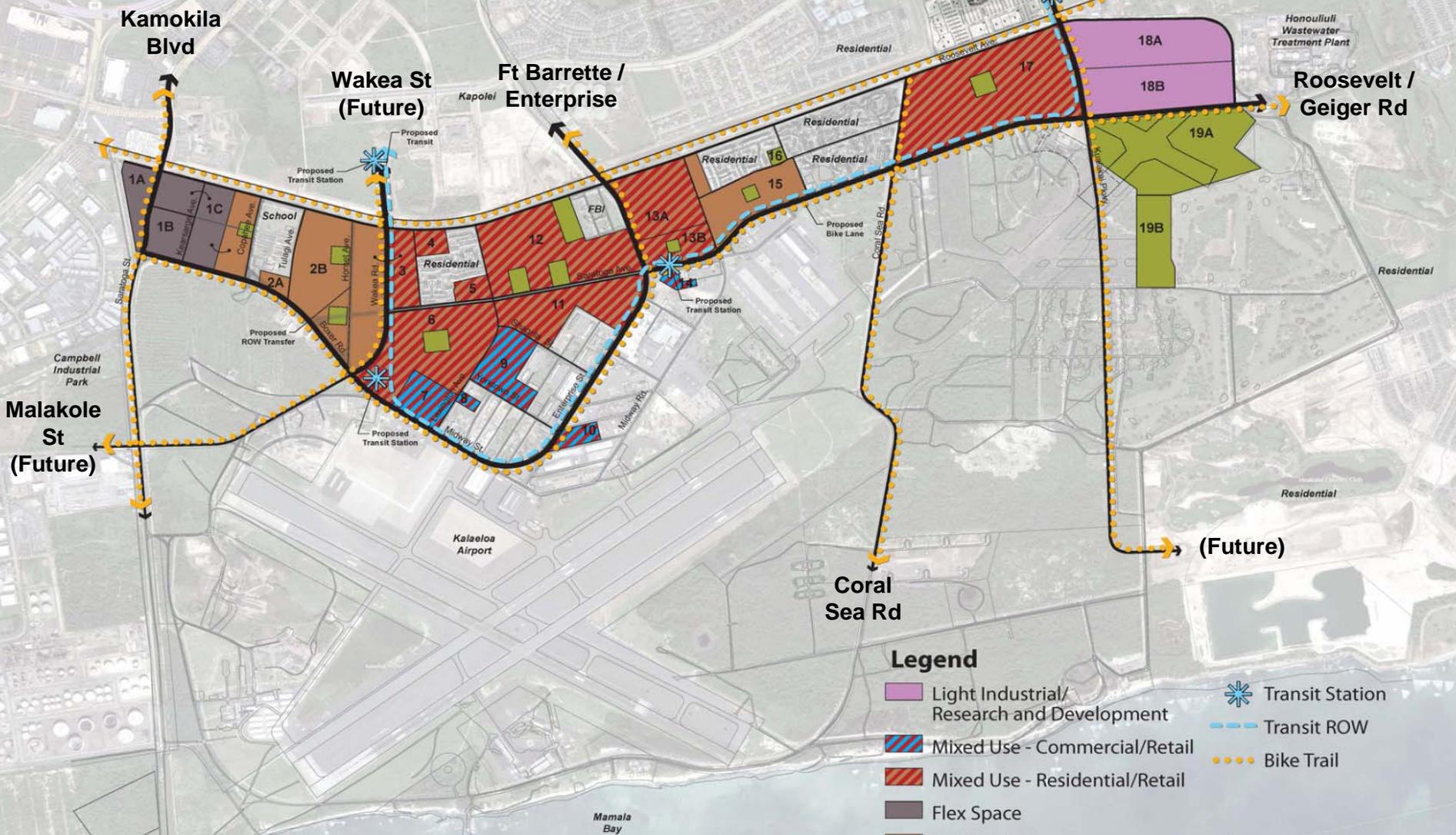


HUNT KALAELOA TENANTS



HUNT SIP LAND USE MAP

Kualakai Pkwy (Future)



Honolulu Wastewater Treatment Plant

Roosevelt / Geiger Rd

Kamokila Blvd

Wakea St (Future)

Ft Barrette / Enterprise

Malakole St (Future)

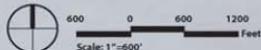
Coral Sea Rd

(Future)

Legend

- Light Industrial/ Research and Development
- Mixed Use - Commercial/Retail
- Mixed Use - Residential/Retail
- Flex Space
- Residential
- Open Space (T2 Zoning)
- Transit Station
- Transit ROW
- Bike Trail

Mamala Bay

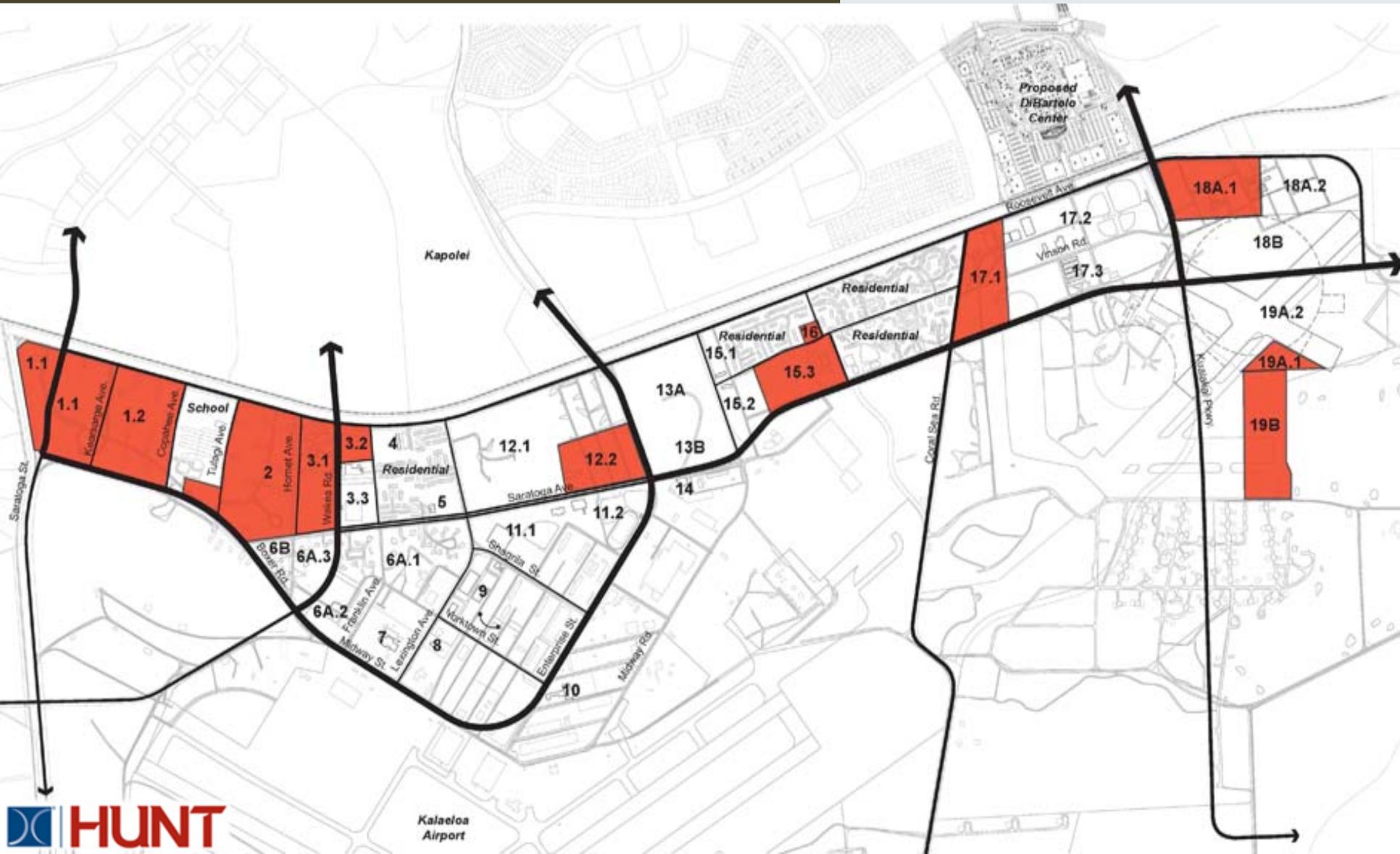


HUNT SIP LAND USE PROGRAM

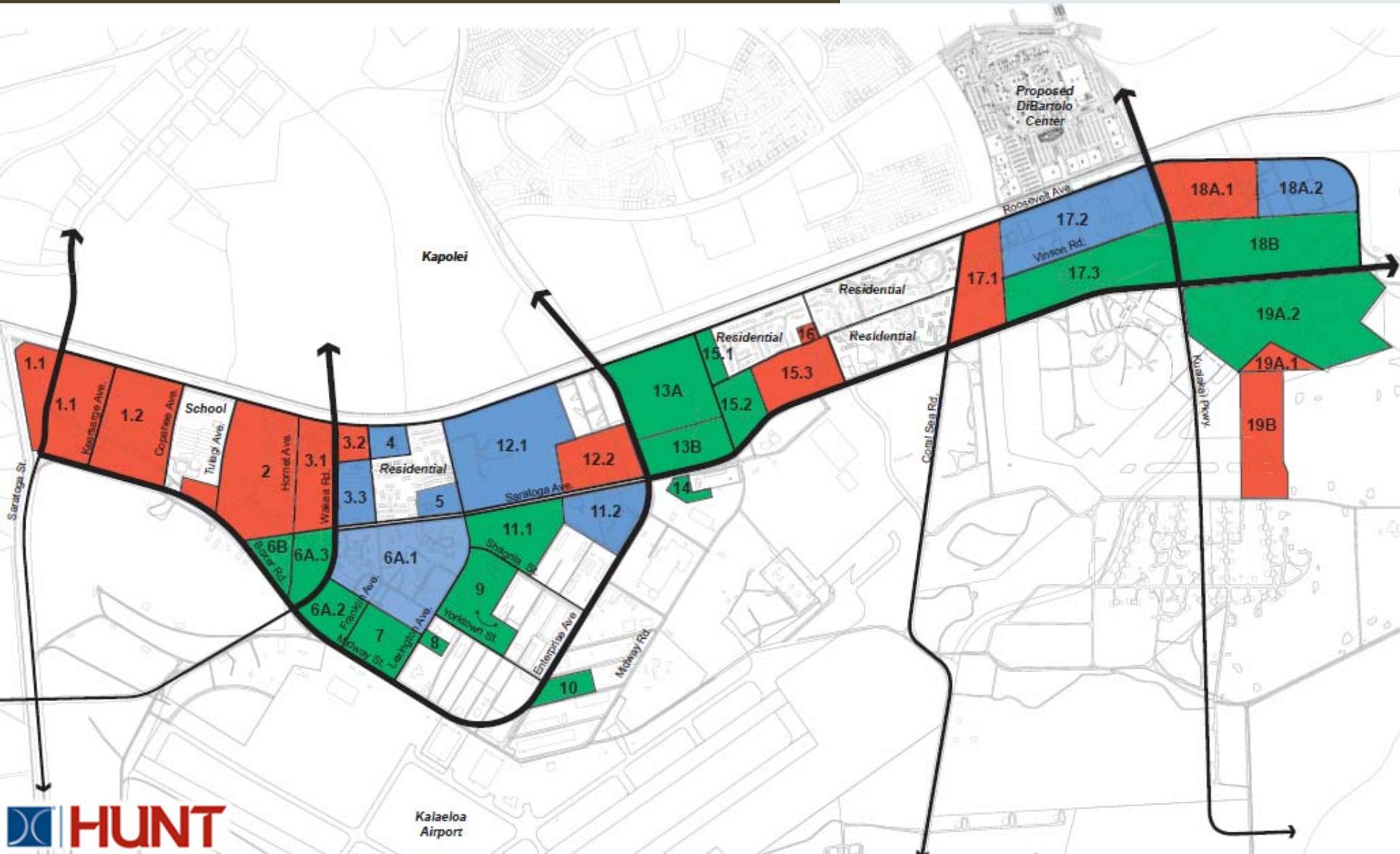
Land Use	Acres*	Sq.Ft.*	Units*
Light Industrial / Research & Development (R&D)	85 ac	1,240,000	
Mixed Use: Commercial / Retail	50 ac	1,110,000	
Flex Space: Residential, Light Industrial, R&D, Open Space	90 ac	1,000,000	
Residential	200 ac		4,000
Open Space	60 ac		
Major Infrastructure	53 ac		
TOTAL	538 ac	3,350,000	

* All acreage and units are approximate

SIP PHASE 1 (Near-Term, 0-7 Years)



SIP PHASE 3 (Long-Term, 15+ Years)



SIP PHASE 2 (Mid-Term, 7-15 Years)



SIP PHASE 3 (Long-Term, 15+ Years)



MARKETPLACE CONCEPT



KALAELOA STREETScape CONCEPT



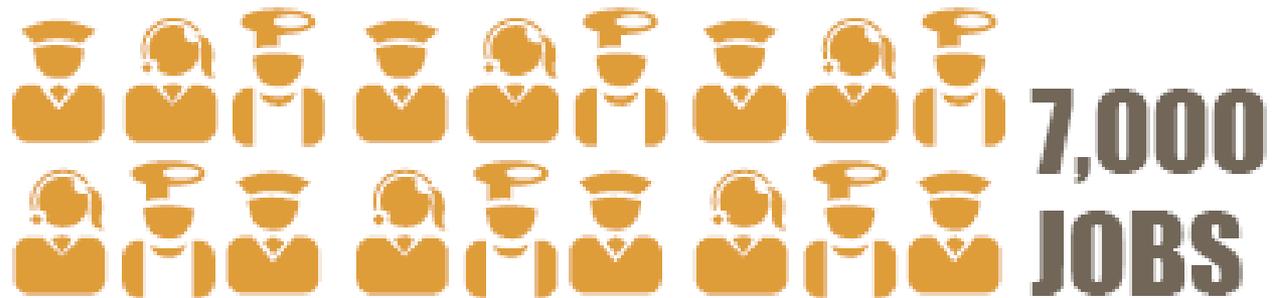
CSO/TJA
2012

KALAELOA TRANSPORTATION

- Supports HCDA's Kalaeloa Master Plan to develop Regional Connectivity and Mobility
- Multimodal Transportation Network - pedestrian, cycle, cars, bus, rail
- Plan and develop Transit-Ready High Density Neighborhoods for future TOD Integration
- Two future Transit Stations on Hunt's Kalaeloa Parcels 6 and 14
- Ongoing collaboration amongst HART, HCDA, Hunt and other Kalaeloa stakeholders needed to refine TOD requirements, alignments



Hunt's Plan projects more Jobs than Homes



BENEFITS OF HUNT'S PLAN FOR KALAELOA

- Recognition of Historic and Cultural Resources
- Supports HCDA's Goals to Restore and Upgrade Infrastructure
- Regional Connectivity and Mobility
- Increased Amenities, Services, Recreational Opportunities
- Neighborhood Main Street





HAWAII

Mahalo

Values that Build.

DEVELOP. INVEST. MANAGE.