

HIGHLIGHTS OF MAY 4, 2005 HCDA MEETING

Following is a summary of actions taken at the May 4, 2005 meeting of the Hawaii Community Development Authority (HCDA).

Kalaeloa Strategic Plan Adopted

The Authority adopted the Kalaeloa Strategic Plan, a policy document that will guide HCDA's actions and redevelopment efforts in Kalaeloa over the next five years. The Plan's vision for Kalaeloa is to create a Wahi Ho'okela (Center for Excellence) where Hawaii's people will come together to share knowledge, develop expertise and advance themselves while remaining respectful of past and place. Through the pursuit of excellence, Kalaeloa will be a model for achievement to surrounding communities, the islands of Hawaii, and the world. HCDA's mission in Kalaeloa is to lead a sustained, long-term public/private commitment to attain this Center through partnerships, planning, advocacy, and stewardship. (Click here for a link to the Plan.)

Some of the Plan's priority actions to be accomplished over the next 5 years are to:

- partner with Kalaeloa land owners and the community;
- enter into cooperative use agreements with community groups, area schools and non-profits in support of common area maintenance, cultural resource preservation and ecological restoration programs, and educational research projects;
- review, update, and amend the 2001 Kalaeloa Community Redevelopment Plan to reflect the current conditions, core values and vision for Kalaeloa;
- coordinate all planning efforts with existing Federal, State and City land use plans, adjacent private land development projects, and the values, needs, and ideas of the community;
- update and amend existing infrastructure plans and to begin design on the first phase of improvement;
- actively engage the U.S. Navy to coordinate its future land use plans and federal conveyance processes in a manner consistent with the vision for Kalaeloa and to maximize the benefits to the community and the Navy;
- serve as the Kalaeloa "ombudsman" to provide up-to-date information about the redevelopment process and to respond to community questions and concerns;
- develop rules and regulations that address the need for all land owners to use best management practices for the care of Kalaeloa's land and water resources;
- secure adequate financial resources to meet Kalaeloa's capital improvement and operational needs;
- provide safety for Kalaeloa users through improvements in signage, street lights, enforcement, and emergency response services; and

- identify, prioritize and act on immediate maintenance and improvement needs.

HCDA employed a deliberative and methodical process to formulate the Kalaeloa Strategic Plan. Meetings and workshops were held with government officials, Kalaeloa stakeholders and the community to receive input on the draft plan. Throughout this process, nearly 100 people participated and contributed to the Plan.

Moana Pacific Project

Following a public hearing, HCDA members approved view corridor and front yard modifications to allow the Moana Pacific Project to proceed. Moana Pacific, to be developed by KC Rainbow Development Co., LLC, is a residential/industrial complex proposed for the block bounded by Kapiolani Boulevard, and Piikoi, Pensacola and Kamaile Streets. The Project will include two 41-story towers with 706 market residential units, 79,939 square feet of industrial space along Kapiolani Boulevard, 45,000 square feet of open space, and 1,677 parking spaces. The Authority approved modifications of rules governing view corridors and front yards to allow the developer to promote a pedestrian-friendly environment with storefronts located closer to public sidewalks.

Priority List of Developers Selected for Kaka'ako Waterfront

The Authority approved "Priority List Offerors" or the four finalists that will proceed for further consideration as the Master Developer for the Kaka'ako Waterfront. The Priority List Offerors are (in alphabetical order): A&B Properties, Inc.; Kewalo Nui Partners, LLC; SCD Kaka'ako Waterfront, LLC; and Victoria Ward, Ltd. These four teams represent the finalists from a list of 15 international and domestic teams that submitted letters of intent to compete after HCDA issued a Request for Proposals for the development of 36.5 acres of the Kaka'ako Waterfront. The Authority is seeking a master developer to design, develop, construct and operate a mixed-use project on State-owned prime urban property at the Kaka'ako Waterfront near Point Panic and Kewalo Basin. HCDA's vision is of a world-class development that will serve as a vibrant centerpiece for Honolulu's urban community, offering residents and visitors a well balanced and complementary mix of public recreation, entertainment, amenities and commercial activity. In selecting the four offerors, a selection task force evaluated: financial and financing considerations; qualifications and experience of the development team; appropriateness of the proposed project in the context of HCDA's goals; property management experience and capability; reasonable and realistic timetable; and experience in working with communities, public agencies and anticipated compatibility with HCDA and the State of Hawaii.

HCDA anticipates selection of the Master Developer in the fall of this year. Once the Master Developer is selected, work will begin to: solicit community input; undertake necessary tenant relocations; complete environmental work; and construct roadways. Construction on the project, itself, may not begin for at least

a year after the selection of a Master Developer. (Click here for more information.)

New Rules Adopted for More Flexibility in the Development of Public Facilities

HCDA members approved amendments to the Kaka'ako Mauka Area plan and rules to provide flexibility in the development of public facilities. Flexibility is needed to give HCDA additional options that may be combined in a development project as incentives in joint developments with the private sector. The amendments will allow greater flexibility in the transfer of uses to and from public facilities such as public parking, community facilities, governmental offices/functions, and industrial and commercial uses. One of the amendments will allow: the designation of a new Park/Parking Garage site on the Mauka Plan's Open Space and Recreation and will be used to address a critical need for public parking near Queen Street. At public hearings for the proposed Improvement District 11 Project on Queen Street between Ward Avenue and Kamakee Street, numerous testifiers indicated that parking essential to maintaining customers would be lost. HCDA has identified a site conveniently located near Queen Street on Kawaiahao Street between Cummins and Kamakee Streets. This 30,000-square-foot site appears suitable to provide public parking and light industrial relocation space in a low-rise structure.

The amendments would also allow transfer of uses between a public facility site and another site under the same ownership, even though it is not an adjoining lot. Currently, transfer of uses between two sites under the same ownership is possible only when it involves adjoining lots within the Mauka Area. The main incentive is to allow the owner a public facility site to transfer relatively valuable commercial or residential uses from a Public Site to any other site under the same ownership, provided such transfer is approved by HCDA.

Rules, Regulations, Charges and Fees for Kaka'ako District Public Parks

Authority members adopted amendments to Chapter 210 of Title 15, Hawaii Administrative Rules, establishing rules and fees to govern the use and protection of all parks under the jurisdiction, management and operation of HCDA. These rules are considered necessary and desirable to facilitate the public's use and enjoyment of Kaka'ako's public parks. As usage of the three Kaka'ako public parks (Kaka'ako Waterfront Park, Kaka'ako Gateway Park, and Kewalo Basin Park) has increased, the rules define permissible activities, identify when permits are required, set forth procedures for obtaining them and related fees, if applicable.

Legal Counsel for the Kaka'ako Waterfront Project

HCDA members authorized the expenditure of up to \$100,000 to retain special outside legal counsel to provide advice and complete documents for the Kaka'ako Waterfront project. As HCDA is in the process of selecting a Master Developer (see above summary) for 36.5 acres of waterfront lands, the project,

when completed, could involve multiple sites and owners or tenants. HCDA will need to retain the assistance of outside legal counsel who specializes in complex real estate transactions and financing to best protect the assets of the State of Hawaii.