

Aiea Community Association
October 18, 2021

This meeting was conducted virtually via Go To Meetings
7pm, Kalauao, Oahu

I. Introductions: Alisa Bender, Bernie Caalim, Loren/Lori Chang, Harry Cho, Reid Chung, Joseph Earring, Ronald Fitch, Michelle Gono (Hi Fed. Credit Union), Marion Gusiken, Jordon Higa, Karen Higa, May Imamura-Uruu, Brian Isa, Aaron Johanson, Chris Kinimaka, Kehaulani Lum, Nicole Lum, Lance Maja, Bettina Mehnert, Kimberly Mills, Susan Morishige, James Pastine, Jen Puckett, Daniel Sandomire, Samantha Spain (Aloha Stadium), Jane Sugimura, Claire Tamamoto, Ally Tamaki, Jeanie Yukitomo (Hawaii USA Federal Credit Union)

II. Secretary's Report: No minutes.

Treasurer's Report: Book sales continue, and online banking set up to be completed.

III. Mass Transit: Update on construction: Airport industrial area shaft drilling complete. Few more columns to be installed and then the guideway installation. By the end of the year entire guideway to Middle Street expected to be completed. The construction of the stations continue.

Inquiry regarding what happens when to Middle St. is complete? Will there be practice runs? Will the first portion open up? It is up to the DTS/Mayor when to open. Transfer first half, to Aloha Stadium, from HART to DTS by mid next year (2022). The plan is to continue to Ala Moana. Contract out to move utilities from Iwilei to Ward. An update is expected regarding turn around/quarter inch difference parts by a 3rd party consultant next month

Regarding the E-blast mentioned in the agenda, go online to the HART site: honolulutransit.org. Harry will forward to group.

IV. Clinical Labs: Andy emailed Clinical Labs (Tracy Kihune). Noise has gone down considerably. We should continue to go forward with our proposal regarding zoning.

V. EAH Senior Housing: Additional testing in the northwest quadrant came out clean; Dept of Health accepted report. Consultant to develop construction period and environmental hazardous plan. Working with the design team. State funding secured. Looking at other City based funding. Groundbreaking expected November 2022. Mahalo! We are very grateful as the planning of this project has been for twenty years.

VI. Stanford Carr Development: At the former Kam Drive Inn site. 35 slides on the Village Waihono at Kalauao presented. Stanford Carr has been in business since 1990-5,500 homes built. Former Robertson plans have been modified: One tower eliminated but other towers have increased in height. Development will be in phases:

PHASE 1: Includes towers located along the Kalauao/Waimalu border: Tower 1- 100% rentals, Tower 2: 100% Affordable for sale, Tower 5-Mixed market sale and the retail area along Moanalua Rd. that includes Safeway, retail similar to Safeway Kapahulu and Chick-fil-A.

PHASE 2: Develops the makai portion of the parcel: Tower 3-Mixed Market for sale and Tower 4-Market for sale luxury product.

There will be a public road thru the property. As a Transit Oriented Development, 350-feet is the height limit to increase density along the transit route. There will be a 30,000-ft² public open space plaza on makai end of project. Ka'anohi St. landscaping will create a buffered meandering pathway and bridge.

Questions: Height for Tower Four? It is 348-ft.

Traffic adjustments to accommodate population of property? There will be 2 signalized entrances on Moanalua and Ka'anohi. There will be adjustments to Saint Timothy's entrance and intersection.

Will get back to ACA regarding projections of DOE students and schools to be attended. Wastewaters (sewer and storm) will connect to the City system. The project is anticipated to start at the end of 2023.

Contact made with Lelepono residents? 3 Comments: Parking is a concern. Want sugarcane heritage to be included. How many floors: Tower 1- 21 floors; Tower 2-27 floors; Tower 3-29 floors; Tower 4-37 floors, Tower 5-33 floors.

How much of Tower 5 will be affordable? Will get back to us.

The gas station, why included? It is a Safeway gas station, appears there is a need.

What kind of approvals needed before project moves forward? EIS does not need to be supplemented. 201H approval for more than half affordable- income qualify and resident owner occupant. If the affordable unit is resold, there is a formula and a City share of appreciation. There will be about 1,800 parking spaces.

Mahalo for sharing and including the Kupuna. Stanford has had community conversations and it is appreciated.

- V. OCCC:** Bettina reported Newsletter # 37 was released last week. You can get on the mailing list via email, request via chat. Steps in the development process was shared. RFI: Request for information is the initial stage in a project. This has been completed, issued late Jan; by March 22 responses received that confirmed there is interest and that the most viable financial way forward is via a P3 or public private partnership.

RFQ: Request for Qualification: Currently where we are. Tool to help determine which interested group is most qualified. The publication for the RFQ is anticipated to be the first quarter of 2022.

RFP: Request for Proposal. Contract to design, construct, finance, partially maintain the project.

Joanne attended the Commission meeting and will report on that at our next meeting. Bettina noted there are two types of programing in this project. Architectural and Inmate (Services) programing.

- VI. New Aloha Stadium Entertainment District:** Chris Kinimaka discussed the newsletter that can be found at nased.hawaii.gov or contact Chris to get on the email list. Newsletter included new conceptual drawings and renderings, also notes the NASED real estate RFP posted on October 12. The shortlist of respondents will be announced end of January. Feedback will be requested. Scott Chan steps down as Aloha Stadium Manager. Sam Spain reported wrapping up ILH football at the Stadium. Currently Habilidadat running Haunted House Drive Thru, almost sold out. Covid testing and vaccinations to continue through October.

- VII. Loko Pa'aiaiu:** Kehau Lum mahalo'd everyone coming out to help at Pa'aiaiu. Busy on Fridays. Troop 147 came out to help out on the fishpond, about 25 helpers. Potential Eagle Scout project may be proposed. Wayne and the Lions stopped by to see the lay of the land to kokua in the future. Navy families come regularly. Good mix of people. Virtual teacher inquiries, 5-minute documentary filming for K-12 curriculum. Historic Hawaii Foundation award for preservation and connecting community in 2018 will have a panel discussion on October 27 with the screening of the fishpond special. To register go to Historic Hawaii foundation to talk story on the panel.

National Lands Day is November 13. 25 people will be working with contractor from Huntington Ingalls. Would like to have a long-term relation with the pond. Rear Admiral to be there. Mahalo to Kehau. Contact Kehau if want to go.

- VIII. 'Aiea Gateway:** No update. Water leak again.

- IX. Chickens:** Off the Library Parking lot, where the chickens roost, there is discussion to provide an open reading space. Humane Society stated that there is no agency dealing with feral chickens and they are unable to due to a lack of resources. Private companies quoted \$100/chicken. Dead animal pick up will pick up if called.

- X. 'Aiea Parade:** Proposing a virtual Parade slide show using Google slide on the website. Karen to explore if groups of 25 should perform or to submit pictures and videos.

- XI. Neighborhood Board:** Presentation of replacement of dying trees in Newton and the Pearl Harbor tanks. Next meeting November 8 virtually.

- XII. Announcements:** Next ACA meeting on November 15. On October 23, from 4-8 Aiea Hongwanji doing testing, vaccination, and boosters. See flyer. 'Aiea has a low vaccination rate at 40-60%. Go to website to see the DoH link regarding vaccination hesitation. There are two reapportionments, the State and County. Regarding future meetings, it will be a recurring link.