

**Kapolei Community Development Corporation**  
Commercial Retail Development

Questions and Responses

All comments and responses are provided in chronological order based on the order received.

**Responses to June 3, 2011 Informational Meeting Questions- Posted  
June 8, 2011**

**1. Can applicants request the supplemental information in digital format?**

*Response:* The information is available in hard copy format only. Applicants are encouraged to schedule an appointment to review documents being held at PBR Hawaii, Kapolei Office. Contact Malia Cox or Scott Abrigo at 521-5631, Monday through Friday. It should be noted that some of the supplemental documents may also be available electronically at the OEQC or DHHL websites.

**2. Does the parcel have any height restrictions as a result of its location near the air field in Kalaeloa?**

*Response:* Map 496 as set forth by Land Court Order No. 95854 filed in November 14, 1989 granted easements numbered several easements in perpetuity that affect building height and land uses in the East Kapolei region. Acceptable uses and height restrictions of the property within the easement area were established as part of the air installation compatibility use zones (AICUZ) in connection with the Naval Air Station, (NAS) Barbers Point, Hawai‘i. Appendix A of the *Current Restrictions AICUZ (Air Installations Compatible Use Zone Plan)* has been included as an exhibit in the revised informational packet. A copy of the complete *Current Restrictions AICUZ (Air Installations Compatible Use Zone Plan)* is available for review at the PBR HAWAII, Kapolei Office.

**3. What is the timeline for the completion of the fire department training center?**

*Response:* *The Final Environmental Assessment/Finding of No Significant Impact was completed in January 2011.* According to the DHHL Land Management Division, the training center is anticipated to be fully operational by 2012. However, the City and County of Honolulu Fire Department should be contacted for the most current information on the progress of this project.

**4. Is it possible to do homestead rental for native Hawaiians?**

*Response:*

*General Lease:* According to General Lease No. 290, Article 4, number 10, “No residential use shall be permitted upon the Premises.” Residential for the purposes of General Lease No. 290

include long-term housing including single family, multi-family and rental. No restrictions have been made in the General Lease No. 290 on transient Housing.

*Anticipated Zoning Restrictions:* DHHL intends to declare the subject property BMX-3. Long-term housing is allowed under BMX-3. Transient housing is not allowed under BMX-3

Applicants should inquire with DHHL- Land Management Division for further clarification.

**5. How can the site be accessed?**

*Response:* Direct access to the subject parcel is off of Kekahili Street. A raised median along Kapolei Parkway will allow for right turns on to and off Kekahili Street. Left turn access from/to the subject property from Kapolei Parkway will be via Kekahili Street.

**6. Where are the intersections?**

*Response:* The nearest intersections that are currently signalized are located at Kapolei Parkway and Kama'aha Avenue to the west and Kapolei Parkway and Kualaka'i Parkway to the east. The two nearest un-signalized intersections are along Kapolei Parkway at Kekahili Street and at Kinoiki Street

**7. Are there plans available for Kamakana Ali'i?**

*Response:* It is our understanding that the project is in the design phase. DHHL Land Management Division should be contacted for the most current information on the progress of this project.

**8. Will there be developer offsite improvements required?**

*Response:* Offsite improvements may be required based upon the development proposed. Applicants should contact the appropriate city agencies to evaluate anticipated offsite requirements based upon their proposed uses.

**9. What land use was designated in the Environmental Assessment?**

*Response:* The Final EA identified a 10.7 acre site (that included the subject parcel) for use as a community center. At the time of publication, the subject property was one of up to 25 sites being considered for the Kroc Community Center. Subsequent to the release of the EA, an alternate site was selected for the Kroc Center. The Final EA stated, "[that if the subject property] is not selected as a site for the Kroc community center, then DHHL will develop the 10.7 acre site for single-family residential use."

The EA further references State Land Use Commission docket Number A99-728/Housing and Community Development Corporation of Hawaii. The docket established conditions under which the East Kapolei Master Plan area was urbanized including on and off-site infrastructure. According to the Final EA, “The LUC also noted that the HCDCH East Kapolei Master Plan originally planned the project area for 70.2 acres of single-family residential, 10.5 acres of multi-family residential, 8 acres of commercial, and 5.5 acres of park use.

## **Responses to Questions/Comments- Posted June 9, 2011**

**10. Confirm the response to #5, as it differs from the maps provided: “Left turn access from/to the subject property from Kapolei Parkway will be via Kekahili Street.”**

*Response:* The graphics provided in the information packet correctly identify that there is no left turn access from Kapolei Parkway directly onto Kekahili Street. Access to the subject property can be described as follows:

Direct access to the subject parcel is off of Kekahili Street. A raised median along Kapolei Parkway will allow for right turns on to and off Kekahili Street from Kapolei Parkway. There is no left turn access from Kapolei Parkway directly onto Kekahili Street. Left turn access from/to the subject property from/to Kapolei Parkway will be via Kinoiki Street.

The information in the RFQ has been revised and the RFQ informational packet posted on the nativehawaii.org website reflects this change.

**11. Your timeline given is too short....none of the folks (users or developers for the users) are able to respond in the time-frames requested (particularly given the non-refundable deposit requested).**

At this time there are no plans to adjust the submittal deadline for the Request for Qualifications. The timeline for the Request for Proposals was described in the informational packet and may be subject to change.

**12. I have tenants that would be interested in the site, but no one wants to put forward a deposit that is not applied in the case a transaction/lease does not happen.**

This earnest money deposit is a standard practice. As stated in the RFQ, “The project developer’s earnest money deposit shall then be deposited and become non-refundable once negotiations for a Project Development Agreement and lease commence. If negotiations are successfully completed, the deposit shall be applied to future lease rents. All earnest money deposit checks from qualified applicants not selected as project developer shall be returned uncashed.”