

Kaloko Heights
 Revised Phase 1 Site Plan
 TMK: 7-3-009: 032, 057 through 062, inclusive
 July 19, 2017

I. Introduction and Background Information

The Kaloko Heights Project (Project) consists of 410.913 acres of land situated in Kaloko and Kohanaiki, North Kona. The Project is owned by RCFC Kaloko Heights, LLC (Owner) which acquired the property as of January 22, 2013.

The State Land Use Commission reclassified the Project from Agricultural to Urban effective January 19, 1983. The order reclassified Phase 1 from Agricultural to Urban and conditionally reclassified the balance of Project to Urban. On December 6, 1983, the County of Hawaii rezoned the Project to a mix of single residential (RS-15, RS-10 and RS-7.5, Multiple Family residential (RM-4.0), commercial (CV-10) and Open.

The property is bisected by Hina Lani Street with approximately 207.9 acres on the north side of Hina Lani Street (Phase 1) and 193.9 acres on the south side of Hina Lani Street (Phase 2).

During the entitlement process, the following maximum densities were provided to both the State Land Use Commission and the County:

	Phase 1	Phase 2	Total
RS-15	160	129	289
RS-10	184	248	432
RS-7.5	129	243	372
RM-3.0	340		340
Total	813	620	1,433

Since the approval of the major entitlements for the Project, the owners have implemented significant improvements/contributions totaling over \$22.7 million. These improvements include:

Category	Description	Expenditures
Roads	Hina Lani Street improvements	\$9,000,000
Roads	Hina Lani Street/Mamalahoa Highway intersection traffic signals	\$350,000
Water	1.0 MG Reservoir	\$4,000,000
Water	Water Facility Charges	\$9,000,000
Electrical	10MVA substation	\$515,000
	Total	\$22,865,000

In addition to the infrastructure contributions, the Project has secured all necessary archaeological review/approvals for the development of Phase 1 of the Project, including State Historical Preservation Division (SHPD) approval of the Archaeological Inventory Survey, Preservation Plan, Burial Treatment Plan, Data Recovery Plan and Monitoring Plan.

Prior Site Plans

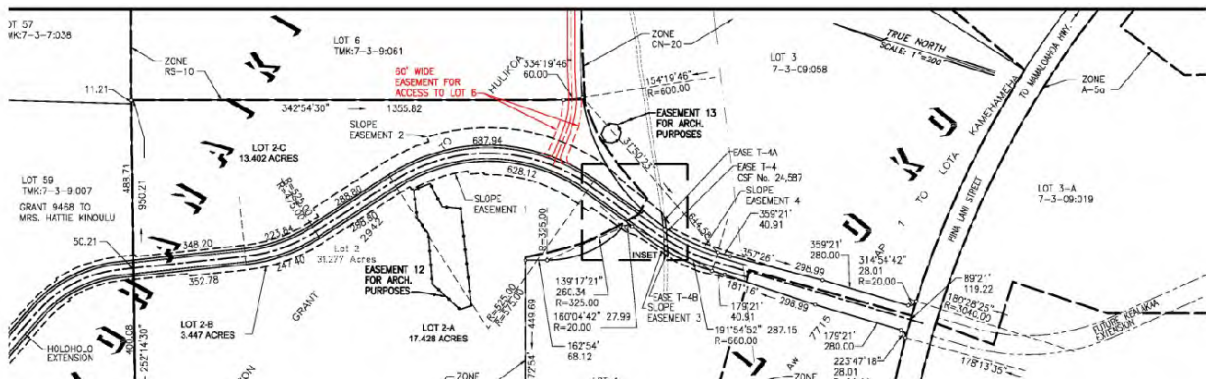
There have been several site plans that have been developed for the Kaloko Heights project area since the original planning work that was done for the SLU Boundary Amendment in 1981 (**Exhibit 1**). These Prior Site Plans include:

- a. Schematic Layout – Proposed Increments (1981)\
LUC Docket No., A81-535
- b. Proposed Zoning and Subdivision Plan (1982)
Change of Zone Application – Figure 2
- c. Site Development Plan (1984)
Approved by Planning Department on May 8, 1984 in compliance with Condition C of Ordinance No. 86-91
- d. Phase 1 Conceptual Plan (2005)
- e. Phase 1 Conceptual Plan (2007)

II. Key Factors in Revising the Site Plan

Since the approval of the Kaloko Heights Site Plan in 1984 as well as the preparation of the Phase 1 Conceptual Plans in 2005 and 2007, there have been a number of significant factors that affect the overall planning for the area. These include:

- A. In February 2013, the Planning Department released the Kealakaa Extension Final Report which was prepared by PBR Hawaii. This report reviewed the options for the extension of Kealakaa Road and Holoholo Street between Palani Road and Kaminani Drive. The original concept was that Holoholo Street extension would intersect with the “Loop Road” within Kaloko Heights. However, upon further review, the Report recommended that Holoholo Street continue as a “through” street to Hina Lani Drive (see below). In order to implement this revised routing, the existing Site Plan needed to be revised to accommodate the recommended realignment of Holoholo Street.



- B. The previous owner had not conducted a full topographic survey of the northern portion of the project area. As part of the review of the development feasibility assessment, the Owner contracted for a topographic survey of the entire northern portion of the project site. A copy of the Slope Analysis Map is included at Exhibit 2. This survey found that less than 10% of the land area is less than 5% in slope while over one-third of the site exceeds 15% in slope.
- C. In 2015, the Owner agreed to provide land to Hawaii Island Community Development Corporation (HICDC) for the development of a low income rental project within the Project Site. The Owner originally offered a portion of the existing RM-3 zoned lands to HICDC. However, HICDC determined that the area was too steep to effectively develop a rental project and requested that the existing Open zoned lands be given to it for the housing project. The Owner agreed to this provided it HICDC could secure approval from the County Housing Agency for this project.

III. Conceptual Revised Site Plan

During the County Housing Agency's (CHA) review of HICDC's of HICDC's requested preemption of the Open zoned portion of the Phase 1 area to allow the affordable rental project, the CHA requested that The Owner provide a conceptual plan that included a relocated park site. This conceptual Site Plan (**Exhibit 3**) was submitted as an Exhibit with the HICDC request to allow an affordable rental project to be developed within the existing Open (O) zoned area.

IV. Revised Site Plan

At the CHA meeting, the Planning Department requested that the Owner, LLC submit an updated Site Plan for its review. In accordance with that request, RCFCC Kaloko Heights, LLC has prepared a revised Kaloko Heights Phase 1 Site Plan (**Exhibit 4**).

This revised Phase I Site Plan is intended to address the changes in circumstances as well as the new information regarding the topography of the property. In this regard, the owner has been working with its design team to revise the overall Site plan for the northern portion of the property. Key Goals and Objectives of the revised Site Plan include:

- Accommodate Holoholo Street as a "through" road across the northern portion of the project site in accordance with the Kealakaa Extension Final Report.
- Relocation of the HICDC affordable housing project to the former Open zoned land at the corner of the future Holoholo Street and Hina Lani Road.
- Relocation of the 5 acre park that is required pursuant to Condition O of Change of Zone Ordinance No 86-91. One of the goals of the relocated park area was to have it situated as close as reasonably possible to the proposed affordable housing

project.

- Creation of a road network/development plan that can reasonably balance the earthwork to minimize amount of material that needs to be either imported or exported from the project site.
- Inclusion of a Road Master Plan to clearly identify the proposed road classifications and development standards for the roadways.
- Identification of possible zoning adjustments that may be pursued pursuant to Section 25-2-45 of the Zoning Code related to Nonsignificant Zoning Changes (that the Owner may seek in the future.)

The Revised Site Plan will result in a decrease in density within the Phase 1 development area from a maximum of 813 residential units to approximately 680 units. At this time, there is no change to the projected maximum density of 620 residential units within Phase II. The current residential densities are summarized below:

Kaloko Heights Revised Site Plan Residential Density			
	Phase 1 Revised Site Plan	Phase 2	Total with Revised Site Plan
RS-15 Units	150	129	279
RS-10 Units	150	248	398
RS-7.5 Units	80	243	223
Multi-Family Units	300		300
Total	680	620	1,300

V. Road Master Plan

As a component of the Revised Site Plan, the Owner prepared a Road Master Plan that identifies the major road corridors within the Phase 1 area as well as to establish the design standards and cross sections. This Road Master Plan (**Exhibit 5**) is intended to serve as the basis for the identification of the road alignments and cross-sections as the Owner proceeds with the development of the property.

A. Road Standards

In developing the revised Kaloko Heights Phase 1 Site Plan and Road Master Plan, the project team reviewed the County General Plan Facilities Map (**Exhibit 6**) as well as the Kona Community Development Plan (KCDP) Transportation Map (**Exhibit 7**) to determine if there were any recommended road alignments affecting the project site.

Both documents identify the extension of Kealakaa Road/Holoholo Street extending through the

makai portion of the Kaloko Heights Phase 1 area. Furthermore, both documents identify this road as a “General Plan – Collector, Minor”.

Condition M of Ordinance 86-91 requires that the Site Plan include a “collector” roadway extending across the property to the northern property line. More specifically, Condition M states:

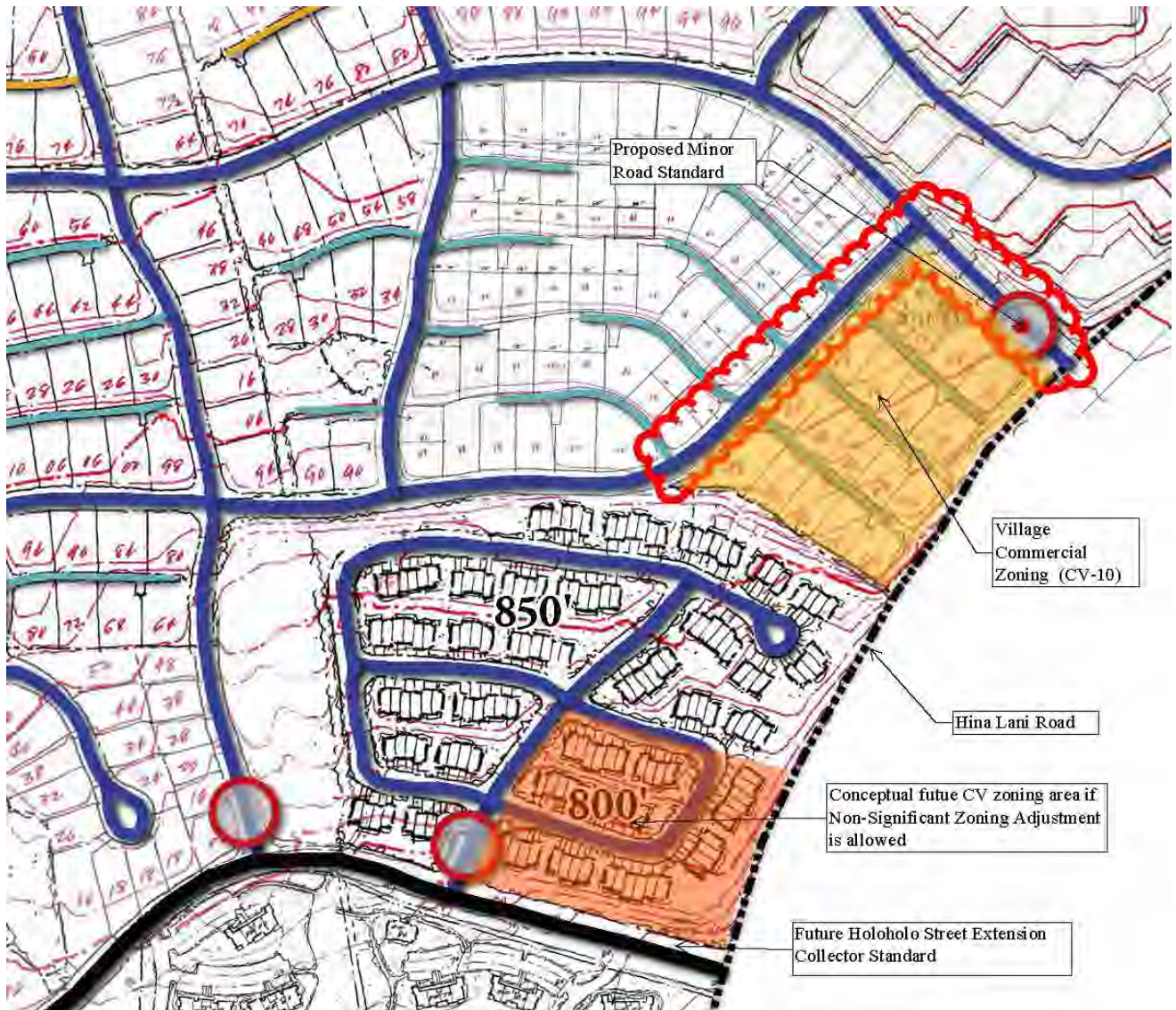
There shall be a minimum of one lateral access road developed to collector standards, meeting with approval of the Chief Engineer and Planning Director, which shall provide access across the subject property to the north and south property lines;

The Revised Site Plan includes Holoholo Street extension through the Phase 1 area in accordance with the Kealakaa Extension Final Report, the General Plan Facilities Map as well as the KCDP Transportation Network Map. This roadway is intended to comply with the requirements of Condition M as the lateral access developed to “collector” standards through the project area.

All other roadways within the planning area are proposed to be developed in accordance with the County standards for “Minor” roads or as “private dead end streets” in accordance with the requirements of §23-88 Hawaii County Code related to Nondedicable: private dead-end street. The proposed Minor Streets include the proposed roadway that would intersect with Hina Lani Road as shown below circled in red outline below.

While a portion of the frontage along this section of the proposed Minor Street is within the CV zoned district, the Owner is proposing to develop this area with single family residential lots. In order to assure that the uses within this area will be limited to residential activities, the Owner will record a covenant that restricts uses within this to those consistent with Single Family Residential zoning.

In addition, the Owner will be applying for a Non-significant Zoning Adjustment for this area pursuant to Section 25-2-45 of the Zoning Code. If this NSZ adjustment is allowed, the CV zoned area would be “relocated” to Hina Lani Road/Holoholo Street Extension area immediately mauka of the proposed affordable housing project in the area shown in the below.



B. Road Cross-Sections.

The Road Master Plan identifies the cross sections for the following road options, including:

- a. 60-foot Collector Road, with curbs, gutters and sidewalks (Holoholo Street Extension);
- b. 50-foot Minor Road with curbs, gutters and sidewalks;
- c. 20±-foot private dead-end road with sidewalk; and
- d. 20±-foot private dead-end road with grasses verge (option for RS-15 zoned areas).

(See Exhibit 8)

C. Gate

In addition to these road cross-sections, the Owner is considering the possibility of gating the portion of the property on the east side (mauka) of Holoholo Street. If this option is pursued, a gatehouse would be installed at the mauka access to Hina Lani Road while gates would be installed at the intersections with Holoholo Street Extension. The gatehouse and gates will be set back from the intersections to insure cars stopped at the gates will not interfere with the intersection with main roads as shown on the Road Master Plan (Exhibit 5).

D. Ownership and Maintenance

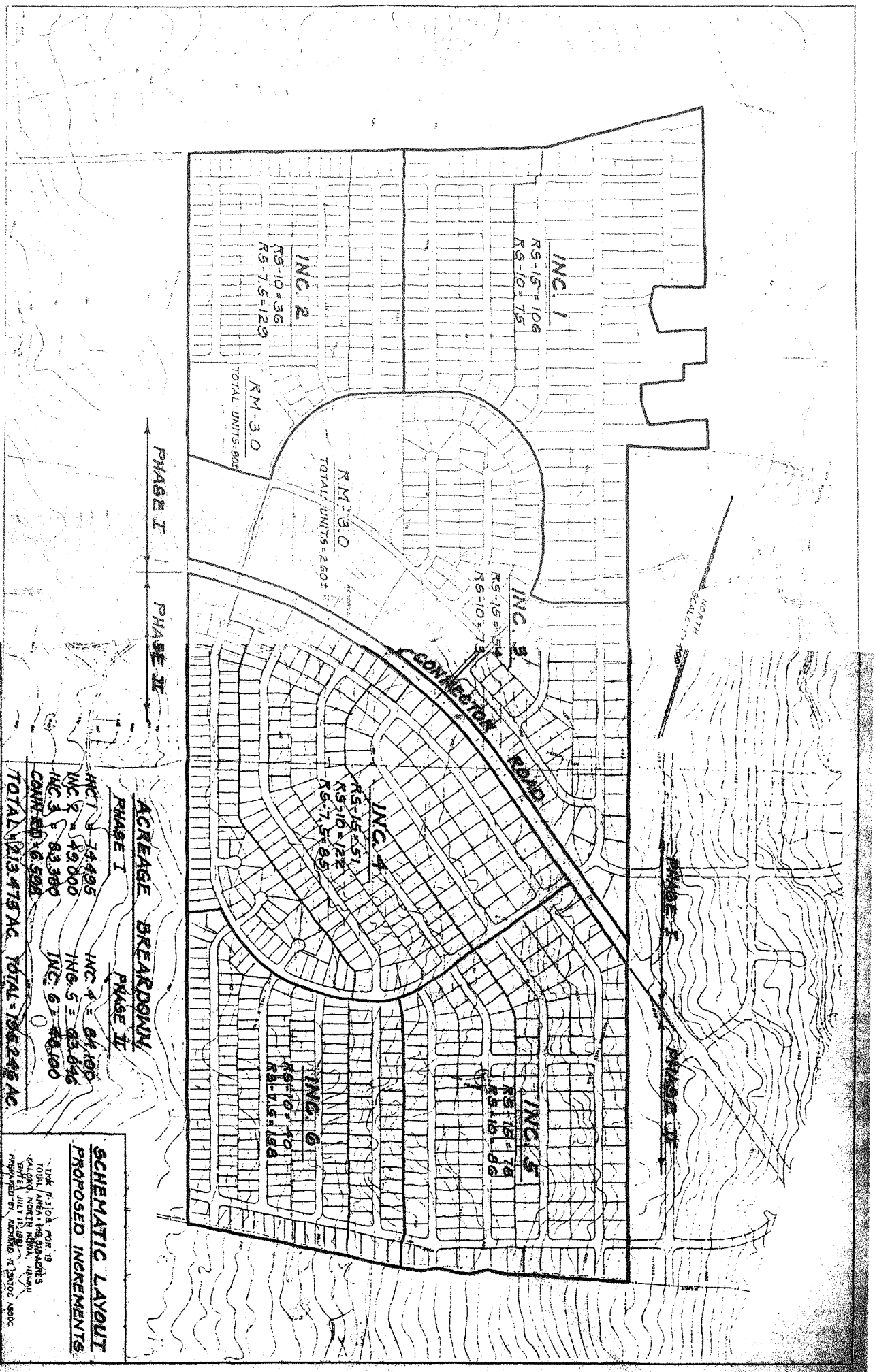
The private dead-end roads will be kept in private ownership with the community association responsible for the repair and maintenance of these roads. Furthermore, if the eastern portion of the Project Site is gated, the community association will be responsible for all roads within this area, including the minor streets in addition to the private dead-end roads. If the project area is not gated, the owner may dedicate the minor roads to the County.

The Holoholo Street extension will be built to dedicable standards and will be dedicated to the County upon completion.

RCFC Kaloko Heights, LLC
Kaloko Heights Revised Phase 1 Site Plan

Exhibit 1 – Prior Site Plans

- Exhibit 1a Schematic Layout- Proposed Increments
LUC Docket No. A81-525 (January 1983)
- Exhibit 1b Proposing Zoning and Subdivision Plan
Change of Zone Application (August 1883)
- Exhibit 1c Site Development Plan (1984)
Submitted in compliance with Condition E of Ord. No. 83-63 as amended by Ord.
No. 86-91 and approved by Planning Department on September 28, 1984
- Exhibit 1d Conceptual Plan (March 31, 2005)
Submitted with 2004 Annual Report
- Exhibit 1e Conceptual Plan (December 2007)
Submitted with 2008 and 2011 Annual Reports

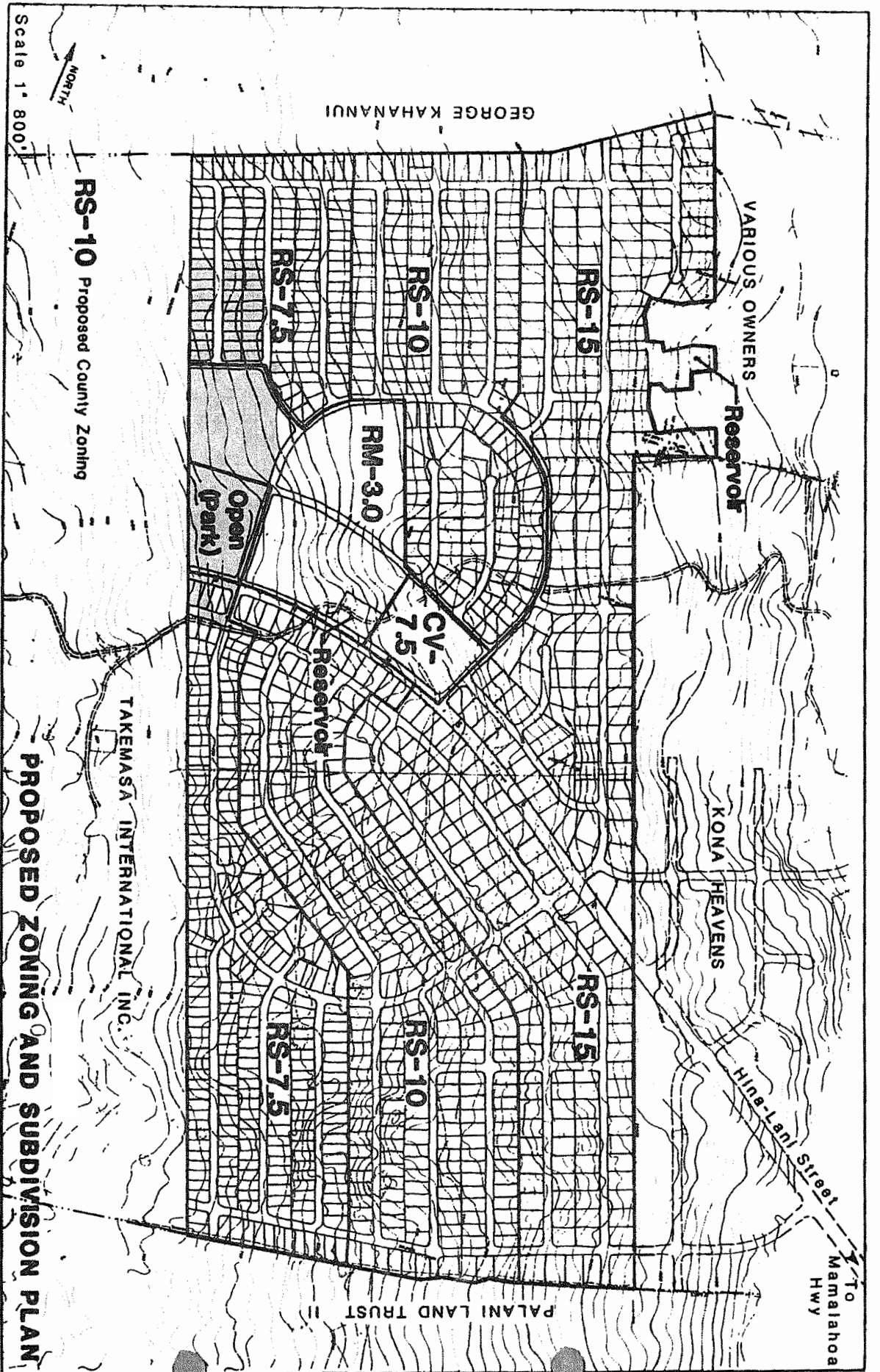


ACREAGE BREAKDOWN	
PHASE I	PHASE II
INC. 1 = 74,495	INC. 4 = 84,100
INC. 2 = 49,000	INC. 5 = 83,800
INC. 3 = 83,380	INC. 6 = 48,100
CONNECTOR ROAD = 6,500	
TOTAL = 213,475 AC.	TOTAL = 206,200 AC.

**SCHEMATIC LAYOUT
PROPOSED INCREMENTS**

TRK P-3103, FOR 18
TOTAL AREA: 400 ACRES
CALCULATED BY: [Name]
DATE: JULY 11, 1981
APPROVED BY: [Name] & SANDOZ ASSOC

Exhibit 1a
Schematic Layout - Proposed Increments
LUC Docket No. A81-525 (January 1983)



Prepared by: Bell, Collins and Associates
 Source: Richard M. Sato and Associates, Inc.

RS-10 Proposed County Zoning

PROPOSED ZONING AND SUBDIVISION PLAN

**PROPOSED MIXED USE
 RESIDENTIAL SUBDIVISION**
 Kaiako, North Kona, Hawaii

Exhibit 1b
 Proposing Zoning and Subdivision Plan
 Change of Zone Application (August 1883)

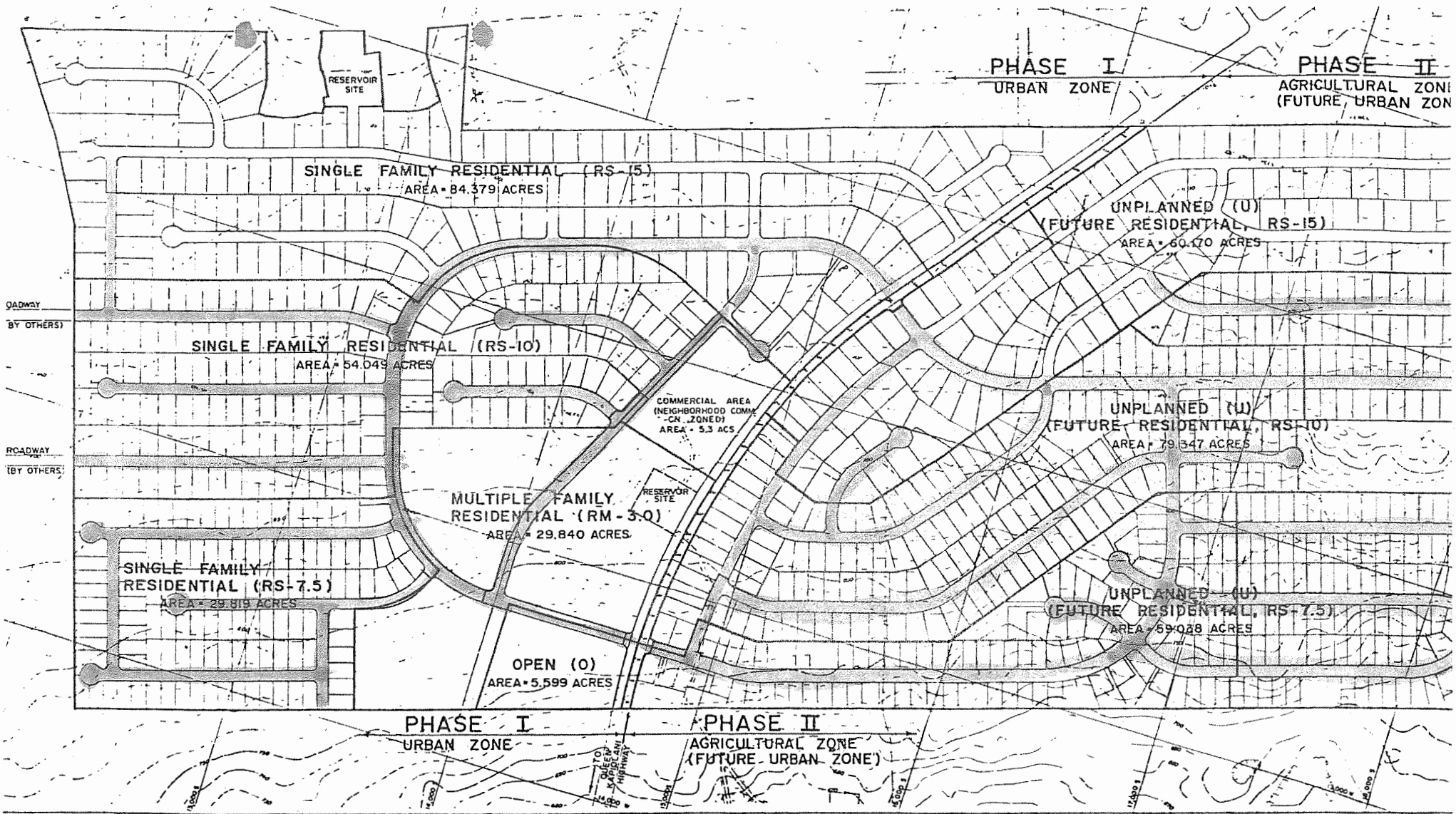


Exhibit 1c

Site Development Plan (1984)

Submitted in compliance with Condition E of Change of Zone Ordinance no. 83-63, and approved by Planning Department (September 1984)

September 28, 1984

Daniel S. Miyasato
Richard H. Sato and Associates
2065 South King Street, Room 303
Honolulu, Hawaii 96826

Dear Mr. Miyasato:

Y-O Limited Partnership Site Development Plan
Kaloko and Kohanaiki, North Kona
Tax Map Key: 7-3-09:19

The site development plan, which was submitted in revised form, has been reviewed by the cooperating agencies as well as this office. In general, it appears that the major concerns which can be addressed at this time have been resolved satisfactorily. These areas of concern include the delineation of no-access along portions of the major mauka-makai right-of-way, the extension of the north-south into a continuous road running the width of the property, and increment sizing.

Subsequent subdivision design and review will, however, have to address the details of the layout, block length, cul-de-sac length, connections to the adjoining road stub, road grades, drainage design, and so forth. Enclosed for your consideration is a copy of the comments the Department of Public Works transmitted concerning the revised site plan.

Based on your submittal and this review, Condition E of Ordinance 83-63 is deemed to be complied with.

If you should have any questions on this, please do not hesitate to contact us again.

Sincerely,


SIDNEY FUKU
Planning Director

KK:wkm

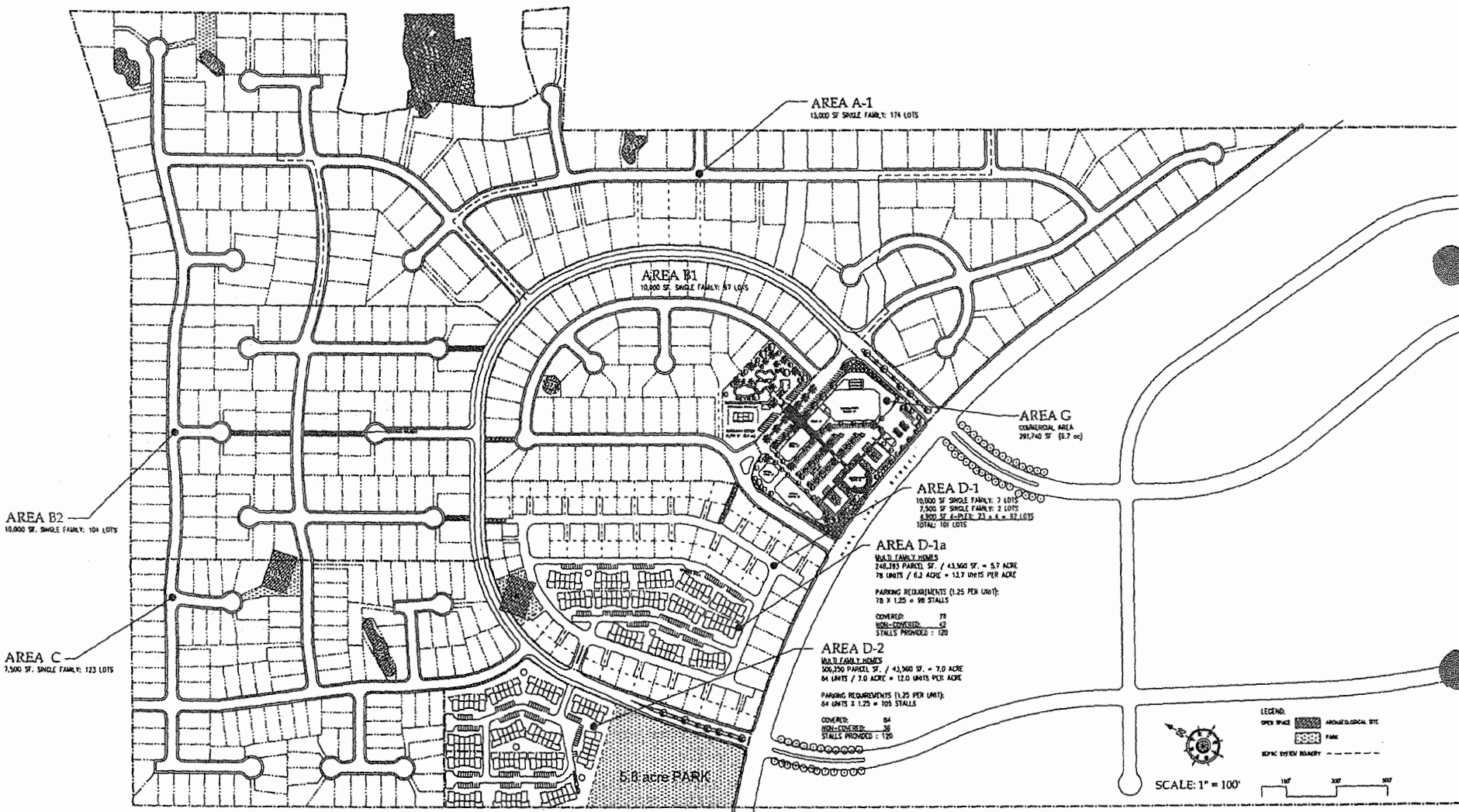
Enc.

cc: DPW

Stanley Himeno
Raymond Suefuji

Exhibit 1c
Site Development Plan (1984)
Planning Department Approval of Site
Development Plan (September 1984)

EXHIBIT C



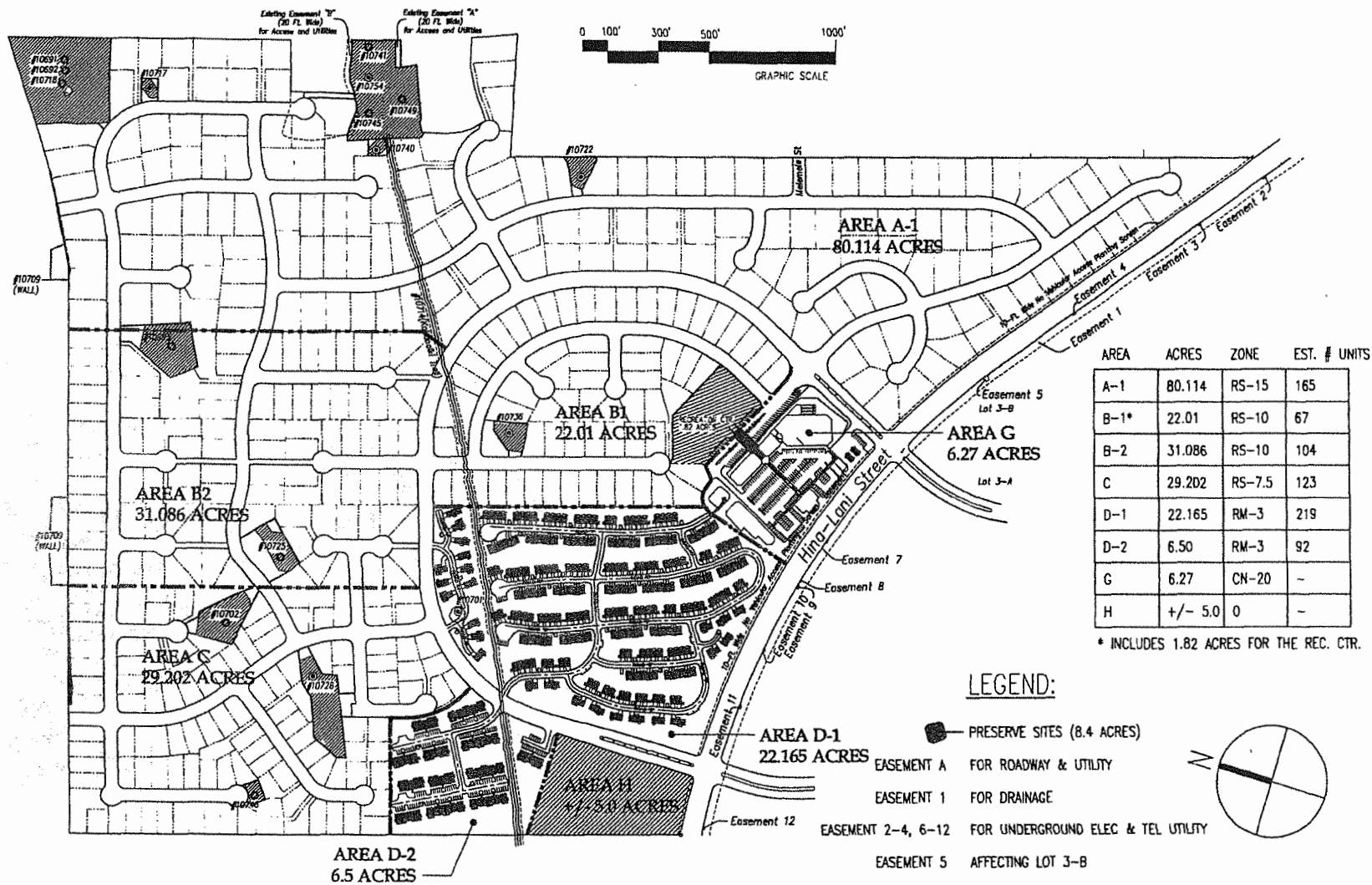
KOLOKO HEIGHTS
PROPOSED SITE PLAN

31 MARCH 2005

CDS INTERNATIONAL
Architecture • Planning • Interior Design
1875 Bishop Street • Frankfort, KY 40601 • Honolulu, HI 96813-1000
Telephone: 800-534-0200 • FAX: (809) 521-2396

CDS

Exhibit 1d
Conceptual Plan (March 31, 2005)
Submitted with 2004 Annual Report



KALOKO HEIGHTS
A MASTER PLANNED COMMUNITY

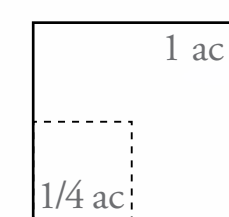
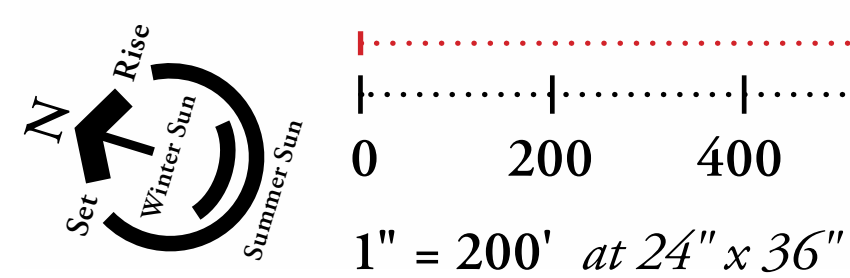
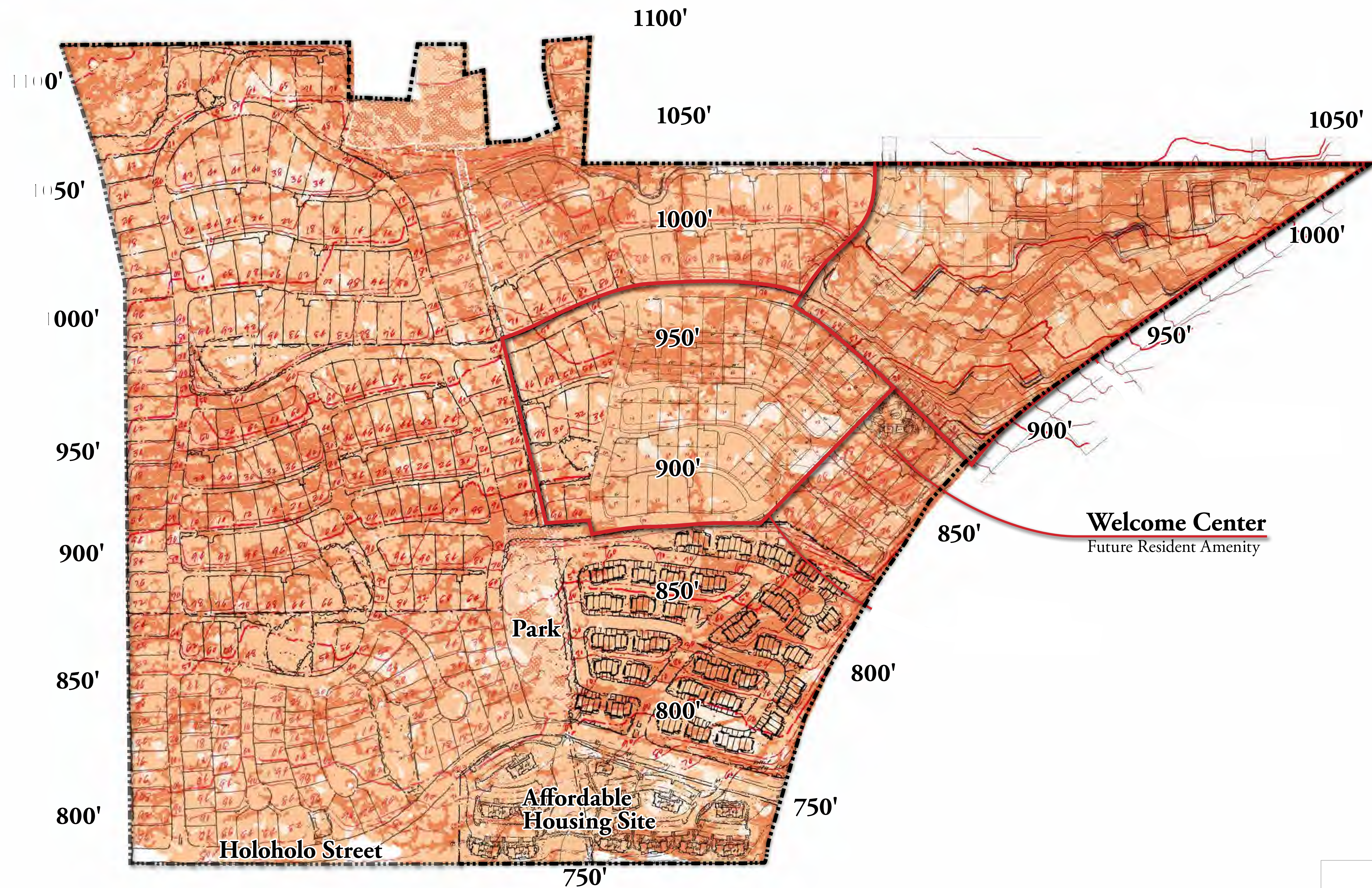
CONCEPTUAL PLAN
DEC. 2007

CDS INTERNATIONAL
Architecture • Planning • Interior Design
1001 Blahop Street • Pauahi Tower Suite 400 • Honolulu, HI 96813-3499
Telephone: (808) 524-4200 • FAX: (808) 521-3766

CDS

SUB_DATE

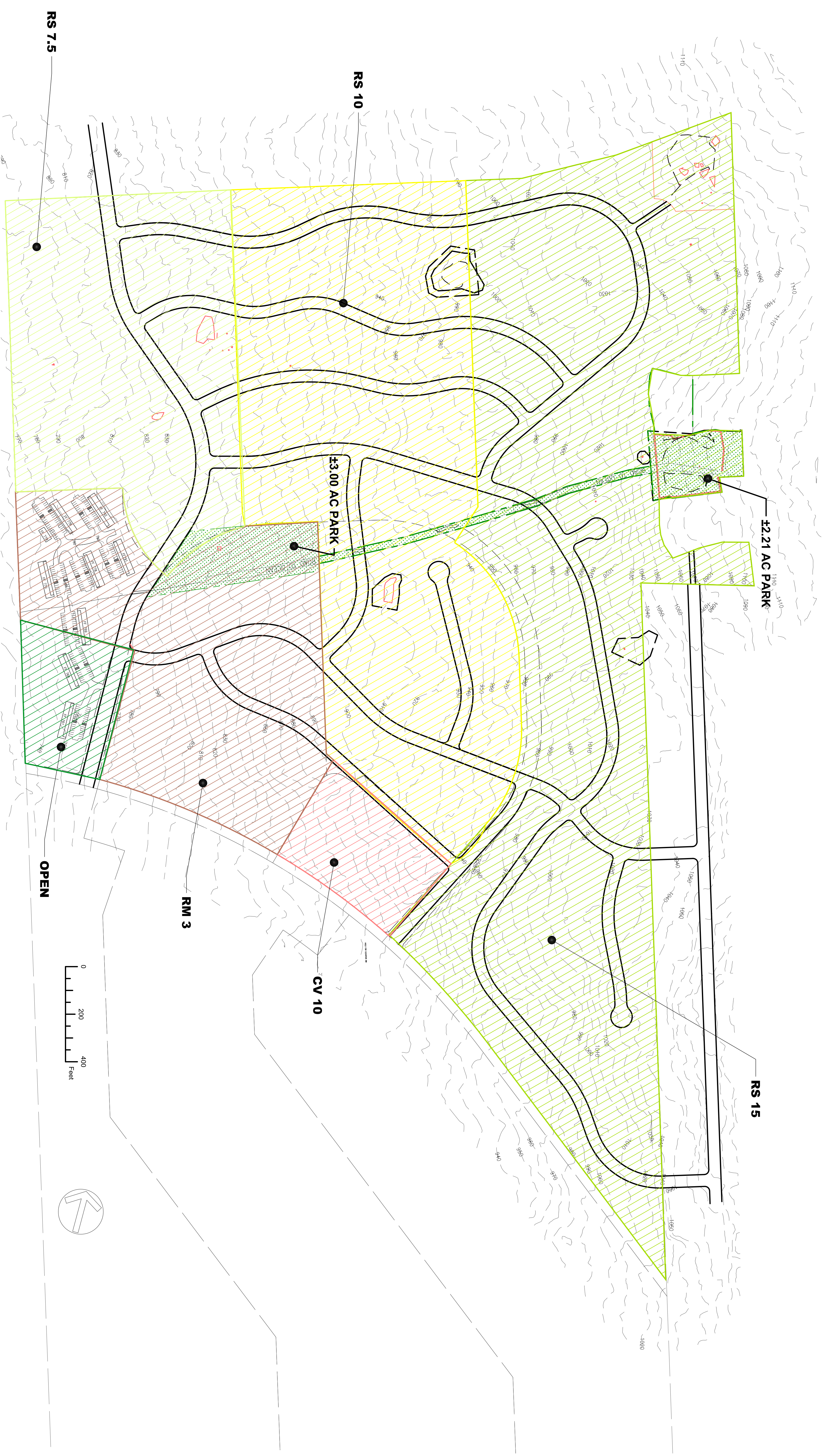
Exhibit 1e
Conceptual Plan (December 2007)
Submitted with 2008 and 2011 Annual Reports



SLOPE	
	Less than 5%
	5-15%
	More than 15%

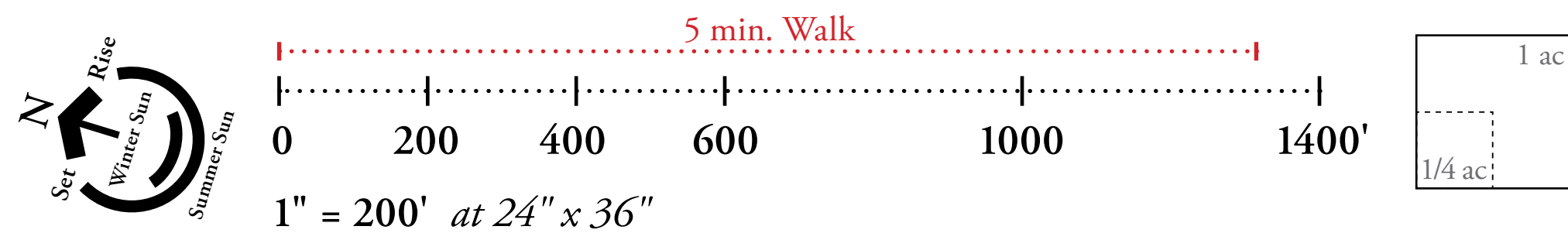
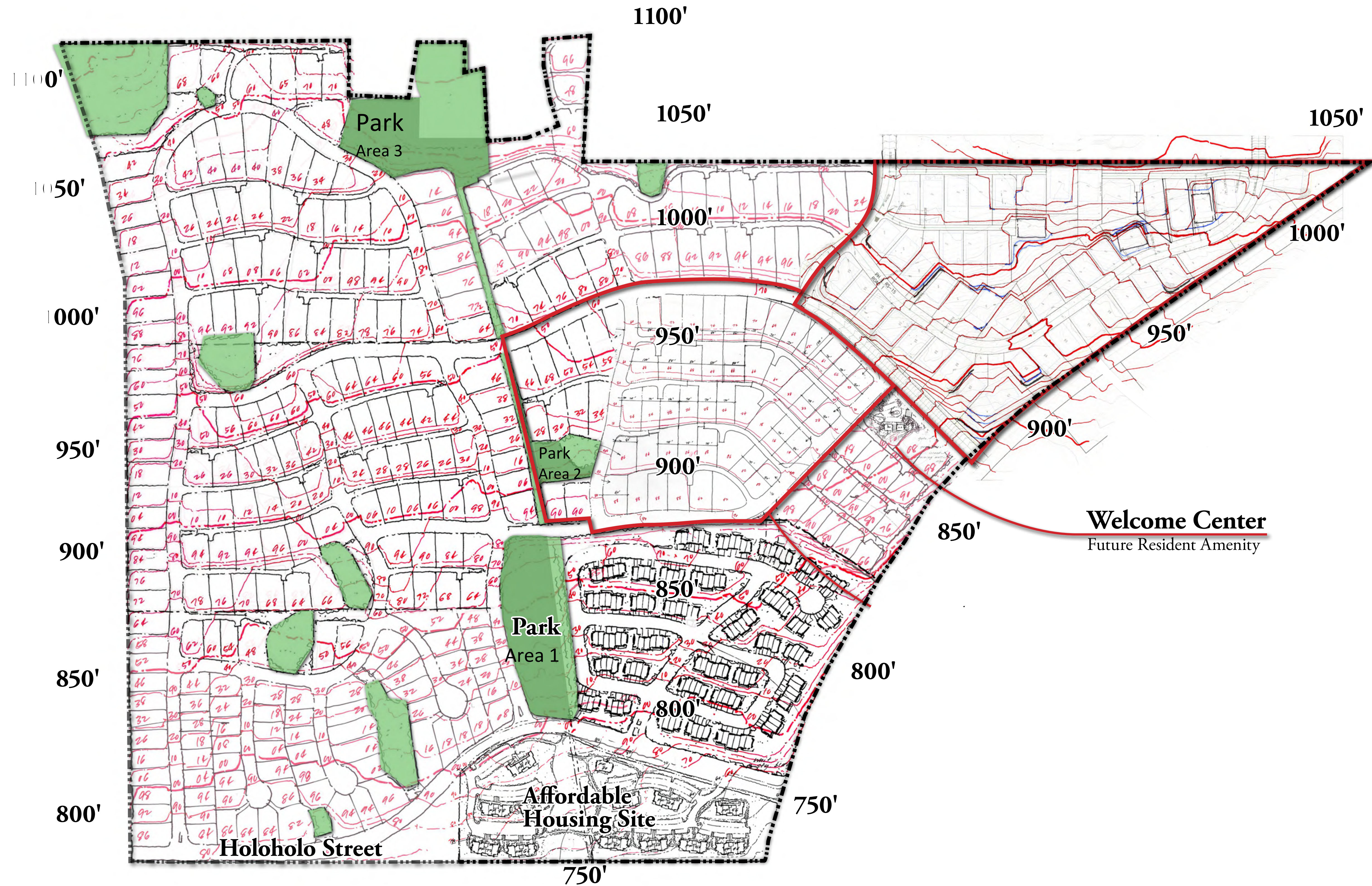
Kaloko Heights Revised Phase 1 Site Plan Slope Analysis Map

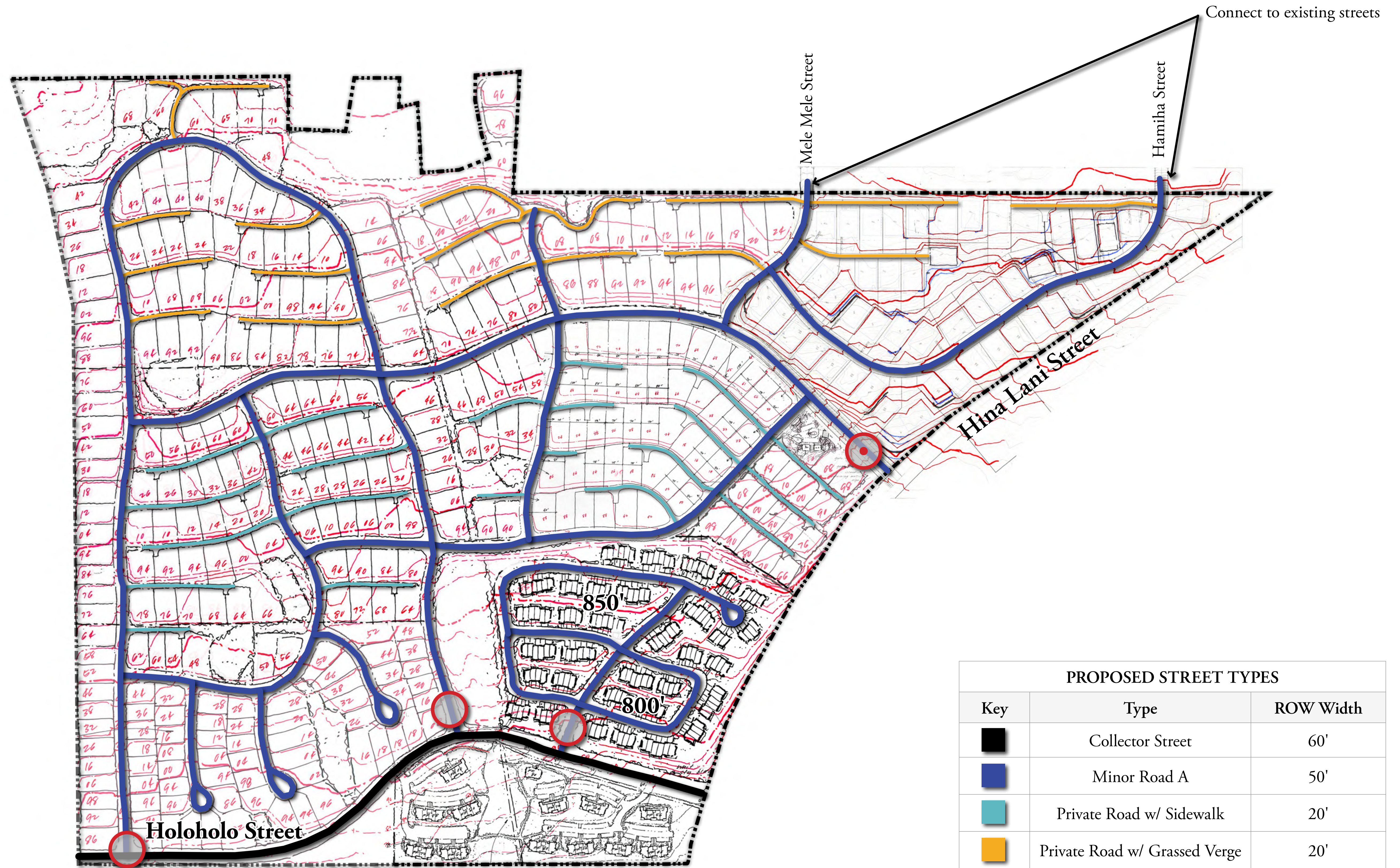
RCFC Kaloko Heights, LLC
Revised Phase 1 Site Plan
Exhibit 2



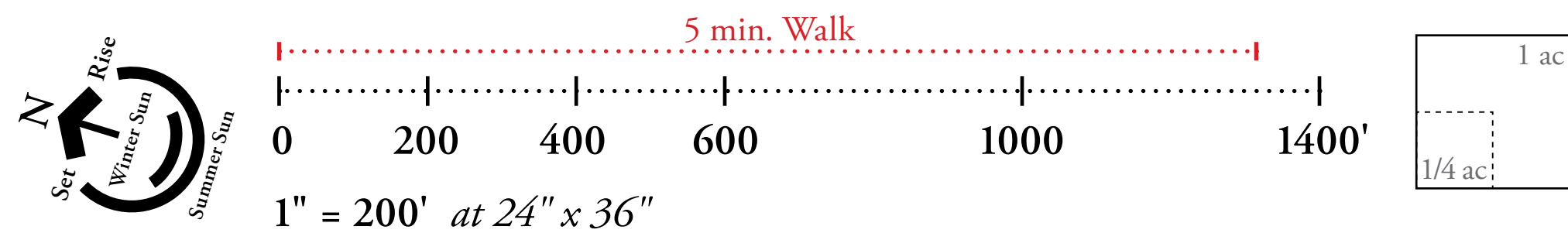
**KALO KO HEIGHTS CONCEPTUAL REVISED MASTER PLAN
 SHOWING POTENTIAL PARK LOCATIONS AND ZONING
 DECEMBER 7, 2016**

**RCFC Kaloko Heights, LLC
 Revised Phase 1 Site Plan
 Conceptual Master Plan
 (December 7, 2016)
 Exhibit 3**





PROPOSED STREET TYPES		
Key	Type	ROW Width
	Collector Street	60'
	Minor Road A	50'
	Private Road w/ Sidewalk	20'
	Private Road w/ Grassed Verge	20'
	Potential Gated Entry	
	Potential Gatehouse	





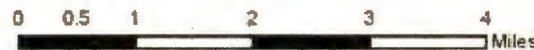
TRANSPORTATION ROADWAYS

Note: This map was reproduced by the County of Hawaii, Planning Dept. It is intended for planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

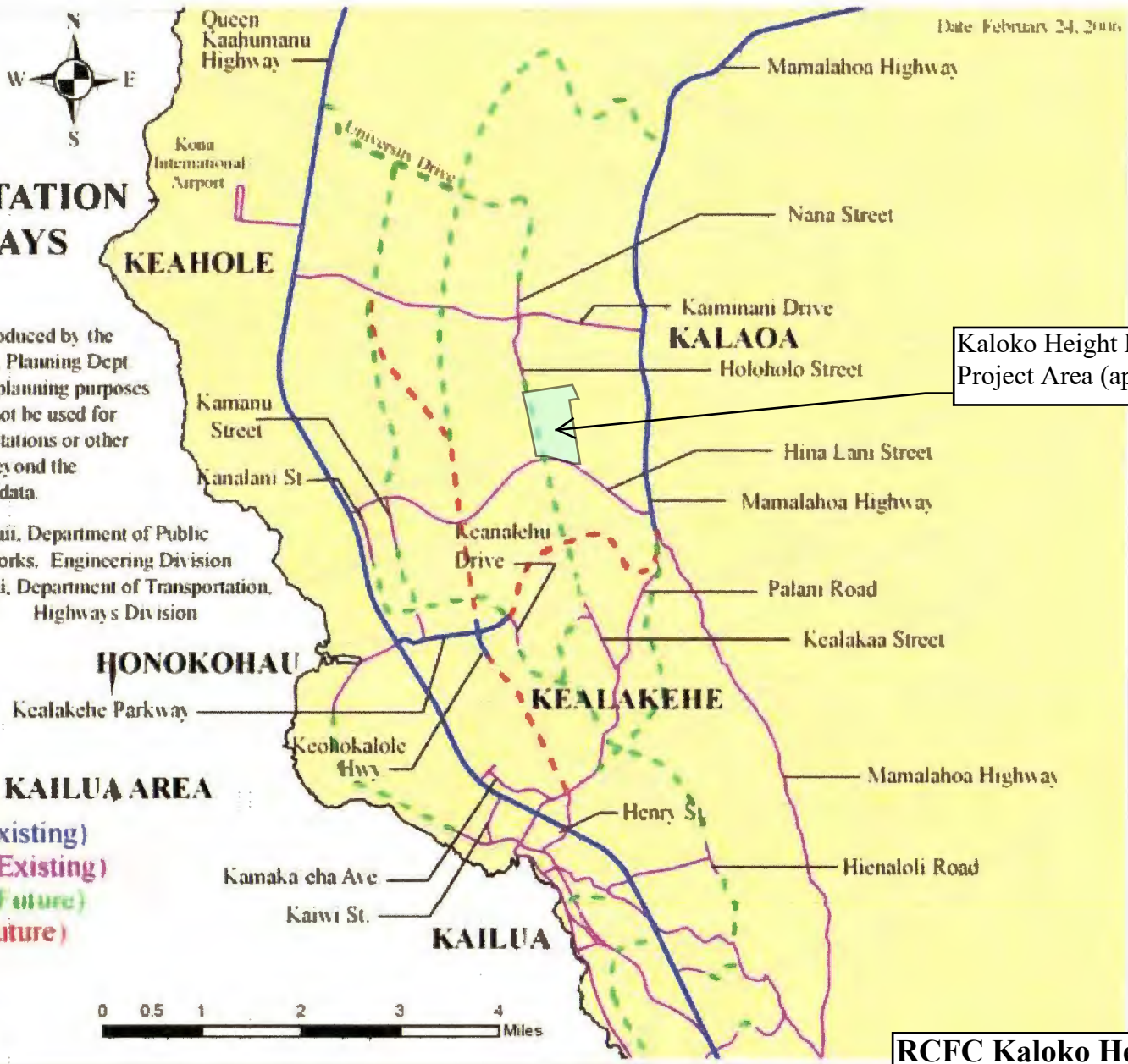
Source: County of Hawaii, Department of Public Works, Engineering Division
State of Hawaii, Department of Transportation, Highways Division

KEAHOLE TO KAILUA AREA

- Arterials (Existing)
- Collectors (Existing)
- Collectors (Future)
- Arterials (Future)



(Amd. Ord. No. 06-153)



Kaloko Height Phase 1 Project Area (approximate)

Figure 45. Transportation - Roadways (Keahole to Kailua)

RCFC Kaloko Heights, LLC
Revised Phase 1 Site Plan
General Plan Facilities
Transportation Roadways
Exhibit 6

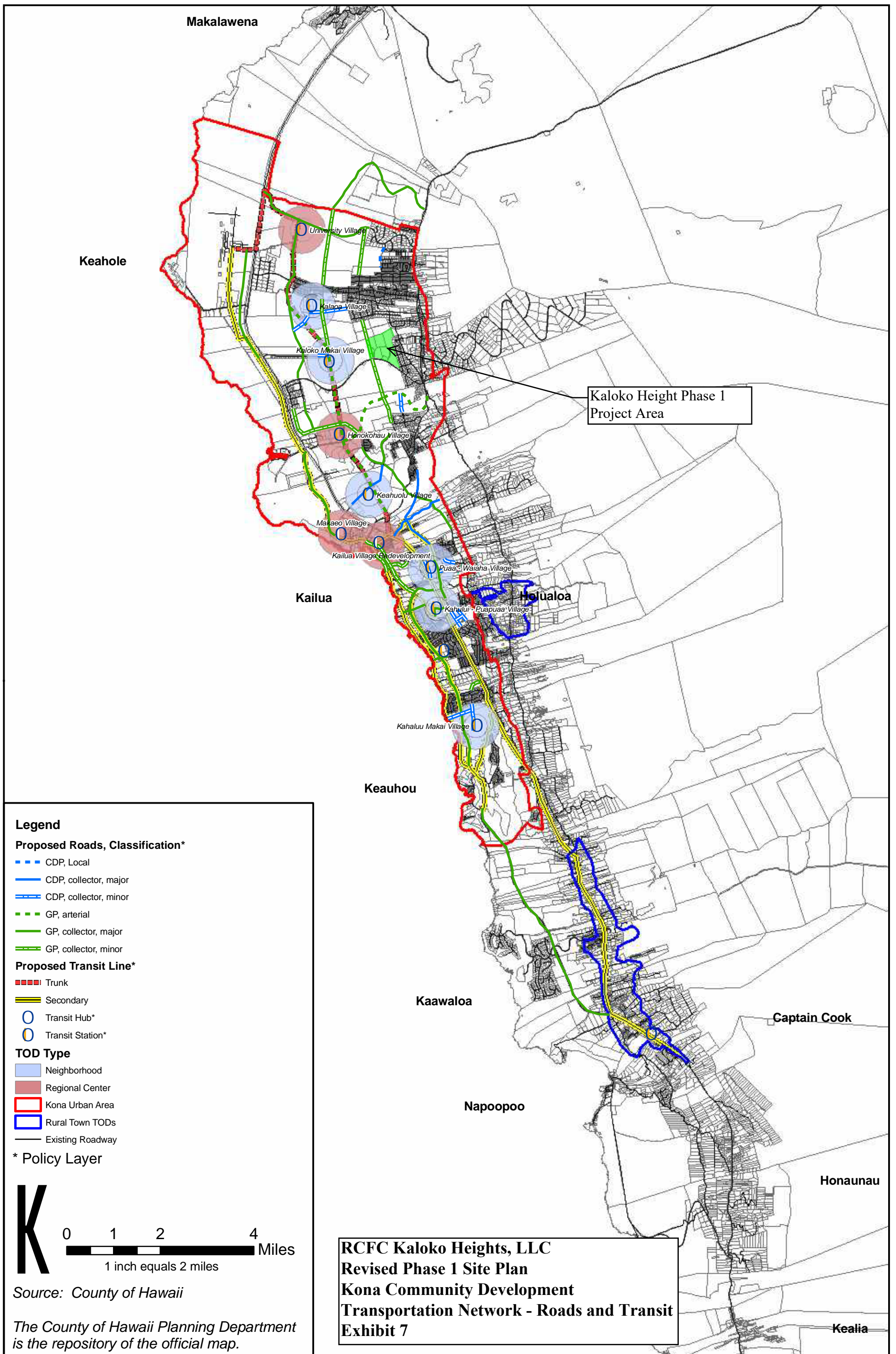
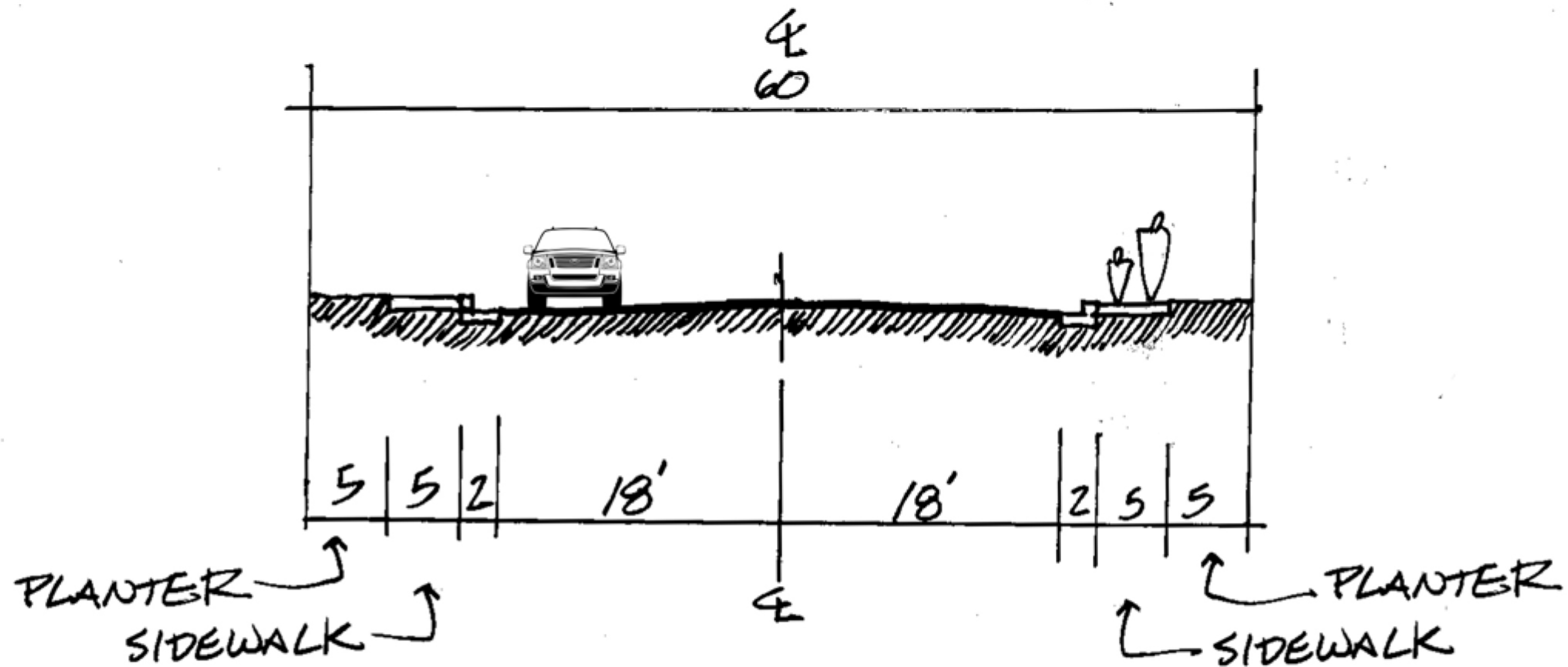


Figure 4-2a
Official Transportation Network Map - Proposed Roads and Transit

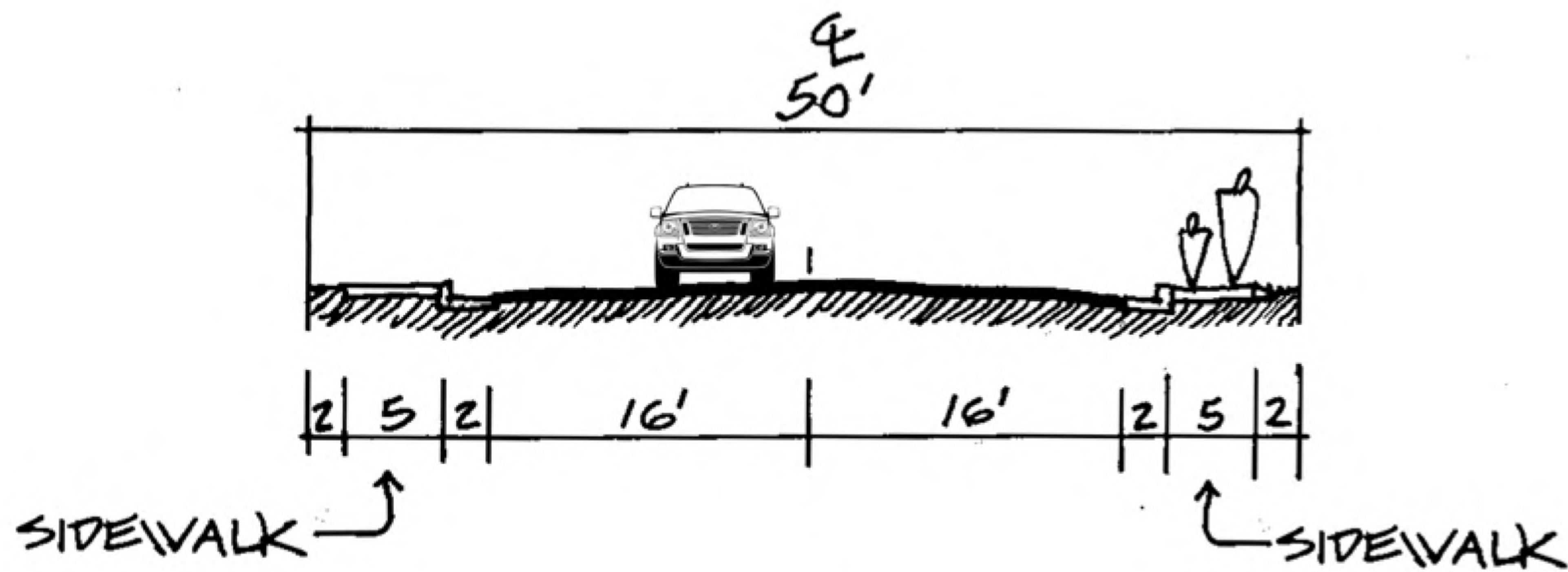


■ Collector Street

0 2 4 8 12'
1/4" = 1'-0" at 24" x 36"

**Kaloko Heights Phase 1 Road Master Plan
Street Cross-Sections**

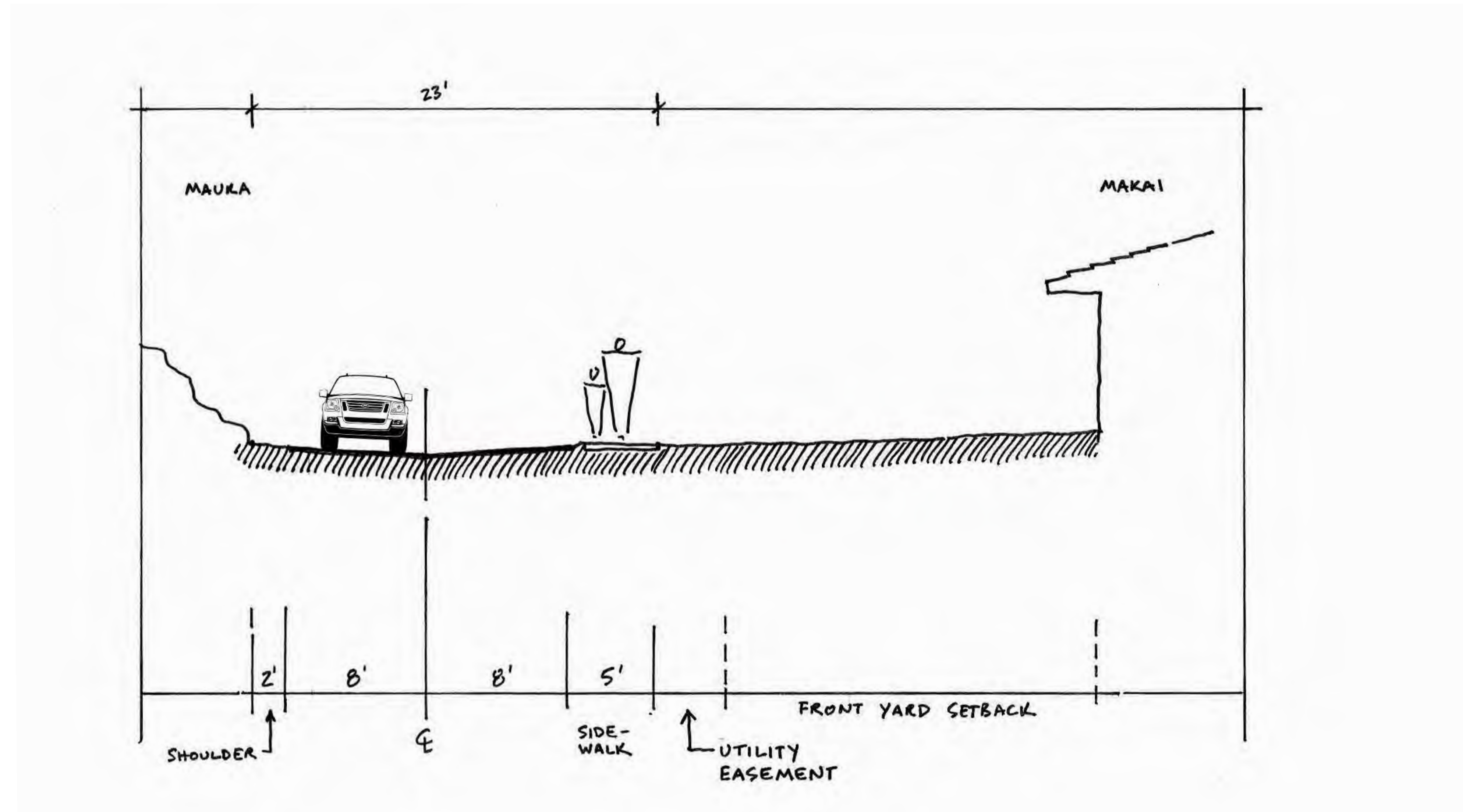
**RCFC Kaloko Heights, LLC
Revised Phase 1 Site Plan
Street Cross-Sections
Exhibit 8a**



■ Minor Road A (10,000 sf Lots)

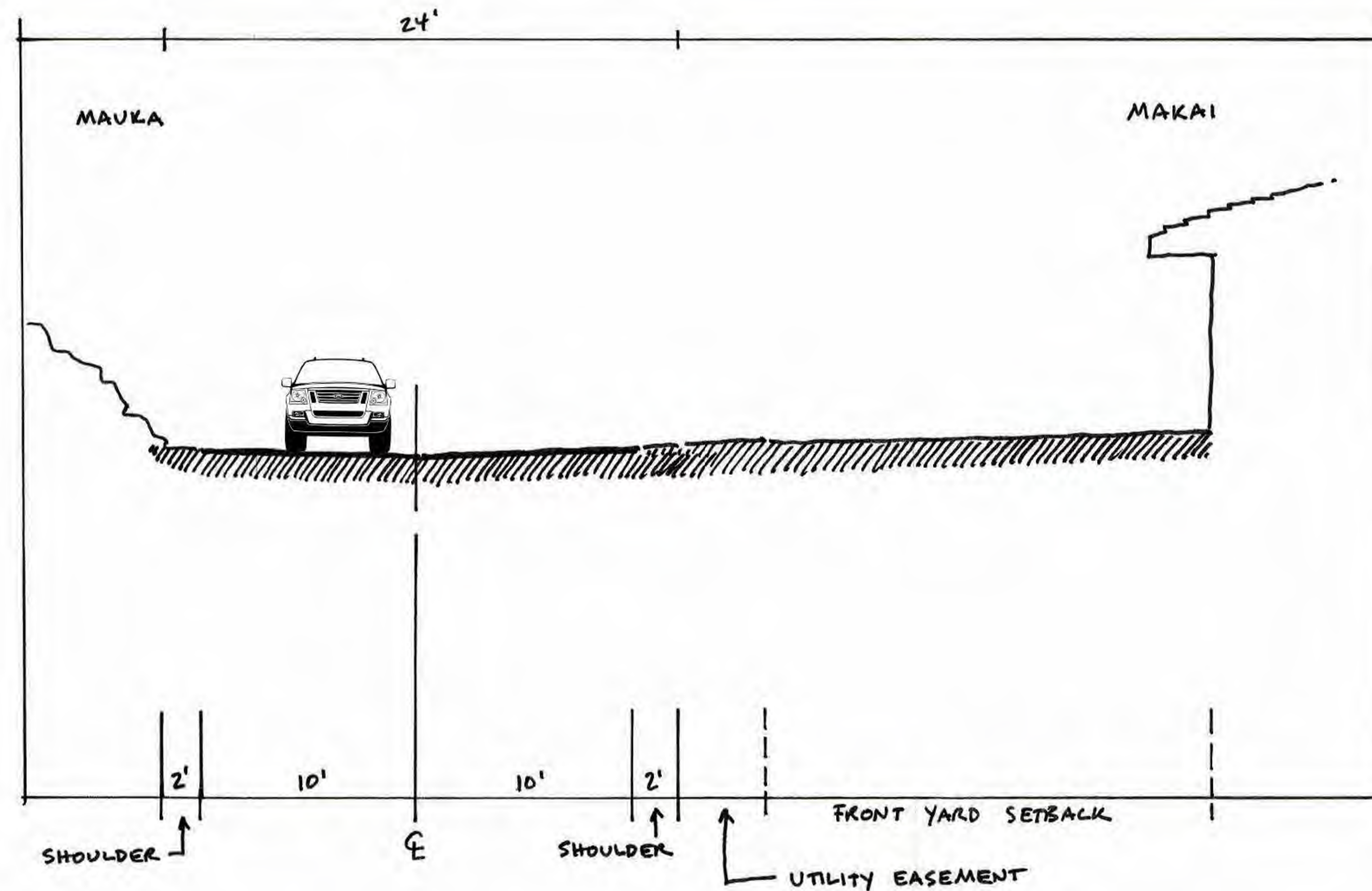
0 2 4 8 12'

1/4" = 1'-0" at 24" x 36"



Private Road with Sidewalk (10,000 sf Lots)

0 2 4 8 12'
 1/4" = 1'-0" at 24" x 36"



Private Road with Grassed Verge (15,000 sf lots)

0 2 4 8 12'
 1/4" = 1'-0" at 24" x 36"