



RCFC Kaloko Heights, LLC  
Kaloko Heights B1A Holdings, LLC  
Kaloko Heights Investors, LLC

Request for Extension of Time to Apply for Redistricting of Phase II  
Land Use Commission of the State of Hawaii  
Docket No. A81-525

Request: To allow for an extension of time until January 20, 2033 within which an application for the redistricting of Phase II of the Kaloko Heights Project may be submitted.

Witnesses:

William Moore, William L. Moore Planning, Inc.

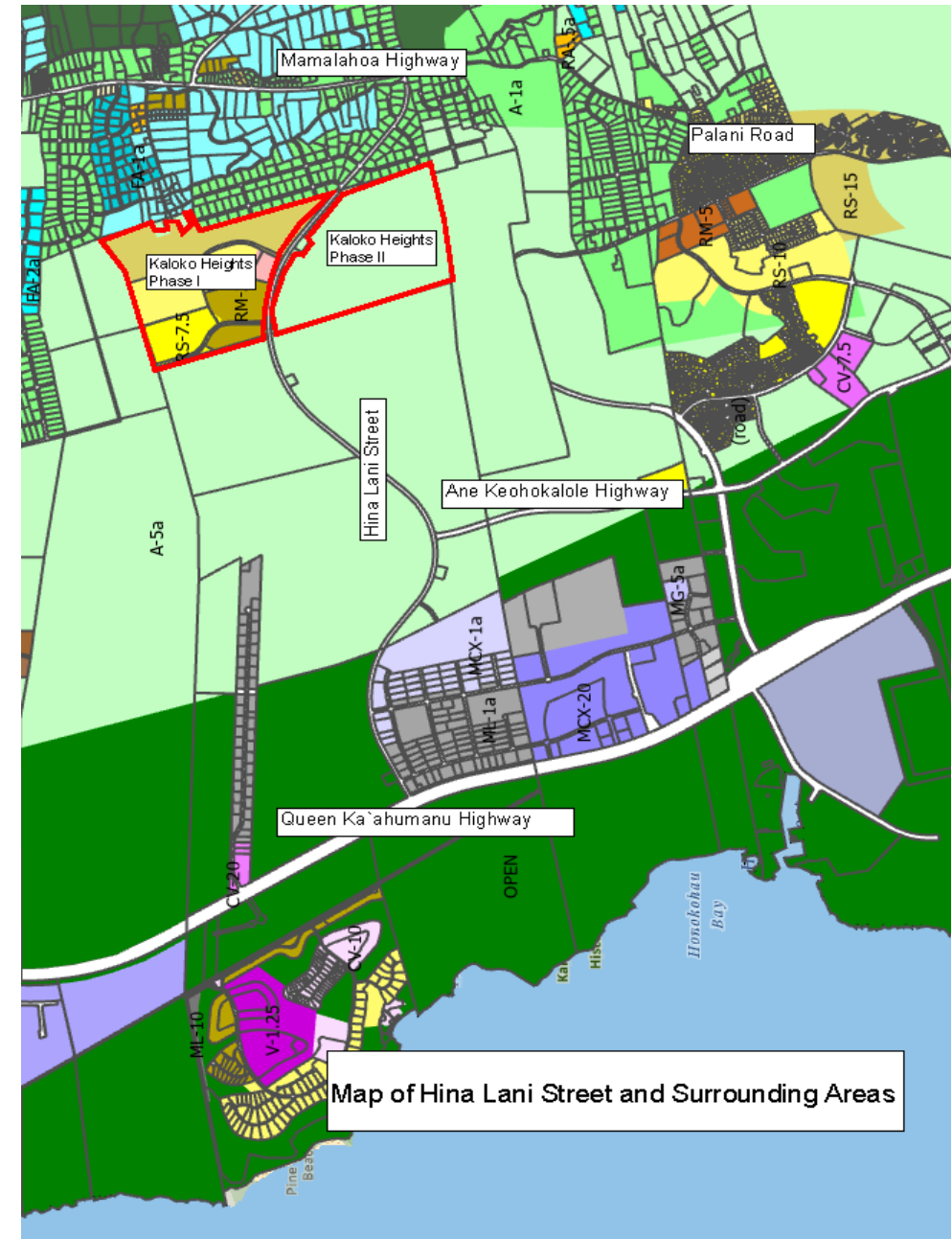
Keith Kato, Hawaii Island Community Development Corporation

Mark Meyer, Kaloko Heights Project Manager

Counsel:

William Yuen, Dentons US LLP

# Kaloko Heights Location Map



Map of Hina Lani Street and Surrounding Areas

State Land Use Boundary  
Amendment A81-525  
January 19, 1983  
Project Description

Representations in Findings of  
Fact No. 11 included:

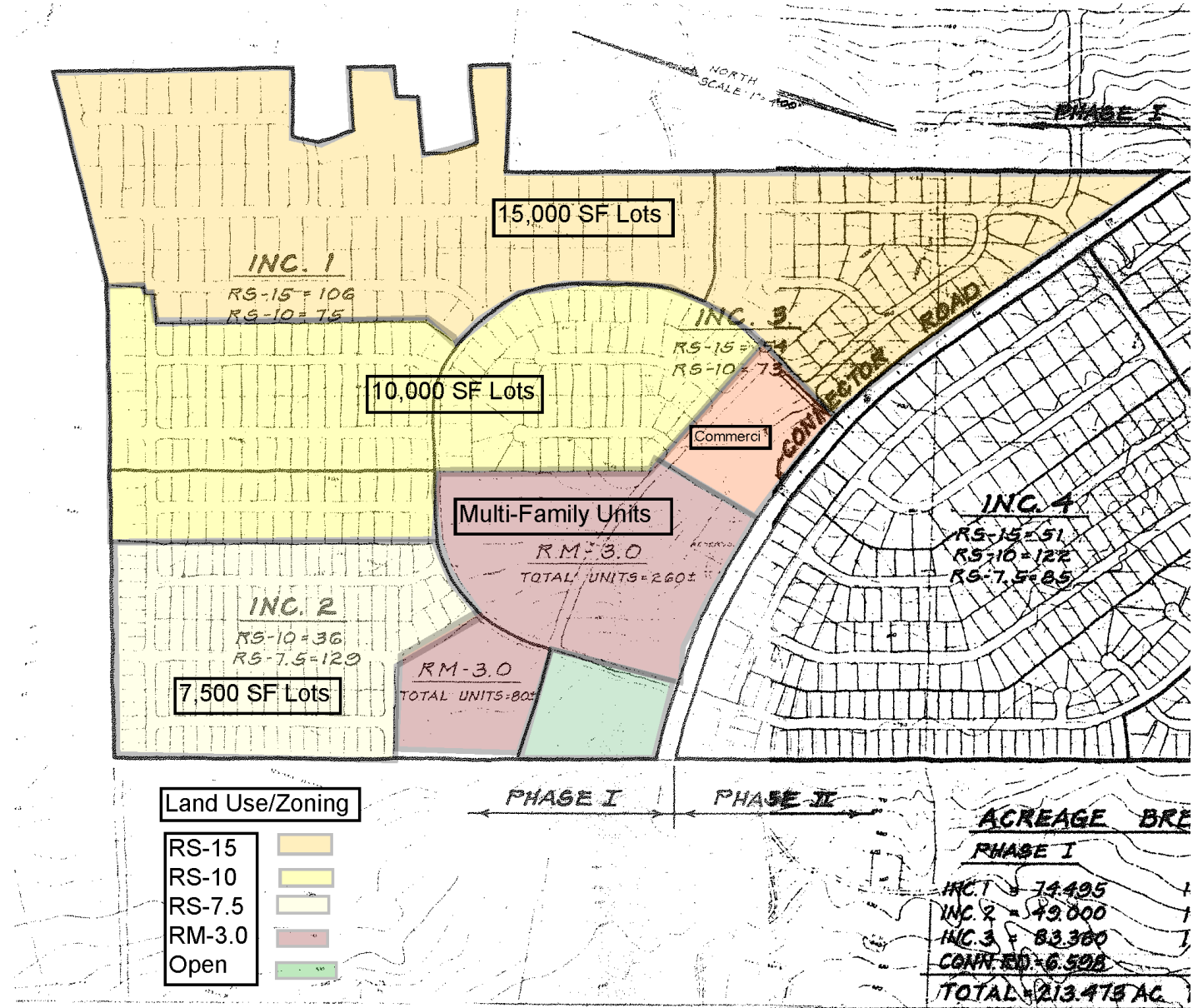
Develop Residential Subdivision  
with mix of single family and  
multiple family residential  
units.

Maximum density of 1,433  
units (1,093 RS and 340 RM  
units)

5 acre commercial  
development

5 Acre park site

2 Water reservoirs





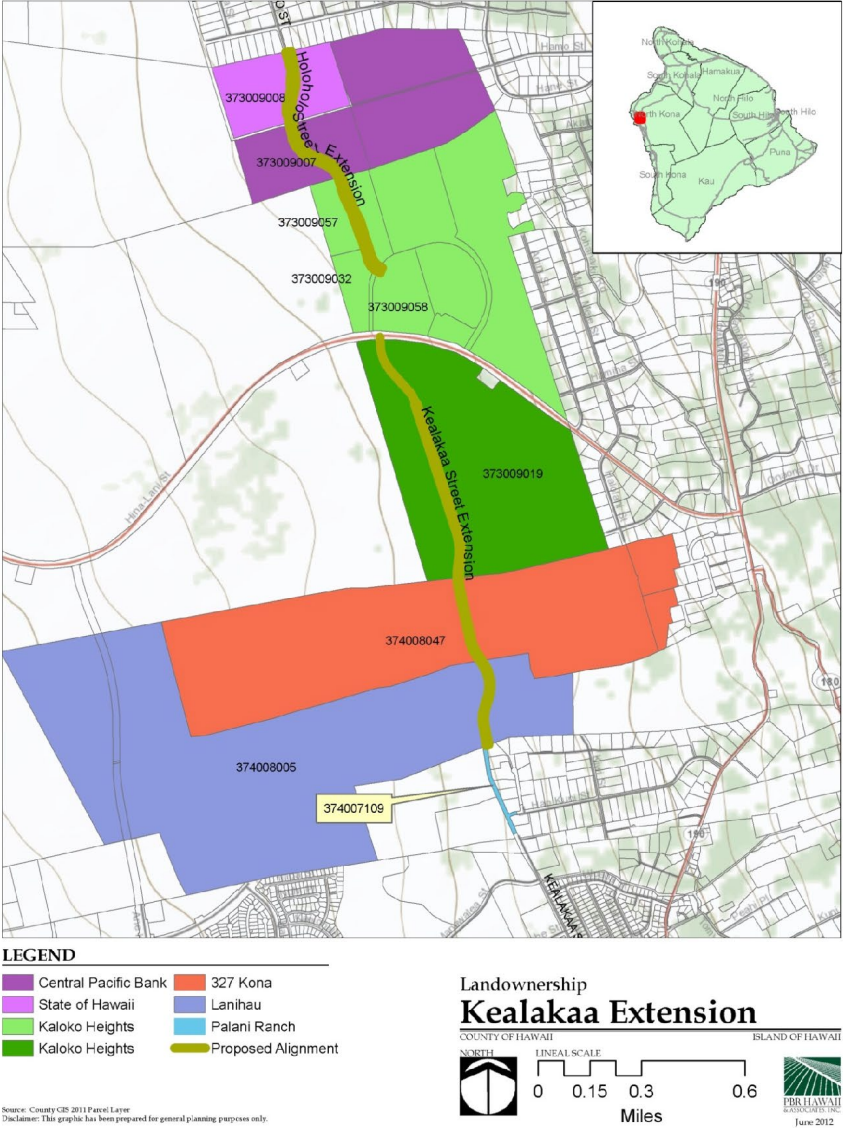
## LUC Docket A81-525 Condition Compliance Status

No.	Condition	Status
1		<ul style="list-style-type: none"> <li>• Donated 10+ acre site and 100 water units to HICDC for development of a 100 unit low-income rental project.</li> <li>• Agreed to construct sewer line serving the site at no cost HICDC, avoiding costs to provide an on-site wastewater facility.</li> </ul>
2		<ul style="list-style-type: none"> <li>• Constructed and dedicated portion of Hina Lani Street connecting Project Area to Hawaii Belt Road and Queen Kaahumanu Highway.</li> <li>• Constructed turning lanes and traffic signal at the Hawaii Belt Road/Hina Lani Street intersection.</li> </ul>
3		<ul style="list-style-type: none"> <li>• Dedicated two water storage sites to DWS, construction and dedicated 1.0 MG reservoir and water transmission improvements.</li> <li>• Constructed water transmission lines within Hina Lani Street and to the 1.0 MG reservoir providing improved water service to the surrounding area.</li> <li>• Petitioner executed agreement with DWS that result in the development of a water source for the region.</li> <li>• Petitioner has commenced construction of a new sewer line that will be dedicated to the County upon completion, providing sewer service to the Project and adjacent properties including HICDC's Affordable Project.</li> </ul>
4		
5		
6		

In 2017, the Petitioner Revised the Phase I Site Plan with the following Objectives:

- Realign Holoholo Street to extend through the Project as a “through street” in compliance with Planning Department’s request to provide interconnectivity to the areas to the north. Holoholo Street improvements within the project area will be constructed by Petitioner as adjacent areas are developed to provide interconnectivity to areas to the north.
- Incorporate archaeological preservation areas into Site Plan
- Relocate Affordable Housing Site in accordance with HICDC’s request.
- Relocate park area to include the Road to the Sea Trail alignment and adjacent preservation sites.
- Create road network and subdivision plan that can reasonably balance grading cuts and fills.
- Conform development plans with existing zoning districts.

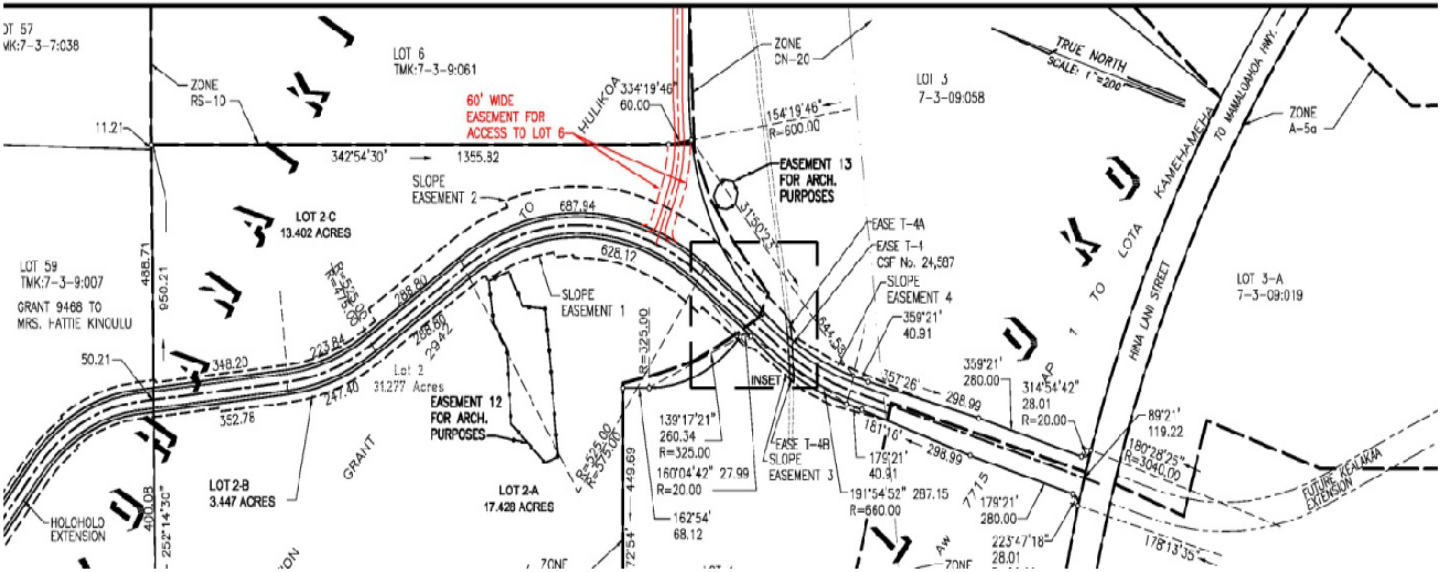
Figure 2. Landownership



# Kealakaa-Holoholo Street Extension Final Report

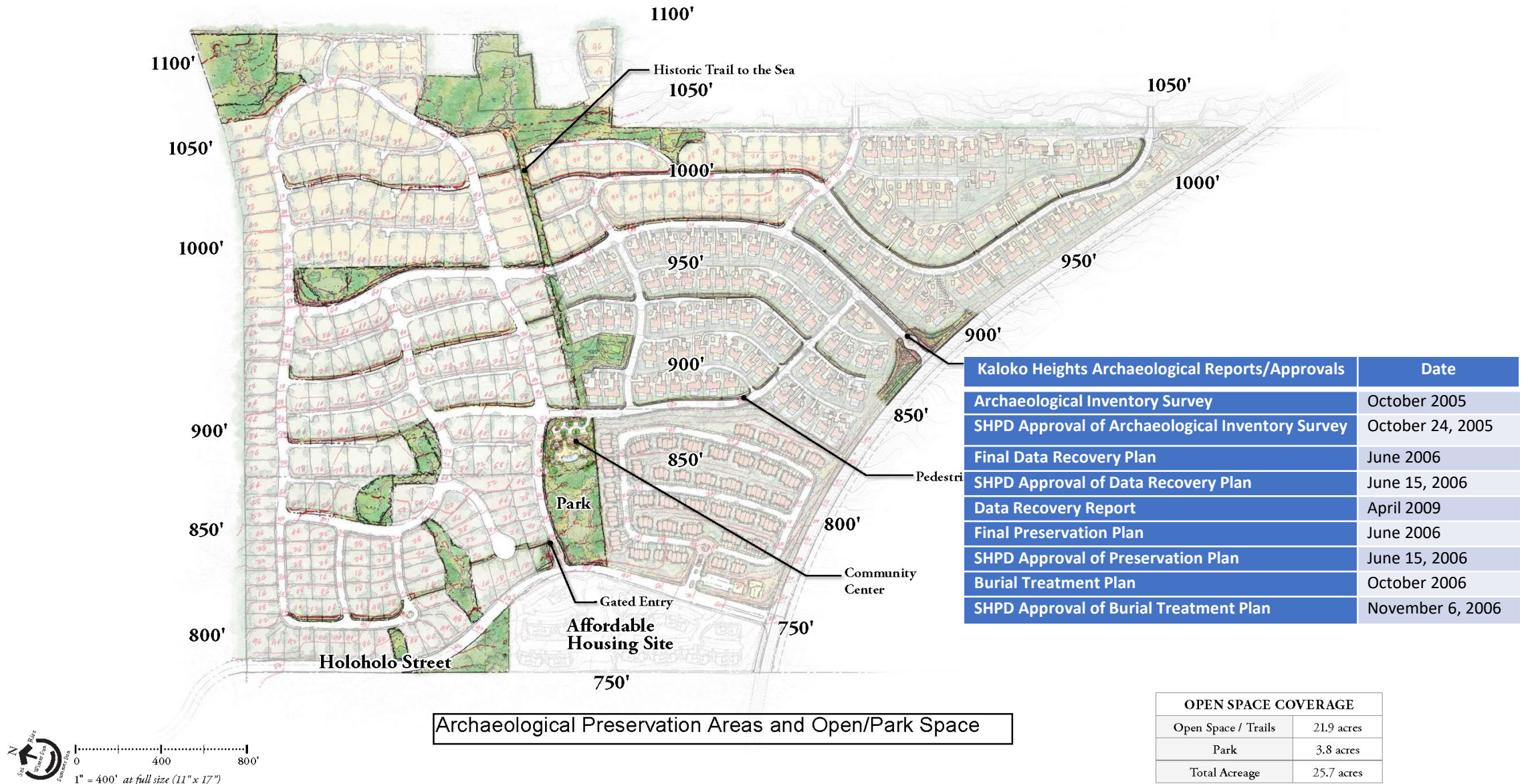
## County of Hawaii Planning Department

### February 13, 2013





# Kaloko Heights Archaeological Preservation Area and Open/Park Space





**Land Use/Zoning**

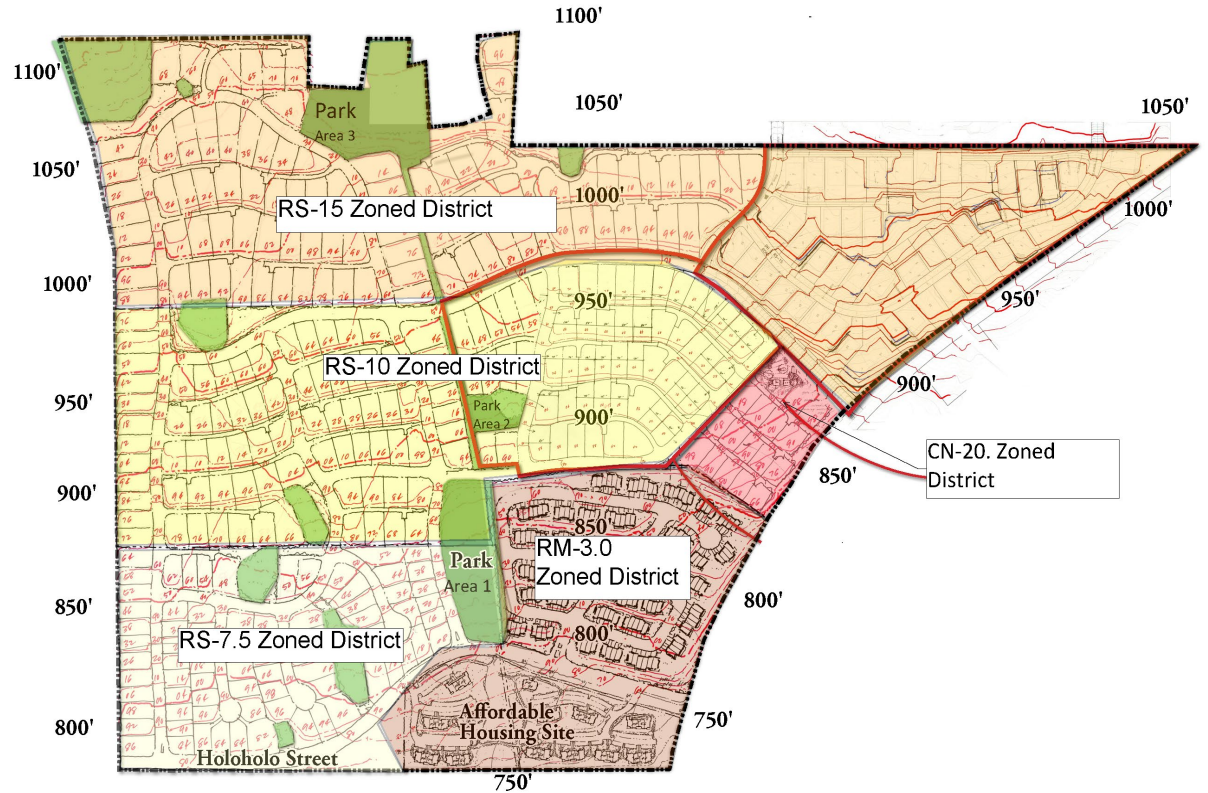
RS-15	
RS-10	
RS-7.5	
RM-3.0	
Open	

**PHASE I**

**PHASE II**

**ACREAGE BREAKDOWN**

PHASE I	
INC. 1	74.495
INC. 2	49.800
INC. 3	83.300
CONNECTOR RD	6.508
<b>TOTAL</b>	<b>213.475 AC</b>





## Revised Site Plan Compliance with County Zoning Requirements

The Petitioner represents that the Revised Phase I Site Plan is in substantial compliance with the representations to the Commission based on the following:

- The Kaloko Heights project is a residential development with a mix of single family residential and multiple family units.
- The Revised Site Plan conforms to the existing zoning boundaries.
- While there has been a reduction in the projected density of Phase I from 1,433 to 1,242 units, the product mix is similar (75% single family and 25% multi-family units).
- The overall road network is consistent with the original Schematic Plan, including:
  - Hina Lani Street improvements were constructed as represented.
  - Internal Road intersections with Hina Lani Street are in the same approximate location as originally represented.
  - Internal road network has been realigned to address topographic constraints and to ensure reasonable access to the archaeological preservation sites can be accommodated.
- Two water storage tanks sites have been provided although one of the tank sites is off-site pursuant to DWS requirements.
- The Revised Plan includes a 6± park site.
- The commercial area will be developed for residential uses which is consistent with the permitted uses.

# Land Ownership

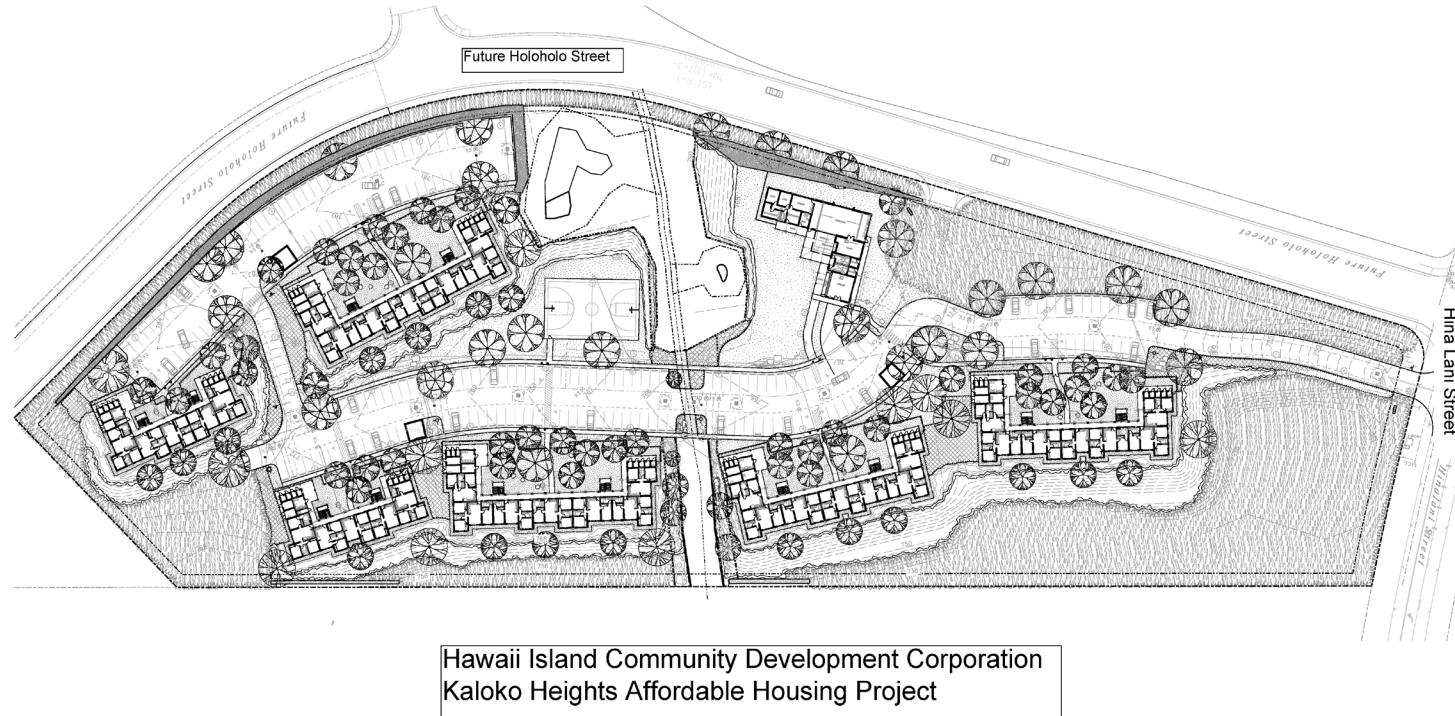
- |              |   |
|--------------|---|
| 1980-2006    | Y-O Limited Partnership acquired the property in 1980.  |
| 2006-2012    | Kaloko Heights Associates, LLC acquired the property in 2006.   |
| 2013-Present | Petitioner acquired the property under a purchase and sale agreement as a result of a financial workout involving a prior developer following the 2008-2009 financial crisis. |

## Petitioner's Development Accomplishments and Investments 1980-2012

- Secured SLU Boundary Amendment and Zoning for the residential project.
- Constructed portion of Hina Lani Street connecting project area to Hawaii Belt Road which is a major Collector connecting the mauka areas of Kona with Queen Kaahumanu Highway.
- Constructed intersection improvements and traffic signals at the intersection of Hina Lani Street and Hawaii Belt Road.
- Installed water lines as part of the Hina Lani Road Improvements.
- Constructed a 1.0 million gallon reservoir and related transmission improvements.
- Dedicated a 1+ acre portion of the Project Area to DWS for a future water storage facility.
- Secured water commitments for 597,000 gallons of water which would allow the development of up to 1,501 residential units.
- Constructed a 10 MVA electrical substation.
- Secured SHDP approval of the required archaeological plans for Phase I including:
  - Archaeological Inventory Survey
  - Burial Treatment Plan
  - Preservation Plan
  - Mitigation and Monitoring Plan



Hawaii Island Community Development Corporation  
**Kaloko** Affordable Housing Project (100 units)



## Project Schedule

- Construction Start – April 2023
- Projected Completion/Initial Occupancy – 4<sup>th</sup> Quarter 2024

# Petitioner's Planning and Development Activities between 2013-2016

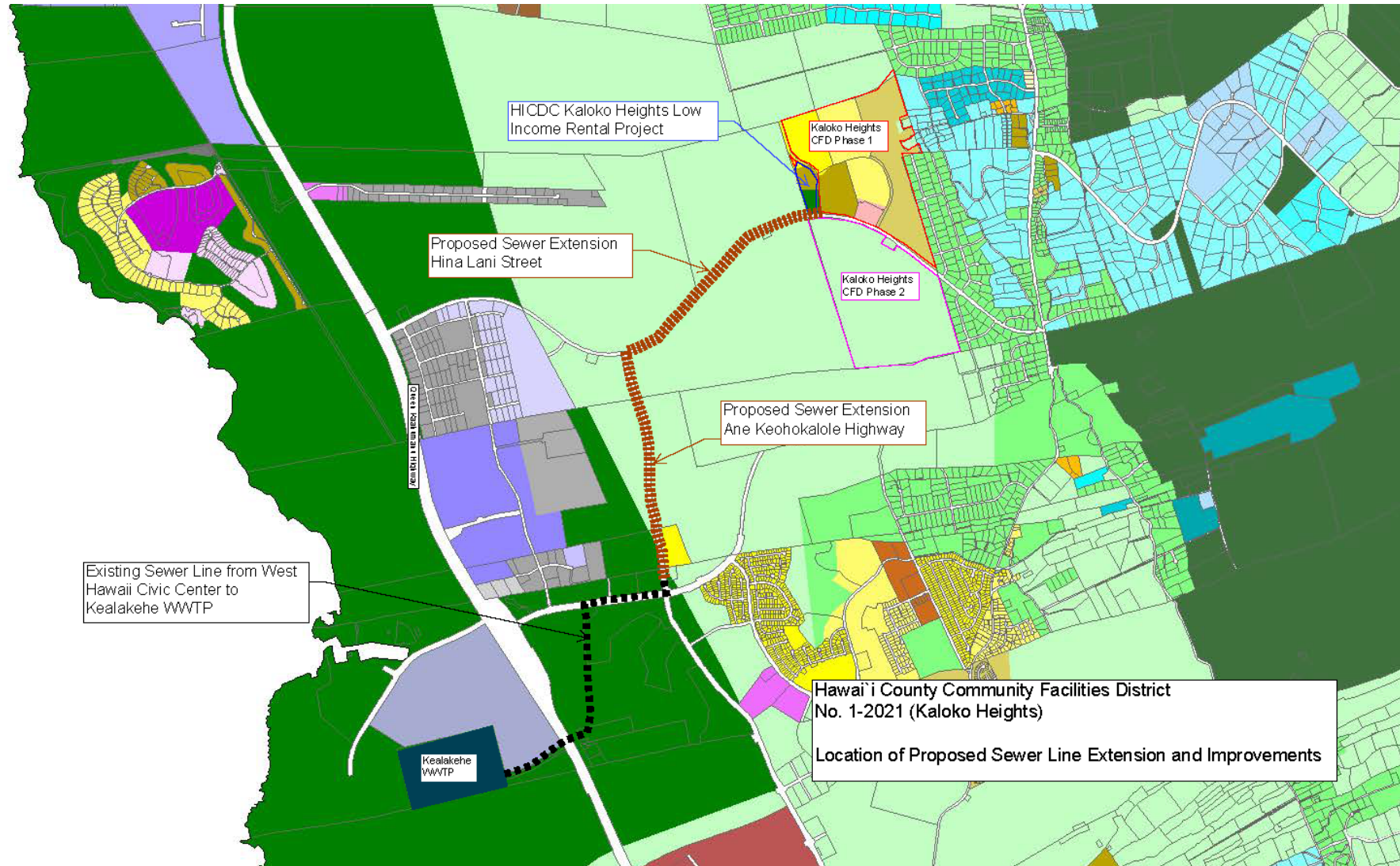
- Conduct due diligence to understand status of existing entitlements and activities that were undertaken by prior owners.
- Assembled project management, legal, planning and engineering team to assess development plans.
- Address and resolve outstanding issues including:
  - Resolution of outstanding grading permit violation that was issued in 2010.
  - Completed 1 million gallon water reservoir and related improvements that were partially completed and dedicate them to DWS
  - Finalize Water Facilities Payments to DWS to secure the 1,501 water commitments.
- Completed a topographic survey of the Phase I project area.
- Initiated preliminary engineering assessments including review of drainage studies and prior engineering designs.
- Reviewed status of archaeological approvals and required work.
- Negotiated the housing agreement with the County OHCD and HICDC to provide the 10-acre site and 100 water units for a low-income residential project within the Petition Area.

# Petitioner's Development Activities from 2017-Present

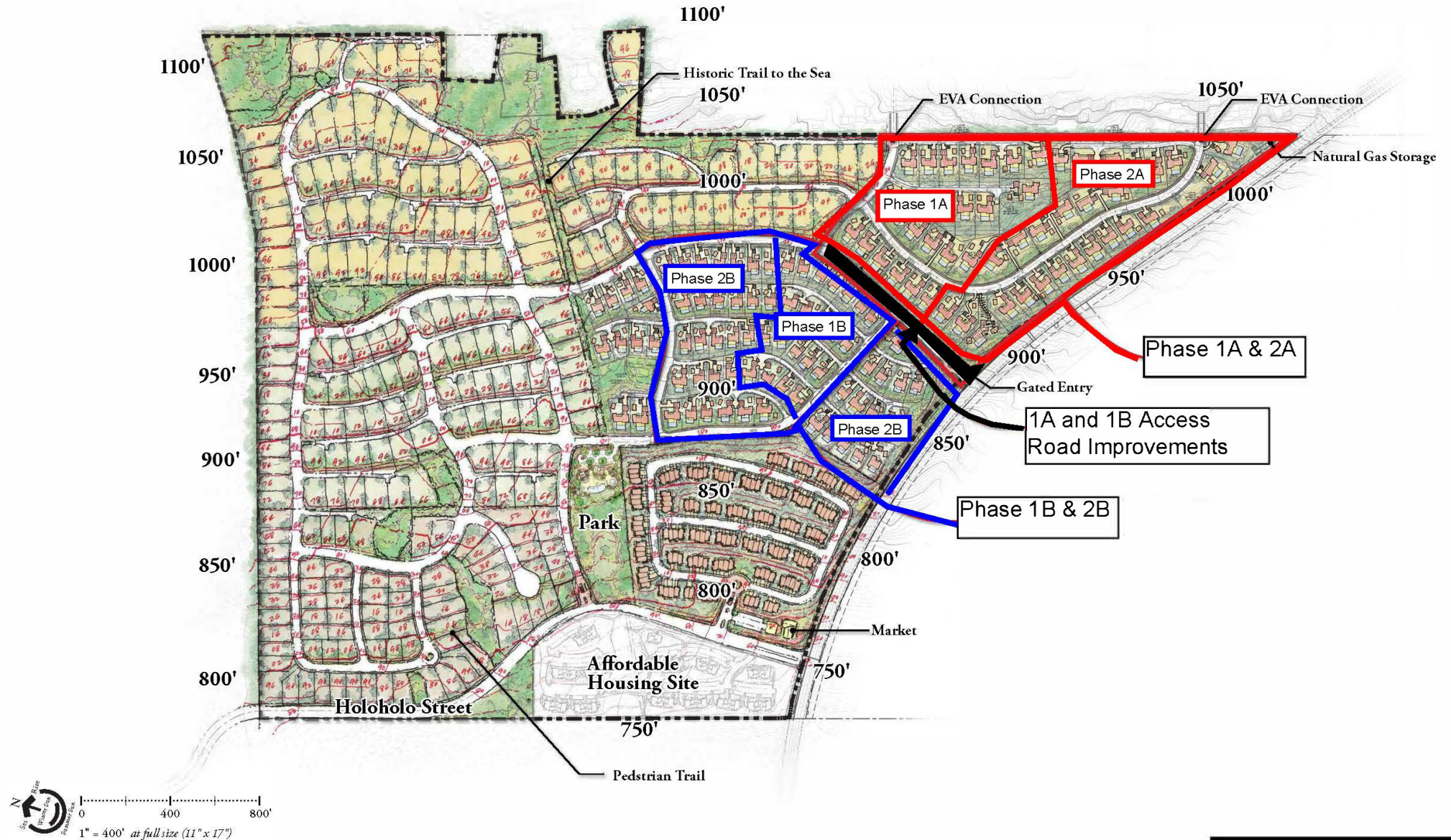
- Subdivided and dedicated to HICDC the 10+-acre affordable housing site for development of 100-unit affordable rental project in satisfaction of the Affordable Housing Condition with construction to start in April 2023 and be completed late 2024.
- Planned and permitted a new sewer line connecting the Project Area to the County's Kealakehe Wastewater Treatment Plant. Sewer connection will be provided to the Kaloko Affordable Housing Project at no cost to HICDC.
- Executed construction contract in the amount of \$9.6 million for the sewer line improvements and issued Notice to Proceed to Contractor on March 7, 2023.
- Financed the sewer line through the creation of a Community Facilities District which will be paid for by Petitioner by way of special taxes to be assessed against the project.
- Secured approval of Revised Site Plan by the Planning Department and adjusted lot layout to accommodate road lot for future Holoholo Street right of way.
- Secured Development Permits/Approvals
  - Grading Permit to mass grade 57.3 acre area that includes initial phases of the RS-15 and RS-10 subdivision development areas.
  - Tentative Subdivision Approval for the initial development increment in the RS-15 zoned area (49 lots)
  - Tentative Subdivision Approval for the initial development increment in the RS-10 zoned area (49 lots)
  - Construction plan approval for the initial RS-15 increment (22 lots) and the RS-10 increment (24 lots).



# Kaloko heights Sewer Improvements







## RCFC Kaloko Heights – Initial Dev. Increment (46 Lots) 2023-2025

Action	Date
Commencement of construction of initial subdivision phases (46 lots with anticipated cost of \$15.3 million)	
Completion and Dedication of Sewer Improvements (cost of 9.66 million)	
Completion of site improvements and start of residential construction/sales	
Substantial completion of residential unit construction	



**Petitioner’s Projected Phase 1 Development Activities through 2033**

Action	Date
Complete initial subdivision activities	2024-2025
Subdivision and development of future increments within Phase 1	2024-2032

**Anticipated Residentials Sales and Development Costs**

2025-2028	2029-2032+
@180 units	@340 units

Phase I Land Development Costs: \$132 million

**Initiate reclassification of Phase II upon LUC concurrence of Substantial Completion of Phase 1**