



KAMEHAMEHA SCHOOLS®

HALE'IWA COMMERCIAL REDEVELOPMENT



Frequently Asked Questions

1. My understanding is the Haleiwa Commercial Redevelopment project is part of an overall master plan for the North Shore. Can you talk about where this project fits into the plans?

By way of background, Kamehameha Schools' North Shore Master Plan was completed in March 2008. The plan, which was prepared with significant input and consultation with the community and public agencies, consisted of the following six general planning elements:

1. Increase natural and culture resource stewardship and management;
2. Expand educational opportunities;
3. Establish alternative energy uses;
4. Enhance diversified agriculture & food production;
5. Develop/redevelop rural commercial; and
6. Develop rural residential.

It is important to note that the North Shore Plan considered and balanced these community values in deriving the plan. Kamehameha's North Shore Plan was awarded the American Planning Association's 2011 National Planning Excellence Award for Innovation in Sustaining Places.

In honoring Kamehameha, the APA recognized the North Shore Plan's collaborative community outreach and its unique values-based framework. The proposed Haleiwa Commercial Redevelopment Project is one of seven catalyst projects identified as key to implementing the plan, and it is in alignment with the City & County's North Shore Sustainable Community Plan (NSSCP) objectives and the Hale'iwa Special District guidelines. Kamehameha Schools is committed to redeveloping this important property in a manner that supports the community's vision to retain and enhance Haleiwa's historic country character while revitalizing a highly visible and valued community asset and strengthen its support of Kamehameha's educational mission.

Specifically, this project will help us achieve several important objectives for our properties in Haleiwa Town, both in response to comments and questions from the North Shore community and by virtue of our kuleana for caring for this land.

First and foremost, we need to create a safer pedestrian environment by reducing/removing queuing lines from sidewalks and separating pedestrians and vehicles with landscaping and improvements. We also need to make sure our tenants and their customers are in buildings that are structurally sound and safe, and we will make every effort to do this while preserving and restoring the historic buildings which remain in place and by providing compatible new buildings where needed.

2. The draft EA contained a timetable and estimated cost of the project, can you confirm these numbers?

Construction to begin in 2013 and take 12-18 months to complete; cost estimated at \$6.8 million.

3. The work will involve the retail area now occupied by Matsumoto and Aoki shave ice stores. Who are the other tenants that are currently there?

The other businesses currently in the project area include Haleiwa Eats Thai Restaurant; Global Creations; Irrigation Technology, Inc., and 'Iwa Gallery.

4. What will happen to these tenants? Will they remain? Will some leave?

We are actively engaged in discussions with various tenants but are not at a point where any agreements have been finalized.

5. Are these tenants on similar leases? Will lease rents change after the redevelopment is completed?

Each of the current businesses have their own rental agreement with Kamehameha Schools, and all of the area's aging buildings and infrastructure require improvements that would not be permissible under the existing residential zoning. Our current agreements with tenants reflect the existing condition of buildings and are short-term in nature. Upon completion of the restoration of buildings and other improvements we will expect rents comparable to other businesses in Haleiwa.

6. The sizes of the commercial space will more than double. Does KS have tenants lined up for the additional space? If so, can you name them or talk about what kind of tenants are being targeted?

KS is committed to perpetuating local cultures and supporting local businesses. Small business operation will continue, in place, to the extent possible. We are planning to have three locally-owned restaurants and other locally-owned businesses approximately 50% food and beverage businesses and 50% retail and office tenants; however, we are not yet at the stage where we are able to name specific tenants.

7. Why is this expansion needed?

The intent of the redevelopment is to upgrade essential infrastructure, replace and improve aging buildings and revitalize existing businesses. The redevelopment would also enhance this highly visible and important community asset, address market demand for desirable retail space while continuing to support KS' educational mission.

8. What will happen to the buildings that house Matsumoto and Aoki?

These are the tenants that people know most about. The project will comply with the Haleiwa Special District Design Guidelines to preserve the rural scale and character of the area. The redevelopment will maintain the historic plantation feel of the town, retaining the unique qualities that have defined the region's attractiveness to residents and visitors.

We are currently working with architect Spencer Leineweber from the UH Mānoa (an expert in plantation preservation and design) to conduct an architectural inventory of the historic buildings. The high level architectural documentation being conducted for the historic buildings will be used to recreate the architectural style of the buildings that will be removed, i.e. Aoki's and Iwa Gallery, in the new buildings. This will help document and preserve the 20th century wooden architectural style of Haleiwa town's rural commercial character.

As noted in the EA, we have buildings that have been identified for improvements and others that will be demolished. It is important to note that KS undertook a careful review of the physical and functional integrity of the existing structures to determine if they could be retained in the new development. Four of the eight buildings that are of significant historical character and are physically sound structures are being retained. They include the Matsumoto Store, Matsumoto office/storage space, and two Yoshida Buildings.

The Matsumoto Building's front door of the store will remain in place to preserve the authentic character of the building. However, additional space in the rear will allow the queue to store inside the existing store. Patrons will have a choice of existing from the existing front entrance or from the side into the courtyard. This design was developed with the Matsumoto's in order to keep the historic nature of the shave ice business while also providing a safer environment for the visitors. The side entrance will be designed appropriately in scale and material to avoid the appearance of the "new front entrance".

For the Aoki building, the existing façade, exterior light fixtures, color scheme, materials, etc. will be used in the new design recreating the new Aoki Building. A potentially larger storefront presence will be established honor the original building. Interpretation of the historic plantation period building could also be included in the project.

9. The EA says that KS met with the community throughout the planning process. What has been the general reaction to the plan?

Kamehameha's North Shore Plan community consultation process began in 2007 and has involved discussions with community members including tenants, business owners, residents and surrounding land owners. More recently in February 2011, a community newsletter with project updates was sent out to every household in the district. The newsletter also invited community to a Pa'ina event where additional project updates and information was provided on KS North Shore projects including this project. Generally, many people have appreciated the efforts to maintain the rural character and scale of the existing community.

10. Have an architect and contractor been picked for the project? If so, who are they?

Group 70 International is the architect. A contractor not yet been selected.

11. Regarding traffic:

KS will provide approximately 112 marked stalls and two bus loading stalls for parking and safe access to stores two access points off the existing roadways, which include Mahaulu Lane and Hale'iwa Town Center driveway. The new site plan will organize parking and traffic to the rear of the project which is accessible by two, rather than the current six access points. This will help provide a more orderly traffic and pedestrian flow vs. the chaotic situation which exists currently. After completion, the long cueing lines which front the Matsumoto Store along Kamehameha Highway will be diverted to the side courtyard and within the store itself, which will greatly improve pedestrian safety and reduce disruption on through traffic.

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