Kalaeloa, located on the island of O’ahu, encompasses approximately 3,700 acres in the Kapolei / Ewa Plain region that was actively used by the U.S. Navy from 1942 to 1999 as Naval Air Station Barbers Point. With the closure of the base in 1999, Kalaeloa became a dilapidated, neglected and unkempt area.

In 2009, the U.S. Navy conveyed a 540-acre leasehold interest, a portion of the former air station, to Hunt Companies, which immediately set to work developing a strategic plan consistent with the State of Hawai’i’s master plan to revitalize the area.

In partnership with the Hawai’i Community Development Authority (HCDA) and other government and community stakeholders, this strategic plan is now the largest redevelopment project in the State of Hawai’i and is currently undergoing an extensive renovation and planning effort.

HISTORY

With the closure of the U.S. Navy base in 1999, the community lost thousands of jobs and access to several community services. At that time, the State of Hawai’i undertook the task of planning for the redevelopment of Kalaeloa and, with community input, created the Kalaeloa Master Plan to chart a course for the social and economic growth of the area.

In 2009, when the U.S. Navy conveyed to Hunt the 540-acre leasehold interest, Hunt was faced with immense challenges to successful revitalization including aging infrastructure, vacant and deteriorating buildings, landscape overgrowth, dumping, copper theft and vandalism.

In accordance with the original 2009 lease terms, the U.S. Navy is now in the process of conveying fee-simple ownership of the land to Hunt.

“Hunt’s significant investment in Kalaeloa is paying off. We have more than doubled the number of businesses in the areas we manage. The environment in which people live and work in Kalaeloa has improved dramatically since Hunt became involved in 1999.”

- Steve Colón, president, Hunt Hawai’i Division
“With the Hunt Companies’ plans to further redevelop the area and additional developments planned in the region, we expect our business to continue to flourish and thrive.”

- Linda Painter, owner, Barbers Point Bowling Center

**HUNT’S INVOLVEMENT AND ROLE**

To begin fostering community development, Hunt prepared its Kalaeloa Strategic Implementation Plan (KSIP), taking into account the region’s history and the strong local demand for housing and redevelopment, including transit-oriented development. The KSIP plan lays the groundwork for future success for the area, addressing cultural resources and enabling development of reliable infrastructure to cement this section of Kalaeloa’s emergence as a distinct district. The vision for Kalaeloa is to become an economic center and mosaic of a strong neighborhood and job center that provides a diverse range of living options for every lifestyle.

By 2035, Hunt’s plan for its holdings in Kalaeloa is projected to contribute toward the overall region’s job and housing balance by creating more than 7,000 direct and indirect jobs, more than 1,000 construction jobs and 4,000 homes. The 4,000 residences will be a mix of multifamily and single-family homes that will range from affordable to moderately priced, for sale and as rentals.

Guided by the State’s vision for the area, Hunt developed a set of planning principles to guide the design and physical form of Kalaeloa projects. Those principles aim to:

- Create walkable neighborhoods;
- Build a strong community identity;
- Celebrate and connect to cultural and environmental assets;
- Strengthen gateways;
- Create an economic engine for the area and its residents; and
- Restore and upgrade infrastructure.

To date, Hunt has addressed the most critical issues faced upon taking over its Kalaeloa lands—from severely vandalized vacant buildings and overgrown vegetation to illegal dumping and literally “turning the lights back on” by welcoming over 40 new tenants. Further improvements are being addressed by a comprehensive district-wide infrastructure study working alongside the HCDA. The study, partially funded by Hunt, will help guide the redevelopment and revitalization of the entire district over the coming years.
Truly a public-private partnership, Hunt’s stewardship and redevelopment plans for Kalaeloa embodied in the KSIP are strong examples of cooperation and coordination between numerous private companies, government authorities and utilities. Hunt is currently working with a private utility company that plans to take over and upgrade the antiquated water and wastewater systems from the U.S. Navy pending approval by the Public Utilities Commission. Through these partnerships with the district’s stakeholders, Hunt will play its part to maintain or update the much-needed infrastructure of the area, help reduce storm runoff, and improve water quality by working closely with the respective federal, state, and city and county agencies.

By investing these considerable resources in redeveloping the area, Hunt has helped attract nearly 40 diverse tenants, including Kama’aina Kids preschool, Barbers Point Bowling Center, Tamura’s Market and American Machinery. In addition to commercial tenants, Hunt—with partners Hanwha Q CELLS USA, Scatec Solar North America and Swinerton Renewable Energy—developed the 5 MW-AC Kalaeloa Renewable Energy Park (KREP). KREP ranks as one of O’ahu’s largest solar energy generation facilities and during its 20-year lifetime, the amount of renewable energy produced will be the equivalent of removing nearly 38,000 cars from Hawai’i’s roads.

In addition to bringing more community amenities to the area, Hunt has enhanced security, upgraded landscaping, and maintained area ball fields that are home to more than 50 youth teams from all across O’ahu. Having spent the past few years revitalizing and stabilizing its Kalaeloa land holdings, Hunt is now poised to develop new projects and bring in more life for the district’s future.

Hunt’s Strategic Implementation Plan in Kalaeloa identifies principles, land uses and infrastructure improvements, and cornerstone initiatives for the redevelopment of Kalaeloa in concert with its neighboring areas. Partnering with local agencies, neighbors and utility providers have been and will continue to be critical for the success of the plan.