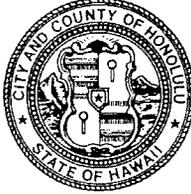


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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PETER B. CARLISLE
MAYOR



JIRO A. SUMADA
ACTING DIRECTOR

as

RECEIVED
CITY CLERK
& C OF HONOLULU
2012 OCT -8 PM 2:25

The Honorable Ernest Y. Martin, Chair
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Martin and Councilmembers:

Subject: Bill 65 (Exhibit A), A Bill to Amend the Ewa Development Plan

Attached are documents that were inadvertently omitted in our previous transmittal to City Council on September 13, 2012. The documents include the following:

1. Transcripts of the Planning Commission meeting on June 27 and July 11, 2012, and
2. Testimonies submitted on June 27, 2012 to the Planning Commission meeting.

We apologize for this omission. Should you have any questions, please contact me at extension 8-8001.

Very truly yours,

Jiro A. Sumada, Acting Director
Department of Planning and Permitting

JAS:bkg

Attachments

DEPT. COM. 728

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CITY AND COUNTY OF HONOLULU

PLANNING COMMISSION

M E E T I N G

Held at Mission Memorial Conference Room, Mission Memorial Building, 550 South King Street, Honolulu, Hawaii 96813, commencing at 1:30 p.m., on June 27, 2012, pursuant to Notice.

BEFORE: SUE M. FLINT, RPR, CSR 274
Notary Public, State of Hawaii

APPEARANCES:

Planning Commission:

- JAMES C. PACOPAC, Member
- KARIN HOLMA, Member
- CORD D. ANDERSEN, Member
- DANIEL S.M. YOUNG, Member
- BEADIE K. DAWSON, Member
- KAIULANI SODARO, Member
- RODNEY KIM, Member
- ARTHUR TOLENTINO, Member

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For the Planning Commission:

WINSTON K.Q. WONG, ESQ.
Deputy Corporation Counsel
Department of the Corporation Counsel
530 South King Street, Room 110
Honolulu, Hawaii 96813

1 M E E T I N G (continued)

2 MEMBER PACOPAC: Now we'll go back to A
3 Bill to Amend the Ewa Development Plan. Do we have
4 staff from the department?

5 MR. STANFIELD: Aloha, Chair and
6 commissioners. My name is Bob Stanfield and I'm
7 chief of the City's development plans and zoning
8 change branch and the project manager for the review
9 of the Ewa Development Plan.

10 I'd like to clarify, since we changed the
11 order, what is happening. We're reporting on the
12 review of the Ewa Development Plan and our
13 recommendations, so we are proposing a revised plan
14 to take the place of the existing plan that was
15 adopted in '97.

16 And commissioners, way back in October,
17 before you went on the Waimanalo Gulch long march,
18 we did send you our review report, which looks like
19 this. This is volume one of the review report. It
20 also has a second volume, which was not published
21 but was available on a CD that we sent you. And we
22 sent you two copies of the proposed revised plan.
23 This is a clean version of it, and this is the
24 version that's to be adopted by reference by the
25 Council. So there's an adopting ordinance and it

1 has as an exhibit this completely changed plan,
2 which when adopted would replace the '97 plan.

3 We also sent you a modified Ramseyer
4 format version of the plan and that shows where all
5 the changes are being made. It shows all the
6 strike-outs -- the deletions with strike-outs and
7 shows all the additions with underlining. So those
8 are the basic references for the presentation that
9 I'm going to make, and those were distributed in
10 October and made available also on our web page,
11 which you can find at HonoluluDPP.org/planning, and
12 click on the link for Ewa.

13 The purpose of my briefing today is to
14 present the findings from the department's review of
15 the Ewa Development Plan, to summarize significant
16 improvements that we are proposing to that plan and
17 also to give you our recommendation on comments and
18 suggestions that we've received since we sent the
19 plan to you in October.

20 The purpose of the review was to talk with
21 the community about what should be in the future,
22 decide if the vision for Ewa's future is still valid
23 and enjoys community support and determine how
24 either the plan or its implementation could be
25 better. The review report and the recommended

1 improvements to the plan and its implementation are
2 based on everything the department has learned about
3 Ewa from what people in the community told us, from
4 what experts in Hawaii and from the mainland
5 suggested and from our own research and projections.

6 In this presentation, I'll talk briefly
7 about the review and community outreach process.
8 Then we'll present our findings regarding proposed
9 improvements to the Ewa DP. We've also proposed
10 improvements to implementation, which are provided
11 in the review report, but I'll not cover them in
12 detail today.

13 The Ewa plan is one of eight long-range
14 regional plans for Oahu. The Ewa plan and the plan
15 for the primary urban center are both identified as
16 development plans, signifying their role as areas
17 where the general plans and the population's growth
18 and development activities are to be directed over
19 the next 25 years.

20 The Ewa plan was adopted in '97 and was
21 amended in 2000 to require review again five years
22 after adoption, instead of three years. The review
23 is required to be a comprehensive review. It must
24 answer three specific questions and provide
25 recommendations for improving the plan and its

1 implementation. In the review, we evaluated the
2 plan's vision policies and guidelines and the
3 phasing guidelines that specify which areas can be
4 developed.

5 Review of the Ewa Development Plan did
6 begin in 2002, five years after adoption of the
7 plan. There was significant work in the summer of
8 2003, which was followed by an orientation workshop
9 and three smart growth workshops held in Ewa in
10 2004.

11 By the end of 2004, the conclusions and
12 consensus about the findings were pretty obvious.
13 The consensus from the workshops was the plan is
14 fine, the vision is fine, some policies need
15 tweaking, but there are real problems with
16 implementation and if we don't make changes to
17 implementation, we won't get the Ewa that we planned
18 for.

19 After a lengthy internal review process, a
20 public view draft of the proposed revised plan was
21 circulated in 2008 and a presentation was made to
22 the boards and a workshop was held. Comments were
23 collected and analyzed, which are recorded in
24 appendix C in volume one of the review report. And
25 the review report and the proposed revised plan was

1 sent to the Planning Commission in October 2011.

2 A number of initiatives followed the 2004
3 workshop to improve implementation. There was a DPP
4 study to improve connectivity in Ewa. There was
5 greater focus on access and connectivity and
6 subdivision approval, no more one way in and out pod
7 subdivision.

8 A department working group was formed to
9 coordinate development in East Kapolei and there was
10 incorporation of smart growth practices and urban
11 design plans, reviews of projects, provided comments
12 on the HCDA's master plan for Kalaeloa. There was
13 coordination of land use planning and rules with the
14 Honolulu high capacity transit corridor project and
15 preparation of the draft transit oriented
16 development plan for East Kapolei, which will be the
17 basis for special zoning for areas in East Kapolei
18 within walking distance of the rapid transit station
19 at Ho'opili, UH West Oahu and the Kroc Center.

20 One part of the review was to evaluate how
21 well the vision for Ewa adopted in '97 has been
22 implemented. There's a vision score card, which is
23 in the second volume of the review report, which
24 helps answer that question. The results are also
25 summarized in table ES-1 of the review report

1 executive summary which you have.

2 For the five themes or elements of the
3 vision for Ewa we asked: How would you know success
4 if you saw it? What are the indicators of success
5 for implementing each of the vision elements?

6 Let me briefly summarize the results on
7 the score card. The first vision element is to
8 protect key ag lands and open spaces. We can claim
9 substantial success in implementing this vision
10 element. Big accomplishments include establishing
11 the urban growth boundary, retaining a temporary
12 open space buffer between the City of Kapolei and
13 Waipahu, establishing a greenways network to be
14 anchored by the Pearl Harbor Historic Trail on the
15 OR&L right-of-way, increasing shoreline access from
16 Ko Olina to Iroquois Point and negotiating transfer
17 of land for a major regional park at Kalaeloa.

18 The second vision element is to develop
19 the Second City and surrounding job centers to
20 create an alternative to commuting to Honolulu for
21 work. This is another area where substantial
22 progress has been made in implementing the vision.
23 I think the two pictures show the difference between
24 '97 and today in terms of the City of Kapolei.

25 Public and private development has led to

1 significant population growth and job development
2 since '97. In fact, jobs grew faster than the
3 population in Ewa between 1990 and 2010.

4 Significant job centers including the Kapolei
5 Judiciary, Costco, Kapolei Commons, Kapolei Shopping
6 Centers, the Ko Olina Marriott and Disney Aulani
7 Resorts in Ko Olina, the DHHL headquarters, UH West
8 Oahu and the Kroc Center in East Kapolei and the
9 relocated Army National Guard Facilities and the new
10 FBI building in Kalaeloa. Continued development at
11 UH West Oahu campus and redevelopment at Kalaeloa
12 could greatly strengthen the existing momentum.

13 The third vision element is to build
14 communities with homes for everybody, with vibrant
15 centers that bring residents together and with
16 layouts that encourage a healthy lifestyle,
17 neighborhood cohesion and reduction in
18 transportation costs.

19 We have a mixed record in implementing
20 this element; some successes, some things we could
21 have done better. Challenges include providing
22 affordable housing for the poorest families,
23 although we are providing some affordable housing
24 through an inclusionary zoning requirement.

25 Creating communities with vibrant walkable

1 mixed use centers, increasing connectivity within
2 and between communities and realizing
3 transit-oriented development based on plans now
4 being completed.

5 Protection of national historic and
6 cultural resources is the fourth vision element.
7 Protection for these resources have been included in
8 all project reviews and approvals since '97.
9 Efforts to make adaptive re-use of the Ewa Villages
10 and OR&L continue. Significant public and private
11 access will be required to complete the vision for
12 those two projects. And one finding from our review
13 is that Ewa Field and Honouliuli Camp deserve to be
14 protected until appropriate protections and
15 mitigations and adaptive uses are agreed upon.

16 The final vision is to provide adequate
17 infrastructure, both to meet existing needs and to
18 anticipate needs from new development. Clearly,
19 this is the most challenging element of the Ewa
20 vision to implement. The primary concerns involve
21 transportation and schools.

22 Efforts to alleviate congestion and
23 increase capacity are under way, but many believe
24 sufficient relief is not being provided quickly
25 enough to reduce resident inconvenience and

1 frustration, particularly for the daily commute, and
2 calls for a moratorium have been raised at times
3 over the last few years. The transportation issue
4 has two aspects. One is travel within Ewa, and the
5 other is the commute between Ewa and downtown
6 Honolulu.

7 Significant progress is being made on
8 improving mobility and access, connectivity within
9 Ewa. Key roads and interchanges that were
10 identified in the Ewa master plan as being needed by
11 2010, including widening Fort Weaver Road,
12 completing Kapolei Parkway from Ewa Beach to Fort
13 Barrette, and constructing the Kualakai Parkway and
14 the new H-1 interchange, constructing a new
15 interchange in the City of Kapolei, widening Fort
16 Barrette and extending Kamokila to Roosevelt are
17 either under design, under construction or pau. And
18 table 2-2 in the review report volume one gives
19 details on the status of existing and planned Ewa
20 transportation projects.

21 For the commute between downtown Honolulu
22 and Ewa, since 1997, improved express bus service
23 and the zipper lane have been added, but the quality
24 of the commute for most has not improved. A high
25 speed ferry was also tried but it was not

1 successful. High capacity rapid transit, now being
2 developed, promises to offer viable alternatives to
3 automobile commuting, providing huge capacity,
4 equivalent to six lanes of freeway. At capacity, it
5 is enough to carry 90 percent of all the people who
6 were riding in cars from Waianae to Ewa towards
7 Honolulu in 2005. However, even after completion of
8 the rail, congestion on H-1 and H-2 will continue
9 unless other measures, such as road pricing aren't
10 adopted.

11 With regards to schools, the City is
12 criticized for approving development when the
13 Department of Education provides classroom capacity
14 in ways that some parents don't want; bussing,
15 temporary classrooms or multi-tracking, for example.
16 The third way, obviously, is to provide capacity in
17 permanent classrooms. We would like to emphasize
18 that unilateral agreements adopted as conditions of
19 zoning by the City require developers to provide
20 their fair share of school costs as defined by the
21 Department of Education. If they don't, they don't
22 get their building permits.

23 Recently, the State passed Act 245, which
24 established the mechanism for collecting impact fees
25 for new development and the DOE has created a

1 leeward impact fee district that includes Ewa.
2 While coordination between City land use planning
3 and DOE facilities planning is continuing, the
4 problem is not deficiencies in the City plan and the
5 Ewa plan or the land use permitting process. It's
6 the lack of State funding for new school
7 construction.

8 As I noted earlier, three questions must
9 be answered by our review. Regarding the first
10 question or finding is that the plan vision and
11 policies are still valid and have strong community
12 support. Our consensus is implementation needs to
13 be improved to realize key aspects of the vision.

14 The second and third questions required to
15 be addressed involve phasing development. The Ewa
16 plan is unique among the eight island-wide regional
17 plans in that it includes a phasing map that
18 identifies which areas should be developed when,
19 with the last category being 2016 and beyond.

20 The reason why phasing was included in the
21 Ewa Development Plan was to keep an open space area
22 between Waipahu and the City of Kapolei until 2015
23 and to focus infrastructure development away from
24 that area, and that's what did occur. However,
25 phasing designation of the Ewa plan probably had

1 little to do with keeping that area an open space.

2 As a result, our conclusion is that
3 phasing designations are not needed to ensure
4 adequacy in infrastructure and should be removed,
5 because phasing can make it very difficult for
6 developers to finance adequate infrastructure for
7 the entire region if it's split up into phases, and
8 we feel having the buyers decide which projects
9 should go forward is better than having the City's
10 so-marked timing, so long as developers provide
11 adequate infrastructure before permits are issued.

12 During the review, seven major issues were
13 identified from research, interviews and comments
14 and suggestions received from the public. Results
15 of our research on each of these issues is reported
16 in chapter two of the review report and our
17 recommendations on what improvements to be used in
18 the plan or implementation of the plan are
19 summarized in the review report executive summary in
20 table ES-2. For a listing of all the changes
21 included in the proposed plan sent to the commission
22 in October, see chapter three. And as I mentioned,
23 the Ramseyer version also shows you the changes.

24 I'll now briefly summarize our
25 recommendations for changes needed to the plan to

1 help address the key issues. Our recommended plan
2 changes regarding transportation issues are to
3 strengthen language supporting development of the
4 elevated rapid transit system as an alternative to
5 commuting by automobile between Ewa and Honolulu,
6 strengthen guidelines providing connectivities
7 between and within the subdivisions within Ewa, and
8 add language supporting the use of public and
9 private financing mechanisms as a way of providing
10 adequate infrastructure in advance of development.
11 Essentially, those mechanisms would provide
12 financing so that complete roadway systems, water
13 systems, sewer systems could be put in in advance of
14 a development happening.

15 Our recommended changes regarding school
16 capacity issues are to update the plan to reflect
17 the passage of Act 245, but as noted earlier, the
18 problem is not really with the plan; the problem is
19 the lack of appropriation by the State legislature.
20 The developers and the City are doing their share,
21 but without funding, the Department of Education
22 will not be able to keep up with the demand for
23 permanent classroom capacity.

24 Our recommendations regarding protection
25 for open space and agricultural lands is that no

1 major change is needed to the adopted plan vision
2 and policies, because island wide the adopted
3 community growth boundaries in all the eight plans
4 protects over 50,000 acres of high quality
5 agricultural lands, and in addition, of those lands,
6 over 30,000 acres are lying fallow or are under-
7 utilized and thus available for more intensive
8 diversified agricultural use. Island wide, our
9 development plans and sustainable community plans
10 are protecting sufficient agricultural lands to meet
11 expected needs; in fact, enough to make us self-
12 sufficient in all the crops that have been
13 successfully grown in Hawaii.

14 The adopted plan vision and policies
15 calling for creation of an open space network within
16 Ewa are also valid and we need to focus on improving
17 implementation. Finally, a change is needed to
18 revise the Kaloi Gulch outlet mapping and
19 description to reflect passage out through Oneula
20 Beach Park as is required under existing permits.

21 In terms of managing and mitigating
22 development, we are recommending amending the plan
23 to address the need for more affordable housing and
24 to support creation of vibrant town centers and main
25 street areas by including the City policy recently

1 adopted requiring 30 percent of all new housing to
2 be affordable, by supporting inclusion of more
3 housing types likely to be affordable in new
4 developments and by strengthening support for place-
5 making by providing design guidelines for commercial
6 areas and allowing mixed uses, permitted use in
7 business districts.

8 Our recommendations regarding jobs and
9 economic development are to retain the plan vision
10 and policies for job development. They're still
11 valid and significant progress is being made to
12 realize the vision and make changes to reflect more
13 realistic plans for Kalaeloa development as
14 formulated in HCDA's master plan and the City plans
15 for the Kalaeloa region and to reflect the location
16 of the focus of development of the UH West Oahu from
17 mauka of H-1 to makai of H-1 near the corner of
18 Farrington and Kualakai Parkway while still
19 recognizing that UH West Oahu may eventually develop
20 use of that mauka site.

21 In addition, we propose adding community
22 commercial centers at sites proposed by the
23 Department of Hawaiian Homelands and D.R. Horton-
24 Schuler, adding support for a major movie studio in
25 the Kapolei Business Park in response to a formal

1 request submitted by Steven Smith, and as you heard
2 earlier, support of a Council Resolution
3 08-93. But we do not support its request for a
4 hotel to be associated with that movie studio and
5 have instead added language supporting a business
6 hotel in the City of Kapolei to provide inexpensive
7 short-term accommodation for business travelers.

8 And incidentally, the site was identified
9 in the request for the development plan amendment.
10 It was in the Kapolei Business Park area nearest to
11 Campbell Industrial Park. The discussion of the
12 movie studio issue is covered in the review report
13 volume one in appendix B, I believe -- yes, appendix
14 B.

15 With regard to historic, cultural and
16 natural resources, we propose adding clarifying
17 language as requested by the Office of Hawaiian
18 Affairs regarding requirements for developers to
19 conduct surveys of historic and cultural resources
20 and to have a State Historic Preservation officer
21 approve mitigation plans before any developments can
22 be approved, by adding significant historic and
23 archaeological features that were not in the 1997
24 plan, and adding language protecting both Ewa Field
25 and Honouliuli Camp until surveys are completed and

1 a determination is made of the appropriate treatment
2 of historic resources at the two sites.

3 In addition, we propose amending the plan
4 to delete a policy that calls for extension of
5 historic train operations between Ewa Plantation
6 Villages and Waipahu Cultural Gardens.

7 Unfortunately, there's a conflict. The pipelines
8 installed in the road bed in the area between Ewa
9 Villages and Waipahu Cultural Gardens, the utilities
10 that have installed those pipelines have very long
11 leases and they will not permit operations over the
12 pipes.

13 And we'd also call for amending the plan
14 to call for reduction of light pollution's adverse
15 impact on wildlife and human health by use of fully
16 shielded low wattage light fixtures.

17 Our recommendations for improving hazards
18 planning policies include clarifying that the basis
19 -- that the language regarding shoreline setback of
20 150 feet, which is in the existing 1997 plan, would
21 be required where justified by historic or adopted
22 projections of shoreline erosion rates; by requiring
23 new public projects to assess the risk of a sea
24 level rise and identify ways of accommodating and/or
25 mitigating that risk underlying public projects; and

1 adding policies addressing the shortage of emergency
2 shelters for hurricane conditions by calling for
3 retrofits, by calling for new City buildings
4 appropriately -- appropriate to be used as shelters
5 to withstand Category 3 hurricanes and to provide
6 incentives for private safe rooms and shelters.

7 A number of recommendations -- a number of
8 these recommendations on key issues, like light
9 pollution and hazards, are also being recommended in
10 the revisions of the other development plans and
11 sustainable community plans.

12 In addition, the department has provided
13 recommendations on comments and suggestions for
14 changes to the plan received since October '11 in a
15 June 19th memo to the Planning Commission, which I
16 would go through next, but I'd like to pause and ask
17 if there are questions on the recommendations
18 transmitted in October and the presentation I just
19 made.

20 MEMBER PACOPAC: Members, any questions?

21 MEMBER HOLMA: Thank you, Mr. Stanfield.

22 That was very informative. In the summary of
23 recommendations, just so that I'm clear, the plan
24 revision recommendations are those items that are
25 currently incorporated into the proposed revised

1 plan; is that correct?

2 MR. STANFIELD: That's right.

3 MEMBER HOLMA: And then you have the
4 recommendations for implementation; correct?

5 MR. STANFIELD: Right.

6 MEMBER HOLMA: That's not part of the
7 revised plan; right?

8 MR. STANFIELD: That's right.

9 MEMBER HOLMA: So are the recommendations
10 for implementation some sort of internal thing that
11 the DPP uses, or what's the purpose for those
12 recommendations and how will they be used in the
13 future?

14 MR. STANFIELD: There's no vehicle for
15 transmitting those implementation recommendations
16 before the Planning Commission at this point. They
17 provide you information for why, you know, there's
18 changes to the plan and there's changes to the
19 implementation, so you see the entire big picture.
20 The purpose of providing those is, one, it's
21 required to say how can the implementation be
22 improved. Then the report is also going forward to
23 the Council and they can decide how they want to
24 react to those recommendations and they may propose
25 changes to regulations. They may propose land use

1 changes, which then would come back to the Planning
2 Commission.

3 MEMBER HOLMA: Because, for example, one
4 of the recommendations for implementation was to
5 amend the Land Use Ordinance relating to affordable
6 housing; right? So that would have to come back.

7 MR. STANFIELD: That LUO amendment would
8 come from the department through the Planning
9 Commission and then to the Council.

10 MEMBER HOLMA: Next you're going to
11 address the issues that have come up since October
12 2011; right?

13 MR. STANFIELD: Yes.

14 MEMBER HOLMA: Okay. Thank you, Chair.

15 MEMBER PACOPAC: Beadie?

16 MEMBER DAWSON: I'm hoping that the next
17 portion of your presentation is going to have to do
18 with job creation in this entire area. So far, your
19 report tells us that you are -- were focusing on
20 housing, roads, infrastructure, schools, improvement
21 of schools. All those things are great. But what
22 I'm not hearing is -- it sounds like we're making a
23 massive -- preparing the background for a massive
24 housing development and accompanying that will be a
25 massive transportation effort to take all those

1 people into Honolulu.

2 But I'm not hearing anything that really
3 addresses what we can do in the City of Kapolei --
4 I'm not hearing that -- and please correct me if
5 you've said it but it hasn't come through -- what
6 efforts are being made to create more places in the
7 City of Kapolei -- I've heard that you're going to
8 create housing. Now I want to hear what you're
9 going to do to create work opportunities and
10 workplaces in Kapolei. Is that going to be the next
11 part of your presentation?

12 MR. STANFIELD: I actually already did
13 cover that in the presentation.

14 MEMBER DAWSON: There's not much there.

15 MR. STANFIELD: I'm sorry. I would have
16 to respectfully disagree with you. What I said in
17 the presentation is that job growth outpaced
18 residential growth in the period from '97 to the
19 present. Between 1990 and 2010, jobs almost tripled
20 in Ewa, whereas population a little more than
21 doubled. So job growth has been significant. 50
22 percent of the job growth has taken place in Ewa, so
23 I disagree with the assessment that jobs are not
24 being created.

25 There's been a major -- there have been

1 major public and private developments that have
2 occurred since the adoption of the plan in '97,
3 including the judicial complex, the two resorts at
4 Ko Olina and a number of retail developments. The
5 Hawaiian Home Lands offices has been developed. The
6 FBI building is coming to completion. The Army
7 National Guard relocated to Kalaeloa and UH West
8 Oahu college is scheduled to open this fall, so, you
9 know, there are significant job development
10 activities going on, both at the public -- in terms
11 of public investments and in terms of private
12 investments. And as I said, the job growth has been
13 significant.

14 MEMBER DAWSON: How do we explain -- or
15 you explain if there have been three times as many
16 jobs created -- I believe you said -- that it has
17 outpaced the growth of the population, how is it
18 that we have such a horrendous situation on our
19 highways, with everybody coming into Honolulu for
20 their jobs? They don't seem to be staying out in
21 Ewa. You say that there are a lot of jobs there,
22 but there seems to be little evidence that the
23 people are staying there.

24 MR. STANFIELD: There's clearly -- most of
25 the commute is going into downtown Honolulu, and

1 most of the commute, even with the most wildly
2 optimistic projections of job growth will continue
3 to be, from all of the island, into downtown
4 Honolulu. So there are an increasing number of jobs
5 in Ewa and without those jobs, the traffic would be
6 worse. But the share is increasing. It was very
7 low in the '90s. It's grown to near 30 percent or
8 thereabouts at present.

9 But the majority of residents, working
10 folks in Ewa, for the next twenty years are still
11 likely to be commuting in. It underlines the
12 necessity to provide some alternative to the
13 congested conditions, which is what the rapid
14 transit system would provide. So I think, in
15 summary, there are jobs being created, there's been
16 fairly significant job growth. It's tripled where
17 population has doubled. But there's still a long
18 ways to go and there still will continue to be a lot
19 of commuting to downtown Honolulu in the future.

20 Honolulu is the 800-pound gorilla in terms
21 of jobs for the island and will continue to be. I
22 mean, it's the major state center for a lot of
23 important economic activities, and that's not going
24 to go away.

25 So part of the answer is to create more

1 jobs and to build an urban center at the City of
2 Kapolei and jobs around that center, but that won't
3 do it by itself.

4 MEMBER PACOPAC: Thank you.

5 MEMBER SODARO: First, thank you very much
6 to the staff. It was a really great presentation of
7 all the changes. If I could direct you to the
8 review report. I just have a few quick questions.
9 On 3-9 you speak to striking language on the removal
10 of Aloha Stadium and there's a change in identifying
11 Kalaeloa from a recreational complex to a regional
12 complex. Did that come out of -- could you speak to
13 where that came out of -- the 2008 community
14 discussions -- because it's a significant change
15 that strikes all the commercial opportunities in
16 Kalaeloa?

17 MR. STANFIELD: I'm sorry. Page --

18 MEMBER SODARO: 3-9. In the Ewa
19 Development Plan review report on page 3-9, but in
20 the revised plan it's page 2-16, so however it is.

21 MR. STANFIELD: The language in the '97
22 plan represented City plans in the '90s under the
23 Harris administration, which were -- they were going
24 to create an Olympic village and major recreational
25 complex in Kalaeloa, and subsequent administrations

1 have decided that wasn't an appropriate goal for
2 those lands, so the plans for the Kalaeloa regional
3 park do not include those things. That's why they
4 were removed from the plans for Kalaeloa.

5 MEMBER SODARO: Okay. Thanks.

6 My next question is for page 3-10. You
7 made reference in the Power Point presentation of
8 what involved the four additional sites to be noted
9 as historic. I wanted to know if you had spoken
10 with or consulted with the landlords of those sites.

11 MR. STANFIELD: With regard to Honouliuli,
12 my understanding is that Monsanto is cooperating
13 fully with the efforts to consider incorporating it
14 into the national park system. With regard to the
15 Ewa Marine Corps Air Station, it's my understanding
16 that the Navy is cooperating with efforts, and their
17 lessee, Ford Island Properties, is also cooperating
18 with efforts to identify what are the historic
19 resources there and what the appropriate treatments
20 are. With regard to Puu Kapolei -- that's the City
21 -- and Puu Makakilo, they are shown as open space in
22 the '97 plan. So this simply adds recognition to
23 already existing protection that was in the plan.

24 MEMBER SODARO: Thank you.

25 MEMBER PACOPAC: Any more questions?

1 We'll move to the next section.

2 MR. STANFIELD: On June 19, the director
3 sent a memo to the commission that provided comments
4 on -- rather, recommendations on comments and
5 suggestions we had received since October with
6 regard to the proposed revised plan. We also
7 included in that transmittal a revised adopting
8 ordinance -- that is what we are actually acting on
9 here -- to replace the one that we sent in October
10 based on comments we had received from the Office of
11 Council Services, changes they wanted to make it
12 consistent with the adopting ordinance used for the
13 other plans that had gone forward. So that said,
14 I'd like just to briefly go through the comments.

15 Just sort of a standard thing to say is
16 that our stance to this has been it's very humbling
17 preparing one of these plans, and we're always
18 discovering after the fact that there are
19 corrections and updates that are necessary. We have
20 no problem at all making corrections and updates or
21 clarifications where things are confusing.

22 MEMBER PACOPAC: Can you condense those?
23 I mean, you're not going through every one?

24 MR. STANFIELD: No, I'm not. I just
25 wanted to say that there's a number of those

1 corrections and clarifications which we have no
2 problem with. I wanted to just explain we
3 provided --

4 With regard to the comments that were sent
5 in by the Department of Land and Natural Resources,
6 we were only able to support them on a number of
7 them. On page A-6, on e. and f. we think that
8 there's ways of recommending their concerns and
9 guidelines. On page A-8, we are recommending
10 approval of adding the guidelines, suggestions or
11 incorporating their concerns. And then on page A-9,
12 we think that we can incorporate their concern and
13 revise. Basically, on the other recommendations we
14 don't feel that the changes really are appropriate
15 or consistent with the rest of the plan.

16 We have incorporated or recommended
17 incorporating the Department of Education's
18 corrections and Ko Olina's corrections, and we are
19 either recommending approval or have no objections
20 to Haseko's proposals.

21 With regard to the University of Hawaii,
22 we're okay with most of their changes, except
23 changes they have asked that are trying to make the
24 maps more accurate for the purpose of somehow --
25 they're worried that our maps will somehow influence

1 boundaries or locations in subsequent approval
2 processes, and by charter, the maps in these plans
3 are to be conceptual. They're not supposed to be
4 parcel specific. We do not rely on them to say, Oh,
5 this is where the zoning should run or this is where
6 the corridor should be located or this is where the
7 school is. So we're simply saying that these maps
8 are supposed to illustrate the policies, the
9 visions, the guidelines, and not supposed to be used
10 to set boundaries or locations. Those boundaries or
11 locations, they're determined in those processes.
12 There's ways of doing it in the process. Nobody
13 looks to the maps and says, Ah-ha, right there it
14 shows it on the DLNR land, therefore that's where
15 it's got to be.

16 And there was a Corps of Engineers concern
17 about routing of communication cables and it really
18 didn't have any impact in terms of a change to the
19 plan, so --

20 We also received some comments recently
21 from -- that are testimony that we just got
22 yesterday both from the Department of Land and
23 Natural Resources -- once again, having to do with
24 mapping concerns, and with Gentry. Most of -- the
25 only thing that had an implication for change in the

1 plan, really, other than there's things that could
2 be corrected, but there was concerns, once again,
3 with boundaries and locations. And once again, our
4 reaction to those is --

5 MEMBER PACOPAC: Conceptual?

6 MR. STANFIELD: -- these are conceptual
7 maps. You don't have to worry about where that line
8 runs exactly. It's there to show in that
9 neighborhood there's something happening, but not
10 meant to be parcel specific.

11 MEMBER PACOPAC: Okay. Any more
12 questions?

13 MEMBER SODARO: Actually, could you speak
14 to the department's rationale behind striking all
15 the phasing language?

16 MR. STANFIELD: Yes. There's several ways
17 of looking at it. One is that the purpose of the
18 phasing, which was to provide a temporary space
19 there so that the farming that was going on, they
20 would have a period of time in which they could
21 adapt. But the long-range plan was that Ewa would
22 be developed and that area between Ewa and Waipahu
23 would be developed. We were just trying to stretch
24 that out so that there was a period where the
25 farming could go on and open space would continue,

1 infrastructure would be occurring elsewhere, not
2 being included and put into that area.

3 So in one sense, it's 2012, the 2015 is --
4 in terms of anything starting now, they probably
5 wouldn't be breaking ground before 2015 anyway. The
6 other part of it is that we didn't think that
7 implementing phasing or putting phasing into the
8 plan did anything. We see no evidence that directed
9 where development happened and we don't think that
10 it's a particularly useful thing for the City to get
11 into the process of picking winners and losers as to
12 which one of the projects should go forward first.
13 We think that the developer who lines up his
14 financing, creates a product that's attractive and
15 finds a way of providing adequate infrastructure
16 should go ahead, and that so long as we hold the
17 line saying, you know, is there adequate
18 infrastructure there for it to go ahead, that the
19 market and infrastructure conditions is a better
20 guide to that than putting in an arbitrary year on
21 pieces of the map.

22 MEMBER SODARO: Thank you.

23 MEMBER PACOPAC: Thank you. Any other
24 questions?

25 Hearing none, thank you very much. Do we

1 have any testimony on that?

2 Glenn?

3 MR. OAMILDA: Howzit, James.

4 MEMBER PACOPAC: Good.

5 MR. OAMILDA: Aloha, again, Mr. Chairman
6 and members of the commission. My name is Glenn,
7 again, for the record, president of the Ewa Beach
8 Community Association.

9 I brought my own copy, from 1997, original
10 document. You know, Mr. Chairman and members, in 19
11 -- well, before 1997 -- a little history of how this
12 came about: Members of the community, neighborhood
13 board members sat around and kind of envisioned what
14 Kapolei would look like, what Kapolei would look
15 like, and what we noted was this was a planning
16 document, what we came up with, that in the future
17 we'd have a chance to revise, amend, whatever;
18 within that five years, whatever new things would
19 come about, we'd have a chance to review it and then
20 decide on it.

21 One of the things that we thought about
22 Kapolei was autonomy. We felt at Kapolei, in our
23 vision mind, was that it become an autonomous city,
24 autonomous. Right now as you see it, we have the
25 infrastructure. We have the services. We have

1 government. We have fire. We have police. We have
2 a tax base within the community. But we lack a
3 government. That's the only thing that is missing
4 from this whole process of having Kapolei the Second
5 City.

6 Not only that, we talked about jobs, as
7 you alluded to, ma'am. As you create a Second City,
8 you would attract businesses, and not only that, you
9 would give them incentives, hopefully, tax credits,
10 hopefully, and you would attract -- as you develop
11 the Second City into a job base, you would attract
12 people from down the coast, Nanakuli and Waianae, to
13 come to work in Kapolei. That was the whole idea of
14 creating and visualizing a Second City.

15 But things have changed, as you note.
16 Like I said earlier -- I hate to be redundant, but
17 with the closing of Kalaeloa, I think -- and the two
18 sugar plantations, fast track the government. They
19 lost control of who came into the area, to the Ewa
20 Plains, and they doled out permits, agreements,
21 unilateral agreements to everybody that came to the
22 area, and that's what you see now. They lost --
23 strictly lost control of the government process.

24 So as we go through this and you see
25 nothing, nothing that would lead you to think

1 otherwise, then the whole of Ewa is just a bedroom,
2 and we're creating bedroom communities within the
3 Ewa Plains. As you can see with the 12,000 houses
4 they're going to create with Ho'opili, that would
5 even put us down into a black hole.

6 The idea as you read into the original
7 document that was never brought out to the community
8 until now was the idea of a transit. The original
9 document never spoke about a rail system, never
10 spoke about a rail system in this document, the
11 original document. But now, as he revises and puts
12 it in, you have a real model.

13 The idea was to make Kapolei into a city,
14 a Second City. Now with rail, it brings us back to
15 the urban center. Why build a second city when the
16 city wants you to come back to Honolulu? That's not
17 the purpose of a second city. You build it not to
18 come back to Honolulu, the primary urban center.
19 You want to have an autonomy within the Ewa Plains,
20 as you alluded to, create more jobs out there.

21 Everything that Mr. Stanfield brought out
22 by way of planning implementation, the only thing I
23 like about his thought was -- and he didn't -- he
24 didn't accept it, was the phasing. That's what
25 happened between 2000 and now, with the rampant

1 impact that we feel. There was no phasing. He
2 wants to eliminate phasing, but phasing put a lock
3 on what you could build in this area in an extended
4 time, and that's what you see lacking now. All the
5 things that go on --

6 MEMBER PACOPAC: Can you finish up?

7 MR. OAMILDA: Okay, Mr. Chair. All the
8 things that are happening now in the Ewa Plains is
9 because of government, is strictly because of
10 government. Government has lost control. Look, we
11 figured out there's two tiers, two tiers in the
12 public process regarding implementation of this
13 document. One is community and the other one is
14 regional, and they cannot collide. So you go back
15 -- I go back to my community and say, Community,
16 what are the impacts that you see in the community.
17 They say, This, this and that. That should never
18 conflict with the overall umbrella of the region and
19 vice versa. But that's what you see now. This
20 planning process is all out of whack.

21 The City has no jurisdiction on how things
22 are laid out. They're subservient to the
23 developers, and that's why this thing has got to
24 come back to the community for open discussion, and
25 it hasn't been for the last ten years. And this is

1 what I want you guys to recommend, that they come
2 back and do a logical and a full -- you know, you
3 folks have a full conversation, dialogue, discussion
4 regarding the impacts in different community areas
5 and have an overall umbrella view of the region. So
6 I don't think this is happening.

7 So I kinda resent, you know, he coming
8 here and trying to impose the will on the commission
9 to change this and change that and put it into the
10 ordinance which the community that I represent don't
11 agree with it. That's all.

12 MEMBER PACOPAC: Thank you very much.
13 Questions?

14 MEMBER SODARO: Is there a member of staff
15 that can answer?

16 Just on your point, Mr. Oamilda, about
17 coming out to the community --

18 Again, I don't know, Kathy, maybe we can
19 defer this until Bob comes back. But can you
20 confirm that the department went to the Ewa
21 Neighborhood Board on October 13th and the
22 Makakilo/Kapolei/Honokai Hale Neighborhood Board on
23 the 26th and that they held a public information
24 meeting and review on November 1st?

25 MS. SOKUGAWA: That was last year?

1 MEMBER SODARO: Yes.

2 MS. SOKUGAWA: Yes.

3 MEMBER SODARO: All those meetings were
4 made?

5 MS. SOKUGAWA: Yes.

6 MEMBER SODARO: Thank you.

7 MR. OAMILDA: Can I respond to that?

8 MEMBER SODARO: Yes.

9 MR. OAMILDA: I think that maybe they had
10 a discussion, but I think the general consensus was
11 we're not going to take action on the review process
12 until the Oahu general plan is completed. So I
13 think this hinges, this development plan hinges on
14 the big umbrella Oahu general plan.

15 MEMBER PACOPAC: Daniel?

16 MEMBER YOUNG: Sir, you mentioned earlier
17 it's lacking government. Are you suggesting that it
18 becomes a separate county?

19 MR. OAMILDA: Well, I mean, if the
20 advantages are there. I mean, there's a lot of --
21 there's a lot of places that have, you know,
22 separate forms of government because they have the
23 base to create a separate form --

24 MEMBER YOUNG: Like the Hawaiian Islands,
25 Kauai, Maui, is that what --

1 MR. OAMILDA: Yeah. Because, you know,
2 what you're doing with the primary urban center,
3 which is Honolulu, and trying to create a secondary
4 urban center, there's no attempt to create a second
5 autonomous government. It's all one contiguous
6 metropolitan area with a lot of impacts, so if
7 you're going to create to have a sustainable, long
8 sustainable government entity, I think maybe it's
9 got to be broken up and not rely on coming back to
10 Honolulu anymore. Because that's not going to
11 relieve traffic, number one. That's not going to
12 create jobs, because jobs are always going to be in
13 Honolulu. There's nothing that would create jobs in
14 the secondary urban center. As you can tell,
15 they're only building bedroom communities.

16 MEMBER YOUNG: So your recommendation or
17 your thoughts are to create sort of like another
18 county?

19 MR. OAMILDA: I think maybe we should take
20 a look at it. I think it's more advisable than the
21 problems we get now. That's an alternative I see.

22 MEMBER YOUNG: Thank you.

23 MEMBER PACOPAC: Thank you very much.
24 Thank you, Kathy.

25 Next we have Michael K. Lee.

1 MR. LEE: Good afternoon, Chair and
2 members of the Honolulu Planning Commission. My
3 name is Michael Kumukauoha Lee. I'm a native
4 Hawaiian cultural practitioner, recognized in the
5 First Circuit Court in 2007, also as a cultural
6 descendant recognized by the State Historic
7 Preservation and Oahu Island Burial Council as of
8 April 14th, 2010. I'm also recognized as a Hawaiian
9 cultural expert from D. R. Horton's attorneys in the
10 Land Use Commission hearings 2012 for the Ho'opili
11 case.

12 I'm in opposition to a bill to amend the
13 Ewa Development Plan. What was stated by Mr.
14 Stanfield -- we won't get the Ewa we planned for,
15 and he mentioned specifically the criterion of
16 success of preservation of agricultural lands and
17 preservation of open spaces. This is an oxymoron,
18 because twenty years ago that's all there was,
19 agricultural land and open spaces, with no traffic.

20 This plan has actually -- is just a
21 nightmare. I was in First Circuit Court -- he
22 mentioned Haseko (Ewa), Inc., no problems with it.
23 I went to sue and went to First Circuit Court as the
24 cultural practitioner of Ewa for the limu medicine
25 and won. Their Papipi Road drainage was terrible.

1 What's the long-term cumulative effect of heavy
2 metals on Mr. Lee's Hawaiian cultural practice?
3 Article 12, section seven of the highest laws of the
4 land in the state, we will not obliterate or destroy
5 Hawaiian religious cultural practice for the benefit
6 of the Hawaiian people's health.

7 I also, in 2007, had standing in the
8 contested CDUP for Ho'opili, which is for Kaloi
9 Gulch, which was mentioned, which we prevailed in
10 2007 as the Hawaiian cultural practitioner with
11 Native Hawaiian Legal Corp as my representative.

12 I'm again going to be in a contested case
13 against Haseko, DHHL, West Hawaii, because they
14 don't want to set aside the proper amount of
15 drainage necessary because they want to use more of
16 the land. So they have to take the natural sand
17 berms down at the egress at Oneula, which will put
18 more pollutants directly into the ocean that will
19 destroy my Hawaiian cultural practice.

20 I'm a stakeholder. I have vested rights
21 under the constitution of the state, and this goes
22 directly against it. Me, as a recognized Hawaiian
23 cultural practitioner -- I'm also a cultural
24 descendant. I should have been, in the Ho'opili
25 case as well as all of this, notified.

1 So basically, this goes against Article
2 12, section seven. It's ill-conceived. Hawaiian
3 cultural practice and also my royal iwi, my family
4 that was recognized, seven sites in Haseko's
5 property by the Oahu Island Burial Council, April
6 14, 2007, for protection, eight to zip in closed
7 session -- my family is there. I put in for lineal
8 descendancy, there and also in Haleauau/Stryker.
9 The heiau has my seventh great-grandmother there.

10 So a lot of this has not been fully vetted
11 and I'm constantly in court. So please, my
12 recommendation is to oppose it. Thank you.

13 MEMBER PACOPAC: Thank you very much. Any
14 questions for Michael?

15 Hearing none, we have Keith Chun.

16 MR. CHUN: Good afternoon. Keith Chun,
17 from the Department of Land and Natural Resources.

18 We submitted written testimony and I
19 appreciate Mr. Stanfield's clarification on our
20 comments regarding the land use maps as conceptual.
21 I'll limit this to just one issue.

22 We own some parcels in East Kapolei
23 between H-1 and Farrington Highway, near North-South
24 Road. Currently, on the DPP maps it shows a symbol
25 for high school. I believe it was based on

1 preliminary discussions with DOE, but that was
2 several years ago and they have not come --
3 materialized into anything. For DOE to acquire
4 lands from us for a school site requires the
5 approval of the Board of Land and Natural Resources,
6 and no such approval has been given.

7 In fact, the board went the other way and
8 authorized the issuance of a request for proposal
9 for us to go solicit proposals from a private
10 potential lessee or developer. So that area is not
11 available for a high school.

12 I understand Mr. Stanfield's comment about
13 it being conceptual, but we would respectfully
14 request the symbol be removed to avoid any
15 misleading or misrepresentation.

16 MEMBER PACOPAC: Thank you. Any
17 questions?

18 MEMBER DAWSON: I have a question. Is
19 this like the right hand not knowing what the left
20 hand is doing?

21 MR. CHUN: Sometimes.

22 MEMBER PACOPAC: Most of the times.

23 MEMBER DAWSON: The planning department
24 doesn't seem to realize that they have one major
25 step that has to be taken in terms of approving land

1 that's going to schools, and the production of
2 schools, apparently, is a good part of the change
3 that is being proposed here. How is it that -- do
4 they normally -- does planning normally come to DLNR
5 and ask to be heard in terms of this type of
6 request?

7 MR. CHUN: Well, only through the public
8 review context. And in the public review draft
9 packet 2008, we had submitted comments but at that
10 time, you know, there was still preliminary
11 discussions about the possibility. It never went
12 further than at a staff level.

13 And since then, you know, we've been
14 moving forward and the board has recently decided to
15 move in a different direction and made it clear.

16 MEMBER SODARO: So would you need the
17 commission to make that a formal part of today's
18 motion perhaps --

19 MR. CHUN: We would request that it be.

20 MEMBER SODARO: -- or is that an edit that
21 can happen after?

22 MEMBER PACOPAC: Instead of school, what
23 would be on there?

24 MR. CHUN: Right now, our landlord has
25 authorized us to seek potential development

1 proposals for -- let me back it up. The board has
2 identified this to be an income-producing asset of
3 the state.

4 MEMBER PACOPAC: What is it zoned right
5 now?

6 MR. CHUN: Right now it is designated
7 urban under the state land use and AG-1 under the
8 county.

9 MEMBER PACOPAC: Urban and then AG-1.

10 MR. CHUN: Urban under the state land use
11 and AG-1 under the county zoning.

12 In other words, if anything were to come
13 in that would require rezoning or need to be --

14 MEMBER PACOPAC: Yeah, rezoning.

15 MEMBER HOLMA: Chair, may I ask a
16 question?

17 MEMBER PACOPAC: Sure.

18 MEMBER HOLMA: Mr. Chun, what's it
19 designated as under the '97 plan?

20 MR. CHUN: Right now under the '97, I
21 believe it's residential.

22 MEMBER HOLMA: So under this new revised
23 plan it's been -- a school symbol has been placed on
24 it?

25 MR. CHUN: Placed over it, correct.

1 I mean, ideally we wouldn't -- unfortunately, we're
2 at this late stage with recent developments. We
3 would prefer it to have been designated to allow
4 commercial uses on that site, but, you know, we
5 acknowledge that we're kind of late in the ballgame
6 for that. But at least step one would be we know
7 it's not going to be a school.

8 MEMBER PACOPAC: Mr. Stanfield, come up,
9 please. Do you have comments?

10 MR. STANFIELD: Thank you. As I said in
11 closing remarks with regard to concerns raised, that
12 the maps in the plan are conceptual and the purpose
13 for having a high school symbol on the map is simply
14 to recognize that the DOE has identified there's a
15 need for two more high schools in the East Kapolei
16 area within the next 20, 25 years, and the
17 particular locations where we unfortunately or
18 fortunately put down the symbols is not meant to say
19 that's where the high school is supposed to go.

20 I looked at the '97 plan, and there's a
21 high school symbol shown near where DHHL
22 headquarters are. It was not the intent to say that
23 the high school should be where DHHL put its
24 headquarters. It's simply saying that at that
25 point, in '97, DOE had identified the need for at

1 least one high school in the East Kapolei area.

2 So we would suggest to the commission and
3 to the Council that, you know, the symbol's location
4 on the urban land use and the public facilities map
5 is not meant to say that that's necessarily where
6 the high school is supposed to go and that the
7 choice of where that high school will eventually be
8 located will depend on the process between DOE and
9 other state agencies and the capital improvements
10 program that the state engages in for acquiring land
11 and building new schools. It won't -- they won't
12 look to the DP map to figure out where it has to be
13 or where it should be.

14 MEMBER PACOPAC: It's conceptual, but if
15 you know a school is not going to be there, why have
16 the symbol on that parcel?

17 MR. STANFIELD: I don't have any problem
18 if you say move it to the left an inch or move it to
19 the right an inch or up or down. So far as I'm
20 concerned, from DOE's standpoint, they're simply
21 saying given the development, the projected growth
22 for East Kapolei, there is a need for two high
23 schools, and that's what the map is conceptually
24 illustrating.

25 MEMBER PACOPAC: Thank you. Any other

1 questions? Thank you very much.

2 Councilman Tom Berg.

3 MR. BERG: Aloha. I've been engaged with
4 this since 2000, when they wanted to, in the Ewa
5 community, have a three-year review because of the
6 influx of development coming in. Then it was
7 determined that five years for the vision was
8 necessary. But since such time, there's been so
9 many changes where there hasn't been an engagement
10 back at the level for there to be a recommendation
11 by the neighborhood board --

12 You heard earlier that there was a
13 presentation made. But there was shenanigans going
14 on. Kapolei Neighborhood Board wouldn't let the
15 community take a vote. Ewa Neighborhood Board
16 wouldn't let the community take a vote. And that's
17 what happened. So there's no motion from the board
18 to say, We want X, Y, Z. That's the problem and
19 that's why the Kapolei, Mililani and Ewa board have
20 passed a motion cease and desist on Ewa Development
21 Plan, please.

22 Do the Oahu general plan first, for the
23 following reasons: Folks don't know it, but on the
24 Ewa Plain you'll be drinking desalinated water, like
25 it or not, because that's what the so-called growth

1 is going to do to us. That hasn't been taken into
2 account. The Honouliuli Wastewater Treatment Plant
3 was to do 60 acres in Kalaeloa for the expansion to
4 meet that growth. They balked. They decided to
5 take 48 acres that was going to be an industrial
6 site for jobs, so that land swap kind of threw a cog
7 in the wheel, as well.

8 But more importantly is this misconception
9 of urban sprawl. You heard a testifier, Mr. Lee,
10 say the same thing that I'd like to say. If we're
11 going to develop on the most prime, fertile farm
12 lands with water availability that's in production
13 -- that's why the Oahu general plan is flawed. It
14 really is.

15 And the Council passed unanimously
16 Resolution 12-23 for the following: Important ag
17 lands, mapping important ag lands. It omitted an
18 urban growth boundary. The Council finally got it
19 together and said, If we want important ag land and
20 to find out where it is, we should be blind to any
21 urban growth boundary. That's the premise and
22 that's what they did do. So when that mapping comes
23 out, we should wait for the mapping to come out
24 before the development plan moves forward.

25 I could go on and on about other issues

1 that are going on. House Bill 27-0-3 almost made it
2 and passed, almost, but that was Representative
3 Chris Lee, and what that bill was supposed to do was
4 to take the sustainability. You heard Governor
5 Lingle on energy say by X, Y, Z year we're going to
6 be weaning ourselves from oil and what have you.
7 Well, she gave a timeline. Well, that's what this
8 bill was. If we're going to have food stuff and be
9 able to feed ourselves and sustain ourselves, let's
10 have a benchmark. And the only way you'll have a
11 benchmark to know true sustainability is to know
12 where those plans of important ag land -- where
13 they're mapped, what's in production.

14 So it seems to me the rush to do the Ewa
15 Development Plan, members, Commissioners, is going
16 to, again, preempt and provide for something that --
17 there's a movement. There's a movement to review
18 this. There's a movement to say wait a minute.

19 Because again, when I say urban sprawl --
20 if I could just finish with the concept, urban
21 sprawl -- if the rail were not built at all, there
22 won't be one inch of open space created anywhere
23 else, vice versa. It's a misnomer. It's an
24 untruthful statement. You've got Laie, Haleiwa, Koa
25 Ridge, Mililani development, the purple spot in

1 Waianae. Rail or no rail -- if Ho'opili, there were
2 no transit stations in Ho'opili, there's going to be
3 the same amount of open space, with or without
4 Ho'opili. So we're talking about urban sprawl, and
5 what is this Ewa Development Plan going to do to
6 contain it and keep the country country?

7 That is not fair, to have people testify
8 before the Council that this rail is going to
9 protect open spaces, rail is going to keep the
10 country country because you're going to stop
11 development everywhere else -- that is just not
12 true, because again, if the rail doesn't happen,
13 does Turtle Bay still happen? There's still
14 development going to go on, with or without the
15 rail. That's the fact.

16 So I just wanted to share with you,
17 please, let's wait for the Oahu general plan to
18 formulate this puzzle first, instead of a microcosm
19 here and there and then it gets kittywampus. Again,
20 I don't want to be drinking desalinated water.
21 Thank you.

22 MEMBER PACOPAC: Thank you very much. Any
23 questions?

24 Evelyn Souza, again.

25 MS. SOUZA: Again, sorry. I must have

1 missed some of the steps. I hope I'm not redundant.
2 But getting back to the fact that I've lived in the
3 area for over four decades and I've seen it when it
4 was all cane field and I've seen what it's become --
5 and is it bad? Not all of it. Not at all.

6 But I think, Ms. Dawson, you brought up a
7 very good point about transporting the people. This
8 is the Second City. Why are we always going from
9 west to east? Why is the rail starting in the west
10 and not in the east to transport populations back
11 this way? Schuler is doing the Ho'opili. They're
12 mantra is live, work and play. Very, very good.
13 But that's not what's happening. Everybody is going
14 from west to east. Therefore, the big problem.

15 I've often wondered if we're supposed to
16 be Second City, then why don't we look like one?
17 Dr. Dudley brought that up. We don't look like a
18 Second City. We look like a vast expanse of empty
19 land.

20 Now, is Ho'opili bad? Not when it was --
21 the first conceptual thing that they brought to this
22 community, I said, you know what, everything you see
23 in Second City is built on ag land, so why not
24 Ho'opili. The "why not" is you're going to put
25 Mililani and Hawaii Kai in one piece of property

1 that is now producing a vast amount of our food.

2 That's one.

3 We have sustainability about our sewer,
4 our water. It's going to be taxed to its capacity,
5 so therefore, maybe a moratorium should be there.

6 Do I begrudge the construction company?
7 Absolutely not. I have sons that are dependent upon
8 that trade. But we have to think of practicality.

9 I'll tell you another thing. They talked
10 about the schools. That has always been a problem
11 in our neck of the woods, because the State has this
12 misconception for every house that's built you're
13 going to have 1.25 or 1.5 children. I don't know
14 who has a quarter of a kid or half a kid. But if
15 you're putting in 13,000 homes and you were to put
16 in one and a half -- I did the math -- 19,500 kids
17 in the Ho'opili project. Not picking on them. Just
18 using them as an example. And three high school --
19 three schools are being proposed. Those schools
20 theoretically will have 6,500 students. It doesn't
21 work. It's just not there, and that's why we never
22 have enough schools. That's why we're congested.
23 That's why there ought to be something about a
24 development plan that we set in place before we
25 start building.

1 Because now we're reacting to these things
2 that are already there. It's ludicrous. We need to
3 stop, back it up a bit, pump the brakes and become
4 real before we just annihilate everything. How can
5 we possibly have a better quality of life if we're
6 going to kill ourselves with congestion, pollution
7 and not being able to sustain ourselves? Thank you.

8 MEMBER PACOPAC: Thank you. Questions,
9 anyone?

10 John Bond.

11 MR. BOND: I'm John Bond and I'm primarily
12 with Save Ewa Field.

13 I really appreciate Bob putting the Ewa
14 airfield in this plan. There's still a lot to be
15 done there. It's not a given that it's going to be
16 preserved, because there's still a lot of
17 development interest against it.

18 My biggest concern is the HCDA and
19 so-called transitory development plans and things
20 like Bill 755 that I'm sure they're going to come
21 back and run that one through again. To me, they
22 seem like they're just going to do their own agenda
23 anyway and it's not going to -- this plan is not
24 going to even apply, because it seems like they plan
25 to do -- exempt everything, so I'm not -- I don't

1 feel like the historic or cultural sites are going
2 to get the protection that they deserve, because
3 it's just not -- it just seems like there's too much
4 of a development agenda here.

5 And then -- I'm kind of rambling here, but
6 because I live in the area by Ewa Village, I already
7 see Ewa Village being hacked up as a community, and
8 whereas 10, 15 years ago it was all supposed to have
9 been put on the National Historic Register, and
10 today the manager's mansion is just barely
11 maintained. A lot of the land behind it that was
12 supposed be part of the larger historic area has
13 been sold off. Verona Village, which is supposed to
14 be on the National Historic Register, has been
15 apparently traded to DHHL, and those people are
16 being basically slowly pushed off the land.

17 So this great plantation community which,
18 again, 10, 15 years ago, as I said, was one of the
19 greatest examples of historic plantation in the
20 world, it was in pristine condition -- you could
21 talk to many, many Ewa Villagers who over the years
22 have come back and said it's so pathetic to see how
23 badly it looks today. They've recently been trying
24 to apparently close down the post office.

25 I just think that there's no plan here

1 that's really protecting historic assets of the
2 area, which are really significant.

3 In addition, the Hawaiian Railway Society
4 is under pressure now to -- they're trying to
5 actually move them out of their location because
6 they want to run this major highway right through
7 there and connect it to Roosevelt Avenue, which is
8 really not at all necessary.

9 There's just this whole pushing
10 development agenda which totally ignores the
11 historic sites out there that are really valuable,
12 that are attractions that really would be the kind
13 of things that tourists would want to come and see.
14 And on the mainland and in Europe and everything,
15 these things are developed into major attractions
16 that employ people and, you know, are assets. I
17 just feel like everything is being chopped up.
18 They're saying that they're going to protect it, but
19 they don't. They don't do anything.

20 So I just really don't believe that -- all
21 respect to Bob, but these plans are just not adhered
22 to. They're just going to chop it up with holes and
23 transitory development, going to do their own thing
24 and HCDA does their own thing. HCDA is not at all
25 transparent, what they do. So I just don't have any

1 big faith in where this is going myself. Based on
2 what I can see, it hasn't been happening, so --
3 thank you very much.

4 MEMBER PACOPAC: Thank you. Questions?
5 Dr. Kioni Dudley.

6 MR. DUDLEY: Thank you, again.

7 Commissioners, I think that we need to realize that
8 what's happening -- why are we here today, you know?
9 It's because this thing is being pushed through.
10 Why is it being pushed through? That's the darn
11 question, you know.

12 We just heard that there were all kinds of
13 workshops that were carried on in our area. You
14 know, it's true from May to July there were smart
15 growth workshops. I don't think that was the Ewa
16 Development Plan. That was the smart growth
17 workshop. Okay? The East Kapolei workshop -- the
18 East Kapolei working group, that's not the East
19 Kapolei working group. That's the Ho'opili task
20 force. For God's sake -- excuse my French -- what
21 are we talking about here? We've not come out to
22 the community and given this plan to the community.
23 We've gone to the developers' people and the unions
24 and given it to them, and that's who's pushing this
25 through. That's why it's here today. This

1 administration needs this plan pushed through, just
2 like they did with the purple spot thing with the
3 other development plan, with the Laie people, you
4 know, push the plan through, push the plan through.

5 The people finally are rising up and
6 saying, No, the answer is no. Okay? The Kapolei
7 Neighborhood Board said no. We gave you a
8 resolution. We do not want any work done on this
9 until we're finished with the Oahu general plan.
10 The Mililani Neighborhood Board sent you a
11 resolution. They do not want to see their plan or
12 our plan worked on until the Oahu general plan is
13 done. The Ewa Neighborhood Board sent you something
14 saying, We don't want it. Okay? We don't want it.

15 Who wants it? The mayor, the mayor's
16 administration and the unions and the developers.

17 Let's get it straight. We've got major,
18 major problems in our area. Let's talk about
19 traffic for just one minute. We have the worst
20 traffic in the United States. I mean, we're the
21 guys who are in traffic. We're the ones and we hate
22 it. We hate it. Okay. Now, what are we doing with
23 this traffic?

24 Here we've got in the Ewa Development Plan
25 34,000 houses already zoned, already fully entitled

1 and ready to build and we're adding -- they want to
2 add 12,000 more houses from Ho'opili on top of this,
3 you know, and we've got 12,000 houses more up in
4 Waiawa. In the central plan we've got another --
5 there's 3,500 houses in Launani, the valley, and
6 Waikele and Royal Kunia. All together, we have
7 50,305 houses already zoned, already ready to build
8 in our area. That's on top of the worst traffic in
9 the United States. I mean, you know, what are you
10 giving us?

11 They're trying to push this thing through
12 without community involvement. Can I speak on for
13 another couple minutes?

14 MEMBER PACOPAC: Please finalize. I'll
15 let you speak at the end again if you want.

16 MR. DUDLEY: Thank you very much. Well,
17 let me then just wrap this one up and I'd be
18 delighted to come back at the end.

19 MEMBER PACOPAC: I'll give you three more
20 minutes at the end.

21 MR. DUDLEY: Okay. Let me say that we do
22 have the worst traffic, also, planned. Once we get
23 the Ho'opili project done, we're going to have level
24 of service F on our freeway. Now, this is taken out
25 of the Ho'opili EIS. And here what we have is

1 Makakilo Drive today. We have A traffic, free-
2 flowing traffic. In 2030, with all these 34,000
3 houses, we're going to have level E. That's the
4 worst we have right now. And in 2030, with Ho'opili
5 and with the rail, we're going to have level E.
6 That's seven miles before the merge out there.
7 Okay? That's the worst traffic we have now.

8 When we head down Kunia Road, by 2030,
9 with the rail, we're going to have F. That's
10 standstill. By the time it comes to Waikele, we're
11 going to have F. That's standstill. When you get
12 to the interchange, we're going to have F. That's
13 standstill.

14 Going the other way, it's terrible before
15 you get to the merge. Once you get to the merge, we
16 run into F, and then we run into D at Waikele
17 because they have an extra lane in there. When you
18 get out to Kunia Road, it's F. Seven miles all the
19 way out it's F. Now, this is Makakilo Drive, level
20 of service F.

21 What about the Waianae coast people? How
22 much time are we taking out of their day? How much
23 change are we making to their lives? They never see
24 their kids grow up. We never see our kids grow up.
25 We don't have time to participate in the community.

1 We don't have time to go to ball games. We don't
2 have time for leisure. We're on the road, and we
3 don't want to be on the road, and we need your help.

4 Now, give us a chance to delay this crazy
5 plan until the people get a chance to talk. Thank
6 you very much.

7 MEMBER PACOPAC: Do you have anything
8 else? I might as well let you finish. Now can we
9 finalize?

10 MR. DUDLEY: Sir, I'd like to talk to you
11 about water. I'd like to talk to you about tourism.
12 I'd like to talk to you about --

13 MEMBER PACOPAC: If you can finalize it in
14 one minute --

15 MR. DUDLEY: -- farmlands. Let me come
16 back for three minutes at the end. Thank you.
17 Any questions?

18 MEMBER PACOPAC: Any questions? No.
19 Thank you.

20 Keith Kurahashi?

21 MR. KURAHASHI: Thank you. Good
22 afternoon, Chair Pacopac, members of the planning
23 commission. My name is Keith Kurahashi and I'm a
24 private planning and zoning consultant with Kusao
25 and Kurahashi. Just for some background, I used to

1 work for the City. I worked for the City from 1977
2 to 1992.

3 From 1982 until 1990, I worked in the
4 Department of General Planning and that -- our
5 branch and that department were responsible for the
6 development plans at the time. We used to do annual
7 reviews of the development plans, and again, the
8 whole concept that drove the development plans was
9 the general plan.

10 The general plan was adopted in 1977. And
11 just for background, when that general plan was
12 adopted, they looked at the different parts of the
13 island and they said, Where can we handle this
14 growth. They looked at the Koolaupoko area, Kaneohe
15 and Kailua area. They looked at Hawaii Kai and they
16 looked at the Ewa Plains and central Oahu, and at
17 that time the decision was made and was supported by
18 the State and the City that growth was going to be
19 provided in the Ewa Plains, and the basis for that,
20 I believe, was because the land was basically flat
21 and level, was fairly easy to develop, and they had
22 enough land to handle the growth that needed to be
23 handled for the City.

24 The general plan, one of the key things in
25 the general plan was the population direction. What

1 it does is it establishes how much growth or what
2 population in each of the different development
3 plans is going to happen, and it's based on the
4 projections from the State on where the population
5 is going to be in the next 20, 25, 30 years.

6 So we were going to try to divert that
7 population to one of the other districts. It's
8 something like providing the infrastructure for the
9 population and everything else. And for the past 35
10 years, all that infrastructure has been pushed
11 toward the Ewa Plain. We have the Honouliuli
12 Wastewater Treatment Plant that has been upgraded
13 before and they've planned for further upgrades.
14 They've planned again for development in the Ewa
15 Plain and that's where the population and the
16 infrastructure was placed.

17 That being said, I've looked over the Ewa
18 Development Plan. I think it's a great plan.
19 Surprisingly, there's not that much new development
20 being proposed, I believe. I think most of the land
21 use is already there. If you deny this plan and let
22 it continue the way it is, the infrastructure and I
23 think the growth for the Ewa Plain is still on the
24 development plan, the existing development plan.

25 However, there's a lot of good concepts in

1 this development plan that are encouraging new types
2 of ideas, like historic preservation for certain
3 areas. Some of it is pushing for additional park
4 lands, additional shoreline areas for the community
5 to have. So all in all, this is a great plan, the
6 Ewa Development Plan.

7 And another point I just wanted to bring
8 up quickly is that when you look at the population
9 growth, population percentages, the primary urban
10 center is supposed to have 46 percent, according to
11 the general plan. A secondary urban center in a
12 major growth area in Ewa is directed to have about
13 13 percent. I think for Central Oahu they
14 recognized that there was a lot of growth there
15 already and they were projected to have 17 percent.
16 Koolaupoko, 11.5 percent. So when you look at the
17 percentage of population that they have moving into
18 the Ewa area, it wasn't that great, when you think
19 about it. They're third in line, Koolaupoko,
20 Kailua/Kaneohe is very close, what they're proposing
21 to have.

22 So again, this is 35 years of planning,
23 and this is, again, where growth was determined that
24 it should go by the City and the State, and for the
25 past 35 years, infrastructure, everything else,

1 everything has been pushed towards that type of
2 development in Ewa.

3 I'll be happy to answer any questions. I
4 notice my time is up.

5 MEMBER PACOPAC: Thank you. Questions?
6 Okay. None. Thank you.

7 Randy Fujii.

8 UNIDENTIFIED SPEAKER: He had to leave.

9 MEMBER PACOPAC: Lloyd Haruguchi.

10 UNIDENTIFIED SPEAKER: He had to leave.

11 MEMBER PACOPAC: All right. Doc, you're
12 back up.

13 MR. DUDLEY: You have one more before me.

14 MEMBER PACOPAC: Oh, yeah? Anyone else
15 want to testify?

16 Can I have your name, please, when you
17 come up?

18 MS. LACUESTA: Hi. Good afternoon. My
19 name is Celeste Lacuesta.

20 MEMBER DAWSON: Excuse me. I didn't hear
21 your name.

22 MS. LACUESTA: Celeste. I'm a member of
23 the Ewa Beach Neighborhood Board.

24 This particular -- the Ewa Development
25 Plan was introduced to us by Bob, and at that time,

1 when it was introduced to us, I believe that they
2 wanted an answer right away, which we did not -- you
3 know, we wanted to get more -- we wanted to look
4 over it and make sure everything was up to par. We
5 also had a special meeting with Bob and we gave him
6 a lot of things that was wrong with the plan.

7 Now, number one was the flooding. We had
8 a lot of flooding in Ewa Beach and it's from
9 Honouliuli Stream. Now, with this particular
10 stream, an elderly lady almost lost her life in this
11 stream. You know, it was so bad that the river went
12 about 12 to 14 feet high. So we wanted to cover
13 that, and that's also in this Ewa Development Plan.

14 Now, also, when we went to research on
15 this particular stream, if you go up, on Ho'opili,
16 across the street, now, in that particular area, the
17 way the Board of Water Supply had done their
18 tunneling, they had altered the stream. So that's
19 the reason why, when they did that, the velocity of
20 water that came down from the mountain into that
21 area and went into the residences. You know, that
22 is very dangerous, and we also brought that up to
23 him, which we wanted someone to do something about
24 it, because this particular Ewa Development Plan
25 will cost some lives if things are not straightened

1 out.

2 Now, another thing, too -- there was a
3 school that they want to build in Ho'opili. Now,
4 the school is at the corner of the freeway and
5 Ho'opili. Right at that corner has a traffic light
6 before we enter onto the freeway. In order for them
7 to put a school there, they're going to have to put
8 another traffic light, a crosswalk and everything
9 else, so we're going to have a traffic light not
10 even 20, 25 -- maybe about 30 feet from both traffic
11 lights, which we told him we don't want a school in
12 that particular area.

13 Another thing, the sewer -- our sewer has
14 never -- hardly ever, ever been upgraded. About
15 maybe eight years ago they apparently had given
16 Honouliuli Wastewater Treatment -- to do something
17 -- I guess it was about like 90, \$95,000 to do
18 something about the smell. The smell is still
19 there. Where that \$95,000 went, nobody knows. No
20 one knows. But the smell has never disappeared.

21 Another thing, too, you know, electricity
22 -- I mean, every time when something goes wrong,
23 there's a glitch in Ewa Beach. How can we have more
24 homes built in our area when they don't even upgrade
25 the power plant, so -- and also the water.

1 You know, basically, the bottom line is we
2 need to look into this thing very carefully, and I'm
3 -- you know, a lot of people said, Well, we don't
4 live in the area so we didn't know the area. But if
5 you guys don't live the area, you know, I understand
6 you guys don't know the area, so you guys may just
7 pass something because it looks good. But people
8 who live in the area, it's not good for them,
9 because there's a lot of questions. And we don't
10 want to say shoulda, woulda, coulda and something
11 happened and it's too late. So please take a look
12 at this very, very carefully. And we need to review
13 it again and try not to take another ten years,
14 because the last time we see it was maybe 12 years
15 ago. Thank you.

16 MEMBER PACOPAC: Thank you so much. Any
17 questions? None.

18 Okay, Doc. Hold on. We've got someone
19 else here. Anyone else?

20 MS. TAM: Hello. My name the Sharene
21 Saito Tam from Haseko.

22 I submitted written testimony. What it
23 basically asks for is to allow the development of a
24 lagoon as a development option without removing the
25 possibility of someone doing a marina in the future,

1 when it makes economic sense for them.

2 I'm available to answer any questions you
3 might have. I know it's been a long afternoon.

4 MEMBER PACOPAC: I think Bob had clarified
5 that they got you guys' testimony.

6 MEMBER SODARO: I have a question. There
7 were a number of support letters that came in
8 regarding what you just mentioned, but it implies
9 that there's public use. They were from a number of
10 canoe paddlers.

11 MS. TAM: Yes.

12 MEMBER SODARO: I understand it's still
13 conceptual and you have -- you're still asking for
14 the marina, but it may become a lagoon, the option.

15 MS. TAM: Haseko decided it doesn't make
16 sense for us to pursue a marina right now. As you
17 heard from Mr. Lee earlier, he continues to file
18 legal challenges to us. Our development has
19 progressed to the point where we had to decide
20 what's going to happen there. We didn't want to
21 face the possibility of having to shut down and
22 people not being able to work because the marina
23 can't move forward while we deal with the ongoing
24 legal challenges.

25 We needed to find something that we could

1 do now that would still provide residents with the
2 type of recreational waterfront amenities that we've
3 always envisioned for our project. When the idea to
4 do a lagoon came up and we realized we could do this
5 now, in a very short period of time, it seemed to be
6 something that sounded like a great idea. We
7 started talking to potential resort operators and
8 other commercial operators to find out if it was
9 something they were interested in and found that
10 they were actually more interested in the lagoon
11 than they were in the marina.

12 In terms of the public access, it's
13 something we've always committed to providing with
14 our project, and the first thing that we do want to
15 do is actually provide a protected swimming area for
16 the general public to come and use. That's the
17 first thing that would go in, before a resort and
18 commercial stuff, and we hope that that would help
19 to energize both Oneula Beach Park, which is to the
20 east of our project, as well as White Plains, to the
21 west.

22 We've got a continuous shoreline where
23 people can come. They can enjoy those parks. If
24 they want to walk along and come in and frequent the
25 future shops that will be there, eat at the

1 restaurant, have a Mai Tai overlooking the water,
2 they'd be able to do that. We just think having
3 more people come is a better idea.

4 MEMBER SODARO: So given the two dozen
5 paddler letters that were submitted, has the --

6 MS. TAM: We haven't made any of the
7 improvements yet. We have to go through and do our
8 entitlements. I can tell you the canoe clubs have
9 been asking if they can practice in the lagoon now.
10 They had issues being able to safely launch because
11 the water is so rough, and we are looking to see how
12 that can be accommodated now. The different canoe
13 clubs have come out to see what kind of activities
14 they could do, because it's there already.

15 The things that they've talked to us about
16 are probably more keiki regatta type things, just
17 because of the distance involved. They think that
18 would be a more appropriate fit. But it is
19 something that we definitely want to encourage. We
20 want the canoers and the kayakers and the stand-up
21 paddle boarders and all those folks to come out.

22 MEMBER SODARO: Thank you.

23 MEMBER PACOPAC: Thank you. Anymore
24 questions? Thank you very much.

25 Is there anyone from --

1 MEMBER SODARO: UH West Oahu.

2 MEMBER PACOPAC: Anyone from UH West Oahu?

3 Can you wait?

4 MEMBER SODARO: Thanks.

5 MEMBER PACOPAC: Doc, you're back on.

6 MR. DUDLEY: I'll try to wrap this up. A
7 lot of our problem is -- you know, this rushing
8 through, what is it all about? We are saying, you
9 know, if Ben is elected, it changes anything. Why
10 are we shoving this thing through right now, when in
11 August we might have an entirely different set of
12 rules?

13 Right now we've got a rail that goes out
14 and ends in nowhere. It doesn't go three miles
15 further to the Second City. It's out in the middle
16 of nowhere. We've got a rail that is going to have
17 30,000 riders from our area. We've got 1,900 stalls
18 for them to park in. That means 28,000 people are
19 going to get on the bus and go to the rail and then
20 get on the rail and then get on the bus and go to
21 work? I don't think it's going to happen.

22 A lot of this stuff is really going to
23 change if our administration changes, and we're
24 saying it's just not the right time. Don't push
25 this thing on now. Give us a chance. Give us a

1 chance to see what happens. Give us a chance to see
2 some of the changes that we really need to have made
3 there.

4 Let me just say one thing about the
5 traffic. What the problem with the traffic is is
6 the H-1/H-2 merge. It can't be widened. So what
7 their solution is right now is put another lane up
8 to and stopping at the H-1/H-2 merge. This is total
9 insanity and they were laughed out of town. But
10 that's what the DOT is saying, we're going to put
11 another lane. Well, as the head professor for
12 traffic engineering at UH even said, What you've got
13 there is a three-lane choker. You can put ten lanes
14 in the upstream, but when it comes to the choker,
15 you're dead, you've got the same problem, but a
16 worse problem.

17 So you see what our problem is. I mean,
18 this is the way the plan is made right now, and
19 there's no solution for us, the people out there who
20 are really suffering. So we're just asking, you
21 know, let's give it a break. Let's take some time.
22 Let's see what happens and let's see then if we
23 can't re-discuss the plan.

24 What about agriculture? Just for one
25 second let me say something -- no. Tourism is even

1 more important. Water is more important. But let's
2 talk about tourism for a minute. If we just build
3 and build and build out there, we're going to kill
4 the golden goose. You know, it's time that we begin
5 to say, Hey, we've gotta start rationing water
6 meters, you know, we've got to get a different
7 mindset here, because we're about to cover over the
8 entire island, and we just can't afford to do that.

9 People come to see beauty. They come to
10 see open spaces. They don't come to see a bunch of
11 houses, and what we've got now is this thousands
12 upon thousands -- we're going to have hundreds -- a
13 couple hundred thousand houses out there, no Second
14 City, just bedroom communities, and we're suffering
15 and we don't need it. Thank you.

16 MEMBER PACOPAC: Thank you very much. Any
17 questions? Thank you very much.

18 MS. KIYOSAKI: Good afternoon, Chair
19 Pacopac and members of the commission. My name is
20 Donna Kiyosaki and I'm the vice chancellor for
21 administration for the University of Hawaii West
22 Oahu. I'd be glad to answer any questions. We are
23 in support of passage of the Ewa Development Plan.

24 MEMBER SODARO: In the written testimony
25 you made similar requests, as well, so since we had

1 prior discussion about the DLNR's concern about
2 symbols on their land, could you clarify if you need
3 a specific amendment to address the UH symbol being
4 placed back on the public facilities map?

5 MS. KIYOSAKI: I believe that our highest
6 priority was to make sure the symbol was back on the
7 mauka property, and I believe it is, so we're fine
8 with that. And hearing again Mr. Stanfield
9 reiterate that it's really conceptual, because we
10 did have some concerns about some of the roadway
11 realignments, et cetera, but since it is truly
12 conceptual, we're fine with that.

13 MEMBER SODARO: Thanks.

14 MR. STANFIELD: I'll just clarify. We're
15 proposing that Council -- now that Council has
16 control of the documents -- it was a typo that we
17 didn't get it on the mauka side, and we don't have
18 any problem moving it on the makai side.

19 MEMBER PACOPAC: Okay.

20 MEMBER SODARO: Thanks.

21 MEMBER PACOPAC: Thank you.

22 MS. KIYOSAKI: Thank you.

23 MEMBER PACOPAC: Anyone else needs to
24 testify? None. Can I get a motion -- hold on.

25 There's one.

1 MR. PALMERO: Aloha, everybody. My name
2 is Keith Palmero, native Hawaiian, born and raised
3 in Ewa Beach.

4 I'm here to ask for you folks to support
5 Haseko's decision to build a lagoon. This lagoon
6 plans to protect the shoreline that I grew up
7 fishing and surfing at, and I believe it will be a
8 great place for families like mine to come and spend
9 the day. I believe I can teach my youngest
10 daughter, Kelia, to learn how to swim in the
11 protected swimming areas and also teach my son and
12 my other daughter how to fish at the same spots that
13 my dad took me to. And I'd just ask for the support
14 for the lagoon.

15 MEMBER PACOPAC: Thank you. Any
16 questions?

17 MR. PALMERO: And I also have another
18 letter that -- if you want, I'll leave it.
19 It's from my friend. He couldn't make it. Who do I
20 leave it with?

21 MEMBER PACOPAC: You can submit it for
22 testimony. Thank you.

23 MR. PALMERO: Thank you.

24 MEMBER PACOPAC: Okay. Anyone else again?

25 MR. OAMILDA: Jimmy, can I approach and

1 talk about a minute?

2 MEMBER PACOPAC: I'll give you a minute.

3 MR. OAMILDA: Maybe a minute or so.

4 MEMBER PACOPAC: Or so?

5 MR. OAMILDA: Thank you again, members of
6 the commission and Jimmy for your accommodation.

7 I just want to reiterate maybe a couple of
8 points as we look at the whole region. And to me, I
9 think there's two players in this besides the
10 planning, the regional planning in all of this.
11 It's, number one, the Ewa Development Plan by the
12 City. The other one is HCDA, the Kalaeloa master
13 plan, which is a function of the State, the
14 legislature. So there's no really coordination
15 between the two. I think we're going to run into
16 problems if we cannot -- the City, for one, cannot
17 coordinate with the activities that go on in
18 Kalaeloa.

19 Kalaeloa is 3,600 acres of the old
20 government land and now HCDA want to parse it out to
21 the first bidder. They have no realistic plan on
22 how that 3,600 acres is going to be divvied up.
23 Okay? If you are a developer that wants to develop
24 in Kalaeloa, you would approach HCDA and say, I want
25 to develop here, and they'll leave it up to you and

1 say, What do you want to develop. Oh, I want to
2 develop by the beach. Okay. Fine. There's no
3 realistic plan on how they're going to do it. They
4 don't take into consideration as they go outside
5 their property that they would impact the Ewa region
6 itself.

7 So there's a confusion here as to how we
8 see planning in the area. I think that the whole
9 region, from Kalaeloa -- from Honokai Hale all the
10 way to Waipahu needs an overall plan, and we
11 haven't. We haven't. That's why you see all this
12 confusion with the City and with HCDA on planning.

13 The other thing, too, is we were confused
14 -- I was confused, and I guess you were confused,
15 too. When the lady from the film studio came up,
16 she was opposed to whatever the amendment was, and
17 we were opposed. So there was a conflict there.
18 And I think the real conflict is that the way the
19 City divvies up permits to build, I think, gotta be
20 revised, because there's no process as you forward
21 -- you know, as you notice by the film studio.

22 The process is -- for the City is you go
23 to the City. They say, Well, okay, you follow this
24 checklist right here, check it out, check it out, go
25 to the community and come back and we'll approve

1 that. That should be amended, because once you go
2 through the list, your plan is already done. It's
3 already been pre-approved. So that process gotta be
4 kind of amended or revised or a different process to
5 come up with.

6 That's why you see a lot of developers,
7 they go before the Planning Commission. It's a done
8 deal. And then the community wonders what the
9 heaven went on. What the heaven -- how come they
10 got all their permits? Because the City will tell
11 you, you know, they went through the whole process
12 already. No, they haven't. The process is you come
13 to the community and then you go back and say we had
14 all these -- I checked all this off and now
15 everything is okay so we want our permits.

16 It should be quite the opposite, that you
17 would get the permits after you have gone through
18 all this process, the whole checklist. And that's
19 not the way it is now. That's why there's a lot of
20 confusion between the community, developers and the
21 City. There's a whole bunch of confusion, as you
22 can witness by the film lady.

23 MEMBER PACOPAC: Glenn, can you finalize?

24 MR. OAMILDA: Okay. Again, I just want to
25 say that we need planning, more planning, and I

1 think the Ewa -- I mean, the Oahu general plan will
2 come up with a more realistic plan on how it should
3 be implemented on the community level, the Ewa
4 Development Plan level. So that's the process. I
5 would recommend it be done that way, that we get to
6 the Oahu development plan and then come to the Ewa
7 Development Plan, so we can realistic know where we
8 stand on that higher document than the Ewa
9 Development Plan. Thank you.

10 MEMBER PACOPAC: Thank you. Any
11 questions? None. Thank you very much. I'm going
12 to have to finish up. I'm sorry. If not, we'll
13 never get out of here.

14 Can I get a motion to close the hearing,
15 please?

16 MEMBER YOUNG: Move to close.

17 MEMBER TOLENTINO: Second.

18 MEMBER DAWSON: Close the public hearing?

19 MEMBER PACOPAC: Close the testimony from
20 the public.

21 MEMBER DAWSON: This is a tough one. I'm
22 not sure we have enough time to come up with --

23 MEMBER PACOPAC: We need a motion first
24 before we discuss it.

25 MEMBER HOLMA: I think we have to vote on

1 the motion to close the public hearing first.

2 MEMBER DAWSON: What was that, Karin?

3 MEMBER HOLMA: I think we have to vote on
4 that first motion, to close --

5 MEMBER PACOPAC: The motion was to close
6 the public hearing. All those in favor --

7 (Unanimous aye.)

8 MEMBER PACOPAC: I need a motion --

9 MEMBER DAWSON: I would like to make a
10 motion that we defer the approval of any amendment
11 on the Ewa plan. There are many, many reasons, but
12 perhaps if I could just stop right there and say
13 that we defer action on that at this point in time
14 and send it back to planning and the community.

15 MEMBER PACOPAC: I don't think we can send
16 it back. I don't think that's the process. We can
17 defer our decision. I don't think we can send it
18 back.

19 MR. WONG: You can approve, approve with
20 conditions, if appropriate, or deny.

21 MEMBER DAWSON: Approve or disapprove with
22 conditions?

23 MR. WONG: Approve, approve with
24 conditions, or deny.

25 MEMBER DAWSON: I will amend my motion.

1 My motion will be that we deny the bill to amend.

2 Isn't that what's before us, Winston?

3 MR. WONG: Correct.

4 MEMBER PACOPAC: Correct.

5 MEMBER DAWSON: There's too much that we
6 have to --

7 MEMBER PACOPAC: We have a motion. Do we
8 have a second?

9 MEMBER YOUNG: Second.

10 MEMBER PACOPAC: Discussion?

11 MEMBER SODARO: My preference would be for
12 us to defer our decision so that we could have a
13 more in-depth discussion.

14 MEMBER PACOPAC: Well, she's --

15 MEMBER SODARO: I'm just prefacing why I
16 won't support the motion on the table; because my
17 preference would be for us to have further
18 discussion amongst ourselves to see if we could come
19 up with approvals with conditions, versus coming out
20 of the gate to the line. So for those reasons, I
21 won't support the motion on the table, but I want my
22 members to know why.

23 MEMBER DAWSON: Are we up for discussion?

24 MEMBER PACOPAC: We're in discussion right
25 now.

1 MEMBER DAWSON: I'm finding it very
2 difficult to -- I'm finding it very difficult in
3 this discussion to try and summarize all of the
4 difficulties that have been put before us. Among
5 other things, the amendment of the plan, of the Ewa
6 Development Plan, is way premature to other
7 considerations that we need and discussions that
8 need to go on in the community.

9 There seems to be widespread problem for
10 the community. If we jump the gun now and try to
11 approve this, when there are -- when the community
12 hasn't been brought into this, they haven't had the
13 community discussions that they're supposed to have,
14 we're getting ahead of the community and it appears
15 that we are just getting ahead of it for the sake of
16 the various developers that want to proceed. I
17 don't think that's good planning.

18 I think planning requires that we look at
19 the totality of the area, and I think it requires
20 that we look at the ramifications of trying to push
21 this through now before the community has had a
22 chance to have their say.

23 In my estimation, we're looking at a lot
24 of lawsuits and a lot of anger and discussion that
25 is just going to delay the whole process even

1 further, and I would say probably require a lot of
2 funding to have the City against the various people
3 that could conceivably file suit on this. They
4 haven't had their say. They haven't had the
5 meetings that they're supposed to have.

6 I still don't understand why the
7 Department of Planning hasn't had -- they normally
8 go to all of the neighborhood boards. That's their
9 MO. But for some reason, this time they haven't.
10 They've gone to some extraneous groups that are not
11 recognized as the groups that really speak for the
12 community and they've gone to these other groups,
13 and these other groups have weighed in and said
14 yeah, that's fine. But they haven't gone to the
15 groups that are recognized by the community to
16 represent the people in the community, and that, I
17 think, is wrong for us to proceed with this when
18 they haven't crossed that bridge.

19 Let's hear from somebody else.

20 MEMBER PACOPAC: Anyone else?

21 MEMBER YOUNG: I think both sides should
22 communicate better. I don't know all the factors
23 that Beadie's talking about, but it seems like both
24 sides are pointing at each other, and I think it can
25 be solved if they would just get together before it

1 comes back or before we re-open the meeting.

2 MEMBER DAWSON: Let's hear from you,
3 Kaiulani.

4 MEMBER SODARO: While I was not a part of
5 the other community plans that the commission voted
6 on, my understanding would be this material -- that
7 the process wasn't different from the other
8 community plans that came before us, you know, and
9 to be fair to the department, they did go to the
10 neighborhood board, and that was last fall, and it's
11 June 2012. So more than six months have passed for
12 both sides -- to your point, you know, for more
13 discussion to perhaps occur.

14 So for me, I think there was ample
15 opportunity for both sides to continue engagement or
16 not. But it seems that it was not sufficient from
17 your point of view, Beadie, so I respect that.

18 You know, the general plan issue that
19 surfaces for me -- the general plan goes through its
20 own process and nothing that we do today will
21 preclude discussions, the contributions the public
22 can make to the general plan. So it's not an
23 either/or.

24 When the community plans came forward for
25 amendment a few years ago, there was discussion

1 about this very plan taking so long. So here it is
2 the department responded and developed the plan to
3 bring forward to the community, and now it's kind of
4 a reversal in desire. So for me, that point is
5 confusing by the community. But I understand that
6 with time, more information has come forward perhaps
7 for that to be justified. So that's kind of
8 confusing, as well, Beadie.

9 So that's where I still affirm that rather
10 than coming out to deny, that maybe amongst
11 ourselves we can address some of the concerns that
12 did come up. And still, even with a recommendation
13 of the commission, it doesn't preclude the parties
14 who expressed very strong points today to still
15 engage the department as it moves to the next step,
16 to the Council. So clearly, I would hope that that
17 would occur, regardless of our decision today,
18 because there seems to be desire for that step to
19 occur. So I don't think that precludes the
20 community from continuing to make their desires
21 known.

22 MEMBER PACOPAC: I also feel that denying
23 this process, which has taken so long to get to --
24 and in reading all the documents, I did see that
25 they have gone out to the community. Like any

1 process, they are required to do that.

2 I know that we had some people saying that
3 they did not get information or they didn't hear,
4 but, you know, these hearings or these community
5 meetings, a lot of times we don't have a majority of
6 what the community wants. You may be hearing some
7 sides from the community that don't want it. You
8 might not be hearing the guys who want it. I mean,
9 that's what it usually comes down to in the
10 community meetings.

11 But in reading the documents, I think the
12 department has followed the procedure. They have
13 done what is required of them to put this project
14 together, and that's why it's before us right now,
15 meaning they cannot sidestep any of the process or
16 else it's not a valid planning document. And in
17 reading the documents, they have done it.

18 I would agree with Kaiulani, that I will
19 not vote to deny this process or this amendment at
20 this time.

21 MEMBER TOLENTINO: Chair, I would really
22 like to defer the decision, also. Based on
23 testimony that I heard today --

24 MEMBER PACOPAC: Right now we're just
25 going to talk on her motion to deny, but I

1 understand what you're trying to get to.

2 MEMBER TOLENTINO: I would say, then, I'm
3 against denying the process today. And based on the
4 testimony that I've heard, it seems like there's a
5 lot of miscommunication or lack of communication
6 between the two parties, and they've come so far,
7 and I would really make a recommendation for us to
8 sit down and see if we can approve it with
9 conditions that --

10 I'm sure there's differences that's out
11 there that they could either get at the table or
12 either use some form of communication to figure out
13 where exactly this thing is going to be and how big
14 it's going to be and what it's going to entail. I
15 think there are minor things that they can work out.
16 It doesn't make sense to go all the way back to
17 square one to figure out where either the building
18 structures are going to be or what size they're
19 going to be. This lack of information, I think it's
20 a small part that they can work out.

21 (Discussion off the record.)

22 MEMBER DAWSON: What I think I would like
23 to do is -- it sounds like we do need time to
24 discuss it and we don't have time to discuss it now,
25 so I'd like to withdraw my motion to deny.

1 And what are our options if we withdraw
2 it? How do we do that?

3 MR. WONG: If you don't take action today,
4 then you have 30 days to transmit the recommendation
5 to Council.

6 MEMBER YOUNG: That's why I seconded,
7 because you said we either deny it --

8 MEMBER DAWSON: We have 30 days.

9 MEMBER YOUNG: Then I withdraw my second,
10 because I don't want to deny it. I just wanted to
11 postpone it because of all the differences of
12 opinions today from both sides. And like I said in
13 my original statement, I think they need to
14 communicate more and come to a happy medium and then
15 we can talk about it in a more sensible way.

16 MEMBER DAWSON: -- and put forth whatever
17 conditions, discuss them at that time.

18 MEMBER YOUNG: The conditions --

19 MR. WONG: You understand that the 30-day
20 time limit runs from today? You need to take some
21 action.

22 MEMBER PACOPAC: Which means we're going
23 to have to take an action to get it to Council
24 within 30 days.

25 MEMBER DAWSON: Okay. When can we have

1 this room again?

2 MEMBER YOUNG: The biggest thing I see,
3 besides all the details, is we have some personality
4 clashes here.

5 MEMBER PACOPAC: What I'd like to do,
6 then, because there was a motion and a second, we're
7 not going to accept your withdrawal. We're just
8 going to go ahead and vote on your motion and get it
9 out of the way. Can we vote and get it out of the
10 way? I mean, no one wants the motion. So we'll
11 take a vote.

12 MEMBER DAWSON: If Daniel is going to
13 withdraw the second and I'm going to withdraw
14 the --

15 MEMBER PACOPAC: Okay. We'll take your
16 withdrawal. Both of you want to withdraw?

17 MEMBER DAWSON: Yeah.

18 MEMBER YOUNG: Yes.

19 MEMBER PACOPAC: We'll accept your
20 withdrawal of the motion. So now we're back at
21 another motion.

22 MEMBER HOLMA: Can I ask a procedural
23 question at this point? The 30 days, if there's
24 another meeting, what sort of notice has to be
25 given?

1 MR. WONG: It would be ten days -- ten
2 days notice.

3 MEMBER HOLMA: Ten days notice?

4 MEMBER PACOPAC: We're just looking if we
5 have enough time.

6 MS. SUMIDA: To publish in the paper?

7 (Discussion off the record.)

8 MR. WONG: The commission can vote to
9 defer the current matter to the next regularly
10 scheduled meeting to a specific date and time
11 certain, stating the reason. And if you do that,
12 you don't have to file another notice -- you won't
13 have to do another notice. You won't have to do a
14 new public notice.

15 MEMBER HOLMA: But you have to decide on a
16 date certain?

17 MEMBER DAWSON: Thirty days from today?

18 MEMBER PACOPAC: No. It has to be
19 transmitted to Council in thirty days.

20 MEMBER DAWSON: Oh. Transmitted.

21 MR. WONG: It's not a very long period.

22 MEMBER PACOPAC: The next meeting we have
23 is set for July 11th. If we want to, we can
24 specifically authorize this date, but we have to
25 vote, the members here, vote to put it on that

1 agenda.

2 MEMBER DAWSON: July 11th?

3 MEMBER PACOPAC: July 11th. Because the
4 agenda item -- I'm going to make a notice anyway
5 about that.

6 MEMBER HOLMA: Cord and -- they left
7 because they -- are they participating in this or
8 not?

9 MEMBER PACOPAC: Well, we have quorum.

10 MEMBER HOLMA: But I just understood Mr.
11 Young to say he's not available on July 11th.

12 MEMBER DAWSON: Who's not available?

13 MEMBER YOUNG: I'm not.

14 MR. WONG: We'll have the record by then?

15 (Discussion off the record.)

16 MEMBER DAWSON: We would defer whatever
17 agenda we have for July 11th and we'd take this
18 matter up again?

19 MR. WONG: Assuming we can get the room on
20 that day.

21 MEMBER PACOPAC: We already have the room.

22 MR. WONG: We'll still send out an agenda,
23 but we'll make the announcement today that we
24 continued this meeting for --

25 MEMBER PACOPAC: July 11th.

1 MR. WONG: -- decision-making on July
2 11th.

3 And the others can vote, Karin, if they
4 read the transcript.

5 MEMBER PACOPAC: So do I have a motion?

6 MEMBER DAWSON: I so move that we continue
7 this meeting --

8 MS. SOKUGAWA: Just a point of
9 information, when you say you intend it as deferral
10 so that the parties can communicate, exactly which
11 parties, on what topics?

12 MEMBER PACOPAC: We're deferring
13 decision-making.

14 MS. SOKUGAWA: But I heard discussion
15 about you wanted the time for people to talk amongst
16 themselves and come back with more information or
17 something.

18 MEMBER DAWSON: No.

19 MS. SOKUGAWA: So you're not asking
20 anything from the department?

21 MEMBER DAWSON: No. We want to come back
22 and discuss here. We want more discussion here.

23 MEMBER PACOPAC: We just want to make our
24 decision -- because of the timing involved and I
25 think a lot of them have discussion -- we want to

1 come back on the 11th to do our discussion and then
2 give our recommendation.

3 MS. SOKUGAWA: So you're not asking for
4 anything specific from the department?

5 MEMBER PACOPAC: No.

6 MS. SOKUGAWA: Thank you.

7 MEMBER DAWSON: We couldn't do that anyway
8 once we've closed the public hearing.

9 MEMBER PACOPAC: So let's have a motion
10 specifically --

11 MEMBER SODARO: Motion to defer decision-
12 making until July 11th.

13 MEMBER YOUNG: Second.

14 MEMBER SODARO: -- at 1:30 p.m., in this
15 room.

16 MEMBER YOUNG: Second.

17 MEMBER PACOPAC: All those in favor?

18 (Unanimous aye.)

19 MEMBER PACOPAC: I have one more
20 announcement, please, and notice will be sent out.
21 On July 11th, we already had an agenda item relating
22 to a hearing on the SUP for Kiewit base yard, East
23 Kapolei. That agenda item will be cancelled, so
24 notice will be sent out. The reason that that --
25 that SUP now is a moot point because of the decision

1 with Ho'opili. So that will be taken off the agenda
2 and this will be added onto the agenda. That's why
3 we already had the room. Okay.

4 MR. DUDLEY: Will there be public
5 testimony?

6 MEMBER PACOPAC: No. The hearing is
7 closed. It will be only decision-making. Can I
8 have a motion?

9 MEMBER TOLENTINO: Motion to adjourn.

10 MEMBER SOLDARO: Second.

11 (Meeting concluded at 4:25 p.m.)

12 REPORTER'S NOTE: This meeting of the
13 Planning Commission was segregated into two
14 transcripts. See also the transcript regarding A
15 Request for Amendments to Chapter 21, Revised
16 Ordinances of Honolulu 1990 (The Land Use Ordinance)
17 Relating to the Development of a Major Film
18 Production Studio in Kapolei.

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C E R T I F I C A T E

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STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

I, SUE M. FLINT, Notary Public, State of Hawaii, do hereby certify:

That on June 27, 2012, at 1:30 p.m., the Meeting of the Planning Commission was taken down by me in machine shorthand and was thereafter reduced to typewriting under my supervision;

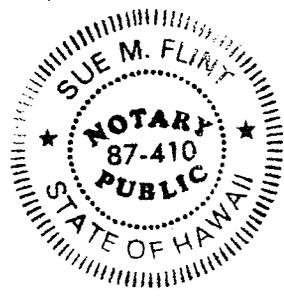
That the foregoing represents to the best of my ability, a true and correct partial transcript of the proceedings had in the foregoing matter.

I further certify that I am not an attorney for any of the parties hereto, nor in any way concerned with the cause.

This 96-page transcript dated June 27, 2012, was subscribed and sworn to before me this 1st day of July 2012, in Honolulu, Hawaii.

Sue M. Flint

SUE M. FLINT, RPR, CSR 274
Notary Public, State of Hawaii
My Commission Exp: July 23, 2015



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CITY AND COUNTY OF HONOLULU
PLANNING COMMISSION

ORIGINAL

M E E T I N G

Held at Mission Memorial Conference Room, Mission
Memorial Building, 550 South King Street, Honolulu,
Hawaii 96813, commencing at 1:38 p.m., on
July 11, 2012, pursuant to Notice.

BEFORE: SUE M. FLINT, RPR, CSR 274
Notary Public, State of Hawaii

Planning Commission:

- JAMES C. PACOPAC, Member
- BEADIE K. DAWSON, Member
- KAIULANI SODARO, Member
- RODNEY KIM, Member
- ARTHUR TOLENTINO, Member

For the Planning Commission:

WINSTON K.Q. WONG, ESQ.
Deputy Corporation Counsel
Department of the Corporation Counsel
530 South King Street, Room 110
Honolulu, Hawaii 96813

1 M E E T I N G

2 MEMBER PACOPAC: First of all, let me get
3 through the minutes. Did we send out the minutes?
4 Everyone saw the minutes?

5 MS. SUMIDA: Yes.

6 MEMBER DAWSON: The transcript.

7 MEMBER PACOPAC: Yes, the transcript. Can
8 I have a motion to approve?

9 MEMBER TOLENTINO: Motion to approve.

10 MEMBER DAWSON: Second.

11 MEMBER PACOPAC: All in favor?

12 (Unanimous aye.)

13 MEMBER PACOPAC: Number one on the agenda,
14 the Ewa - State Special Use Permit was cancelled, so
15 notice went out that it's not on our agenda today.
16 If you're here for that, it's been cancelled.

17 So we're going to the second, unfinished
18 business from June 27th, which was a bill to amend
19 the Ewa Development Plan. Just to recapture what
20 happened -- again, the transcripts were sent out.
21 Everybody read their transcript, I assume.

22 MEMBER KIM: Yes.

23 MEMBER PACOPAC: We deferred for decision
24 making. We had closed the public hearing, so there
25 is no testimony today. It will be a motion and then

1 a discussion and then a decision will be made. So
2 to begin the subject, do I have a motion?

3 MEMBER DAWSON: I move to discuss the
4 subject of the Ewa Development Plan.

5 MEMBER TOLENTINO: Second.

6 MEMBER PACOPAC: To discuss -- we are
7 going to discuss. We don't need a motion discuss.

8 MEMBER SODARO: A motion to approve the
9 item.

10 MEMBER PACOPAC: Do we have a second?

11 MEMBER TOLENTINO: Second.

12 MEMBER PACOPAC: Now we can go into
13 discussion.

14 MEMBER SODARO: I just wanted to address
15 the various concerns that were raised by some of the
16 testifiers around the symbols and just note that my
17 understanding is that the DPP is on record that the
18 symbols are generic to an area and not specific to a
19 spot. So in this discussion, why I moved to amend
20 or -- excuse me -- to approve the motion as stated
21 is that I don't think it requires an amendment to
22 address that point.

23 MEMBER DAWSON: Agreed.

24 MEMBER PACOPAC: Agreed. I think Bob made
25 it clear at the last hearing that it was just

1 symbolic, so we have that in the record.

2 Any other discussion for the Ewa plan?

3 MEMBER TOLENTINO: I have --

4 MEMBER DAWSON: Yeah.

5 MEMBER PACOPAC: Do you have a question?

6 MEMBER DAWSON: I had a question.

7 MEMBER PACOPAC: Go ahead.

8 MEMBER DAWSON: I'd like to know if
9 there's any further information on how we go about
10 funding the schools. The plan is dependent upon
11 having schools that apparently we don't have funds
12 for. So is there some recommendation or perhaps
13 some mechanism for urging funding? It seems
14 unrealistic to have all these schools with no
15 funding.

16 MEMBER PACOPAC: Well, the funding, I
17 think, comes from the State. It's not under the
18 county. Therefore --

19 MEMBER DAWSON: Clearly, there ought to be
20 something that the State can do to encourage that --
21 I mean, the Council can do to encourage that.

22 Can we, Winston?

23 MEMBER PACOPAC: I think the State
24 overrules the county.

25 MEMBER DAWSON: They do. But I hate to

1 leave it to chance. Schools are pretty important.

2 MEMBER SODARO: I think the department
3 made it clear, Beadie, their support of DOE's recent
4 impact fee. So what I got from the presentation and
5 from the plan is that the plan then supports any
6 State efforts to get any new development to
7 contribute their fair share for education, so that
8 was a change in the plan; them being proactive in
9 supporting that.

10 MEMBER DAWSON: Actually, that Council
11 will be proactive in urging funding.

12 MEMBER PACOPAC: I think at that point the
13 Council can take that subject up. Again, the
14 funding comes from the State and they do have an
15 impact fee which I think they are working towards.
16 All the developers who come in will pay their fair
17 share for the schools, and that will help the
18 Department of Education with the funding of the
19 schools, depending on when it comes out.

20 MEMBER DAWSON: True.

21 MEMBER PACOPAC: We don't know when the
22 developments are going to come up.

23 MEMBER DAWSON: I have another question
24 for Mister --

25 MEMBER PACOPAC: Stanfield?

1 MEMBER DAWSON: -- Mr. Stanfield. Maybe
 2 you can clarify what measures the plan is going to
 3 take for implementing bus transportation. I didn't
 4 quite get that from either your testimony or from
 5 the plan itself.

6 MR. STANFIELD: The plan does support an
 7 integrated transportation system, and including the
 8 routing of buses and connection of buses so that
 9 there's sort of a seamless connection between the
 10 bus collection and distribution system and the main
 11 trunk, which would be the elevated rail rapid
 12 transit system.

13 And in terms of the background, the plan
 14 does include information about what the plans are,
 15 existing plans are for the upgrading of the bus
 16 system. Basically, for the details on that, the
 17 details are in a bus plan that has recently been
 18 drafted by DTS and the plans for the HART system,
 19 which also talk about the inter-connections, the
 20 design of transit stations so that bus access works,
 21 a number of those details. The details then are
 22 worked out in those more detailed plans.

23 MEMBER DAWSON: According to your
 24 testimony here, it's a vision that the rail system,
 25 bus system and whatever improvements can be made to

1 the highway are supposed to work as kind of a
2 coordinated system?

3 (Mr. Stanfield nods.)

4 MEMBER DAWSON: I think that should
5 alleviate a lot of disturbed feelings from people in
6 the community, if they know that all of that is
7 going to work together, and hopefully, it will bring
8 some relief to the commuters.

9 MR. STANFIELD: I just would want to
10 clarify that what is in front of you are a list of
11 changes to the plan, and to the extent we strengthen
12 the policies and get Council on record as supporting
13 those policies, that's a very good thing.

14 The devil is in the details; it's in the
15 implementation. So putting things in the plan is
16 the first step. The next step is making sure that
17 the plan is being implemented.

18 In addition to changes to the plan,
19 there's a number of suggestions on a variety of
20 topics as to how we can do better on implementation.
21 Those would be things we would hope Council and the
22 State legislature might take up.

23 MEMBER DAWSON: It's very difficult to
24 have to count on another agency, if you will, the
25 State, to do certain things and the Council to do

1 certain things. They are independent entities.
2 They're not required to work together. But we'd
3 like to hope that they will.

4 MR. STANFIELD: If I can -- I think there
5 are some examples of that sort of State/City
6 cooperation. The Oahu Metropolitan Planning
7 Organization, for example, coordinates all of the
8 State and City transportation planning in one
9 agency, so there are some examples of the State and
10 the counties working together in joint ways,
11 coordinated ways.

12 MEMBER DAWSON: Do you have any
13 information on -- there seemed to be some question
14 in the testimony about what public meetings have
15 been held and what neighborhood boards have been
16 given the plan. Could you elaborate a little bit on
17 that for us?

18 MR. STANFIELD: Certainly. Thank you for
19 that question. As you noticed, several testifiers
20 claimed that our department had not consulted with
21 the community on proposed reforms, that members of
22 the community had not had an opportunity to review
23 the proposed changes or provide comments on those
24 changes or work with the department to reach
25 agreement on what improvements to the plan or its

1 implementation are needed.

2 For the record, Dr. Kioni Dudley, Glenn
3 Oamilda, Celeste LaCuesta, who were testifiers, they
4 all received copies of the 2008 public review draft
5 proposed plan. They all provided comments on the
6 draft plan, which are documented, along with our
7 responses, in Appendix C of the review report and as
8 is documented in the review report and in handouts
9 that we have provided recently.

10 Since the fall of 2008, when we published
11 the public review draft, we distributed to members
12 of the public, including a copy to each member of
13 the two neighborhood boards, and it was posted on
14 the web. We made a presentation to the Makakilo
15 board and an announcement about the plan's
16 availability in a workshop were made to the Ewa
17 board when they were holding a candidate forum. We
18 held a workshop in October 2008 which filled the
19 room of the east Kapolei conference room for the
20 DHHL headquarters.

21 We extended the comment period on the
22 draft plan for six months at the request of the Ewa
23 Neighborhood Board. At the end of the six-month
24 period, we received no formal comments from either
25 the Ewa board or the Makakilo board on changes they

1 wanted made to the draft plan, or clarifications,
2 suggestions for improvements. We received over 60
3 written and email comments which we analyzed and, as
4 appropriate, incorporated in proposed changes into
5 the plan or its implementation. Those comments are
6 documented in Appendix C of Volume I of the review
7 report.

8 We published the review report and the
9 proposed plan in the fall of 2011 and we distributed
10 copies, once again, to members of the public,
11 including every member of the two neighborhood
12 boards, and posted them on the web. We made
13 presentation to both boards, at which members of the
14 public were invited to contact the department and
15 ask questions, talk about their concerns, see if
16 there was some way that we could reach a consensus
17 on ways that we could ask for changes when we went
18 to the Planning Commission and the City Council.

19 And finally, we held a public information
20 on the review and the proposed changes to the plan
21 November 1st at Kapolei Hale, to help members of the
22 public prepare for their opportunity to participate
23 in this review by the Commission and the City
24 Council.

25 So I don't think a fair reading would say

1 we have not provided copies of the proposed changes
2 to the public or that we have failed to consult with
3 them or incorporate their comments. In fact, a
4 number of changes were made since the public review
5 draft came out, to incorporate concerns,
6 particularly with regard to emergency shelter
7 provision. It's added because of a comment received
8 from the public. Comments about light pollution are
9 added. Comments about surveys that are needed to
10 protect Native Hawaiian cultural and archaeological
11 sites were added. In chapter three, it identifies
12 those changes that have been made since the public
13 review draft came out.

14 MEMBER DAWSON: Did those comments come
15 from individuals or from a board vote?

16 MR. STANFIELD: We received no formal
17 comments on either the public review draft or the
18 final proposed plan from either one of the boards.
19 We did receive comments from -- individual comments
20 from members of those boards, which are documented
21 in Appendix C in the first volume of the review
22 report.

23 MEMBER DAWSON: Do we know why the boards
24 did not comment -- vote negatively or positively on
25 the plan?

1 MR. STANFIELD: I was told that the only
2 vote they took was on a motion to call for the
3 Council to not revise the plan.

4 MEMBER DAWSON: Thank you.

5 MEMBER PACOPAC: Any other questions?

6 MEMBER KIM: Chair, I'm going to vote in
7 favor of the amendment and I'm satisfied that the
8 department has given the public ample opportunity to
9 review the revisions and make revisions to the plan.

10 It's a plan that started back in 1997
11 that's, you know, gone through many revisions going
12 forward. Those who have objections will still have
13 another opportunity when it goes to the City
14 Council, at least three hearings there, to make
15 their position known. So there's, you know, a lot
16 of opportunities to continue the whole process.

17 But I just want to address one point that
18 was made at the public hearing; that someone
19 advocated to wait for the Oahu plan to be finalized.
20 I don't think this plan needs to wait for that. I
21 think we have to move forward on that. Like I said,
22 it's been since 1997 -- this is 2012, so -- that's
23 my reason that I'm going to vote in favor. Thank
24 you.

25 MEMBER DAWSON: I agree.

1 MEMBER PACOPAC: Any comment?

2 MEMBER SODARO: No additional.

3 MEMBER DAWSON: I might mention that there
4 was a considerable amount of testimony that came
5 from the people that were interested in the Haseko
6 changes from the marina to --

7 MEMBER KIM: Lagoon.

8 MEMBER DAWSON: Yeah -- and the comments
9 were all pretty much very positive. It convinced me
10 that it was the right thing to do. Whether or not
11 they convince anyone who relied on there being a
12 marina as was promised, that's up to them. But
13 apparently most people are very much in favor of the
14 waterfront approach and it does not preclude the
15 marina. So it's really a non-issue.

16 MEMBER PACOPAC: Any more comments?

17 MEMBER KIM: Chair, I call for a vote.

18 MEMBER PACOPAC: All those in favor to
19 approve the amended Ewa DP as provided by the
20 department -- all those in favor say aye.

21 (Unanimous aye.)

22 MEMBER PACOPAC: All those opposed?

23 Hearing none, it's been approved.

24 Our second matter is we were going to have
25 a new election for chair and vice chair, but --

1 MS. SOKUGAWA: Was that motion to include
2 just the original or with the addendum with the
3 department's position?

4 MEMBER PACOPAC: With the department's
5 position.

6 MS. SOKUGAWA: With the addenda
7 corrections --

8 MEMBER PACOPAC: Yes. With all the
9 revised amendments and everything, the revised one.

10 MS. SOKUGAWA: Thank you.

11 MEMBER PACOPAC: Is that good for you?

12 The election of the new chair and vice
13 chair, I'm going to ask the committee to defer this
14 to our next meeting, when we have our regular chair
15 back, because she's the chair, and then we should
16 have a new member on board, too, so we can do it at
17 that time. Is that okay with everyone?

18 MEMBER DAWSON: That's the replacement for
19 Karen?

20 MEMBER PACOPAC: Yes. So nothing further
21 subject to July 25th? Okay. Motion to adjourn?

22 MEMBER KIM: So moved.

23 MEMBER SODARO: Second.

24 MEMBER PACOPAC: Thank you.

25 (Hearing concluded at 1:55 p.m.)

C E R T I F I C A T E

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STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

I, SUE M. FLINT, Notary Public, State of Hawaii, do hereby certify:

That on July 11, 2012, at 1:30 p.m., the Meeting of the Planning Commission was taken down by me in machine shorthand and was thereafter reduced to typewriting under my supervision;

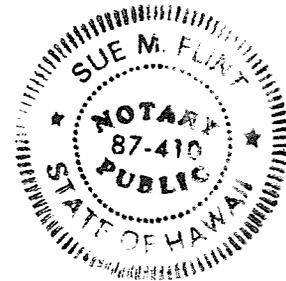
That the foregoing represents to the best of my ability, a true and correct transcript of the proceedings had in the foregoing matter.

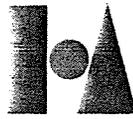
I further certify that I am not an attorney for any of the parties hereto, nor in any way concerned with the cause.

This 15-page transcript dated July 11, 2012, was subscribed and sworn to before me this 22nd day of July 2012, in Honolulu, Hawaii.

Sue M. Flint

SUE M. FLINT, RPR, CSR 274
Notary Public, State of Hawaii
My Commission Exp: July 23, 2015





HASEKO

HASEKO DEVELOPMENT, INC.

June 22, 2012

Ms. Gayle Pingree, Chair
and Members of the Planning Commission
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Re: 'Ewa Development Plan
Ocean Pointe / Hoakalei Resort

Dear Chair Pingree and Members:

Good afternoon, Chair Pingree and Commissioners. My name is Sharene Saito Tam, Vice President of HASEKO Development, Inc., an affiliate of HASEKO (Ewa), Inc. I have been authorized to represent HASEKO (Ewa), Inc. ("Haseko") in this proceeding.

Haseko is respectfully requesting the Planning Commission's favorable consideration of minor amendments to **Section 3.8** of the final revised draft of the 'Ewa Development Plan ("DP").

Haseko has consulted with staff at the Department of Planning and Permitting ("DPP") to discuss our proposed revisions, which make no substantive changes to DPP's proposed amendment. We are simply adding the option of developing a lagoon. It is a compatible use that does not prevent others from developing a marina in the distant future.

Haseko believes that its requested 'Ewa DP amendments *do not* conflict with the City's General Plan (GP), specifically Sec. VII Physical Development and Urban Design Objective C Policy 6. This policy calls for the 'Ewa Marina Community to provide "a major marina and a related mari-time commercial center containing light-industrial, commercial, and visitor accommodation uses."

Haseko's requested DP amendments do not conflict with this GP policy because providing for the development of a recreational waterfront project featuring a lagoon does not preclude the eventual development of a marina. With respect to proposed uses, Haseko intends to

accommodate light industrial and industrial mixed uses in place of the Marine Industrial Area shown in the current DP. These uses, along with the planned commercial and visitor accommodations can support both a lagoon and a marina if it is eventually constructed, and importantly, are all in line with the zoning uses listed under the current GP.

One of the major objectives of the General Plan is to promote job creation in the 'Ewa region. In order to reach these objectives, the GP is considered to be a dynamic document that reflects a changing world and evolving economic, physical, social and environmental issues and concerns. Therefore, its effectiveness as a long-term planning guide depends upon the ability to recognize, and appropriately respond to, those evolving issues. Haseko's current circumstances and proposed DP amendments reflect an effort to adapt to such changing times.

The economy has undergone significant changes in the more than twenty years since a marina development in 'Ewa was envisioned as a job creator and incorporated into the GP. Today, having considered its options in achieving its goal of creating a vibrant waterfront community while meeting the objectives of the GP, Haseko believes that a lagoon is the more appropriate means of reaching these goals. However, Haseko recognizes that twenty years from now the economic picture could shift and favor development of a marina once again. For these reasons, Haseko believes that its requested DP amendments to allow a lagoon now are consistent with the GP, and that there is no conflict.

For two decades, Haseko's conceptual Master Plan has featured a marina as the focal point of its vision for a vibrant waterfront resort community dedicated to healthy living, wellness and native Hawaiian culture. As initially envisioned, the marina included 1,500 boat slips around which 4,850 residential units, a golf course, hotel and/or timeshare accommodations, and various commercial uses would be constructed.

However, although some 3,000 residential units have been completed, global events have dramatically affected the way people view the world and the way they want to live. In recognition of emerging economic, social and cultural trends and conditions, Haseko initiated a re-examination of how best to achieve its dynamic waterfront vision for Hoakalei in a viable, more timely and efficient manner.

As part of that effort, Haseko commissioned an economic study by Paul Brewbaker of TZ Economics, which reviewed a) the economic impact of the Hoakalei development in the aftermath of the 2008-2009 recession, and b) how the development contributes to the City's and the State's transition to sustainable economic expansion. In concert with that study, Haseko also met with waterfront designers, potential hotel operators and, most importantly, with current and future residents, neighbors and community organizations to learn what amenities/features would be most appreciated.

It became clear that a change in course would better serve both the community and the company.

Those efforts have resulted in a refined vision for Hoakalei that now features a recreational lagoon instead of a marina and associated maritime complex. Instead of being limited to boat owners renting slips or using a launch ramp, a lagoon will open up recreational opportunities to much more diverse groups of people – from families and sunbathers looking for a calm, safe place to swim, to those who can safely kayak, canoe and stand-up paddle board without the danger of motorboats or jet skis. A lagoon will provide greater benefits to the public and be utilized by a much larger segment of the community.

While the recreational lagoon has replaced the marina in our master plan, the other core elements of Haseko's vision remain the same. Surrounding the lagoon will be public parking, restrooms and showers; archaeological preservation areas; a cultural center to help perpetuate the native Hawaiian culture; a mile-long promenade that will wind around the waterfront and through the mixed-use waterfront district with its retail and dining opportunities, a flagship hotel with up to 950 hotel/timeshare units and related amenities including a wellness center and spa.

As noted in the Brewbaker study, "public policy-makers should recognize that Hoakalei Resort is unique among recent resort developments in explicitly pursuing a commercial strategy based on the *maximization* of the public goods benefit that its lagoon, shoreline, and cultural and archaeological amenities will provide to the public." The vision is now re-focused on the establishment of a more family-oriented ambience for both residents and visitors.

Haseko is committed to providing public access to its lagoon, promenade, cultural and archaeological sites, and commercial activity areas. Not only will this provide a broader, more integrated recreational asset to the 'Ewa and West O'ahu communities, but at the same time, will enhance the waterfront commercial and activity-oriented businesses planned for that area.

In addition to the significant value added by the proposed public access, Mr. Brewbaker's economic analysis has also shown that a lagoon would generate comparable City and State tax revenues and employment creation as a marina. In other words, as was the case for the marina twenty years ago, the lagoon is presently envisioned to serve one of the major objectives of the GP, namely the creation of jobs in the 'Ewa region.

On balance, it is Haseko's belief that the lagoon will add greater value to the community when compared to a marina. As Haseko has also learned during its re-evaluation, a lagoon is viewed as a more attractive feature to potential resort and commercial partners.

The decision to pursue development of a lagoon was not an easy one. But it's a decision that will enable Haseko to realize its vision of a truly dynamic recreational waterfront community within the next four years and eliminate the need to breach the shoreline.

As the Brewbaker study concludes "the *sooner* the remaining aspects of the Hoakalei Resort development project get underway, the *greater* their positive multiplier impacts as the project absorbs unemployed labor and construction resources and puts underutilized financial capital into productive development".

Haseko has, in recent months, discussed the recreational lagoon concept with various entities and individuals, including the 'Ewa Neighborhood Board, the Hoakalei Cultural Foundation, members of the Ocean Pointe and Hoakalei Resort Community Associations, staff of the DPP, members of the Honolulu City Council, and State legislators who represent the area. The reaction has been extremely positive. Haseko is continuing its outreach to inform the community about its current plans.

There have been published comments on perceived failures by Haseko to fulfill any of the commitments it has made in exchange for obtaining prior governmental approvals. The implication was that promises were made to get community support for its project, and that Haseko has not met the conditions of its Unilateral Agreement ("UA"). Those comments contained inaccuracies that were misleading and a real disservice to the efforts of the many 'Ewa Beach residents who have been working hard to enhance their community from the early 1990s through today.

This Unilateral Agreement, dated November 29, 1993, is a legal document tied to land use approvals and development of the land. It remains in full effect today. Haseko has complied with legal requirements and regularly files status reports with the City.

As demonstrated in the latest UA status report to the Department of Planning and Permitting, Haseko has largely complied with the substantive requirements contained in the UA. For those remaining conditions that have not yet been fully addressed, the report describes Haseko's continuing efforts to work with the responsible governmental agencies toward full compliance.

Further, once the Development Plan amendments are approved, it will be necessary for Haseko to pursue other land use approvals from the City and the State. Undoubtedly, these future requests will involve an overall governmental review of Haseko's compliance with the conditions of the UA and other prior approvals.

We wish to emphasize that Haseko's relationship with the community is not confined to the UA. Over the past 30 years, Haseko has made significant investments in area schools and provided financial support for numerous community organizations.

Ms. Gayle Pingree, Chair
and Members of the Planning Commission
June 22, 2012
Page 5

Finally, in support of the requested Development Plan amendments, Haseko believes that there is a much larger public benefit with a recreational lagoon. As noted in the Brewbaker report, O'ahu and 'Ewa Beach will have a recreational resource that is unprecedented in Hawai'i. This, we believe, has a higher and larger benefit for our residents and generations to come.

Very truly yours,



Sharene Saito Tam
Vice President

Attachment:

Proposed amendments to Section 3.8

cc with attachment:

Department of Planning and Permitting
Angela Fong, Morihara Lau & Fong LLP

3.8 OCEAN POINTE/HOAKALEI

Ocean Pointe/Hoakalei's development is guided by the **Ocean Pointe/Hoakalei Urban Design Plan** approved by the Department of Planning and Permitting in August 2008 and by land use, environmental, and design requirements included in the Special Management Area Use Permit and in the Unilateral Agreements attached to the zone change ordinances (1985, 1993, 2002, 2004 and ~~2002~~2007).

Development of Ocean Pointe/Hoakalei can proceed under the existing zoning and Unilateral Agreement. This section incorporates key policies and guidelines from the former Development Plan as well as from the **Ocean Pointe/Hoakalei Urban Design Plan**, the Special Management Area Use Permit, and the Unilateral Agreements in order to provide guidance as changes are proposed for the Urban Design Plan or the zoning.

3.8.1 GENERAL POLICIES

- Develop Hoakalei as the region's principal recreational marina destination for local residents and visitors. With over 1,100 acres located between Ewa Beach and Kalaeloa, the Ocean Pointe/Hoakalei community should be centered around a marina that should serve as a major recreational resource and visual amenity for the community. The marina should provide recreational boating opportunities, supported by boat slips, marine haul-out and other repair facilities, and a public boat ramp. The marina could also serve as a terminal for a commuter ferry to downtown Honolulu if such service is found to be feasible and if financing can be found for the improvements needed to serve such a ferry.

A recreational waterfront project (consisting of a lagoon) may be developed where the marina is located as shown on the map (Exhibit 3.5). Such a waterfront development would similarly serve as a major recreational resource, visual amenity, and economic generator for the community and is a compatible use that would not preclude the eventual development of a marina.

- Develop Ocean Pointe/Hoakalei in ways that ensure environmental compatibility of uses.
- Provide substantial public areas at Ocean Pointe/Hoakalei through shoreline and waterfront access, expansion of One'ula Beach Park, and dedication of a District Park on Fort Weaver Road.
- Develop the public waterfront promenade at Hoakalei with a hard edge and a focus on ~~boating activity~~ recreational water activities. Provide shoreline parks linked by pedestrian ways for public use along the entire waterway.

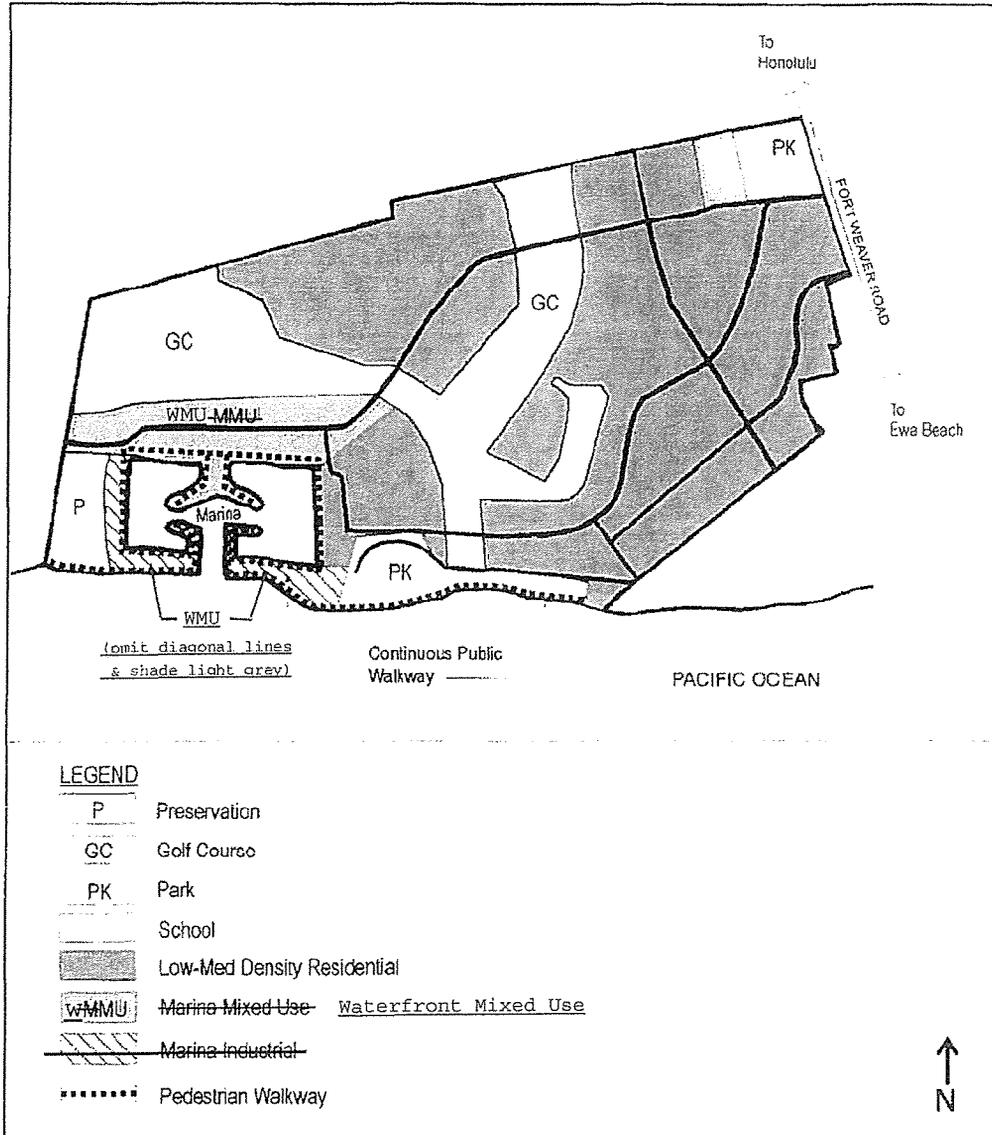
- Develop the golf course to provide a major open space and visual amenity while also providing detention basins to receive run-off from light storms.
- On the west, develop a mix of activities around the marina-basin, including a **MarinaWaterfront Mixed Use** area with resort and commercial development, a **Medium Density Residential** area, and a **Marine-Industrial-light industrial mixed use support area**. Hoakalei is planned to have about 950 visitor units to support its marinawaterfront-oriented activities.

3.8.2 OCEAN POINTE/HOAKALEI LAND USE MAP

The Ocean Pointe/Hoakalei Land Use Map, Exhibit 3.5, illustrates conceptual land uses described above and provides a schematic view of the roadway system within Ocean Pointe/Hoakalei.

The boundaries between the golf course and the MarinaWaterfront Mixed-Use and Low-to Medium-Density Residential areas are intended to be flexible. Integration of urban uses with the golf course area is encouraged, as long as the golf course area remains effective in retaining storm water drainage.

**Exhibit 3.5
Ocean Pointe/Hoakalei Land Use Map**



Note: A recreational waterfront project (consisting of a lagoon) may be developed in the location where the marina is depicted above.

3.8.3 GUIDELINES

The following guidelines suggest how the general policies for Ocean Pointe/Hoakalei should be implemented:

Appropriate Scale and Siting

- Minimize the visibility of large building volumes and elements from waterfront and residential areas through building envelope restrictions, site planning and landscaping.

Environmental Compatibility

- Do not develop residential and apartment units in areas that would expose residents to excessive aircraft noise.
- Since airport operations have continued at Kalaeloa, ensure land uses at Ocean Pointe/Hoakalei are compatible with airport operations and respect restrictions on development within airport approach and clear zones.
- Locate and operate uses that generate high noise levels in a way that keeps noise to an acceptable level in existing and planned residential areas.
- Design and develop the built environment to avoid adverse impacts on natural resources or processes in the coastal zone.
- To retain a sense of place, incorporate natural features of the site and utilize landscape materials that are indigenous to the area in the design of hotel and recreation areas, where feasible.

Community Integration

- Although the design of Ocean Pointe/Hoakalei may have a distinct identity and entry, link Ocean Pointe/Hoakalei with surrounding areas, such as

Ewa Beach and Kalaeloa, by using connecting roadways, walkways, landscape and architectural design.

Urban Form

- **Marina Waterfront Light Industrial Mixed Use** - Develop a light industrial marina mixed use support area adjacent to the marina basin providing facilities such as repair and storage. Building heights should generally not exceed 60 feet in this area.
- **Marina Waterfront Mixed Use** - Develop a maritime waterfront commercial center with associated visitor units adjacent to the marina waterfront, featuring a wide public promenade with retail attractions. Hotel and apartment buildings in this area should generally not exceed 90 feet and all other buildings should generally not exceed 60 feet. Buildings with marina frontage on the interior basin should be limited to 40 feet. Buildings taller than 40 feet should be set back from the marina basin frontage.
- **Medium Density Residential Area** - Develop a medium density residential area adjacent to the Marina Waterfront Mixed Use area to provide a transition between the mixed uses of the Marina Waterfront Mixed Use area and the Single Family and Low Density Residential area to the east. Building heights in this area should generally not exceed 60 feet.
 - In order to minimize the visual impacts of the Medium Density Residential areas ~~near the marina entrance and adjacent to One Ewa Beach Park~~, the developer should:
 - Maximize *mauka-makai* and other view corridors in the area by orienting the narrow dimension of buildings parallel to the shoreline or predominant view;

- Maximize open space by minimizing building bulk and using extensive landscaping to create a park-like setting; and
 - Provide greater setbacks and/or terraced building setback from the edge of the ~~marina waterways~~basin for buildings exceeding 25 feet in height.
- **Single Family and Low Density Residential Area** - Develop a residential community characterized by low-rise apartments and single-family homes in this area. Building heights should generally not exceed 30 feet.
 - There should be a minimum building setback of about 40 feet along the ~~marina's~~basin's edge to accommodate a public waterfront promenade. Lesser setbacks may be permitted upon design review and approval by the Department of Planning and Permitting.
- ~~Commercial And Marina Support Areas~~ - Allow a small portion of the setback area to be covered by low-rise buildings to allow for boat servicing, ~~marina~~appropriate commercial uses, storage and clubhouses. The maximum building height at the setback line in ~~commercial and marina support~~these areas should be around 40 feet, rising one foot for each additional foot of setback to a maximum of around 60 feet in the ~~High~~Medium Density Residential area and around 90 feet in the ~~Marina~~Waterfront Mixed Use area.
- Set back all structures a minimum distance of 150 feet from the shoreline. Lesser setbacks may be permitted upon design review and approval by the Department of Planning and Permitting. The maximum building height at the setback line along the shoreline should be 40 feet, rising one foot for each additional foot of setback up to the appropriate height limit.

Natural Environment

- Retain, enhance, and protect wetlands and other wildlife habitats.
- Design the golf course to accommodate storm water runoff in a manner that maintains coastal water quality and avoids the use of concrete channels for diversion drainage. Design the waterway to accommodate the runoff of collected storm waters generated by a potential 100-year storm. Channel design should use the most effective means to provide natural flushing of its waters. Develop silting ponds *mauka* of the site to preserve water quality so that use of the near-shore waters for recreational purposes and aesthetic enjoyment is not limited in any way.
- Avoid the use of breakwaters or jetties at the marina entrance, in order to preserve surf sites.

Public Access

- Provide a continuous pedestrian pathway open to the public along the shoreline and along most of the marina basin, with the exception of sections where private residential lots directly front the marina basin.
- Provide access to the entire waterway and ocean shorelines to the public through the internal and peripheral pedestrian pathways.
- Provide public parking, restrooms, and shower facilities at regular intervals for all sandy beach areas.

Views and Vistas

- Preserve and enhance views from public streets and thoroughfares to the mountains and sea wherever possible. In particular, distant views of the Waiʻanae Range and the south coast of Oʻahu toward Honolulu and Diamond Head from the public promenade near the marina entrance channel should be preserved.

- Orient hotel and apartment facilities in relationship to the waterfront so as to preserve and maximize both *mauka* and *makai* views.

Circulation

- Design the street network to provide for a reasonably direct route through Kalaeloa to connect Ocean Pointe/Hoakalei to the City of Kapolei and Kualakāhi Parkway (the former North-South Road).
- Design all major roadway corridors to provide for bus pullouts and bus shelters, bike paths, and sidewalks that are separated from the vehicular travel way by a landscape buffer.

Landscape Treatment

- Provide generous landscaping and vegetation throughout the development to promote tropical beauty and provide visual relief and a feeling of spaciousness.
- Design landscaping to provide continuity between residential, resort, marina waterfront uses, commercial areas, the shoreline, golf course, and parks.
- Design landscaping to provide privacy, screening, shade, and temperature control.



June 27, 2012

Ms. Gayle Pingree, Chair, and Members
Planning Commission
City and County of Honolulu
650 South King Street
7th Floor
Honolulu, HI 96813

Dear Ms. Pingree and Members of the Planning Commission:

RE: COMMENTS ON THE PROPOSED REVISED EWA DEVELOPMENT
PLAN DATED MAY 2011 ("EWA DP" OR "PLAN")

Thank you for the opportunity to provide comments on the subject document. We had previously provided extensive comments on the prior draft of the revised Ewa DP dated October 2006, and we thank DPP for addressing many of our comments. We do have a few additional comments to offer on the current draft of the proposed revised Ewa DP, as follows:

- p. 2-9 – 3rd bullet – The Plan states that "the Ewa Roadway Connectivity Study (March 2009*) provides a conceptual plan for a network of convenient routes throughout Ewa and is intended to be used as a reference document when reviewing roadway master plans, particularly with respect to future street and bikeway locations." We are concerned that the Connectivity Study, which was never formally adopted and which contains some impractical recommendations (e.g. a new collector road on Navy lands in the blast zone), will now be used as a reference document for approval of roadway master plans in Ewa developments.
- p. 3-16 Table 3.1 – Neighborhood Parks
Ewa by Gentry Area 19C is listed as a 9.2 acre park which land has been set aside for a future park to be developed and dedicated to the City. Area 19C, named Hoalauna Park, has already been completed and has been deeded to the Ewa by Gentry Community Association as a private park open to the public for which Gentry received park dedication credits from the City.
- p. 3-16 Table 3.1 – Private Parks and Recreation Centers
Ewa by Gentry Areas 41/48 are not listed on the table. A total of 7.28 acres will be developed as a private park and recreation center for the Ewa by Gentry Community Association.

*Should be May 2009.

- p. 3-22 – Significant Views and Vistas - We recommend amending the 5th bullet by adding the words "of significant landscapes and vistas" after the words "*Mauka* and *makai* views "
- p. 3-70, 4th paragraph – Didn't the City purchase the 72-acre Ewa Industrial Park lands for expansion of the Honouliuli WWTP?
- p. 4-31, 5th paragraph – Please add the following to the end of paragraph 5: "In addition, because of improvements made to downstream portions of Kaloii Gulch, Gentry is now allowed to discharge runoff rates up to pre-development levels."
- p. 4-38 – The new fire station will be located in Ocean Pointe, not on Fort Weaver Road.
- p. 4-39 – The last sentence in the first paragraph reads as follows: "However, by 2012 at the latest, the building code will require that all new homes either have a safe room or be equipped with hurricane resistant glass." This statement may need to be amended if Bill 35 passes. This bill would allow local amendments to the building code which would make the above requirements applicable only if the building is in a high wind exposure region.
- p. 5-2 – Item 2 under 5.1 needs to be updated because various major projects have already received SLUC approval.
- pp. 5-9 to 5-13 – This section should be amended, based on statutory changes to Chapter 343, HRS, made by the 2012 State Legislature which authorizes an agency or an applicant to bypass the preparation of an environmental assessment and proceed directly with an environmental impact statement for proposed actions that are determined to require an environmental impact statement. (SB 2281, as amended). The proposed bill for an ordinance should likewise be amended.

Thank you again for the opportunity to provide comments on the proposed revised draft of the Ewa DP.

Sincerely,

GENTRY HOMES, LTD.



Debra M. A. Luning
Director of Governmental Affairs and
Community Relations

c: Mr. David Tanoue, Esq.
Mr. Bob Stanfield

Hoakalei Lagoon

June 14, 2012

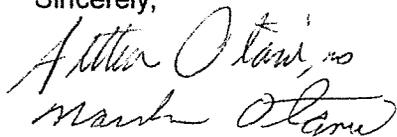
To whom it may concern:

The presence of a Marina was a major factor in our decision to purchase a house in Ka Makana. We are upset that the Marina will not be built, but will not object to the construction of the Lagoon, since we are tired of repeated delays and want something that will allow us access of the water, in the near future.

We want to encourage the rapid development of the waterfront so that the resort hotel and various retail businesses can occupy the boardwalk mentioned in the Hoakalei vision statement.

We realize that the present financial situation makes Haseko favor a lagoon over a marina, but hope that the construction of the former will not eliminate the possibility of opening it up for ocean access and boat slips in the future, when the economy recovers.

Sincerely,

Handwritten signatures of Arthur and Marsha Otani in cursive script.

Arthur & Marsha Otani
91-1074 Waikai Street

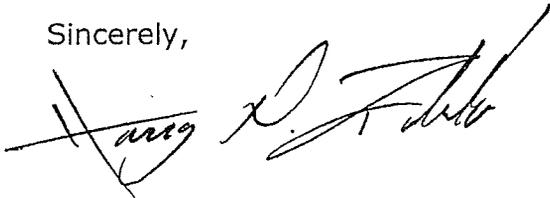
Aloha Honolulu Planning Commissioners:

My name is Harry ~~Didi~~^{D.} Robello. I am testifying in support ^{of} the proposed change to the Ewa Development Plan that adds a lagoon as an alternative to a marina at Ewa Beach.

I support the proposed change because a lagoon would leave the shoreline alone and allow the coastline to remain intact! I own an ocean-related business and I believe that anything we can do to preserve our shorelines will leave our legacy for our future generations to enjoy.

Please approve the amendment to the Ewa Development Plan to add a lagoon as an alternative to a marina.

Sincerely,

A handwritten signature in black ink, appearing to read "Harry D. Robello". The signature is written in a cursive style with a large, sweeping initial "H".

Harry Didi Robello

Aloha Honolulu Planning Commissioners,

I'm an Ocean Pointe resident and I would like to express my support for Haseko's decision to change its plans to build a lagoon instead of a marina.

My husband was born and raised in Ewa Beach. He and I have been Ocean Pointe residents since 2002 and we plan to raise our family here. When I read that Haseko decided to change its plans from a marina to a lagoon, I was surprised and excited. The surrounding amenities will have a positive effect on the value of my house, and I will make more use out of the lagoon than I would a marina.

We have two young children, and the lagoon will be a perfect place to bring them to swim since it will be sheltered from high surf and strong currents. I'm looking forward to spending family days there, picnicking and swimming. This lagoon will also be a wonderful area for my family and other working families to relax and enjoy the beauty of Ewa Beach. Currently, there isn't any beach nearby that I feel comfortable and safe to take my children to.

It seems to me that, although this is definitely a change of plans, it will be something that will benefit all us once it's done.

I ask that you please allow Haseko to build the lagoon.

Mahalo,



Shalei Aoki
91-6587 Kapolei Parkway
Ewa Beach, HI 96706
808-348-0315



BOYS & GIRLS CLUB
OF HAWAII

Friends for Boys & Girls Club

Ewa Beach

Hale Pono Clubhouse

91-884 Ft. Weaver Rd. Suite A

Ewa Beach, HI 96706

Tel: 808-689-4182

Fax: 808-689-0625

www.bgch.com

January 4, 2012

Aloha Honolulu Planning Commissioners,

I have lived in Ewa Beach for over 50 years and have seen first-hand how developers can help a community. Haseko has shown that it is committed to making Ewa Beach a great place to live and raise a family. The company has given so much to our schools and to programs that support our keiki. The success of these programs, have inspired the 'Ewa Beach keiki to become responsible citizens.

These contributions to both area schools and non-profit organizations in the area have helped to make them successful and attractive to families and keiki. I have been involved with Haseko for over ten years and at one time, was for the marina concept. However, since learning of the lagoon concept, I have come to realize having the lagoon in its place, will truly benefit the wider community. Keiki will be able to learn of its area history, families will enjoy small ocean sports activities, employment will increase by small business opportunity instead of the few that will benefit from having boat slips in the marina.

I support the development of the lagoon as Haseko's project, many will reap the benefits if the lagoon comes to reality. I humbly ask your support and encourage you to support Haseko's proposal for the betterment of all residents of the Ewa Beach community.

Respectfully submitted,

Frances Rivero,
Ewa Beach Resident and Organization Director

Officers

Carina Tagupa

President

Kiran Polk

Vice President

Chezlani Lee

Secretary

Jamie Giambrone

Treasurer

Board of Directors

Shane Duhon

Walter Enriquez Jr.

Will Espero

Lloyd Haraguchi

Cynthia Hermosura

Eileen Hirota

Raedeem Itamoto

Eileen Lynn

Jim Moylan

Denise Oliveira

Arthur Pelkaus

Richard Quiamzon

Georgette Stevens

Naomi Takamori

Sharene Tam

Lee Tokuhara

Eric Wong

Stacey Yonamine

Members At Large

Charles Beamer

Hervi Kurisu

Liana Mullettner

Tana Samuelu

Clubhouse Director

Frances Rivero

Chief Professional Officer

Tim Motts



GREAT FUTURES START HERE.

January 6, 2011

Gayle Pingree, Chair
And Members of the Planning Commission
Planning Commission
Department of Planning and Permitting
City & County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Re: Support for Hoakalei Lagoon

Dear Gayle Pingree and Members of the Planning Commission

I am a long time resident of Ewa Beach (23 years) and community service leader.

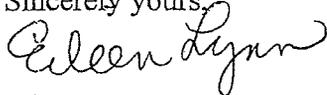
I would like to take the time to say that I support the Hoakalei Lagoon.

In my opinion, a Lagoon would be more in line with our communities' needs. It sounds beautiful and I think it is a smart idea.

Haseko has been a responsible developer and neighbor. They have provided our community with much needed funding to organizations and clubs and helped our schools by making improvements.

One of Haseko's goals has been to bring together and integrate the new development with the old Ewa Beach development, so we may feel like one community and not divided by new development and old development. I believe this Lagoon will help us move forward to a whole community.

Sincerely yours,



Eileen Lynn
91-1139 Hanakahi Street
Ewa Beach, HI 96706
(808) 689-3219
lynnc025@hawaii.rr.com

PU'ULOA OUTRIGGER CANOE CLUB

91-1374 Kaihuopala'ai St. Ewa Beach, HI 96706 ~ Ph/Fax: 808-671-4682 Email:
kauiserrao@hotmail.com, Facebook: Pu'uloa Outrigger Canoe Club

Aloha Members of the Planning Commission,

I'm writing to you on behalf of Pu'uloa Outrigger Canoe Club to let you know that we support Haseko's development of the lagoon. Their tremendous contributions to our Community have shown that Haseko is committed to making Ewa Beach a great place to live, work & play.

Pu'uloa Outrigger Canoe Club is looking forward to seeing the completed lagoon and the canoe hale. The size of the lagoon – a half-mile across and 1,000 feet wide – will be an ideal place for our club's paddling practice. It will also be good for kayakers, paddle boarders, swimmers and sunbathers as they enjoy the protected coves. Our community needs a venue like this in our home town.

Everyone in Ewa Beach will benefit from the lagoon. I ask that you support this project.

Mahalo,



Kau'i Serrao
Pu'uloa Outrigger Canoe Club

Aloha Members of the Planning Commission,

I am writing to express my support for Haseko's decision to build a lagoon instead of a marina.

I'm a resident of Ka Makana at Hoakalei in Ewa Beach, and part of what influenced my decision to buy here last year were the lovely environs of the Hoakalei development, as well as the unique lifestyle that an upscale resort community affords. I know I'm not the only resident whose decision to live in Ewa was influenced by these factors. Although a marina would have been nice, I feel that a lagoon would be a much better alternative for the families in Ewa Beach.

A lagoon will promote family activities by providing a safer area for our children to swim and enjoy water sports like stand-up paddle boarding and canoeing. With the pathway along the shoreline and the shops and restaurants that will eventually open, the lagoon will be a nice destination for families and visitors to relax, shop and dine. It will be wonderful to have something that attractive in Ewa Beach that residents here can be proud of. I am very much looking forward to this as I anticipate that it will be better than what Hawaii Kai offers in that our kids can actually safely play in the sand and swim in the waters, yet be able to get a bite to eat at a great restaurant within a stone's throw.

Having a safe, well maintained lagoon would benefit my family and many other families that call 'Ewa Beach their home.

Please allow Haseko to build the lagoon.

Mahalo,

 VICKI GALAM
284-4693
91-1054 Waiinu St.
- 0 - 0 11/12/21

91-1044-Kaihanupa Street
Ewa Beach, Hawaii, 96706

To the City and County of Honolulu Planning Commission:

I am testifying in support of adding a lagoon as an alternative to a marina at Hoakalai / Ocean Pointe on the Ewa Development Plan.

I am very excited about the proposed lagoon because of the economic environment this will create in our community. I look forward to new shops and restaurants in the commercial complexes and at the hotel. Right now, these types of establishments are few and far between in our area, and I am confident that the quality of the new businesses will be consistent with the high quality of development that Haseko has already demonstrated.

I also believe that the multi-faceted aspect of the lagoon will help to create a sustainable economic environment. The recreational and cultural activities in current plans will bring in many people to this area, and diversity of people will be much greater than if we had a marina. This means economic success will not depend on just one segment of people, but a wide range of residents and visitors.

Please support the proposed amendment to the Ewa Development Plan.



Harold M. Holgersen



Kathryn J. Holgersen

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the 'Ewa Development Plan, and request that you recommend this change to the City Council.

While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports -- these are much more valuable for the Hoakalei, Ocean Pointe and 'Ewa Beach residents as well as the larger Oahu community.

Imagine families being able to go to the beach and learning new water sports while their keiki can swim in a beautiful cove. Imagine visitors enjoying island water sports in calm and safe waters. While the ocean is always there to do these things, a protected recreational lagoon will be a wonderful addition right in our backyard.

A lagoon as an alternative to a marina is a good idea because it goes beyond boating and sailing activities. Please amend the 'Ewa Development Plan to include a lagoon.

Mahalo,

DATE 4-30-12

Terry Ann Richter
Terry Ann Richter


Craig Richter

Aloha Planning Commissioners,

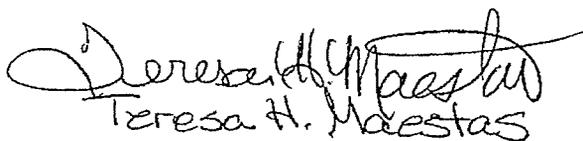
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Mahalo,


Teresa H. Maestas

Dear Planning Commissioners,

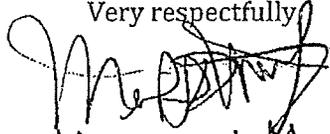
I am in favor of adding a lagoon as an alternative to a marina on the Ewa Development Plan.

The main reason is that the existing shoreline will remain intact. The ocean is our playground. A lot of fishermen use the nearby Oneula Beach Park as our base for ocean activities, especially for night fishing. Also, Coves, a popular surfing spot is very near where the marina entrance would have been located.

No matter how careful developers are, we really don't know how siltation will affect our reefs and ocean life, or how a dredging might affect wave action. By replacing the marina with an enclosed recreational lagoon, we will leave the shoreline alone. That is the best alternative as far as fishing, surfing and the ocean is concerned.

Please help us protect our ocean allowing a lagoon as an alternative on the Ewa Development Plan.

Very respectfully



Michael Maestas

Aloha Planning Commissioners,

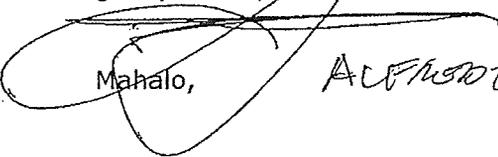
I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

It is also a training area that Puuloa Outrigger Canoe Club is looking forward to taking their keiki members. The 'Ewa Shoreline is extremely rocky and sometimes when the water is too rough their members don't get to go out and practice. The lagoon will offer them a safe alternative when the ocean gets too rough.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

 ALFRED K. LABRAKOOK

Aloha Planning Commissioners,

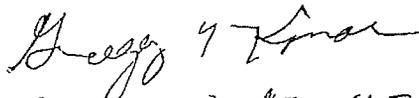
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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,


GREGORY Y KANAHE

Aloha Planning Commissioners,

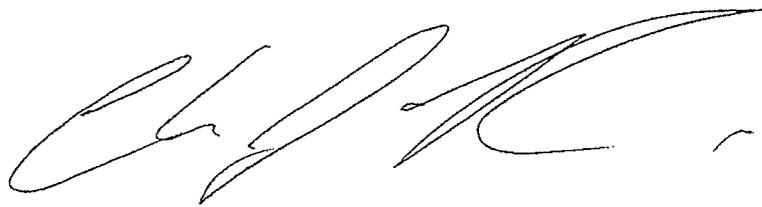
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Mahalo, CHRIS REZABEK

A handwritten signature in black ink, appearing to read 'CHRIS REZABEK', written in a cursive style.

Aloha Planning Commissioners,

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,


Thomas K. Lau

Aloha Planning Commissioners,

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Brian Nagashima

A handwritten signature in black ink, appearing to be 'Brian Nagashima', written in a cursive style with a long horizontal flourish at the end.

Aloha Planning Commission Members,

I'm writing to you on behalf of Honolulu Pearl Canoe Club to let you know that we support Haseko's decision to build a lagoon instead of a marina. We have been briefed on the new lagoon plans and think this is a great alternative for the community.

As an avid canoe paddler and member of a canoe club I see a greater utilization of a lagoon rather than a marina. The size of the lagoon – a half-mile across and 1,000 feet wide – will be an ideal place for canoe's and paddleboarders. Swimmers and sunbathers can also enjoy the protected coves.

We've talked to Puuloa Outrigger Canoe Club who is located in 'Ewa Beach and they are also excited about the change and look forward to having a place for their kids to practice in still water.

This lagoon is a better alternative for the community that offers a greater diversity of usage than a Marina would. Please support Haseko's decision to build a lagoon.

Mahalo,


Penny Kama, PRESIDENT
Honolulu Pearl Canoe Club

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in cursive script, appearing to read "Gary Buehler". The signature is written in black ink and is positioned below the word "Mahalo,".

Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports - these are much more valuable to the larger Oahu community.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo

Trey Hanson

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized name.

Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports - these are much more valuable to the larger Oahu community.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, appearing to read "Ed Lamm". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Aloha Planning Commissioners,

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Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports - these are much more valuable to the larger Oahu community.

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Mahalo,


Corletta Vicain.
Hang Ho

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, appearing to be 'Haseko', written over the word 'Mahalo'.

Aloha Planning Commissioners,

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Mahalo,

*Phyllis Hartz
Phyllis Hartz*

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Mahalo,

SA 22A
Steven L. Forrest

Aloha Planning Commissioners,

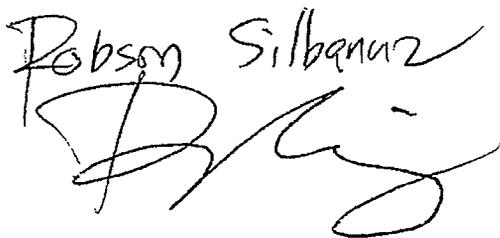
I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

It is also a training area that Puuloa Outrigger Canoe Club is looking forward to taking their keiki members. The 'Ewa Shoreline is extremely rocky and sometimes when the water is too rough their members don't get to go out and practice. The lagoon will offer them a safe alternative when the ocean gets too rough.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Robson Silbannaz


Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports - these are much more valuable to the larger Oahu community.

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Mahalo,

Leonard Delacruz


Aloha Planning Commissioners,

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Mahalo,



Ron Chavaz

Aloha Planning Commissioners,

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, appearing to be 'Amanda', written in a cursive style.

Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports - these are much more valuable to the larger Oahu community.

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Mahalo,

Brandi Bruttler

Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, appearing to be 'T. B. H.', written in a cursive style.

Aloha Planning Commissioners,

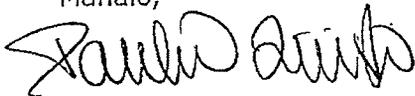
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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, appearing to read "Paul W. Smith". The signature is written in a cursive, flowing style.

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink, appearing to be the name 'Haseko' written in a cursive, stylized font.

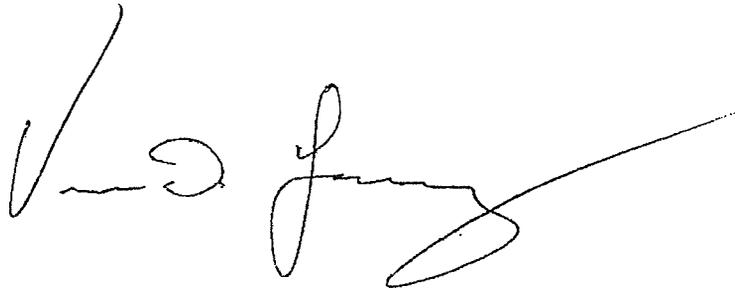
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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, appearing to be 'V. S. Jones', written in a cursive style.

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink, appearing to read "D. Cavalle". The signature is written in a cursive style with a large, looped initial "D".

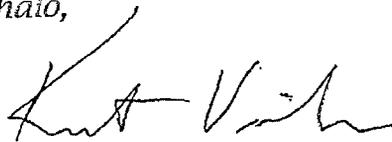
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Mahalo,

A handwritten signature in black ink, appearing to read "Kurt V. V. V.", written in a cursive style.

Aloha Planning Commissioners,

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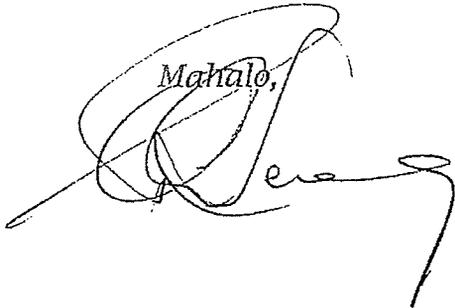
A handwritten signature in black ink, featuring a large, stylized initial 'H' followed by a series of loops and a long, sweeping underline that extends to the right.

Aloha Planning Commissioners,

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Mahalo,


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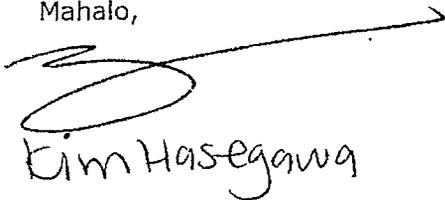
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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, consisting of a large, stylized 'K' followed by the name 'Kim Hasegawa' written in a cursive script. The signature is positioned below the word 'Mahalo,'.

Kim Hasegawa

Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

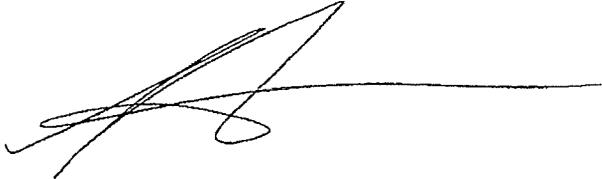
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Imagine our high schoolers being able to kayak and paddle board, and our keiki swimming in the new public cove. Imagine families being able to go to the beach and learn new water sports. While the ocean is always there to do these things, a protected recreational lagoon will be a wonderful addition that will complement the rocky shoreline on our 'Ewa plain.

Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Edward Martin



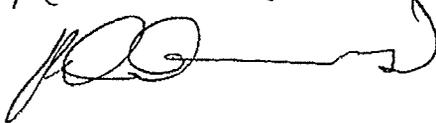
Aloha Members of the Planning Commission,

I'm writing to you on behalf of New Hope Canoe Club. We have been briefed on the new lagoon plans and think this is a great alternative for the community.

As avid canoe paddlers we see a greater utilization of a lagoon rather than a marina. We've talked to Puuloa Outrigger Canoe Club who is located in 'Ewa Beach and they are also excited about the change and look forward to having a place for their kids to practice in still water.

Please support Haseko's decision to build a lagoon it's a better alternative for our community.

Mahalo,

MARK GARROW


Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Cy A. K. Kalama

Cy A. K. Kalama

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. The plans for a lagoon calls for a cultural center that will tie in the Kauhale Preserve with the lagoon. Families could come and learn about the history of the area, learn about native birds all while enjoying the protected swimming areas in the sun.

The lagoon also offers a new place for flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports.

Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Karen Cheatham
K Cheatham

Aloha Planning Commissioners,

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Mahalo,

Calvin AKAMU Calvin Akamu 6-15-12

Aloha Planning Commissioners,

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Mahalo,

Garrett Wells Jr. 06-15-2012
Garrett Wells Jr.

Aloha Planning Commissioners,

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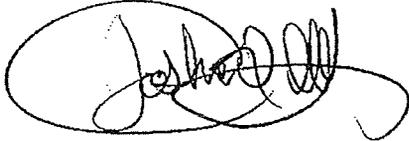
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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Joshua K. Wells 6.15.12

A handwritten signature in black ink, appearing to read "Joshua K. Wells", is enclosed within a hand-drawn oval. The signature is stylized and somewhat cursive.

Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

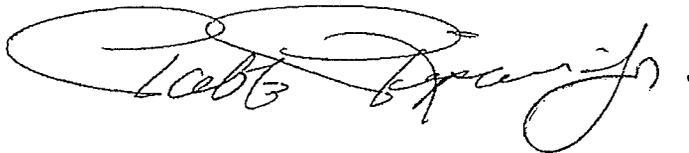
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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

PABLO RIPANI JR

A handwritten signature in black ink, appearing to read "Pablo Ripani Jr.", written in a cursive style with a large, sweeping flourish at the end.

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. The plans for a lagoon calls for a cultural center that will tie in the Kauhale Preserve with the lagoon. Families could come and learn about the history of the area, learn about native birds all while enjoying the protected swimming areas in the sun.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Yvette Akamu
x Yvette Akamu

6/9/12

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

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Mahalo,

Donna Mae Katsura

DM Katsura

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Mahalo,

JoAnn Kuyata

Aloha Planning Commissioners,

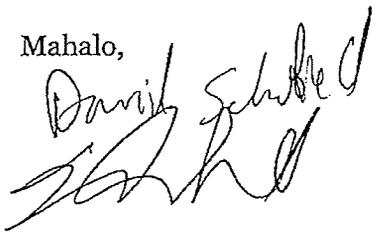
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Mahalo,

A handwritten signature in black ink, appearing to read "David Schubert". The signature is written in a cursive, flowing style with some loops and flourishes.

Aloha Planning Commissioners,

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Mahalo,

Arlene Iwamatsu

Aloha Planning Commissioners,

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Mahalo,



Keanu Hanks

Aloha Planning Commissioners,

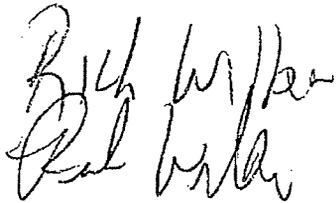
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Mahalo,



Rich Miller
Paul Miller

Aloha Planning Commissioners,

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Mahalo,

Linda Martin
Linda Martin

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Mahalo,

Kala Kahoalii
Kala Kahoalii

Aloha Planning Commissioners,

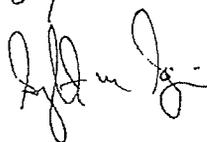
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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Sylvester Sonognini


Aloha Planning Commissioners,

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Mahalo,

Stacey Svadlenka
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Mahalo,

MONT WATSON 

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Mahalo,

Melissa W. H.V.
mei w. hu

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Mahalo,



Sandra Nam

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Mahalo,

A handwritten signature in black ink, appearing to read 'Ann Mariyasu', written in a cursive style.

ANN MARIYASU

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Mahalo,


John L. Tilton

Aloha Planning Commissioners,

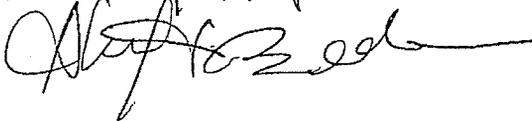
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Mahalo,

Anthony A. Boeko.


Aloha Planning Commissioners,

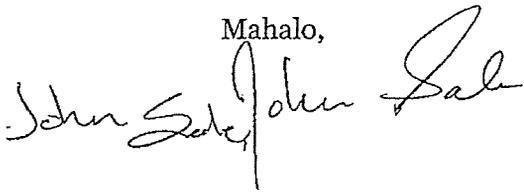
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Mahalo,

A handwritten signature in cursive script that reads "John Sale". The signature is written in black ink and is positioned below the word "Mahalo,".

Aloha Planning Commissioners,

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Mahalo,

Kathryn Farley
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Aloha Planning Commissioners,

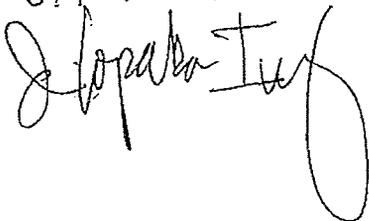
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Mahalo,

J. LOPAKA ANCIANG


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Mahalo,

Marcus Dacanay


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Mahalo,

Handwritten signature of Steven Haseko in black ink. The signature is written in a cursive style and includes the name "Steven Haseko" followed by a stylized flourish.

Aloha Planning Commissioners,

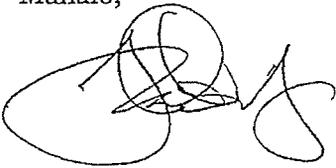
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Mahalo,



Robert Pristas

1

Aloha Planning Commissioners,

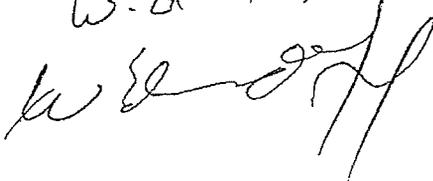
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Mahalo,

W. E. W. Fox


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J. G. NAKAGUTI

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Mahalo,

LISA ANNE H. ONAGA


Aloha Planning Commissioners,

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Mahalo,

*Puaka Bishop Wilbur
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Mahalo, Melita Miller-Kalama

Melita Miller-Kalama

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Mahalo,



Alissa Altmann

6-13-12

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Mahalo,

R. Egloria

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Mahalo,

Michael Fernandez

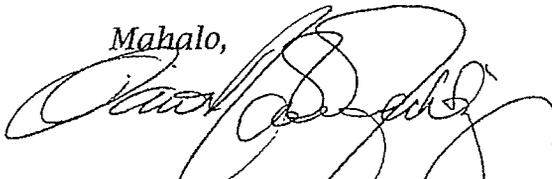
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Mahalo,



Dawn Nicole Fechtis

6-15-12

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Mahalo,

Nolan Reismanitz
NREISMONITZ

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Mahalo,

A. Nee

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Mahalo,

L. APIO

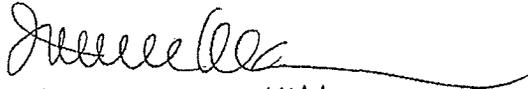
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Mahalo,


TAMMIE A. KIM

6-15-12

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Mahalo,

Lanisa Parker

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

It is also a training area that Puuloa Outrigger Canoe Club is looking forward to taking their keiki members. The 'Ewa Shoreline is extremely rocky and sometimes when the water is too rough their members don't get to go out and practice. The lagoon will offer them a safe alternative when the ocean gets too rough.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Kathy Bell
(Kathy Bell)

Aloha Planning Commissioners,

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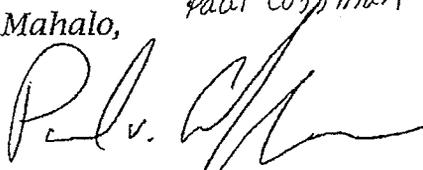
Margret Fonseca

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Mahalo, *Paul Coffman*


6-15-12

Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports – these are much more valuable to the larger Oahu community.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Kaoukahihi Robinson

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

It is also a training area that Puuloa Outrigger Canoe Club is looking forward to taking their keiki members. The 'Ewa Shoreline is extremely rocky and sometimes when the water is too rough their members don't get to go out and practice. The lagoon will offer them a safe alternative when the ocean gets too rough.

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Mahalo,



Elaine Tanaka

Aloha Planning Commissioners,

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Mahalo,

Jayna Harbottle

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Mahalo,

Mikala Cannonig
Reshel Cannonig
6-15-12

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Mahalo,

Nathan Hashimoto

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Mahalo,

Lepaka Biondine
LEPAKA BIONDINE

6-15-12

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

L. Holeso

Aloha Planning Commissioners,

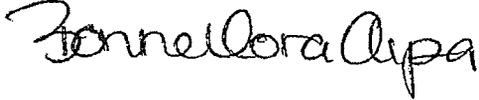
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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Handwritten signature of Jonnellora Aipa in black ink.

Aloha Planning Commissioners,

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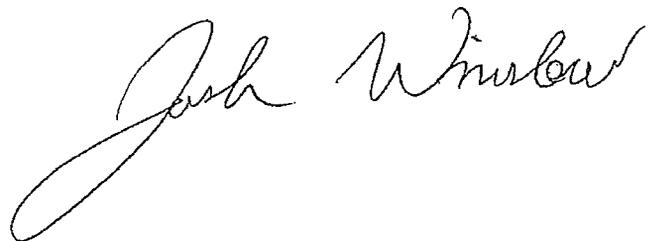
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Mahalo,

Joshua Winslow

6-13-12

A handwritten signature in cursive script that reads "Josh Winslow". The signature is written in dark ink and is positioned to the right of the typed name.

Aloha Planning Commissioners,

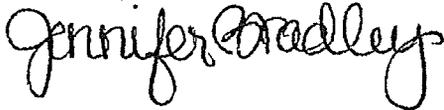
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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink that reads "Jennifer Bradley". The signature is written in a cursive, flowing style.

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo, *Bobbi Cullen Bobbi Cullen*

6-13-12

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Mahalo,

Dennis Salas

Aloha Planning Commissioners,

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Mahalo,

Shane Akana

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in cursive script that reads "Lisa Kanae".

Lisa Kanae

6-12-12

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

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Mahalo, *William Dubbs.MD*

A handwritten signature in black ink that reads "W. Dubbs MD". The signature is written in a cursive, flowing style.

6-13-12

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink that reads "Julie Dugan". The signature is written in a cursive, flowing style.

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink, appearing to read "Jeff Metzger". The signature is written in a cursive, flowing style with some loops and flourishes.

Aloha Planning Commissioners,

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Mahalo,

Nina Ah Yee
Nina Ah Yee

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Mahalo,

Manu Mox

Aloha Planning Commissioners,

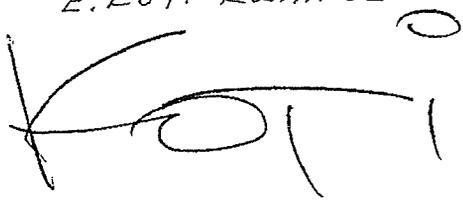
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Mahalo,

E. Koti Ramirez

6-12-12



Aloha Planning Commissioners,

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Mahalo,

L. Cabral

Aloha Planning Commission Members,

I'm writing to you on behalf of Anuenue Canoe Club to let you know that we support Haseko's decision to build a lagoon instead of a marina. We have been briefed on the new lagoon plans and think this is a great alternative for the community.

As an avid canoe paddler and member of a canoe club I see a greater utilization of a lagoon rather than a marina. The size of the lagoon - a half-mile across and 1,000 feet wide - will be an ideal place for canoe's and paddleboarders. Swimmers and sunbathers can also enjoy the protected coves.

We've talked to Puuloa Outrigger Canoe Club who is located in 'Ewa Beach and they are also excited about the change and look forward to having a place for their kids to practice in still water.

This lagoon is a better alternative for the community that offers a greater diversity of usage than a Marina would. Please support Haseko's decision to build a lagoon.

Mahalo,

Zandy Nishimoto



*Anuenue Canoe Club
Director and Club Representative*

6-12-12

Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

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Mahalo,

Debra Reis Moniz

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink that reads "Carolyn Simmons". The signature is written in a cursive, flowing style.

CAROLYN SIMMONS

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink that reads "R. Campbell". The signature is written in a cursive style with a large, stylized initial "R".

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Mahalo,

K. REISMONIZ

Aloha Planning Commissioners,

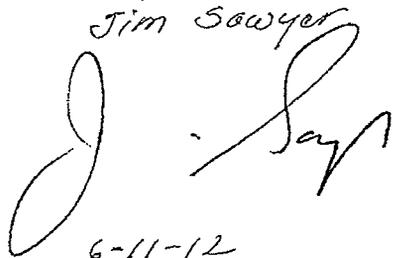
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Mahalo,

Jim Sawyer

A handwritten signature in cursive script, appearing to read "Jim Sawyer". The signature is written in black ink and is positioned below the printed name "Jim Sawyer".

6-11-12

Aloha Planning Commissioners,

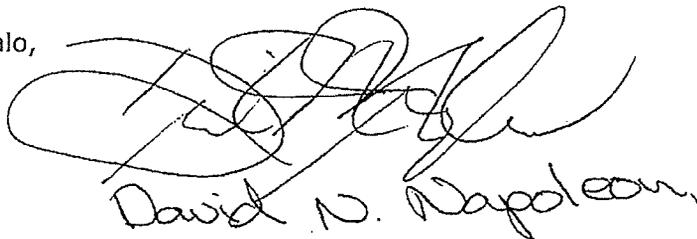
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Mahalo,



David N. Napoleon

6-12-12

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Mahalo,

Miles Dawson

Aloha Planning Commissioners,

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Mahalo,

Micah McClinton

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink that reads "Keale Arelleano". The signature is written in a cursive, flowing style.

Aloha Planning Commissioners,

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Mahalo,

Hardy Spoehr
944-8601

6-12-12

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I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

It is also a training area that Puuloa Outrigger Canoe Club is looking forward to taking their keiki members. The 'Ewa Shoreline is extremely rocky and sometimes when the water is too rough their members don't get to go out and practice. The lagoon will offer them a safe alternative when the ocean gets too rough.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Harry A. Ho

Harry A. Ho

6-12-12

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. The plans for a lagoon calls for a cultural center that will tie in the Kauhale Preserve with the lagoon. Families could come and learn about the history of the area, learn about native birds all while enjoying the protected swimming areas in the sun.

The lagoon also offers a new place for flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports.

Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Harold Akeo

Aloha Planning Commissioners,

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Mark Dayao

6-11-12

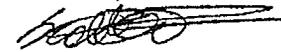
Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports - these are much more valuable to the larger Oahu community.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,



Scott Q. Turner

6-12-12

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Harvey Aki

Aloha Planning Commissioners,

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Mahalo,

Brian Yee
Brian Yee
6-12-12

Aloha Planning Commissioners,

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Nalani L. Amona
Nalani Amona

6-13-12

Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports – these are much more valuable to the larger Oahu community.

Imagine our high schoolers being able to kayak and paddle board, and our keiki swimming in the new public cove. Imagine families being able to go to the beach and learn new water sports. While the ocean is always there to do these things, a protected recreational lagoon will be a wonderful addition that will complement the rocky shoreline on our 'Ewa plain.

Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Jarome Kamoi

Aloha Planning Commissioners,

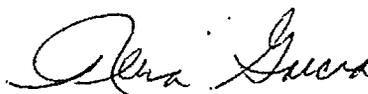
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Mahalo,


REINA GARCIA
6-10-12

Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

D. Kawaihalau

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. The plans for a lagoon calls for a cultural center that will tie in the Kauhale Preserve with the lagoon. Families could come and learn about the history of the area, learn about native birds all while enjoying the protected swimming areas in the sun.

The lagoon also offers a new place for flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports.

Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

 Naz Anderson

Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Tony Koseman

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in cursive script, appearing to read "Georgia Copeland".

Georgia Copeland

6-11-12

Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports - these are much more valuable to the larger Oahu community. Plus you gave them their permit with this as a large part of their community package plan.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Stephanie Tom

Stephanie Tom

6-11-12

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. The plans for a lagoon calls for a cultural center that will tie in the Kauhale Preserve with the lagoon. Families could come and learn about the history of the area, learn about native birds all while enjoying the protected swimming areas in the sun.

The lagoon also offers a new place for flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports.

Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

G. Bradley

Aloha Planning Commissioners,

I urge the Planning Commission to add a lagoon as an alternative to a marina on the Ewa Development Plan.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Guy Larson-Hicks

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Richardo Dadulla
Princess Daddula

Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. The plans for a lagoon calls for a cultural center that will tie in the Kauhale Preserve with the lagoon. Families could come and learn about the history of the area, learn about native birds all while enjoying the protected swimming areas in the sun.

The lagoon also offers a new place for flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports.

Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Micah Bradley

Aloha Planning Commissioners,

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink, appearing to read 'Michael Baer', written in a cursive style.

MICHAEL BAER

6-11-12

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Brandon Bell


Aloha Planning Commissioners,

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Frank Magsaride

Aloha Members of the Planning Commission,

I'm writing to you on behalf of Waimanalo Canoe Club. We have been briefed on the new lagoon plans and think this is a great alternative for the community.

We are excited about the lagoon and Haseko's plans to have a cultural museum that ties the lagoon in with Kauhale Preserve. Puuloa Outrigger Canoe Club has also expressed that they are looking forward to having a place for their keiki to practice in still water.

The lagoon will offer so many opportunities for families to come enjoy and learn about the history of the area. Please support Haseko's decision to build a lagoon it's a better alternative for our community.

Mahalo,

K. Shu Shu Reis Moniz


Aloha Planning Commissioners,

I support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan, and request that you recommend this change to the City Council.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. The plans for a lagoon calls for a cultural center that will tie in the Kauhale Preserve with the lagoon. Families could come and learn about the history of the area, learn about native birds all while enjoying the protected swimming areas in the sun.

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

A handwritten signature in black ink that reads "Roy Sang". The signature is written in a cursive, flowing style with a large, prominent "R" and "S".

Aloha Planning Commissioners,

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Cheryl Campbell

Aloha Planning Commissioners,

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Carolyn Hall

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

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Mahalo,


Anona K. Napoleon
6-12-12

Aloha Planning Commissioners,

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Definitely a better alternative to a marina for families and keiki. Please give your support for Haseko's Lagoon.

Mahalo,

Dina Reismaniz
Dina Reismaniz

Aloha Planning Commissioners,

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The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,

Joseph K Napoleon

Joseph K Napoleon

6-12-12

Aloha Planning Commission Members,

I'm writing to express my strong support for Haseko's decision to change its plans to build a lagoon instead of a marina. I have been waiting for over 20 years for a waterfront area when I first moved from Honolulu to Ewa in 1989. We were told by city officials at neighborhood meetings that a Marina was going to be built. But later, due to environmental and cultural concerns, the marina was changed to a lagoon, which will also be satisfactory for my family to enjoy. We, the residents of Ewa, have been waiting a long time for a waterfront area that our families can enjoy and that was promised to us.

I'm an Ocean Pointe resident and I enjoy riding down to Oneula beach park with my family on bicycles. The change from Marina to Lagoon keeps the shoreline intact. That means no damage to the reefs, cleaner water and a continued path from Oneula Beach Park all the way down to White Plains where I surf.

I'm looking forward to the jogging/biking and walking paths that Haseko plans to incorporate into the lagoon plans. I can also see the lagoon as being a great place for residence and visitors to go canoeing and stand-up paddle-boarding.

The lagoon and the surrounding amenities will have a positive effect on our community and give a place for our families to enjoy. Although this is a change of plans, it will be something that will benefit the majority of the community once it's done.

I ask that you allow Haseko the option to build a lagoon for our community, something long over due.

Mahalo,



Bryce Uehara
91-1015 Kai Weke St
Ewa Beach, HI 96706

NEIL ADERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

TESTIMONY OF THE CHAIRPERSON
OF THE STATE OF HAWAII
BOARD OF LAND AND NATURAL RESOURCES

On

A Bill to Amend the 'Ewa Development Plan

CITY AND COUNTY OF HONOLULU
PLANNING COMMISSION

Wednesday, June 27, 2012

The apparent purpose of the above-entitled bill is to amend Chapter 24, Article 3, Revised Ordinances of Honolulu and to replace the current 'Ewa Development Plan with the Proposed Revised 'Ewa Development Plan, prepared by the Department of Planning and Permitting and dated May 2011, hereinafter the "Proposed 'Ewa DP".

The State of Hawaii, by its Board of Land and Natural Resources ("BLNR") owns four parcels of land in east Kapolei along Farrington Highway near the University of Hawaii West Oahu Campus, identified as Tax Map Key Nos. (1) 9-1-16:08, 9-1-17:97, and 9-1-18:05 & 08 (together "BLNR East Kapolei Lands"). Whereas these lands remain under the Department of Land and Natural Resources' ("DLNR") jurisdiction, DLNR offers the following comments to the Proposed 'Ewa DP.

In response to a request for comments issued in or around 2008 concerning the Public Review Ewa Development Draft (October 2000) DLNR provided, in part, the following comments:

"Sections 4.1.4 and 4.1.4.2, when read in conjunction with the Public Facilities Map, appear to provide for the rapid transit corridor and a park-and-ride facility to be located within the DLNR Parcels [TMK (1) 9-1-17:97]. The conveyance of any easement or other rights over the DLNR Parcels to allow such facilities will require the approval of the Board of Land and Natural Resources ("BLNR"),, [The] BLNR has not granted any such approval nor has any request for approval been presented to the BLNR."¹

Based on the foregoing, the City and County of Honolulu, Department of Planning and Permitting remarked "[t]he policies and mapping in the proposed revised Plan are conceptual and are not meant to be interpreted as parcel specific. *Consequently, the Plan policy language is flexible enough to allow the City to proceed with an alternate routing and transit stop location if the DLNR and the City are unable to come to an agreement.*"² [emphasis added].

¹ To date the BLNR has not granted any easement or other rights over TMK (1) 9-1-17:97 to the County or the HART for the rail project.

² 'Ewa Development Plan Review Report, 1997 to 2011, Volume 1 of 2, prepared by the Department of Planning and Permitting, City and County of Honolulu, dated May 2011. Appendix C, Seq. # 5.140.

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKU
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAIHOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Furthermore, apparently in response to comments from the Department of Education ("DOE"), Section 4.7 School Facilities of the Proposed 'Ewa DP was modified to reflect two new high schools in 'Ewa, one in east Kapolei and one in Ho'opili. When read in conjunction with Section 4.7, the Urban Land Use Map and the Public Facilities Map appears to indicate a future high school is planned for BLNR lands located west of Kualakai Parkway, between Farrington Highway and the H-1 Freeway, and identified as TMKs (1) 9-1-16:08 and 9-1-18:08. This was done without first consulting with the BLNR and the BLNR has actually approved, and the DLNR already issued an RFQ/RFP to solicit proposals from potential developers/lessees for TMKs (1) 9-1-16:08 and 9-1-18:08. Proposals have been received and they are currently in the process of being evaluated. Accordingly, DLNR respectfully requests the Urban Land Use Map and Public Facilities Map be revised by removing any references to a school site on the DLNR parcels, particularly TMKs (1) 9-1-16:08 or (1) 9-1-18:08.

Finally, the Urban Land Use Map also appears to designate some of the BLNR's East Kapolei Lands as *Residential and Low Density Apartment*, *Medium Density Apartment/Commercial Mixed Use*, *Community Commercial Center*, and *Transit Node (Medium Density Residential³ and Commercial)*. The BLNR has decided to retain these lands as income producing assets (i.e., commercial development) to help fund DLNR's various missions and functions, including the management of approximately 1.3 million acres of public lands, and to protect and preserve Hawaii's historic, cultural and natural resources. Accordingly, the DLNR respectfully requests the Land Use Map be revised to more appropriately reflect commercial or commercial mixed-use type of developments on these BLNR/DLNR owned and managed East Kapolei Lands, TMKs (1) 9-1-17:97 and 9-1-18:05.

Respectfully Submitted,



WILLIAM J. AILA, JR.
Chairperson

³ Residential developments are typically handled by other agencies specifically tasked with that type of purpose, such as the Hawaii Housing Finance and Development Corporation, Hawaii Community Development Corporation and the Department of Hawaiian Home Lands.



UNIVERSITY
of HAWAII
WEST O'AHU

Office of the Chancellor

FAX TRANSMITTAL

June 25, 2012

TO: PLANNING COMMISSION CITY AND COUNTY OF HONOLULU 768-6743

ATTN: Ms. Gail Pingree, Planning Commission Chair

FROM: Gene I. Awakuni
Chancellor

SUBJECT: University of Hawai'i – West O'ahu Testimony Before the City and County of Honolulu Planning Commission Regarding the Proposed Revised `Ewa Development Plan

Attached is our testimony to the above. Fifteen hard copies will be delivered to the Planning Commission office by tomorrow. If you have any questions, please call my office at 454-4750.

Attachment

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 5

Gene I. Awakuni
Pearl City, HI 96782
Telephone: (808) 454-4750
Fax: (808) 454-6076

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UNIVERSITY
of HAWAII®
WEST O'AHU

June 25, 2012

Ms. Gail Pingree, Planning Commission Chair
City and County of Honolulu, Planning Commission
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Chair Pingree and Members of the Planning Commission:

SUBJECT: UNIVERSITY OF HAWAII-WEST O'AHU TESTIMONY BEFORE THE CITY AND COUNTY OF HONOLULU PLANNING COMMISSION REGARDING THE PROPOSED REVISED 'EWA DEVELOPMENT PLAN

Thank you for the opportunity to provide testimony on the Proposed Revised 'Ewa Development Plan. We are submitting this letter in **support** of the Proposed Revised 'Ewa Development Plan.

The University of Hawai'i owns approximately 1,500 acres of land within the 'Ewa DP planning area. This includes our 500-acre makai property, located at the intersection of Kualaka'i Parkway and Farrington Highway; and a 991-acre mauka property, located mauka of the H-1 Freeway. The 500-acre makai property received a zone change approval and Plan Review Use Permit in 2008, and is planned to include the University of Hawai'i-West O'ahu (UHWO) campus for 7,600 students and a vibrant mixed-use community. The first phase of the new UH West O'ahu campus is currently being constructed and will open in the fall of 2012. For the 991-acre property, mauka of the H-1 Freeway, the UHWO intends to use the lands for university and university-related uses.

As a major landowner in the region, the UHWO has worked with the City and County of Honolulu's Department of Planning and Permitting during the 'Ewa Development Plan Update process. We would like to thank the City for allowing us opportunities to provide input on this important document and we compliment the City in their community outreach process and efforts involved in completing this document.

Through review of the draft 'Ewa DP document and discussions with the City and County of Honolulu Department of Planning, we understand that, although the text mentions university and university-related uses on our mauka lands, the UH symbol was inadvertently deleted from maps within the current draft of the DP. We would like to see the UH symbol added back to the maps identified in the comments attached to this testimony. Additional comments that help to update, clarify, and more accurately

1019 Ala 'Ike
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An Equal Opportunity/Affirmative Action Institution

Ms. Gail Pingree, Planning Commission Chair

SUBJECT: UNIVERSITY OF HAWAII-WEST O`AHU TESTIMONY BEFORE THE CITY AND COUNTY OF HONOLULU PLANNING COMMISSION REGARDING THE PROPOSED REVISED `EWA DEVELOPMENT PLAN

June 25, 2012

Page 2

reflect our plans for our properties, which are also discussed in the June 19, 2012 DPP transmittal to the Planning Commission, are included as an Attachment to this testimony.

We appreciate the opportunity to provide this testimony, and would again like to express our support for the Proposed Revised `Ewa Development Plan. If there are any questions, please do not hesitate to contact me at 454-4750.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene I. Awakuni". The signature is written in a cursive style with a prominent loop at the end.

Gene I. Awakuni
Chancellor

Attachment

UNIVERSITY OF HAWAII-WEST O`AHU COMMENTS AND RECOMMENDED CHANGES TO THE PROPOSED REVISED `EWA DEVELOPMENT PLAN (RAMSEYER FORMAT VERSION) DATED MAY 2011

Submitted to the Planning Commission as part of the UH West O`ahu's Testimony
June 25, 2012

The following are UH West O`ahu's (UHWO) specific comments to the Proposed Revised `Ewa Development Plan (Ramseyer format version) dated May 2011.

Section 2.2 Key Elements of the Vision, Section 2.2.1 Community Growth Boundary, Table 2.1: `Ewa Development Capacity and Entitlement Status (Page 2-11): This table shows 275 acres for residential and 116 acres for retail for a total of 391 acres within the UHWO property. The correct acreage for UHWO, excluding the campus PRU area (which is zoned business mixed-use), is 169.3 (169) acres zoned for business mixed-use development and 183.6 (184) acres zoned for residential development, yielding a total of 352.9 (353) acres, as approved by City Council. We request that Table 2.1 to be revised to be consistent with these numbers for UHWO.

Section 3.15 University of Hawai'i West O`ahu, 3.15.2 Guidelines, Regional Integration, (Page 3-81): `Ewa DP states: "Design the campus to function as a fully integrated community within the context of the broader regional community. The campus should include housing, support services, community and business facilities, in addition to the required academic facilities."

For clarification purposes, our suggested revisions to the text are as follows:

"Design the campus and surrounding mixed-use/residential community to function as a fully integrated community within the context of a broader regional community. The campus and surrounding community should include housing, support services, community and business facilities, in addition to the required academic facilities."

Section 3.15 University of Hawai'i West O`ahu, 3.15.2 Guidelines, Community Orientation and Service (Page 3-81): `Ewa DP states: "Design the campus to be community-oriented and to serve the Kapolei areas and West O`ahu as an urban park and cultural center, providing community services, cultural opportunities, and remedial educational opportunities"

Please delete "remedial educational opportunities" as this is not reflective of the UHWO's academic program, and add a period to the end of the sentence.

General Comments to Appendix A: In our previous comments, we had requested that a simplified roadway network for UH West O`ahu be illustrated for all of the maps in Appendix A. We also noted that the Urban Land Use Map could be revised to better reflect the approved zoning boundaries, and that the Public Facilities Map and Phasing Map could be better revised to reflect the location of the transit corridor. However

**UNIVERSITY OF HAWAII-WEST O'AHU COMMENTS AND RECOMMENDED
CHANGES TO THE PROPOSED REVISED 'EWA DEVELOPMENT PLAN
(RAMSEYER FORMAT VERSION) DATED MAY 2011**

June 25, 2012

Page 2

based on DPP's comments in their June 19, 2012 memorandum to the Proposed revised 'Ewa DP, we understand that the maps are conceptual and not parcel specific and are only meant to be illustrative. As such, we are no longer requesting that these maps be revised.

Appendix A: Urban Land Use Map: We recommend revising this map to reflect the following changes:

- We note that part of the roadway connection often referred to as the "East-West Connector Road," which links the area near the intersection of the East Kapolei Transit Station and Kualaka'i Parkway to the internal roadway system within the UHWO property, is missing. It is shown on the Open Space, Public Facilities and Phasing maps, and should be represented on the Urban Land Use Map.
- Show the "UH" symbol on the UH West O'ahu mauka lands above the H-1 Freeway as shown on the earlier Public Review Draft of the 'Ewa DP (we understand that it was erroneously omitted in this draft).

Appendix A: Public Facilities Map: We recommend revising this map to reflect the following changes:

- The UH symbol on the makai property should be adjusted so it is located in the area of the new campus.
- Show the "UH" symbol on the UH West O'ahu mauka lands above the H-1 Freeway as shown on the early Public Review Draft of the 'Ewa DP (we understand that it was erroneously omitted in this draft).

Aloha Planning Commission Members,

I'm writing to express my strong support for Haseko's decision to change its plans to build a lagoon instead of a marina. I have been waiting for over 20 years for a waterfront area when I first moved from Honolulu to Ewa in 1989. We were told by city officials at neighborhood meetings that a Marina was going to be built. But later, due to environmental and cultural concerns, the marina was changed to a lagoon, which will also be satisfactory for my family to enjoy. We, the residents of Ewa, have been waiting a long time for a waterfront area that our families can enjoy and that was promised to us.

I'm an Ocean Pointe resident and I enjoy riding down to Oneula beach park with my family on bicycles. The change from Marina to Lagoon keeps the shoreline intact. That means no damage to the reefs, cleaner water and a continued path from Oneula Beach Park all the way down to White Plains where I surf.

I'm looking forward to the jogging/biking and walking paths that Haseko plans to incorporate into the lagoon plans. I can also see the lagoon as being a great place for residence and visitors to go canoeing and stand-up paddle-boarding.

The lagoon and the surrounding amenities will have a positive effect on our community and give a place for our families to enjoy. Although this is a change of plans, it will be something that will benefit the majority of the community once it's done.

I ask that you allow Haseko the option to build a lagoon for our community, something long over due.

Mahalo,

 6/22/12

Bryce Uehara
91-1015 Kai Weke St
Ewa Beach, HI 96706

ALOHA MEMBERS OF THE PLANNING COMMISSION,

I'M WRITING TO YOU ON BEHALF OF LANIKAI CANOE CLUB. WE HAVE BEEN BRIEFED ON THE NEW LAGOON PLANS AND THINK THIS IS A GREAT ALTERNATIVE FOR THE COMMUNITY.

AS AVID CANOE PADDLERS WE SEE A GREATER UTILIZATION OF A LAGOON RATHER THEN A MARINA. WE'VE TALKED TO PUULOA OUTRIGGER CANOE CLUB WHO IS LOCATED IN 'EWA BEACH AND THEY ARE ALSO EXCITED ABOUT THE CHANGE AND LOOK FORWARD TO HAVING A PLACE FOR THEIR KIDS TO PRACTICE IN STILL WATER.

PLEASE SUPPORT HASEKO'S DECISION TO BUILD A LAGOON IT'S A BETTER ALTERNATIVE FOR OUR COMMUNITY.

MAHALO,



Curtis Hawkins
LANIKAI CANOE CLUB
(PRESIDENT)

Aloha Planning Commissioners,

I'm asking that you support adding a recreational lagoon as an alternative to a marina on the Ewa Development Plan.

The recreational lagoon will have a safe place where we can relax and our children can play in the water. It will have a promenade where we can take a walk, and our kids can bring their bikes. It will offer an area where you can launch a canoe, paddle board, or kayak and safely learn the sport without worrying about waves and falling onto the reef.

It is also a training area that Puuloa Outrigger Canoe Club is looking forward to taking their keiki members. The 'Ewa Shoreline is extremely rocky and sometimes when the water is too rough their members don't get to go out and practice. The lagoon will offer them a safe alternative when the ocean gets too rough.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,


Paul Graham Jr.

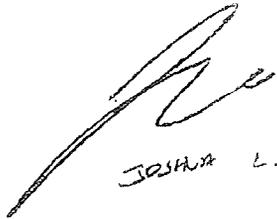
Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

Haseko has briefed me on their plans for a lagoon and I find that it is a better alternative to a marina. While a new marina would be a great asset for island boaters, a recreational lagoon would significantly increase our ocean recreation amenities in West Oahu. A new place for swimming and flatwater conditions for learning and practicing canoe paddling, kayaking, stand up paddling and other ocean sports - these are much more valuable to the larger Oahu community.

The lagoon will offer so many opportunities for families to come and enjoy. Please give your support for Haseko's Lagoon.

Mahalo,



JOSHUA L. NOVILLE

Aloha Planning Commissioners,

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Mahalo,



Brian Rowland

Aloha Planning Commissioners,

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Mahalo,

THOMAS EIOHLER

PEER

Aloha Planning Commissioners,

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Mahalo,

John Miller
John Miller

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Mahalo,

Joni Hauhi

Jessica Hawkins

Aloha Planning Commissioners,

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Mahalo,



Rebecca M. Bryant

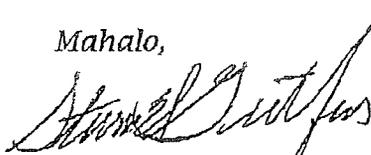
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Mahalo,


STEVEN K GEILFUSS

Aloha Planning Commissioners,

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Mahalo,


Amber Kuhlmann

Aloha Planning Commissioners,

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Mahalo,


Robert Aspelund

Aloha Planning Commissioners,

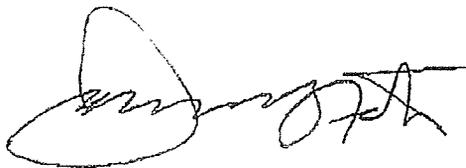
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Mahalo,

 JAMES Foti

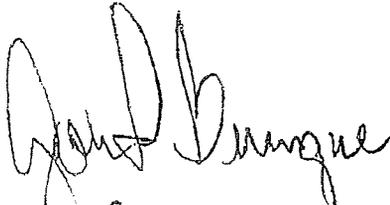
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Mahalo,


GALE F BALEMBOE

Aloha Planning Commissioners,

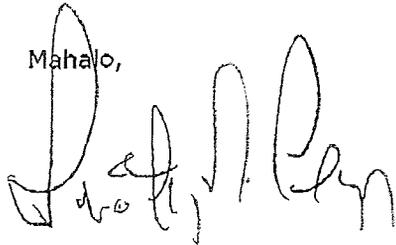
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Mahalo,

A handwritten signature in black ink, appearing to read "Timothy D. Clegg". The signature is stylized and cursive.

TIMOTHY D. CLEGG

Aloha Planning Commissioners,

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Mahalo,


CHRISTINE A GELLFUSS

Aloha Planning Commissioners,

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Mahalo,

Gwendolyn M. Irvine
Gwendolyn M. Irvine

Aloha Planning Commissioners,

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Mahalo,

Allen Belmont

Arthur Belmont

Aloha Planning Commissioners,

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Mahalo,



Kelly Hart

Aloha Planning Commissioners,

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Mahalo,



MICHELE GUIDRY

Aloha Planning Commissioners,

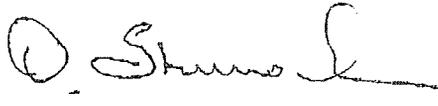
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Mahalo,



Doug Shumock

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Mahalo,



Kentu M. Luttrell

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Mahalo,



Mary C. Cutler

Aloha Planning Commissioners,

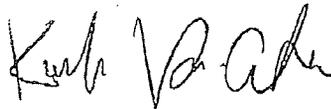
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Mahalo,

Kiah Voyer-Celbatt



Aloha Planning Commissioners,

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Mahalo,

Bam Youssef


Aloha Planning Commissioners,

I'm writing to ask that the Planning Commission add a lagoon as an alternative to a marina on the Ewa Development Plan.

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Mahalo,

Caroline Zweg
Caroline Zweg

Aloha Planning Commissioners,

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Mahalo,


Diane Wajjen

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Mahalo,

Barrie Fox Morgan

BARRIE FOX MORGAN

Aloha Planning Commissioners,

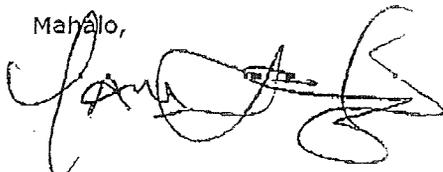
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Mahalo,



TIANA L. CHEN

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Mahalo,

Jacqueline Gatewood
Jacqueline Gatewood

Aloha Planning Commissioners,

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Mahalo,


Constance Rozendaal

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink, appearing to read 'Monica Bob', written in a cursive style.

Monica Bob

Aloha Planning Commissioners,

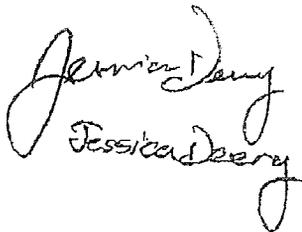
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Mahalo,



Jessica Deery

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink, appearing to read 'Noah L. McBurnett', written in a cursive style.

Noah L. MCBURNETT

Aloha Planning Commissioners,

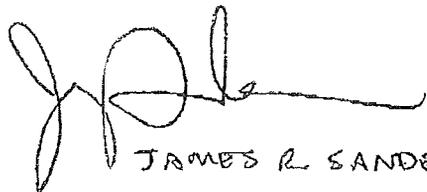
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Mahalo,



JAMES R. SANDERS

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Mahalo,



STEPHANIE A. MENZEN

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Mahalo,

Emer Apicover
Carolee Peltz

Aloha Planning Commissioners,

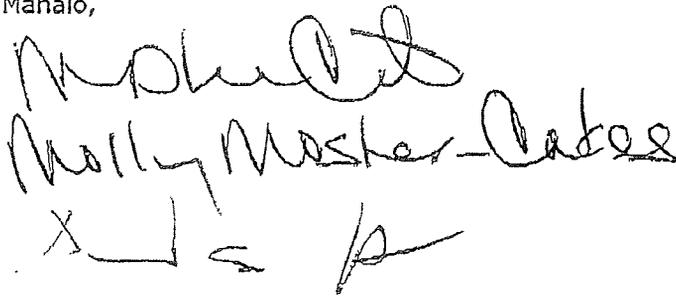
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Mahalo,


Molly Master-Cates
XLS P

Aloha Planning Commissioners,

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Mahalo,

Richard EK Meyerold

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Mahalo,

Joan Malama
Joan Malama

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Mahalo,

John Wong
Jordan Wong

Aloha Planning Commissioners,

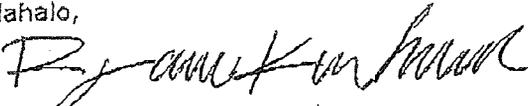
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Mahalo,



Ryann Kurahara

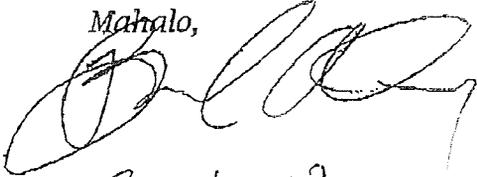
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Mahalo,



Brad Wong

Aloha Planning Commissioners,

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Mahalo,

A handwritten signature in black ink that reads "Hank Leandros". The signature is written in a cursive style with a large, looping initial "H".

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Mahalo,


Kehau Meyer

Aloha Planning Commissioners,

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Mahalo,

Billie B. Kekuewa
Billie B. Kekuewa

Aloha Members of the Planning Commission,

I'm writing to you on behalf of Kailua Canoe Club. We have been briefed on the new lagoon plans and think this is a great alternative for the community.

As an avid canoe paddler and member of a canoe club I see a greater utilization of a lagoon rather than a marina. The size of the lagoon - a half-mile across and 1,000 feet wide - will be an ideal place for canoe's and paddleboarders.

Swimmers and sunbathers can also enjoy the protected coves.

We've talked to Puuloa Outrigger Canoe Club who is located in Ewa Beach and they are also excited about the change and look forward to having a place for their kids to practice in still water.

Please support Haseko's decision to build a lagoon.

Mahalo,

M. Paul
Molly Mester-Cates
Kailua Canoe Club
OHCCA Rep.

Aloha Planning Commissioners,

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Mahalo,

Michael Smith

Aloha Planning Commissioners,

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Mahalo,

Linoe McKeague

L. McKeague

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Mahalo,

*Dana Shumock
Laura Shumock*

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Mahalo,



Mary V Cappabianca

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Mahalo,

Allison Green
Allison Green



UNIVERSITY
of HAWAII®
WEST O'AHU

RECEIVED

'12 JUN 26 P2:12

June 25, 2012

 DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Ms. Gail Pingree, Planning Commission Chair
City and County of Honolulu, Planning Commission
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Chair Pingree and Members of the Planning Commission:

SUBJECT: UNIVERSITY OF HAWAII-WEST O'AHU TESTIMONY BEFORE THE CITY AND COUNTY OF HONOLULU PLANNING COMMISSION REGARDING THE PROPOSED REVISED 'EWA DEVELOPMENT PLAN

Thank you for the opportunity to provide testimony on the Proposed Revised 'Ewa Development Plan. We are submitting this letter in support of the Proposed Revised 'Ewa Development Plan.

The University of Hawai'i owns approximately 1,500 acres of land within the 'Ewa DP planning area. This includes our 500-acre makai property, located at the intersection of Kualaka'i Parkway and Farrington Highway; and a 991-acre mauka property, located mauka of the H-1 Freeway. The 500-acre makai property received a zone change approval and Plan Review Use Permit in 2008, and is planned to include the University of Hawai'i-West O'ahu (UHWO) campus for 7,600 students and a vibrant mixed-use community. The first phase of the new UH West O'ahu campus is currently being constructed and will open in the fall of 2012. For the 991-acre property, mauka of the H-1 Freeway, the UHWO intends to use the lands for university and university-related uses.

As a major landowner in the region, the UHWO has worked with the City and County of Honolulu's Department of Planning and Permitting during the 'Ewa Development Plan Update process. We would like to thank the City for allowing us opportunities to provide input on this important document and we compliment the City in their community outreach process and efforts involved in completing this document.

Through review of the draft 'Ewa DP document and discussions with the City and County of Honolulu Department of Planning, we understand that, although the text mentions university and university-related uses on our mauka lands, the UH symbol was inadvertently deleted from maps within the current draft of the DP. We would like to see the UH symbol added back to the maps identified in the comments attached to this testimony. Additional comments that help to update, clarify, and more accurately

96-129 Ala 'Ike
Pearl City, Hawai'i 96782
Telephone: (808) 454-4750
Fax: (808) 453-6076

Ms. Gail Pingree, Planning Commission Chair

SUBJECT: UNIVERSITY OF HAWAI'I-WEST O'AHU TESTIMONY BEFORE THE CITY AND COUNTY OF HONOLULU PLANNING COMMISSION REGARDING THE PROPOSED REVISED 'EWA DEVELOPMENT PLAN

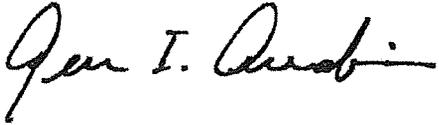
June 25, 2012

Page 2

reflect our plans for our properties, which are also discussed in the June 19, 2012 DPP transmittal to the Planning Commission, are included as an Attachment to this testimony.

We appreciate the opportunity to provide this testimony, and would again like to express our **support** for the Proposed Revised 'Ewa Development Plan. If there are any questions, please do not hesitate to contact me at 454-4750.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene I. Awakuni". The signature is fluid and cursive, with a prominent initial "G" and a long, sweeping underline.

Gene I. Awakuni
Chancellor

Attachment

UNIVERSITY OF HAWAII-WEST O'AHU COMMENTS AND RECOMMENDED
CHANGES TO THE PROPOSED REVISED 'EWA DEVELOPMENT PLAN
(RAMSEYER FORMAT VERSION) DATED MAY 2011

June 25, 2012

Page 2

based on DPP's comments in their June 19, 2012 memorandum to the Proposed revised 'Ewa DP, we understand that the maps are conceptual and not parcel specific, and are only meant to be illustrative. As such, we are no longer requesting that these maps be revised.

Appendix A: Urban Land Use Map: We recommend revising this map to reflect the following changes:

- We note that part of the roadway connection often referred to as the "East-West Connector Road," which links the area near the intersection of the East Kapolei Transit Station and Kualaka'i Parkway to the internal roadway system within the UHWO property, is missing. It is shown on the Open Space, Public Facilities and Phasing maps, and should be represented on the Urban Land Use Map.
- Show the "UH" symbol on the UH West O'ahu mauka lands above the H-1 Freeway as shown on the earlier Public Review Draft of the 'Ewa DP (we understand that it was erroneously omitted in this draft).

Appendix A: Public Facilities Map: We recommend revising this map to reflect the following changes:

- The UH symbol on the makai property should be adjusted so it is located in the area of the new campus.
- Show the "UH" symbol on the UH West O'ahu mauka lands above the H-1 Freeway as shown on the early Public Review Draft of the 'Ewa DP (we understand that it was erroneously omitted in this draft).

June 27, 2012

Aloha Members of Planning Commission

My name is Stephen Gascon. As a Ka Makana at Hoakalei resident, I would like to express my support for this project.

As a local fisherman, I'm glad Haseko decided to build a lagoon. The lagoon is better for our shoreline because it doesn't damage our reef. Breaking out for the marina would have caused an extensive loss to our reef system. The change in our shoreline would also effect the existing surf spots along the Ewa plain.

The lagoon is better for our environment and also better for the majority of our community. It also offers a greater diversity of activities for our community. While I'm fishing along the shoreline, my family will be able to walk over to a spot that has a safe place to swim, stand up paddle board, or even kayak.

I decided to purchase my home within this community because I believe that it is a great place to raise a keiki. Our ohana and many more within our community are eagerly awaiting the completion of this project.

Mahalo,

Stephen Gascon
Ka Makana at Hoakalei Resident
Ewa Beach

