

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honoluluapp.org

MUFI HANNEMANN
MAYOR



Authorization	Henry Eng
Advertisement	2-29-08
Public Hearing	3-12-08

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

January 28, 2008

2007/Z-6 (MH)

CITY CLERK
HONOLULU, HAWAII

FEB 5 9 27 AM '08

RECEIVED

MEMORANDUM

TO: KARIN HOLMA, CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING *Henry*

SUBJECT: REQUEST FOR A CHANGE IN ZONING FROM AG-1 RESTRICTED AGRICULTURAL DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT, A-2 MEDIUM DENSITY APARTMENT DISTRICT, R-3.5 RESIDENTIAL DISTRICT, AND R-5 RESIDENTIAL DISTRICT, KAPOLEI, O'AHU, HAWAII, TAX MAP KEY: 9-1-016: 120, 127, AND 129

Transmitted for appropriate action is my report and recommendation for deferral of the above application.

However, when our department receives an Educational Contribution Agreement between the University of Hawai'i West O'ahu and the Department of Education as required by a condition of the State Land Use Commission Decision and Order, I would subsequently recommend approval with conditions for a zone change of approximately 500.3 acres from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-3.5 Residential District, and R-5 Residential District. Our recommendation includes conditions which address public safety/civil defense; park development; affordable housing; non-potable water; regional drainage; transportation; urban design plan and other standard requirements.

For your information, the department is processing a concurrent Plan Review Use Permit application (2007/PRU-3) for the UH campus itself.

HE:js

Attachments

cc: Grant Murakami, PBR Hawaii and Associates, Inc.
Deputy Managing Director

DEPT. COM. 72

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 UNIVERSITY OF HAWAII)
 FOR A ZONE CHANGE FROM AG-1)
 RESTRICTED AGRICULTURAL DISTRICT TO)
 BMX-3 COMMUNITY BUSINESS MIXED)
 USE DISTRICT, A-2 MEDIUM DENSITY)
 APARTMENT DISTRICT, R-5 RESIDENTIAL)
 DISTRICT, AND R-3.5 RESIDENTIAL)
 DISTRICT)

FILE NO. 2007/Z-6

FINDINGS OF FACT, CONCLUSIONS,
AND RECOMMENDATION

I. APPLICATION

A. Basic Information

APPLICANT : University of Hawaii
LANDOWNER : University of Hawaii
LOCATION : Kapolei, O`ahu, Hawaii
(Attachment 1)
TAX MAP KEYS : 9-1-16: 120, 127 and 129
(Note: Parcels 120 and 127 are lease areas.)
LAND AREA : Approximately 500.3 acres
RECORDATION : Land Court
STATE LAND USE DISTRICT : Urban District
(Attachment 2)
DEVELOPMENT PLAN (DP) AREA : Ewa

DP POLICY	:	The site is within the Urban Growth Boundary planned for Low and Medium Density Residential; and High Density Residential
PUBLIC INFRASTRUCTURE MAP	:	PIM Symbols 015 Farrington Highway Improvement (North-South Road to Ft. Weaver Road); 039 North-South Road; 033 Kaloi Gulch Channel; 001 Ewa Tenney Village Fire Station; and 038 Kapolei Parkway (Attachment 3)
EXISTING ZONING	:	AG-1 Restricted Agricultural District (Attachment 4)
EXISTING USE	:	The majority of the approximately 500-acre site is presently under revocable permits to Aloun Farms, Inc. and A.M. Enterprise, Inc. to farm pumpkin, corn, and other truck crops. A small portion (0.826 acres) of the approximately 500-acre site is presently encumbered by a revocable permit to Kapolei People's Inc. (Kapolei Golf Course) for parking purposes. The remaining lands are vacant.
SURROUNDING LAND USES	:	The subject site is bounded to the north by Farrington Highway, to the east by vacant land for the future North-South Road and the proposed D.R. Horton Ho`opili master planned community, to the south by the proposed Department of Hawaiian Home Lands East Kapolei Development Parcel 1 residential subdivision, and to the west by Kapolei Golf Course and a small portion of the Villages of Kapolei.

B. Proposal

The applicant proposes to rezone approximately 500.3 acres of land from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District, and R-3.5 Residential District. The purpose of the zone change is to develop the University of Hawai'i West O`ahu Campus (UH WOC) and adjacent land uses that are aimed at complementing and enhancing the University by developing a

residential community with mixed-use commercial and supporting facilities such as schools and parks.

About 202.3 acres of land will remain under the ownership of the University of Hawai'i hereafter referred to as the UH West O'ahu Lands. The remaining 298 acres of land will be bought and developed by a private developer and hereafter referred to as the Private Development Lands. The proposed zoning acreage and height limits for both the UH West O'ahu Lands and Private Development Lands of the total 500.3-acre site are shown in Figure 6 of **Attachment 5** and summarized in the following tables.

	BMX-3 (Acres)	A-2 (Acres)	R-5 (Acres)	R-3.5 (Acres)	Total (Acres)
UH West O'ahu Lands	202.3	0	0	0	202.3
Private Development Lands	55.5	138.3	44.2	60.0	298.0
Combined Acreage	257.8	138.3	44.2	60.0	500.3

The requested building height limits for the proposed zoning districts of the entire 500.3-acre site are listed as follows:

	BMX-3	A-2	R-5	R-3.5
Height Limit	90' for buildings and 100' for campus identity symbol tower in PRU area	65'	Standard Land Use Ordinance limits	

C. Background

The UH West O'ahu Campus (UH WOC) has been at Leeward Community College (LCC) in Pearl City since 1981. The existing facilities on the mauka side of LCC consist of 30,000 square-feet of space in 29 portable buildings that include seven (7) classrooms, faculty and staff offices, a computer lab, a writing center, and a faculty and student lounge. The UH WOC has a small library that is housed within the LCC library. The UH West O'ahu curriculum is based on a foundation in the liberal arts and allows students to specialize in sixteen (16) discipline areas within six (6) degree programs.

A recent site visit to the existing UH WOC at LCC revealed that space is a limiting factor to its growth and development. There was no clear distinction regarding the area dedicated for the Leeward Community College and the area set aside for the UH WOC. Additional portables and deck areas were being

constructed for UH West O`ahu to provide more space for classrooms, professors' offices and gathering areas for students.

In 1967, the UH Board of Regents initiated efforts to establish a four (4)-year college in Central or West O`ahu. The Regents approved various sites such as Waiawa Ridge (1970), Honouliuli/Ewa (1973), Kapolei Makai, current site (1993), mauka of the H-1 Freeway (1996), and Kapolei Makai, the current site (2002). The Regents subsequently requested the transfer of title of the 500 acres from the Department of Land and Natural Resources.

On November 8, 2002, the State of Hawaii by its Board of Land and Natural Resources (BLNR) conveyed the subject 500.327 acres of land in east Kapolei to the University of Hawai`i in fee simple. However, the BLNR retains a reversionary interest in the land whereby "in the event the UH does not use the land or generate revenues from the use of the land for West Oahu campus purposes as determined by the University Board of Regents, the land shall revert to the ownership of the Department of Land and Natural Resources." Any release of this deed restriction shall be subject to BLNR approval.

In March 2003, a Western Association of School and Colleges (WASC) team evaluated the physical plant of the UH West O`ahu Campus and expressed concern that the facility was nearly at capacity with little room for expansion of enrollment or academic programs.

The Long Range Development Plan (LRDP) for the UH West O`ahu was adopted by the Board of Regents in July 2004. In July 2005, a private developer to assist in the development of the campus was selected. The UH has since been working with the private developer on a comprehensive plan and development implementation strategy for the entire UH West O`ahu community. The UH has prepared the 2006 LRDP Update, which is a comprehensive plan for the UH WOC and surrounding lands within the 500-acre site.

D. Description of Proposed Project

Of the 202.3-acre UH West O`ahu Lands, about 135.9 acres will be covered by the proposed PRU permit. The Five-Year Master Plan (thru Year 2014) of the PRU application area includes facilities for 2,750 students; housing; parking; an extended stay facility; a professional development school; a golf academy; detention; and roads. Build-out of the 7,600-student UH WOC is projected to the year 2025. Of the 202.3-acre UH West O`ahu Lands, approximately 66.4 acres will be the UH West O`ahu income generating lands for student housing; mixed-use (multi-family housing and commercial use) or campus expansion; electrical substation; campus expansion/multi-family housing/mixed-use and roads. Plans include approximately 1,410 residential units and 541,974 square-feet of commercial space.

The proceeds from the sale of the Private Development Lands will be used to construct the first phase of the UH WOC. Land uses envisioned for the Private Development Lands include residential (single-family residences to higher density residential developments), mixed use, parks, electrical substation, storm water detention, elementary school, and roads. Plans include approximately 2,631 residential units and 383,328 square-feet of commercial space.

Refer to Table 3 – Proposed Land Use Acreage in **Attachment 6** and Figure 14 Conceptual Master Plan in **Attachment 7**, respectively.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Sites/Surrounding Uses:

The site is approximately 500.3 acres and currently used for farming, with a small .8 acre portion used for parking. The site is relatively flat and ranges in elevation from approximately 74 to 155 feet above mean sea level (msl) from the south to north boundaries. The average slope is about one (1) to two percent (2%).

According to the Detailed Land Classification (1963) developed by the University of Hawai'i Land Study Bureau, the productivity rating of soils on the UH West O'ahu property are rated mostly A and B, with A representing the soils with the highest productivity and E representing the soils with the lowest productivity.

According to the Soil Conservation Service's (SCS's) "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" dated August 1972, the soil series found at this site are:

Honouliuli Clay, 0 to 2 percent (0 to 2%) slopes (HxA);
Honouliuli Clay, 2 to 6 percent (2 to 6%) slopes (HxB);
Waiialua Silty Clay, 0 to 3 percent (0 to 3%) slopes (WkA);
Ewa Silty Clay Loam, 3 to 6 percent (3 to 6%) slopes (EaB);
Ewa Stony Silty Clay, 6 to 12 percent (6 to 12%) slopes (EwC); and
Waipahu Silty Clay, 0 to 2 percent (0 to 2%) (WzA).

HxA is described as having moderately slow permeability, runoff that is slow, erosion hazard that is no more than slight, and high shrink-swell potential. HxB is described as having runoff that is slow and erosion hazard that is slight. WkA is described as having moderate permeability, slow runoff and erosion hazard that is slight. EaB is described as having moderate permeability, slow runoff and erosion hazard that is slight. EwC is described as having runoff that is slow to medium, and erosion hazard that is slight to medium. WzA is described as

having permeability that is moderately slow, runoff that is slow or very slow and erosion hazard that is none to slight.

According to the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system maps, the entire 500.3-acre site is designated Prime Agricultural Land. Prime Agricultural Land is defined as "land best suited for the production of food, feed, forage, and fiber crops." This class of land has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to modern farming methods. The two (2) other classes of the ALISH system are Unique Agricultural Land and Other Important Agricultural Land.

The subject site is surrounded to the north by Farrington Highway, to the east by vacant land for the future North-South Road, vacant land owned by DLNR and the proposed D.R. Horton Ho'opili master planned community, to the southeast by the proposed Kroc Community Center, further to the south-southeast by the proposed transit station in the median of the North-South Road, to the south by the proposed Department of Hawaiian Home Lands East Kapolei Development Parcel 1 residential subdivision, and to the west by Kapolei Golf Course and a small portion of the Villages of Kapolei.

B. Public Agency Comments:

On November 6, 2007, the following public agencies were requested to evaluate the impact of the proposed Zone Change, and Plan Review Use Permit on their facilities and services. (See **Attachment 8** for the comments received.)

1. City Agencies

Board of Water Supply (BWS)
Oahu Civil Defense Agency (CDA)
Department of Community Services (DCS)
Office of Economic Development (MAY)
Department of Design and Construction (DDC)
Department of Environmental Services (ENV)
Department of Facility Maintenance (DFM)
Honolulu Emergency Services Department (HES)
Honolulu Fire Department (HFD)
Honolulu Police Department (HPD)
Department of Parks and Recreation (DPR)
Department of Transportation Services (DTS)
Department of Customer Services (Kapolei Satellite City Hall)

2. State Agencies

Department of Agriculture (DOA)

Department of Business, Economic Development & Tourism
(DBED&T)
Department of Education (DOE)
Department of Hawaiian Home Lands (DHHL)
Department of Health (DOH)
Housing & Community Development Corporation of Hawaii
(HCDCH)
Department of Land and Natural Resources (DLNR)
Land Use Commission (LUC)
Oahu Metropolitan Planning Organization (OMPO)
Office of Environmental Quality Control (OEQC)
Office of Hawaiian Affairs (OHA)
Office of Planning (OP)
State Historic Preservation Division (SHPD)
Department of Transportation (DOT)
University of Hawai'i

3. Federal Agencies

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service, Department of the Interior
Soil Conservation Service (Natural Resource Conservation Service)
Navy Region Hawai'i

4. Hawaiian Electric Company, Inc.

Significant agency comments are discussed in Section III.

C. Community Organizations:

On November 6, 2007, the DPP sent notification of the proposed zone change to the Makakilo/Kapolei/Honokai Hale NB No. 34 and Ewa Neighborhood Board No. 23. As required by the Land Use Ordinance, the applicant made a presentation to the Makakilo/Kapolei/Honokai Hale NB No. 34 on December 5, 2007. The Makakilo/Kapolei/Honokai Hale NB No. 34 voted unanimously 8-0 to support the proposed Zone Change and PRU Permit by the University of Hawai'i. The Ewa Neighborhood Board No. 23 did not take an official action on the proposed zone change. The project is located in area of NB No. 34.

The DPP and applicant also sent notices of the proposed zone change to the following community organizations:

Hawaiian Railway Society,
Honokai Hale-Nanakai Gardens Community Association

III. ANALYSIS

A. Public Plans and Policies:

1. Hawaii Revised Statutes (HRS), Chapter 205 Land Use Commission

The entire 500-acre site is located within the State Land Use Urban District. This site was originally a portion of approximately 1,300 acres owned by the State of Hawai'i for the proposed State Housing and Community Development Corporation of Hawai'i (HCDCH) East Kapolei Development Project under Docket No. A99-728. On March 9, 2007, the University of Hawai'i filed a Motion to Amend the 1999 Findings of Fact, Conclusion of Law, and Decision and Order requesting the State Land Use Commission to recognize the University as the successor-in-interest to the approximately 500-acre property, issue a new docket for the property, and release or modify conditions from the 1999 Decision and Order. On August 13, 2007, the State Land Use Commission issued the Findings of Fact, Conclusion of Law, and Decision and Order for the 500-acre property under Docket No. A99-728(a). Refer to **Attachment 9**.

The proposed rezoning and proposed uses are allowed in the State Urban District.

The Office of Planning (OP) commented that two (2) conditions are pertinent to the timing of either zoning application or zoning approval.

LUC Condition 13

"Petitioner shall apply for City and County zoning approval after the Commission reclassifies the Property from Agricultural to the Urban District. Said zone change application shall be accompanied by a conceptual master plan with land use information sufficient to satisfy county zoning and development plan requirements."

OP commented that the City and County should include in its review a statement that the information provided by the applicant is sufficient and serves to meet this condition. The subject zone change application, 2007/Z-6, contained a conceptual master plan with land use information that was sufficient and accepted for processing. Therefore, the applicant complied with this condition.

LUC Condition 3

"Petitioner, its successors, and assigns shall contribute to the development, funding, and/or construction of public schools as

mutually agreed with the DOE. Petitioner and the DOE shall enter into written agreement on this matter prior to Petitioner obtaining approval for City and County zoning."

OP commented that the City and applicant need to insure that the required written agreement precedes the approval of the zoning and PRU requests. The DOE is in the process of negotiating an Educational Contribution Agreement with the UH. The Final agreement should be in place before approval of the zone change. The tentative Agreement is calling for two (2) elementary schools, one on donated land by UH within the Private Development Lands, and one (1) constructed and operated by UH on land that the UH will retain.

To help address the need to provide adequate educational facilities, the applicant will need to meet the DOE's requirement to make a fair-share contribution for schools to meet the impact resulting from the additional students that will live in the UH West O`ahu Lands and Private Development Lands.

The Applicant must finalize the Educational Contribution Agreement, as determined by and to the satisfaction of the Department of Education. Terms of the agreement shall be agreed upon in writing by the Applicant and the Department of Education prior to obtaining zoning for any area of the development.

The applicant met with the DOE to finalize the Educational Contribution Agreement on January 17, 2008. As of the writing of this report, an Educational Contribution Agreement has not been finalized. Educational facilities are further discussed in later Section III. D. of this report.

Additional relevant State Land Use Commission conditions of Docket No. A99-728A states the following:

LUC Condition 1

"Petitioner, its successors, and assigns shall provide affordable housing opportunities for residents of the State of Hawai`i in accordance with applicable affordable housing requirements of the City and County. The location and distribution of the affordable housing or other provisions for affordable housing shall be under such terms as may be mutually agreeable between Petitioner, its successor, and assigns, and the City and County."

The UH WOC development proposal includes the potential for up to 1,410 residential units (including 827 units designated for student housing) on UH West O`ahu Lands. Additionally, the Private Development Lands are

anticipated to provide a total of 2,631 units, with the majority being Medium-Low and Medium-High density multi-family units. Refer to attached Table 3 and Figure 14 in **Attachments 6 and 7**, respectively.

The Department of Community Services (DCS) commented that it is current City policy that all housing projects reserve at least thirty percent (30%) of its units for low- and moderate-income households. DCS requested that the applicant provide more specificity in describing how the affordable housing requirement will be met by the selected developer, including plans to provide work force housing.

It is current City policy that all housing projects reserve at least thirty percent (30%) of its units for low- and moderate-income households. **Therefore, DPP recommends that the standard condition of approval be required for the applicant to participate in an affordable housing program for the residential units of the proposed project.**

LUC Condition 16

"Prior to construction of any residential or commercial uses within the Petition Area, Petitioner, or its successors and assigns, shall submit a conceptual Urban Design Plan to the City and County for its review and approval. The Urban Design Plan to the City and County for its review and approval. The Urban Design Plan shall depict the overall design theme and architectural character of streetscapes, residential neighborhoods and town centers. The Plan shall also include a conceptual landscape plan showing treatment of Project entries, major roadways, and common areas."

The applicant has been working with staff of DPP to prepare a conceptual Urban Design Plan for the UH West O`ahu Lands and the Private Development Lands. **Therefore, DPP recommends that as a condition of zone change approval, the submittal of a conceptual Urban Design Plan to DPP is required prior to subdivision approval.**

The proposed zoning districts are consistent with the purpose of the State Land Use Urban District and the Decision and Order.

2. General Plan

The following objectives and policies of the General Plan are relevant to the proposed zone change.

1. Population

Objective C: "To establish a pattern of population distribution that will

allow the people of Oahu to live and work in harmony.”

Policy 2: *“Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.”*

Policy 4: *“Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a year 2025 distribution of Oahu’s residential population, as follows:”*

Ewa 13.0% [Share of 2025 Islandwide Population]

According to the applicant, the project is expected to be built-out by 2025. When completed, the proposed project will add 4,041 new residential units within East Kapolei of the Ewa DP area that would help to meet housing needs not readily provided in the primary urban center.

This additional housing would support the population growth expected for Ewa. The DPP’s most recent projection, including the proposed action, is that Ewa’s population will grow to 114,300 people in 2025.

II. Economic Activity

Objective G: *“To bring about orderly economic growth on Oahu.”*

Policy 3: *“Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oahu.”*

By providing approximately 925,302 square-feet of commercial space for small and large businesses within the UH West O`ahu Lands and Private Development Lands, the proposed zoning could provide a diverse range of commercial development employment opportunities.

Moreover, educational employment opportunities would become available at the West O`ahu campus.

IV. Housing

Objective C: *“To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.”*

Policy 3: *"Encourage residential development near employment centers."*

The proposed BMX-3 zoning supports the objective and policy above by including multi-family residential units within the UH WOC (including student and faculty housing), University Village and Private Development Lands.

V. Transportation and Utilities

Objective A: *"To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel."*

Policy 10: *"Discourage the inefficient use of the private automobile, especially in congested corridors and during peak-hours."*

The City is proposing to construct a rapid transit system that would run through the proposed Ho`opili planned community and along the North-South Road. Transit stations would be in the general vicinity of the Kroc Center near the southeastern portion of the Private Development Lands and of "Road B" in the northeastern portion of the project.

The proximity to transit stations with complementary pedestrian and bikeway systems will help reduce automobile travel and dependence from the subject properties.

VIII. Public Safety

Objective B: *"To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions."*

Policy 2: *"Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard."*

Extensive drainage improvements are planned for the property. Both on and off-site storm water runoff will be managed and all potential health and/or safety hazards will be mitigated. Storm water flows will be controlled to limit off-site discharges of no more than 2,500 cubic feet per second and there will be on-site detention and recharge of storm water within the UH West O`ahu Lands and the Private Development Lands.

According to the Department of Emergency Management (DEM), the subject area is currently not covered by any Early Outdoor Warning Sirens (EOWS). DEM is recommending a total of two 121 db omni directional sirens and to modify the directional siren at the entrance to the Kapolei Golf Course on Farrington Highway. This siren could be modified to add a single 121 db directional array to cover the east end of the project. The placement of the two (2) additional sirens along with the upgrade, should give adequate coverage.

Conditions in accordance with drainage solutions are appropriate. In addition, DPP also recommends that a condition of zone change approval is for the applicant to provide two (2) 121 db omni directional sirens.

IX. Health and Education

Objective B: *"To provide a wide range of educational opportunities for the people of Oahu."*

Policy 1: *"Support education programs that encourage the development of employable skills."*

Policy 4: *"Encourage the construction of school facilities that are designed for flexibility and high levels of use."*

Policy 5: *"Facilitate the appropriate location of learning institutions from the preschool through the university levels."*

Objective C: *"To make Honolulu the center of higher education in the Pacific."*

Policy 1: *"Encourage continuing improvement in the quality of higher education in Hawaii."*

Policy 2: *"Encourage the development of diverse opportunities in higher education."*

Policy 3: *"Encourage research institutions to establish branches on Oahu."*

The proposed UH West O`ahu campus will provide higher education opportunities closer to youth and adults of communities from Ewa, Wai`anae, and Central O`ahu. These opportunities will also be available to others on O`ahu, the State and non-residents.

With an existing physical plant of only 30,000 square-feet of space located in portable buildings on the Leeward Community College campus, the UH West O`ahu is limited in terms of expanding enrollment and academic programs. Thus, the proposed development of a new campus on the 500-acre property in Kapolei will greatly enhance the growth and expansion potential for higher education opportunities and services to the residents of Leeward O`ahu as well as to residents throughout the State.

X. Culture and Recreation

Objective C: *"To foster the visual and performing arts."*

Policy 1: *"Encourage and support programs and activities for the visual and performing arts."*

Policy 2: *"Encourage creative expression and access to the arts by all segments of the population."*

Objective D: *"To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu."*

Policy 9: *"Require all new developments to provide their residents with adequate recreation space."*

The proposed UH WOC will continue to provide higher education opportunities to a diverse range of students with different ethnic, social and cultural backgrounds and create opportunities for multi-cultural interaction. The UH West O`ahu may offer performing and visual arts programs as part of its curricula, including such programs as art, music and dance.

Currently, two (2) park sites are shown within the Private Development Lands, in compliance with the City's Park Dedication Ordinance. In addition, new recreational facilities are planned within the campus, for use primarily by students, faculty and staff, and include tennis courts, basketball/volleyball courts, and jogging paths.

The Department of Design and Construction, which is responsible for long range park planning, recommended that the applicant submit to the Department of Parks and Recreation (DPR) a proposed master plan for park development related to their project, as per the Park Dedication Ordinance. A master plan for park development will enable the City to better plan the commitment of its own resources to construct improvements, operate, and manage new facilities, and coordinate its efforts with the private developer's timetable. The distribution of

appropriately sized parks in the region also concerns DDC. Therefore, DPP recommends that as a condition of zone change approval, the submittal of a master plan for park development to DPR and DDC is required prior to subdivision approval.

In summary, the proposed project is consistent with, and supports the objectives and policies of the General Plan.

3. Revised Ordinances of Honolulu (ROH), Chapter 24, Development Plans, Article 3, Ewa

Section 24-2, ROH provides that all proposed developments in Ewa be evaluated against how well they fulfill the vision for the Ewa Development Plan (DP). The vision for Ewa comprises of 12 key elements.

The proposed zone change is evaluated in terms of its consistency with the applicable vision elements cited below:

a. Urban Growth Boundary

Ewa DP Section 2.2.1 states that the Urban Growth Boundary for Ewa was drawn to give long-range protection to over 3,000 acres of prime agricultural land and to preserve open space while providing adequate land for urban development.

The proposed zone changes area is located inside Ewa's Urban Growth Boundary, and within the Urban Expansion 1997-2005 designation on the Phasing Map in Appendix A of the Ewa Development Plan. The Urban Expansion designation represents high priority areas supported for zoning changes and infrastructure investments within the next eight (8) years if the project supports the vision for Ewa and implements relevant policies, principles, and guidelines.

b. Open Space and Greenway Network

Ewa DP Section 2.2.3 states that a network of open space and greenways will link the Secondary Urban Center and associated employment centers and lists Kapolei Regional Park as one of the major components of the Ewa Open Space and Greenways Network.

Kaloi Greenway is a planned landscaped pedestrian/bike path that connects the campus with residential and mixed-use commercial developments surrounding the campus. Refer to Figure 48 in **Attachment 10**. This greenway system within the campus is

planned to be unimpeded by vehicular traffic. In addition, networks of pocket parks, other open spaces, trails, bike lanes, bike paths and sidewalks, with shade trees are planned to link the University to the surrounding communities.

An 11.7-acre detention basin is also proposed at the southern boundary of the property.

c. The Secondary Urban Center

Major new employment centers are planned at the City of Kapolei, such as Kapolei Hale (the Kapolei Civic Center completed in 2001), Ko Olina, the deep draft harbor, Campbell Industrial Park, Kalaeloa, and the UH West O`ahu development. The Ewa DP states, "Many of the jobs in the City of Kapolei will be supported by development of the University of Hawaii West Oahu campus which is expected to have 7,600 students and 800 staff and faculty by 2020."

Senator Will Espero commented that the West O`ahu community has been discussing and waiting patiently for many years for the UH West O`ahu to be built and available for their youth. The UH West O`ahu is the missing institution that is needed to make the 'New City' complete. The UH West O`ahu will be a major job center for the region, and be a catalyst for future development in the area. Employees and students attending UH West O`ahu will not be driving to UH Manoa, and this will help our traffic situation.

The proposed zone change supports this vision element as a major employment center in the secondary urban center.

d. A Network of Master Planned Residential Communities

Ewa DP Section 2.2.6 calls for development of a network of master planned residential communities which will provide a wide variety of housing, including affordable housing.

The proposed zone change supports this vision element as a master planned community that will include affordable housing as required by the State Land Use Commission.

e. Communities Designed to Support Non-Automotive Travel

Section 2.2.7 states that the master planned residential communities in Ewa will be designed or redeveloped to support pedestrian and bike use within the community and transit use for trips outside the community.

A rapid transit corridor will link the City of Kapolei, Villages of Kapolei, UH West O`ahu campus, and Waipahu. The proposed BMX-3 and A-2 zoning would allow medium-high density residential developments along the corridor within walking distance of the proposed transit station(s). The UH WOC will provide employment and educational opportunities for nearby residents. The proposed University Village will be located just south of the intersection of Farrington Highway and the North-South Road which is under construction. The University Village is envisioned as a sustainable, mixed-used village closely integrated with the campus. It will serve as the University's town center and provide a mix of uses. In addition, a multi-modal transportation plan has been developed for the entire 500-acre property to support non-automobile travel.

f. Conservation of Natural Resources

Section 2.2.8 calls for conserving Ewa's natural resources, including potable water, coastal water quality, and wetlands and other wildlife habitat.

The proposed zone change would support this vision element through the planned implementation of a dual water distribution system for the proposed project.

According to the UH West O`ahu Final Environmental Impact Statement (December 2006), the 1996 field survey of the 1,300-acre East Kapolei Master Plan area, by K.M. Nagata, discovered the endangered plant species, *ko`oloa`ula* or *Abutilon menziesii*. A botanical survey of the UH West O`ahu property was conducted in June 2003 by Char & Associates. A few individual plants exist along the southeastern boundary of the property.

In accordance with both State and Federal regulations, mitigation measures have been identified in the Habitat Conservation Plan (HCP) for *Abutilon menziesii* at Kapolei. The HCP was prepared in consultation with the State Department of Land and Natural Resources (DLNR). The goal of the HCP is to initiate and sustain a program that would result in an overall net gain in the number of *Abutilon menziesii* on O`ahu. The major strategy designed to mitigate impacts and to benefit the species is the creation of three (3) protected off-site wild populations on O`ahu from the single degraded Kapolei population.

The UH was issued a Certificate of Inclusion to be included as a cooperator or joint permittee under the DOT's Incidental Take License. As part of their agreement with the DOT, the UH has transferred to the DLNR \$50,000 as part of the contingency fund for the HCP.

If an off-site preserve can be established, some of the plants would remain in situ for many years. Since the protection, propagation and relocation efforts regarding *Abutilon menziesii* is a long-term undertaking, final implementation of the HCP will extend well into the construction of the UH WOC. Once construction and build-out of the campus is complete, use of this endangered plant species in project landscaping and continued use of its nursery for propagation will ensure a much larger and vigorous population than without the development of the UH West O`ahu property.

g. Preservation and Enhancement of Cultural Resources

The Ewa DP states that Ewa's Historic and Cultural Resources will be preserved and enhanced by...retaining visual landmarks and significant vistas, including:

- Distant views of the shoreline from the H-1 Freeway above the Ewa Plain;
- Views of the ocean from Farrington Highway between Kahe Point and the boundary of the Waianae Development Plan Area;
- Views of the Waianae Range from H-1 Freeway between Kunia Road and Kalo`i Gulch and from Kunia Road;
- Views of *na puu* at Kapolei, Palailai, and Makakilo;
- Mauka and makai views; and
- Views of central Honolulu and Diamond Head.

Structures within the proposed UH West O`ahu campus could impact distant views of the shoreline from the H-1 Freeway (which is at a higher elevation than the project site); however, the UH West O`ahu could serve as an important visual landmark for the Ewa region. Views of the Wai`anae and Ko`olau Mountain ranges, however, would be created from the property, which is currently inaccessible to the public. The visual appearance of the UH West O`ahu property will change from vacant scrub and cultivated vegetation to a built campus environment. The campus is planned to be oriented to capitalize on views of landforms such as Pu`u Kapolei, Pu`u Palailai, Pu`u Makakilo, the Wai`anae Mountain Range, and Central O`ahu. Views from future internal roadways will be considered to the extent possible; however, because the site is relatively flat, views that do exist will be impacted primarily by the siting of future buildings, landscaping, and other campus features. Extensive landscaping, campus view corridors, and thoughtful architectural design will add to the visual character of the area.

As earlier recommended by the Office of Hawaiian Affairs and the State Historic Preservation Division (SHPD), an archaeologist prepared an Archaeological Inventory Survey (AIS). Five (5) archaeological sites were documented in the project area and were evaluated for significance

according to the criteria established for the Hawai'i State Register of Historic Places. One of these sites was assessed as being significant under the established criteria and it has been determined that sufficient information in the form of photographs and maps have been recovered and that no further archaeological work is recommended. SHPD agrees that sufficient data has been collected and concurs that no further work is warranted.

h. Phased Development to Ensure Adequate Infrastructure

Section 2.2.10 states that phased development of Ewa will support the City of Kapolei's development and conserve scarce infrastructure dollars.

The proposed zone change site is in the Urban Expansion 1997-2005 designation on the Phasing Map in Appendix A of the Ewa Development Plan. The Urban Expansion designation represents high priority areas supported for zoning changes and infrastructure investments if the project supports the vision for Ewa and implements relevant policies, principles, and guidelines. As discussed earlier, the proposed zone change supports the vision and key elements of the Ewa DP.

The UH WOC is proposed to be developed in phases. Phase I is planned for a 1,520 student campus and the Five-Year Master Plan calls for a 2,750 student campus. Ensuring the adequacy of infrastructure is further addressed in section III. D. of this report.

The UH West O`ahu project has generally addressed the policies, principles and guidelines of the Ewa Development Plan.

4. ROH, Chapter 21 Land Use Ordinance (LUO)

Our analysis of project consistency with the proposed zoning is discussed as follows:

a. Business Mixed-Use District. Section 21-3.120 of the LUO states the following:

"(b) The intent of the BMX-3 Community Business Mixed-Use Districts is to provide areas for both commercial and residential uses outside of the central business mixed use district and at a lower intensity than the central business mixed use district. Typically, this district would be applied to areas along major thoroughfares adjacent to B-2, BMX-4, A-3, AMX-2 and AMX-3 zoning districts . . ."

UH WEST O`AHU LANDS

The proposed BMX-3 zoning district would apply to the entire UH West O`ahu Lands, which is approximately 202.3 acres. 135.9 acres represents the UH WOC and 66.4 acres represents the UH West O`ahu Income Generating Lands.

The BMX-3 zoning district for the 135.9-acre campus and adjacent 66.4-acre UH West O`ahu Income Generating Lands is appropriate for the following reasons:

1. University campuses naturally grow and function as mixed-use developments, or small villages, with a broad range of uses, including commercial, office, meeting facilities and homes.
2. Aside for an exception for the building height for the campus identity symbol tower (100 feet in height), the proposed height limit of 90 feet for the rest of the campus and adjacent UH West O`ahu Lands would be able to comply with all of the performance standards established within the BMX-3 zoning district. The proposed height limit of 90 feet affects no significant public views, provides maximum design flexibility for campus buildings, and overall campus design. The relatively higher height also reinforces the campus as a major economic center in the Ewa plain. Therefore, the requested building height limit of 90 feet is reasonable.
3. To successfully implement the University's vision for its mixed-use developments, the University believes that the BMX-3 zoning district is the most appropriate zoning district for their Income Generating Lands. The University is proposing a mix of commercial activities and multi-family housing within the University Village and the Campus. The activities and performance standards of the BMX-3 district is most appropriate for creating a "college town" atmosphere with a mix of activities including retail establishments, such as bookstores, copy centers, coffee shops, and specialty food item stores, along with small start-up offices and a variety of multi-family residential housing options, that encourages interaction between the UH WOC and the surrounding community. Also, the proposed BMX-3 zoning district would be the most appropriate district to implement transit-oriented development concepts if a transit station is located within the University Village, or in the Ho`opili development within a quarter mile of the mixed-use village.

University campuses require a Plan Review Use (PRU) Permit. The DPP is concurrently processing the UH West O'ahu application (File No. 2007/PRU-3) with this zone change application. While the campus will be zoned BMX-3, the pending PRU permit will actually determine the height limits, densities and other development parameters for the campus.

PRIVATE DEVELOPMENT LANDS (APPROXIMATELY 298 ACRES)

BMX-3 Community Business Mixed Use District, Approximately 55.5 acres. The Private Development Lands proposed for BMX-3 zoning include two mixed-use parcels in the southeastern corner of the property at the intersection of Road F and the North-South Road, a third mixed-use parcel located north of the Farrington Highway and Road F intersection, a HECO substation, and a detention area that in the future may be developed as a mixed-use parcel, and roads. The mixed-use parcels are proposed to include a mix of land uses, catering to the needs of the neighborhoods creating a live/learn/work/play environment, including commercial activities and multi-family housing.

To successfully implement the UH's vision for the Private Development Lands, the activities and performance standards of the BMX-3 district is most appropriate for creating a live/work/play environment with a mix of activities including retail establishments, general offices, medical facilities, restaurants and personal services, and multi-family housing catering to residents with a range of incomes. The proposed BMX-3 zoning district with a mid-rise height limit of 90 feet is consistent with the height guideline for the comparable Mixed Use Districts in the City of Kapolei and allows for relatively higher intensities of use adjacent to transit stops.

A-2 Medium Density Apartment District, Approximately 138.3 acres. The proposed A-2 Medium Density Apartment District is along the boundary of the property, between the campus and North-South Road, and along Farrington Highway, and proposed Road D. These areas are located in close vicinity to the proposed BMX-3 parcels and along the proposed transit alignment of the North-South Road.

As stated in the LUO, the intent of the Apartment district is:

"..to allow for a range of apartment densities and a variety of living environments. The predominant uses include multifamily dwellings, such as common wall housing, walkup apartments and high-rise apartments. Uses and activities that complement apartment use are permitted, including limited social services."

In addition, the LUO states that the intent of the A-2 Medium Density Apartment District is:

“to provide areas for medium density, multifamily dwellings. It is intended primarily for concentrated urban areas where public services are centrally located and infrastructure capacities are adequate.”

Placing relatively higher density uses near a transit stop would provide opportunities for more residents to rely on alternative modes of transportation. By implementing this transit-oriented development principle of locating higher density housing near a transit stop, this plan assures that the development of the Private Development Lands is “transit ready” and could maximize its highest and best use anywhere along the alignment of the proposed transit station. Medium-high density buildings are proposed to vary between four (4)- and eight (8)-plex units that are two (2) to four (4) stories in height with covered and uncovered parking spaces. The medium-high density parcels are proposed to be developed at an average density of 16 units per acre, while the medium density parcels are proposed to be developed at an average density of 12 units per acre. The proposed A-2 height limit of 65 feet is appropriate for the proposed four (4) story buildings ranging in density from 12 to 16 units per acre. In addition, housing clusters are proposed to be developed with a full complement of indoor and outdoor recreational amenities.

R-3.5 Residential District, Approximately 44.2 acres. Development under R-3.5 zoning are proposed to consist of single or duplex units, at a density of 10 units per acre. These parcels are primarily located along proposed Road G and along proposed Road D, along the perimeter of the campus lands.

The LUO states that the intent of the R-7.5, R-5 and R-3.5 districts is:

“to provide areas for urban residential development. These districts would be applied extensively throughout the island.”

R-5 Residential District, Approximately 60.0 acres. R-5 zoning is proposed to be developed along the southwestern boundary of the property, adjacent to the elementary school and the proposed DHHL residential subdivision. The R-5 area is proposed to be developed at a density of 6 units per acre to provide approximately 237 bungalow-styled units. These units are proposed to have access to a park and a local school. As the lowest density housing option, this housing is located farther from the transit stop and closer to the DHHL properties.

The Department of the Navy commented that this portion of the site is encumbered by Easement 2278, established in the enclosed Grant of Restrictive Easement dated June 8, 1989, which was acquired by the Navy to establish air installation compatibility use zones (AICUZ) in connection with air operations at the Kalaeloa (former Barbers Point Naval Air Station) airfield (see attached comment section). Although the Navy disestablished Barbers Point Naval Air Station and does not house aircraft in the area, the Navy and others, such as the Coast Guard and Hawaii Air National Guard, continue to utilize the Kaleloa airfield for a number of purposes including military training. Residential District R-5 zoning conforms to the restrictions imposed upon the use of the easement area.

Other uses allowed under apartment and residential zoning include: group living facilities, meeting facilities, and schools.

B. Compliance with Environmental Laws:

The University of Hawai'i West O`ahu Final Environmental Impact Statement (EIS) was accepted by the Governor on February 7, 2007. This satisfies the requirement under the Ewa Development Plan.

Archaeological/Historic Resources

During the EIS process, the Office of Hawaiian Affairs (OHA) and the State Historic Preservation Division (SHPD) recommended that an Archaeological Inventory Survey (AIS) be prepared for the project area. As recommended by OHA and SHPD, an AIS was prepared by Scientific Consultant Services, which identified one (1) ground level irrigation system, one (1) elevated flume, along with three (3) plantation bridges. Since sufficient data has been collected from these features, they are considered no longer significant and development of the property may proceed. SHPD has concurred that no further historic-preservation work or additional mitigation is warranted.

OHA's staff is very concerned about the continued urbanization of current and former agricultural lands. OHA is not opposed to the building of the UH West O`ahu, but recommends that cautious steps be taken to preserve and protect all resources that may be at risk. OHA felt that the archaeological field checks and literature review were not sufficient for a large scale project like this. OHA's records indicated historical occurrences of sinkholes in which human and avi-faunal remains have been found in the Ewa district.

OHA recommended that the City and County of Honolulu, Department of Planning and Permitting (DPP) look into placing certain stipulations on any further permitting that may occur in this project area. OHA urged DPP to require the State Historic Preservation Division (SHPD) to review and accept any plans for potential ground disturbing activities related to any development or

infrastructure improvements.

Furthermore, OHA asked that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the SHDP shall be contacted. OHA would also like to be notified.

We believe the provision of Section 6E, HRS, is adequate to address OHA concerns. Therefore, no condition of approval is recommended.

Shoreline Management Area

The proposed project site is not within the Shoreline Management Area (SMA) and is not subject to requirements under Chapter 25, ROH. Therefore, a condition of approval will not be required.

Flood Hazard District

According to the Federal Emergency Management Agency's Map (Panel Numbers 15003C0310 F (September 30, 2004)), the project site is located in Flood Zone D where flood hazards are undetermined. However, at times, significant precipitation causes direct runoff, and since there are no existing drainage improvements within the property, runoff flows overland via Kaloi and Hunehune Gulches toward the Ewa Villages Golf Course. The existing gulches are not adequate to handle large storms and excess runoff flows overland.

In 2000, an emergency overflow channel was constructed to allow overflows from a very large infrequent storm event to overtop the detention/retention basins of the Coral Creek Golf Course and proceed toward the Pacific Ocean in the vicinity of Oneula Beach Park. Existing runoff volume will increase as a result of the addition of impermeable surfaces. Therefore, an 11-acre detention basin is proposed within the campus and an 11.7-acre detention basin is proposed at the southern boundary within the Private Development Lands.

Storm water runoff from the 500-acre site is planned to be conveyed to the East Kapolei regional drainage system. A drainage corridor is planned within the 300-foot wide utility, drainage, and access corridor along the proposed North-South Road. Flood control detention areas will be required until a downstream drainage connection to the Pacific Ocean is established at Oneula Beach Park.

Endangered/Threatened Species

As noted previously, a botanical survey of the UH West O`ahu property was conducted in June 2003 by Char & Associates and the survey identified the endangered red ilima along the southeastern boundary of the property.

The U.S. Fish and Wildlife Service (USFWS) noted that the federally endangered Ko`oloa`ula (*Abutilon menziesii*) occurs on the subject property. The UH, West O`ahu or the new developer will have to obtain the Certificate of Inclusion from Hawaii Department of Transportation once the area is rezoned and sold. The UH and any subsequent landowners who agree to accept transfer of the Certificate of Inclusion) must agree to and implement the terms of the plan. Upon receipt of the certificate and prior to the removal of any plants located in the project areas the parties will have to pay into the contingency fund set up to implement the Habitat Conservation Plan.

In accordance with both State and Federal regulations, mitigation measures have been identified in the Habitat Conservation Plan (HCP) for *Abutilon menziesii* at Kapolei. The HCP was prepared in consultation with the State Department of Land and Natural Resources (DLNR). The goal of the HCP is to initiate and sustain a program that would result in an overall net gain in the number of *Abutilon menziesii* on O`ahu. The major strategy designed to mitigate impacts and to benefit the species is the creation of three protected off-site wild populations on O`ahu from the single degraded Kapolei population.

The UH was issued a Certificate of Inclusion to be included as a cooperator or joint permittee under the DOT's Incidental Take License. As part of their agreement with the DOT, the UH has transferred to the DLNR \$50,000 as part of the contingency fund for the HCP.

If an off-site preserve can be established, some of the plants would also remain in the original or natural place for many years. Since the protection, propagation and relocation efforts regarding *Abutilon menziesii* is a long-term undertaking, final implementation of the HCP will extend well into the construction of the UH WOC. Once construction and build-out of the campus is complete, use of this endangered plant species in project landscaping and continued use of its nursery for propagation will ensure a much larger and vigorous population than without the development of the UH West O`ahu property.

DPP note that three botanical surveys have already been conducted; the UH has been issued a Certificate of Inclusion to be included as a cooperator or joint permittee under the DOT's Incidental Take License; and UH has contributed funds toward the HCP. Therefore, no condition of approval is recommended.

C. Social Impacts

Affordable Housing

Affordable housing condition/requirements were discussed earlier in Section III.A.1 of this report.

D. Public Facilities and Services

The review conducted by the various agencies was based on the applicant's zone change proposal. Agency comments received regarding specific public facilities and services are summarized below.

Water System

The City and County of Honolulu, Board of Water Supply (BWS) projects that an additional 35 million gallons per day (MGD) of potable water will be needed in Ewa by 2020 to meet projected growth in residential and commercial demand. Long-term demand for non-potable water for existing and new urban irrigation and other urban purposes is estimated to be approximately 26 MGD. Meeting this demand will require reallocation of water within the island wide system, as well as development of new sources.

The average day potable water demand for the project is estimated at approximately 2.349 million gallons per day (MGD) of potable water. About 1.736 MGD would come from the 440-foot system and 0.613 MGD would come from the 215-foot system. The average non-potable water demand for the project is estimated to be 0.334 MGD. Coordination with the BWS and the DLNR Land Division will take place to incorporate this project into the *Water Use and Development Plan* and the *State Water Projects Plan*.

BWS stated that the developer will be required to install necessary water system improvements including reservoirs, transmission mains and booster pumps to serve the proposed development. Additionally, when water is made available, the applicant will be required to pay BWS' Water System Facilities Charges for resource development and transmission. Lastly, BWS stated that large landscape areas should be irrigated using a non-potable water source.

The UH West O'ahu has been in discussions with the BWS and acknowledges that they and/or the private developer will be required to install the necessary water system improvements, pay the BWS Water System Facilities Charges for resource development and transmission, and continue to work with the BWS to irrigate large landscaping areas with non-potable water as the system becomes available. The BWS plans to extend the existing 215-foot non-potable water system and install irrigation systems along the North-South Road corridor. Construction of the 215-foot non-potable water system to the UH West O'ahu property is expected to be completed by the BWS before completion of the UH West O'ahu.

The DLNR's Commission on Water Resource Management (CWRM) recommended coordination with the county to incorporate this project into the county's Water Use and Development Plan, and coordination with the Engineering Division of the State Department of Land and Natural Resources to

incorporate this project in the State Water Projects Plan. CWRM also stated that the proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water, a Well Construction Permit is required before the commencement of any well construction work, and a Pump Installation Permit is required before ground water is developed as a source of supply for the project.

The applicant is aware of the CWRM's recommendations above and the necessary permits that will be required via the CWRM's permitting process.

The proposed project is anticipated to have adequate availability of potable water which will be confirmed as part of the subdivision and building permit approval processes. Therefore, a condition of approval is not recommended for potable water. **However, regarding non-potable water, the applicant should be required to connect to the 215-foot non-potable water system to conserve potable water.**

Drainage System

According to the application, the projected peak flows of a ten (10)-year storm and a 100-year storm for the UH WOC are 849 cubic feet per second (cfs) and 1,462 cfs, respectively. Runoff would be conveyed to a drainage channel within the 300-foot wide utility, drainage, and access corridor along the east side of the proposed North-South Road.

An 11-acre detention basin within the campus and an 11.7-acre detention basin at the southern boundary of the property will maintain existing off-site runoff quantities. Storm water detained in the basin is planned to be released at a controlled rate after the storm and will be directed to the regional East Kapolei drainage system in the North-South Road.

To further mitigate surface runoff and encourage retention of surface water, parking areas should be paved with permeable concrete grid paving blocks or similar permeable paving materials. Flood Control detention areas will be required until a downstream drainage connection to the Pacific Ocean is established. This means that the applicant shall be responsible for implementing interim drainage improvements that will continue to limit channelized runoff to 2,500 cfs for events up to a 100-year storm.

The State Department of Transportation (DOT) commented that drainage flows and systems in or toward roads and highways under DOT's jurisdiction will need their prior review and approval.

The Department of the Army (DA) commented that DA authorization is not required for the zone change.

As a condition of approval, the applicant should continue to maintain the 2,500 cfs drainage flow limit and coordinate drainage improvements with the DPP and State DOT.

Wastewater System

The projected average daily wastewater flow for the proposed project is 1.47 MGD. The UH West O`ahu site is within the service area of the Honouliuli Wastewater Treatment Plant (WWTP), which has a treatment capacity of 38 MGD. There are future plans to expand the plant's capacity to 51 MGD. The capacity of the Honouliuli WWTP is limited by the capacity of the solids handling treatment units, which have a current capacity of approximately 27 to 29 MGD average flow. A planned project to add anaerobic digesters, which will increase the solids handling treatment capacity, is tentatively scheduled to be completed by mid 2008. After completion of this project, the overall solids handling capacity will be 38 MGD.

According to the application, the proposed sewer system for the UH West O`ahu has been coordinated with the *Wastewater Master Plan for East Kapolei (2004)*, and pipes have been sized to accommodate the ultimate East Kapolei development. However, a wastewater master plan is still required for submittal and approval by DPP. Flows will be limited to that shown in the approved East Kapolei Sewer Master Plan, dated June 2006. That plan showed the UH WOC on 991 acres and discharging up to 6.36 mgd peak flow.

A portion of the major trunk sewer system for East Kapolei is proposed to run through the UH West O`ahu property. The major trunk sewer line is proposed to enter the property from North-South Road, run along Road D, and exit the property to North-South Road (through Road F). The sewer line, ranging from 24 to 30 inches in diameter, is proposed to carry wastewater from the property (and properties located north of the UH West O`ahu property) to the 30-inch trunk line in the North-South Road. The DHHL currently plans to construct the off-site sewer system to the southeast corner of the property at Road F.

The Department of Health's Wastewater Branch (DOH WWB) had no objections to the proposed zone change.

The proposed project can be accommodated according to the timing of construction completion of the Honouliuli WWTP Solids Handling Facility project. Additionally, the projected average daily wastewater flow of 1.47 MGD is less than the 6.36 MGD peak flow approved in the East Kapolei Sewer Master Plan, dated June 2006. Therefore, a condition of approval is not recommended.

Transportation System

Access to the UH West O`ahu property is planned via three intersections at Farrington Highway, a city roadway fronting the project, and four (4) intersections at North-South Road, a state roadway. See **Attachment 11**.

The proposed major roadways are also shown within the subject area. Roads within the West O`ahu campus itself are proposed to be developed as interior driveways, and not streets to be dedicated to the city. Included are two (2) 10-foot wide multi-purpose pedestrian/bicycle paths adjacent to the Campus Loop roadway.

Under the 5-Year Master Plan, parking for student housing and the extended stay facility are proposed within each parcel allocated for the specific land use. Additional land has been allocated to the east, adjacent to the Kalo`i Greenway, for parking to accommodate the campus as it develops and expands to its ultimate target of 7,600 students, primarily to the east and south. For the initial 1,520-student campus and 2,750-student campus, a parking allocation of .5 per student head count is provided, yielding a total of 760 and 1,375 parking stalls, respectively.

The applicant expects to provide campus parking throughout the UH West O`ahu project as follows:

Year	Parking Stalls Provided
2009	760
2014	1375
2025	2812

The zone change application did not contain information on how the UH West O`ahu Lands and the Private Development Lands will generally assist in travel demand management (TDM) and encourage the use of transit. No programs such as employee bus/transit passes or carpool programs were discussed.

The applicant proposes a different fixed guideway route from the city's alignment. It shows a transit station at the northeast corner of West O`ahu Lands that comes across North-South Road from land currently under the Department of Land and Natural Resources to the east. After cutting diagonally across the Private Lands, the university's route follows the city's alignment south, in the North-South Road right-of-way. (See **Attachments 12 and 13**. This alignment is not being considered in the preliminary engineering and environmental documents being prepared by DTS. It depends on use of the DLNR-owned land, for which the city has no transit access rights. Moreover, while there is some advantage to the university to having a station on BMX-3 zoned land, the route does not otherwise relate to its proposed land use plan. Its diagonal cut across the Private Lands is inefficient, and bears no relationship with the proposed roadway network.

In addition, along with other East Kapolei developers and landowners, the UH West O'ahu submitted a letter to DTS dated April 12, 2007 expressing concern that without proper planning, transit riders could overwhelm adjacent communities by using on-street parking as de-facto park-n-ride facilities (**Attachment 14**).

As with all new developments in Ewa, the West Oahu Lands and the Private Development Plans are subject to Ordinance 02-52, which assesses highway impact fees at the time of building permit approval. Fees are used to assist in the construction of certain major collector roadways in the Ewa region. It is anticipated that this Ordinance will be reviewed soon, and fee rates and the roadways to benefit from the fees may change.

A comprehensive transportation master plan (TMP), which incorporates various modes of travel, including transit, vehicle, bicycle and pedestrian would be helpful, particularly in concert with the Honolulu-High Capacity Transit Corridor Project (HHCTCP) and should be flexible to accommodate the possible shifts and demands of the HHCTCP, as needed. The plan should be designed to establish and promote a safe and efficient balance amongst the various modes, such as grade separated bicycle and pedestrian facilities, convenient and centrally located transit stops and terminals, traffic calming devices and other transportation elements, as necessary. The TMP would incorporate traffic demand management (TDM) strategies in an effort to reduce the overall vehicular trip demand in and around the project site. The TDM strategies could include opening the commercial properties during the early stages of the development in an effort to increase internal capture within the site, establishing a car pooling or ride sharing program during the early stages of student enrollment, encouraging student rental incentives for units in close proximity to the campus, and other TDM strategies, as determined. The TMP, along with the TDM strategies, would be updated periodically every two years or as otherwise determined by a phasing plan, in part, to determine the relative effectiveness of the TDM strategies, as the campus develops.

A roadway master plan, incorporating "smart growth" and "connectivity" concepts, should also be developed in concert with the Department of Planning and Permitting, the Department of Transportation Services and the State Department of Transportation, as needed. The roadway master plan should be based on a Traffic Impact Analysis Report (TIAR) which establishes projected traffic volumes along each major segment of roadway. This should be used to generally determine and define the hierarchy of streets, as it conforms to a "grid" pattern of roadways to the greatest extent practical. The roadway master plan should incorporate conceptual intersection design, such as the lengths of right-turn deceleration lanes, pedestrian islands, traffic calming, or other traffic elements that will affect road rights-of-ways prior to submittal of any subdivision application. The roadway sections should follow the City's Subdivision Rules and Regulations, unless a request for modification of the roadway standards has

been approved. The roadway master plan may need to be revised, such as Road "C" and Road "I" align and all intersections on major roadway facilities are spaced an equal distance apart to facilitate the coordination of traffic signals.

The State Department of Transportation (DOT) commented that there will be significant impacts to their highway facilities from both the West O'ahu Lands and the Private Development Lands, including drainage flow in or toward state roadways. DOT also previously indicated that assumptions used in a submitted traffic impact analysis report (TIAR) were incorrect and need to be revised for their review and approval. In addition, the effects of aircraft overflights and future growth or operations at Kalaeloa airport may impact these developments and they should be aware of these impacts.

The Department of Transportation Services had the following comments:

- The UH West O'ahu and the private developer should improve the Farrington Highway frontage to four lanes.
- Traffic warrant studies and traffic improvements for the interior streets should be implemented.
- The proposed median on proposed Road F should be extended along the full length of the roadway. The entity that would construct the proposed grade-separated crossings at Farrington Highway and North-South Road should be identified.
- Bike lanes should be provided on the proposed Campus Loop Road in anticipation of heavy foot and bicycle traffic expected on other multi-purpose paths.
- With two main street frontages, the planned location of the elementary school presents the need for continued coordination with all affected agencies.
- DTS should be kept informed of the overall project status so that timely bus service can be provided
- Campus parking should minimize on-street parking in surrounding communities.
- To support the rapid transit system, the project should include
 - Easy access to the two planned rapid transit stations, such as station "touch-downs" and/or 20-foot wide landscaped multi-use paths
 - Approximately nine acres for a temporary 900 vehicle park-and-ride facility within a quarter-mile of the East Kapolei (Kroc Center) station
 - Shuttle service between the planned stations and the campus.

Issues related only to campus circulation, including bike path location and design, parking, and shuttle service are better addressed under the Plan Review Use permit and Urban Design Plan, which allows for more detailed reviews. Issues that require coordination among the UH West O'ahu Lands, Private

Development Lands and several agencies should be addressed as conditions of zone change approval.

Therefore, as a condition of zoning, the applicant should be required to do the following:

- a. Develop a comprehensive transportation master plan (TMP) which incorporates all modes of travel, to promote a safe and efficient balance among the various modes. It should include TDM strategies to reduce overall vehicular trip demand in and around the project site. The TMP should be updated every two years or otherwise determined by the project's progress and DPP.**
- b. Develop a Roadway Master Plan based on an updated TIAR which establishes projected traffic volumes along each major roadway segment. The Roadway Master Plan shall determine the hierarchy of streets, the conceptual design of intersections, traffic calming strategies and typical roadway sections.**
- c. Update the Traffic Impact Analysis Report (TIAR) every two (2) years or as otherwise determined by a phasing plan and DPP.**

Educational Facilities

The relative rapid rate of development within the Ewa region has made it difficult for educational facilities to accommodate development and keep up with demand including that of the proposed project.

The DOE has met with UH officials and they have agreed on all the major details of an Educational Contribution Agreement. DOE believe the Agreement can be finalized in the next few weeks, as of the date of this report.

The Agreement calls for the establishment of two elementary schools in the 500-acre property which will be developed for approximately 3,181 residential units. One campus, on land donated by UH, will be located within the 298-acre Private Development Lands. A second elementary school will be constructed and operated by the UH on land that the UH will retain. The second elementary school will accommodate up to 550 elementary students who will be residing in the East Kapolei area.

Middle school students from the project will attend a middle school to be built within the area being developed by the Department of Hawaiian Home Lands (DHHL) and the Hawaii Housing Finance and Development Corporation (HHFDC).

DOE's earlier letter discussed concerns about securing a high school site to serve the UH and other East Kapolei residential developments. DOE continues to work on securing that site and anticipate no difficulties.

According to Duane Y. Kashiwai, Public Works Administrator of the DOE, the DOE clearly understands that UH will be meeting all its obligations for mitigating school impacts with the two UH school sites detailed in the Agreement. DOE did not intend for the high school situation to obstruct the zoning approval for the UH. DOE received assurance from UH that UH would assist DOE in stating the need for a future high school site, since the site would serve students in the UH West O'ahu projects.

To help address the need to provide adequate educational facilities, the applicant will need to meet the DOE's requirement to make a fair-share contribution for schools to meet the impact resulting from the additional students that would live in the UH West O'ahu Lands and Private Development Lands.

A final agreement should be completed before approval of the zone change to comply with the State Land Use Decision and Order.

Solid Waste System

Solid waste generated by the proposed project is estimated to average approximately 82,000 pounds (41 tons) per day. According to the application, this estimate does not account for solid waste that would be recycled. Sustainability guidelines have been established in the UH West O'ahu Long Range Development Plan Update (August 2006) and the goal for waste management is to appropriately reduce, reuse and recycle materials, to minimize generation of solid waste and achieve diversion from landfills. According to the applicant, the Private Development Lands will strive to achieve the applicable design criteria and the recommended Leadership in Energy and Environmental Design community performance standards.

Disposal of solid waste is handled by the city's H-POWER plant in Campbell Industrial Park where it is either recycled or converted to ash by incineration, and then trucked to the Waimanalo Gulch Land Fill. The Department of Environmental Services is currently working with other agencies and the community to deal with the disposal of solid waste; upgrading H-POWER's capacity to burn more solid waste; developing a recycling facility next to H-POWER; and implementing a series of recycling programs, including a curbside recycling.

The Department of Environmental Services had no objections to the requested zone change. Therefore, a condition of approval will not be required.

Fire

The UH West O`ahu acknowledges that for the development of the 500-acre property, both the UH West O`ahu and/or the private developer will need to provide a fire apparatus access road for every facility, building, or portion of a building within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility, in accordance with the 1997 Uniform Fire Code, Section 902.2.1.

The UH West O`ahu and/or private developer must also provide a water supply, approved by the County, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings are constructed.

According to HFD, Kapolei Fire Station #40 and Makakilo Fire Station #35 both provide fire protection services for the proposed project area. The Kapolei Fire Station #40 being the Battalion 4 Headquarters is located at 2020 Lauwiliwili Avenue, which is approximately 4 miles southwest of the project area's center. The response time was estimated to be 5 minutes. The Makakilo Fire Station is located at 92-885 Makakilo Drive, which is also approximately 4 miles northwest from the center of the project area. The response time from the Makakilo Fire Station was also estimated to be 5 minutes.

HFD is considering future plans for the development of a fire station along Kapolei Parkway in the DHHL subdivision to the south which is adjacent to the UH West O`ahu project. The response time from this future fire station would be even quicker than 5 minutes.

Current fire protection services and response times to the project area are adequate or will be adequate at the time of development. Since HFD requirements above will be met as part of the standard development approval process, a condition of approval is not recommended.

Police

The subject site is located in police District 8 with its station headquarters in the City of Kapolei. Police service will come from patrols stationed at the Kapolei Police Station.

The proposed project should have no significant impact on the facilities or operations of the Honolulu Police Department. Therefore, a condition of approval relating to police protection is not recommended.

VI. CONCLUSION

The Director hereby makes the following conclusions:

Based on the foregoing analysis, there is a major unresolved issue that warrants a deferral of the zone change request. Specifically, as of the writing of this report, there is no finalized Educational Contribution Agreement.

Aside from this issue, the proposed zone change is consistent with State and City land use plans and policies or will be consistent with certain conditions of approval related to transportation, affordable housing, non-potable water, drainage, and urban design guidelines.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusion, I recommend **deferral** of the zone change until execution of an Educational Contribution Agreement between the applicant and the DOE, and submittal to the city.

Upon submittal of an executed Agreement, I recommend that a change in zoning from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District (with a height limit of 90 feet), A-2 Medium Density Apartment District (with a height limit of 65 feet), R-3.5 Residential District and R-5 Residential District (standard LUO height limits) as shown on Exhibit A of the attached draft ordinance, be **APPROVED**, subject to the applicant's execution of a Unilateral Agreement (UA) under the provisions of Section 21-8.40 of the LUO to be recorded with the Bureau of Conveyances and to include the following:

1. **Public Safety/Civil Defense.** The Declarant shall provide two (2) 121 db omnidirectional sirens in locations subject to the approval of the Department of Emergency Management prior to occupancy of residences, dorms or classrooms.
2. **Approved Master Plan for Park Development.** The Declarant shall submit a master plan for park development to the Department of Design and Construction and Department of Parks and Recreation for review and approval. The plan shall include the timetable for dedication of park lands to the city, and shall be approved prior to subdivision approval. The Master Plan shall include the timing of dedication of lands to the city.
3. **Affordable Housing Program.** Prior to residential building permit approval, Declarant will execute an agreement to participate in an affordable housing plan acceptable to the Department of Planning and Permitting (DPP) in accordance with adopted rules. The agreement shall provide for no less than 30 percent (30%) of the total residential units in the Project as a whole to be affordable housing units. Of the total 30 percent (30%) affordable housing units required, 20 percent (20%) shall be affordable for those households earning more than 80

percent (80%) but no more than 120 percent (120%) of the median income. The remaining 10 percent (10%) must be affordable to households earning no more than 80 percent (80%) of the median income.

4. **Non-Potable Water System.** The Declarant shall be required to connect the subject property to the 215 non-potable water system to serve the UH West O`ahu's non-potable water needs, including the landscaping associated with large landscape areas, as required by the Board of Water Supply.
5. **Regional Drainage.** The Declarant shall submit a drainage master plan for review and approval by the Department of Planning and Permitting, and the State Department of Transportation. It shall include maintenance of the current 2,500 cubic feet per second drainage flow limit, until released from this requirement by the Department of Planning and Permitting.
6. **Transportation.** The Declarant shall submit and obtain approval by the Department of Planning and Permitting, the Department of Transportation Services and the Department of Transportation of the following plans and reports prior to subdivision approval:
 - a. A comprehensive transportation master plan (TMP) which incorporates all modes of travel, to promote a safe and efficient balance among the various modes, including transit, vehicle, bicycle and pedestrian. It should include TDM strategies to reduce overall vehicular trip demand in and around the project site. The TMP shall be updated every two years or otherwise determined by the project's progress and DPP.
 - b. A Roadway Master Plan based on an updated TIAR. The Roadway Master Plan shall determine the hierarchy of streets, the layout of streets which are based on a "grid" pattern to the greatest extent practical, conceptual design of intersections, including deceleration lanes, pedestrian islands, traffic calming strategies and typical roadway sections.
 - c. An updated the Traffic Impact Analysis Report (TIAR) which establishes projected traffic volumes along each major roadway segment. It shall be updated every two years or as otherwise determined by the project's progress and DPP. It shall delineate the improvements described in the TIAR to be funded and constructed by the Declarant, including:
 - i. improving frontage along Farrington Highway to four lanes
 - ii. performance of traffic warrant studies and traffic improvements for interior streets
 - iii. extension of median on proposed Road F along the full length of the roadway
 - iv. grade-separated crossings at Farrington Highway and North-South Road

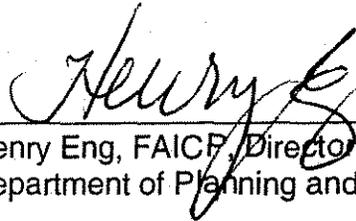
- v. acceptable circulation patterns for access to the elementary schools to be located on the Private Development Lands
 - vi. support for the nearby rapid transit stations including provision of any land area necessary for station interface area for either pedestrians, vehicles and buses on the proposed zoned lands
7. **Urban Design Guidelines.** The Declarant shall prepare an urban design plan, which may be separate plans for the UH West O`ahu Lands and the Private Development Lands. The plan(s) shall be approved by the Department of Planning and Permitting prior to subdivision approval.
 8. **Disclosures.** The Declarant shall disclose to all prospective occupants, buyers, lessees and developers regarding the land being subject to single-event noise from aircraft. Language of the disclosure document shall be reviewed and approved by the Department of Transportation.
 9. **Compliance with Other Governmental Requirements.** The Declarant shall be responsible for ensuring that the final plans for the proposed project approved under this permit comply with all applicable Land Use Ordinance and other governmental agencies' provisions and requirements.
 10. **Annual Reports.** On an annual basis, the Declarant shall submit a written status report to the Department of Planning and Permitting documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the Department of Planning and Permitting by December 31 of each year until such time as the Department of Planning and Permitting has determined that all conditions of approval have been satisfied. If a status report is not submitted within the time specified, the Department may defer the processing of permits until a status report is submitted.
 11. **Noncompliance with Conditions.** In the event of noncompliance with any of the conditions set forth herein, the Director of Planning and Permitting shall inform the Council and may institute action to rezone the Land, seek civil enforcement, or take appropriate action to terminate or stop the Project until applicable conditions are met.

12. **Failure to Fulfill Any Conditions.** Failure to fulfill any conditions to the zone change may be grounds for revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

Dated at Honolulu, Hawaii, this 28th day of January, 2008.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By _____



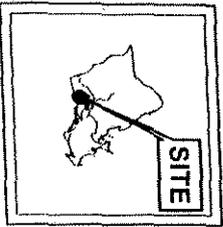
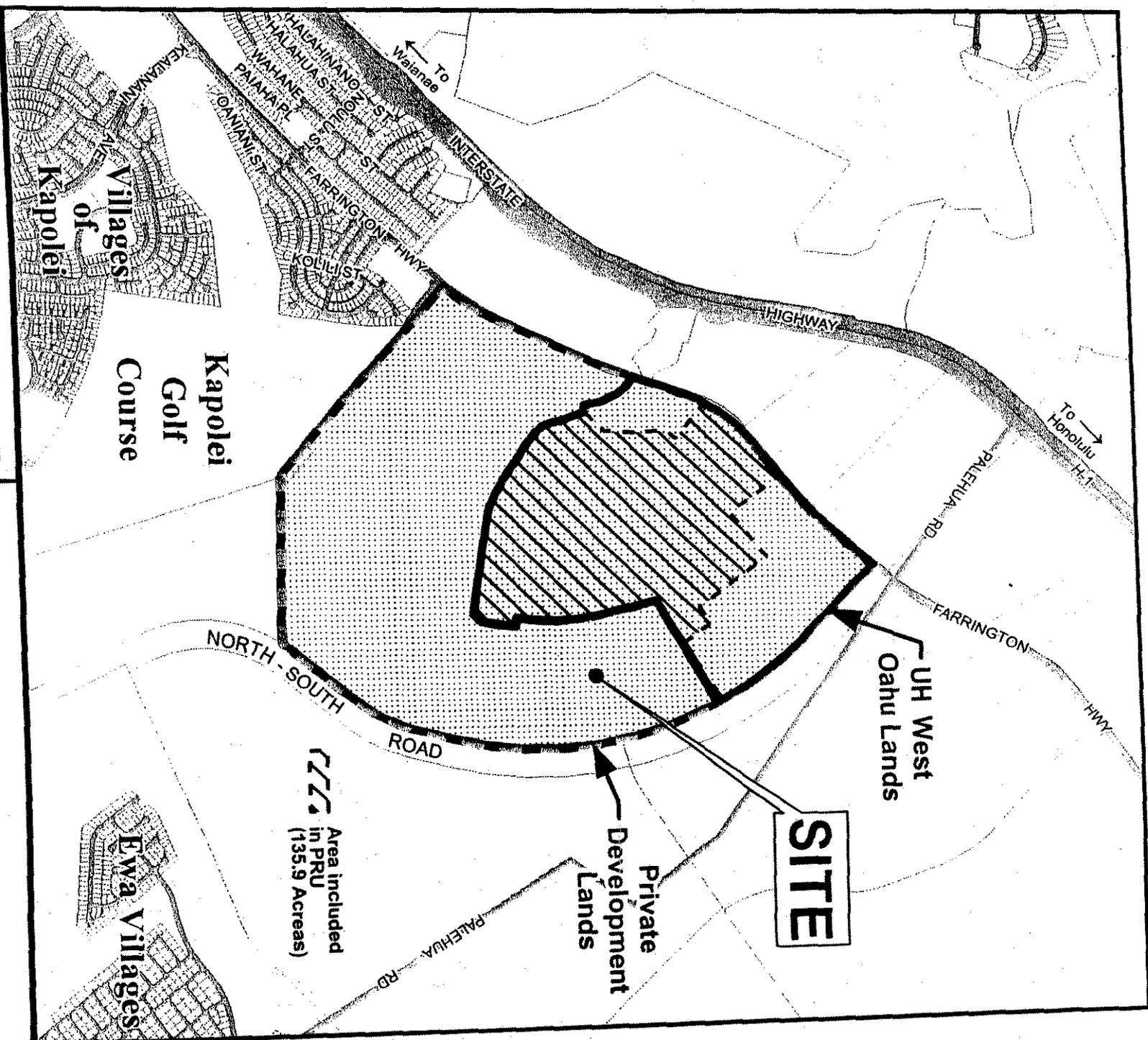
Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:js

Attachments

P:\div\func\zoning\07z6\07z6rpt.doc

**ATTACHMENT 1
(LOCATION MAP)**



Scale in Feet



VICINITY MAP

LOCATION MAP

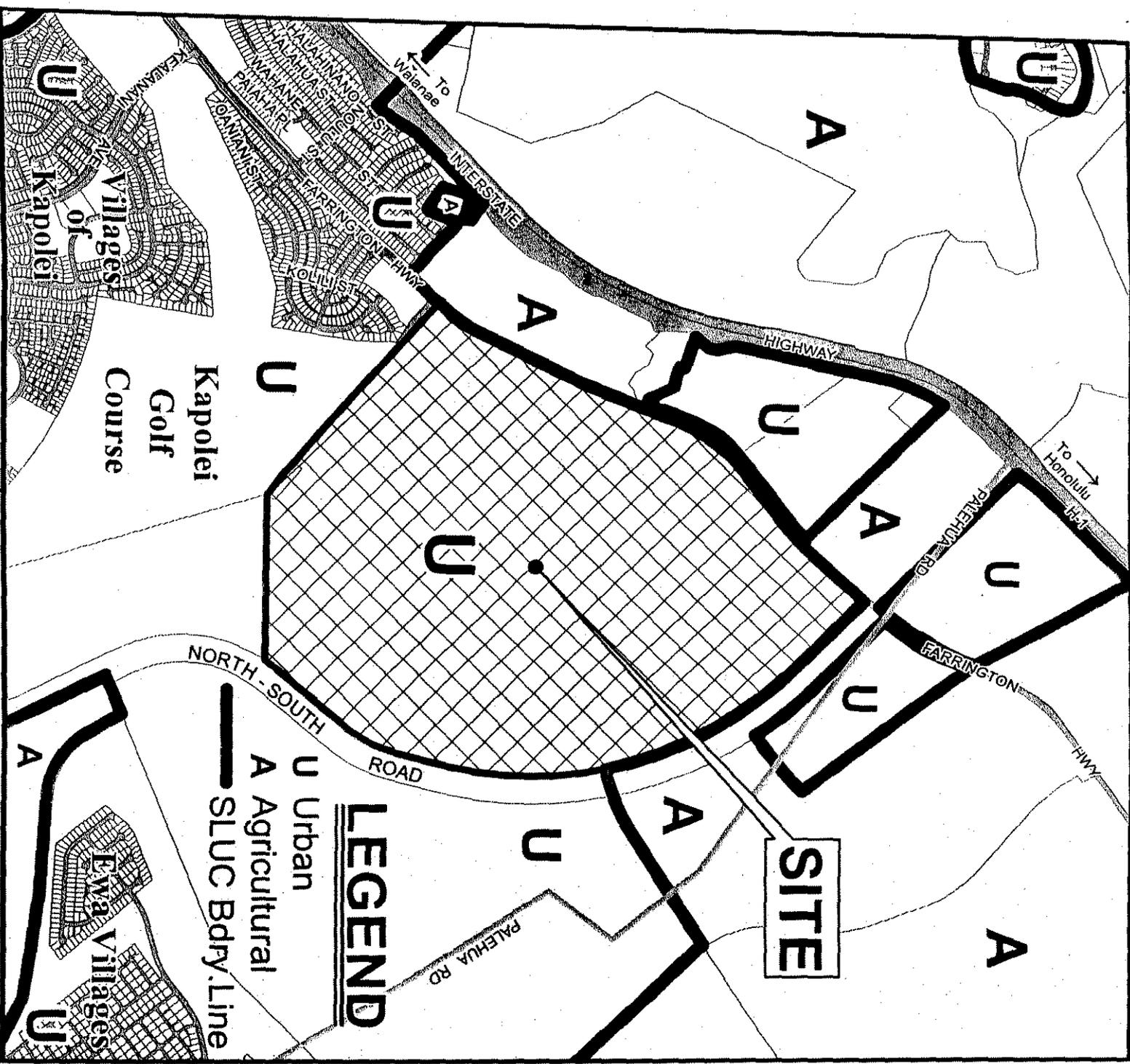
HONOLULU - EWA

TAX MAP KEY(S): 9-1-16: 120,127&129

FOLDER NO.: 2007/Z-6 & 2007/PRU-3

Area included
in PRU
(135.9 Acres)

**ATTACHMENT 2
(STATE LAND USE DISTRICT MAP)**



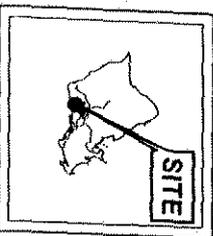
SITE

LEGEND

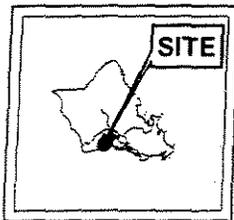
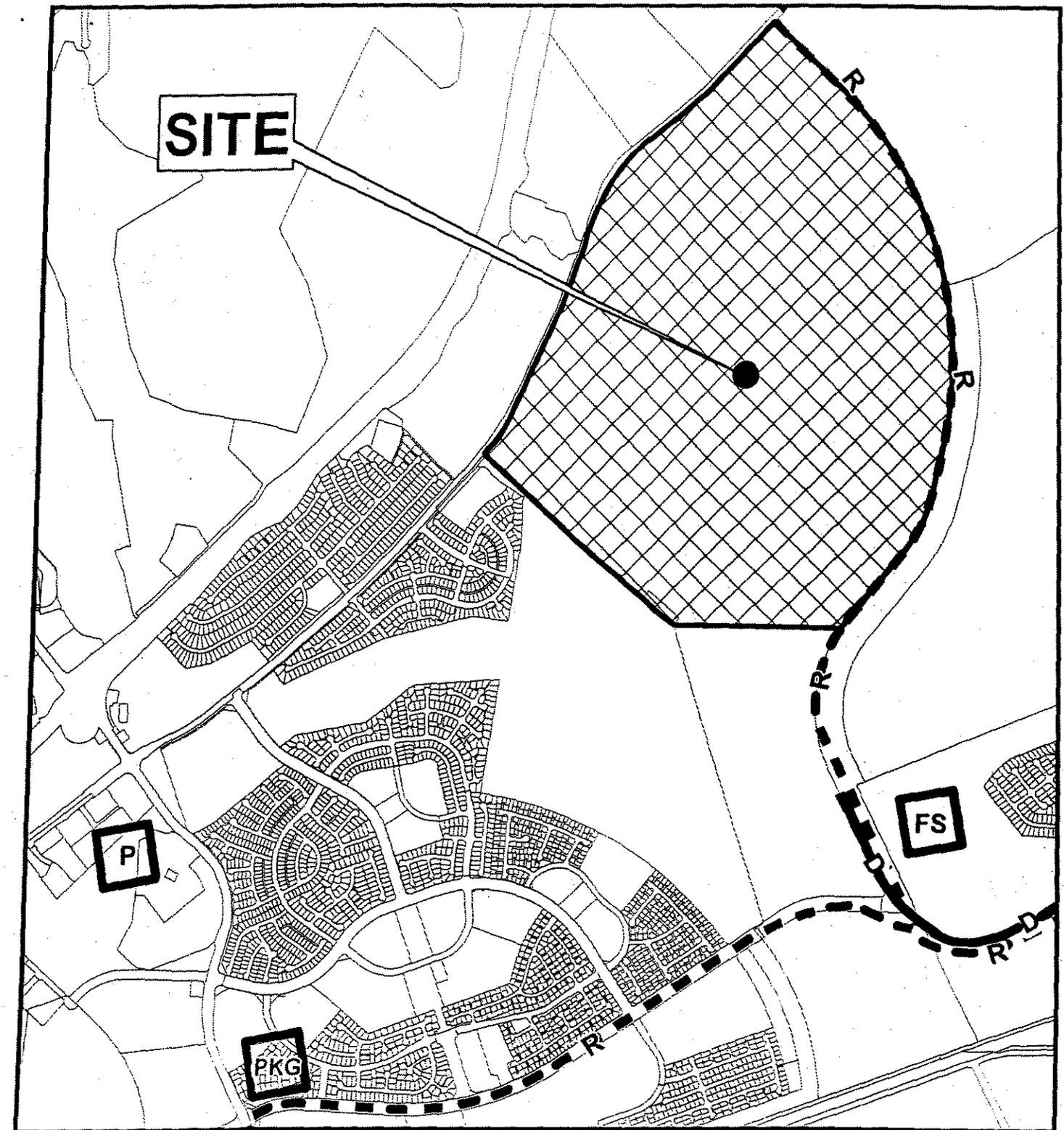
- U Urban
- A Agricultural
- SLUC Bdry. Line

**PORTION OF
STATE LAND USE
DISTRICT MAP
EWA**

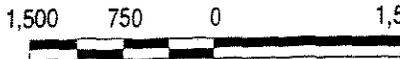
TAX MAP KEY(S): 9-1-16: 120,127&129
 FOLDER NO.: 2007/Z-6 & 2007/PRU-3



ATTACHMENT 3
(PUBLIC INFRASTRUCTURE MAP)



VICINITY MAP



Scale in Feet

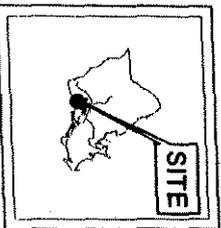
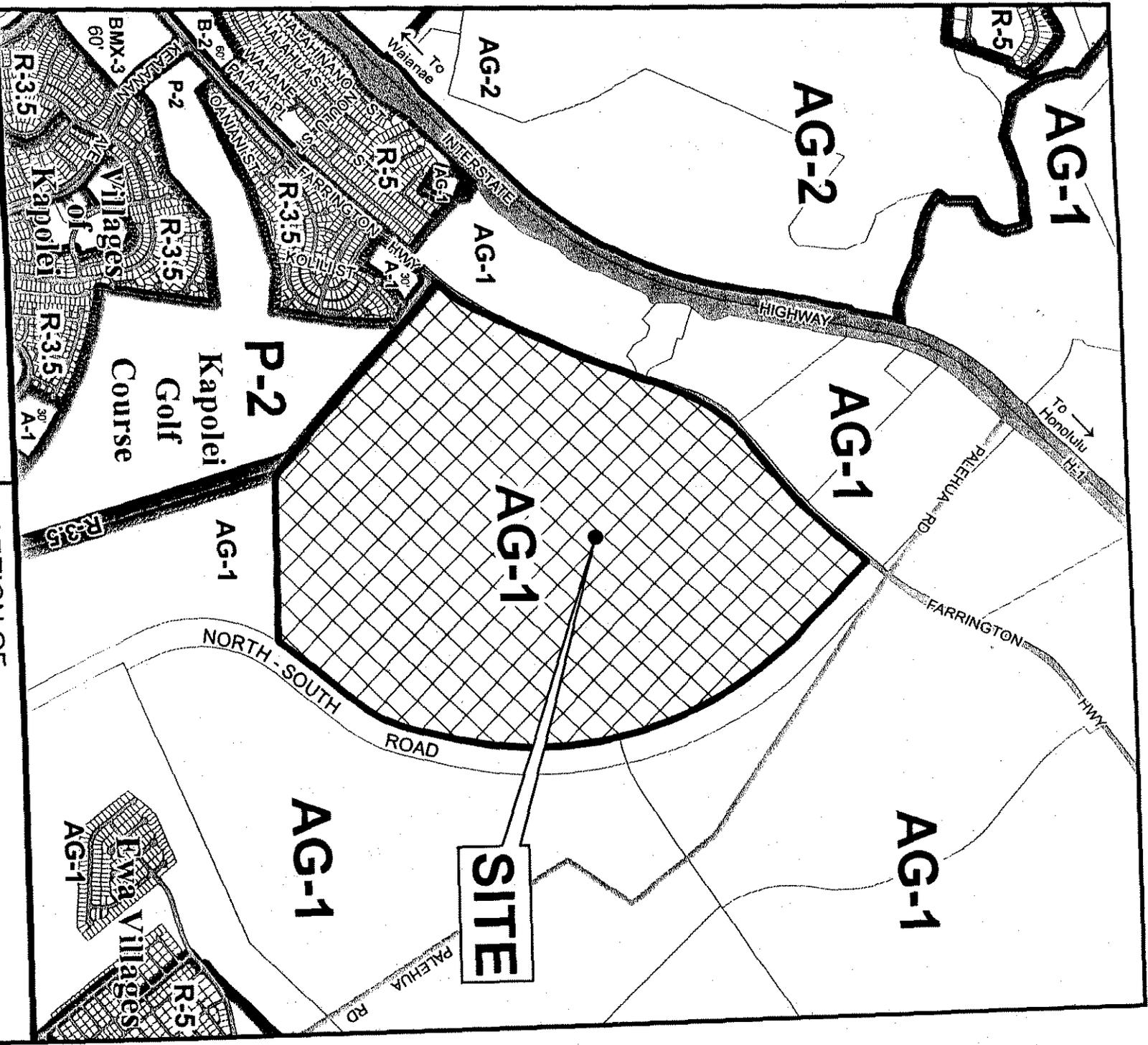


PORTION OF
**PUBLIC INFRASTRUCTURE MAP
 EWA**

TAX MAP KEY(S): 9-1-16: 120,127&129

FOLDER NO.: 2007/Z-6 & 2007/PRU-3

**ATTACHMENT 4
(EXISTING ZONING MAP)**



PORTION OF
EXISTING ZONING MAPS
MAKAKILO & EWA BEACH-
IROQUOIS POINT
 TAX MAP KEY(S): 9-1-16: 120,127&129
 FOLDER NO.: 2007/Z-6 & 2007/PRU-3

**ATTACHMENT 5
(FIGURE 6: PROPOSED ZONING MAP
AND HEIGHT LIMITS)**

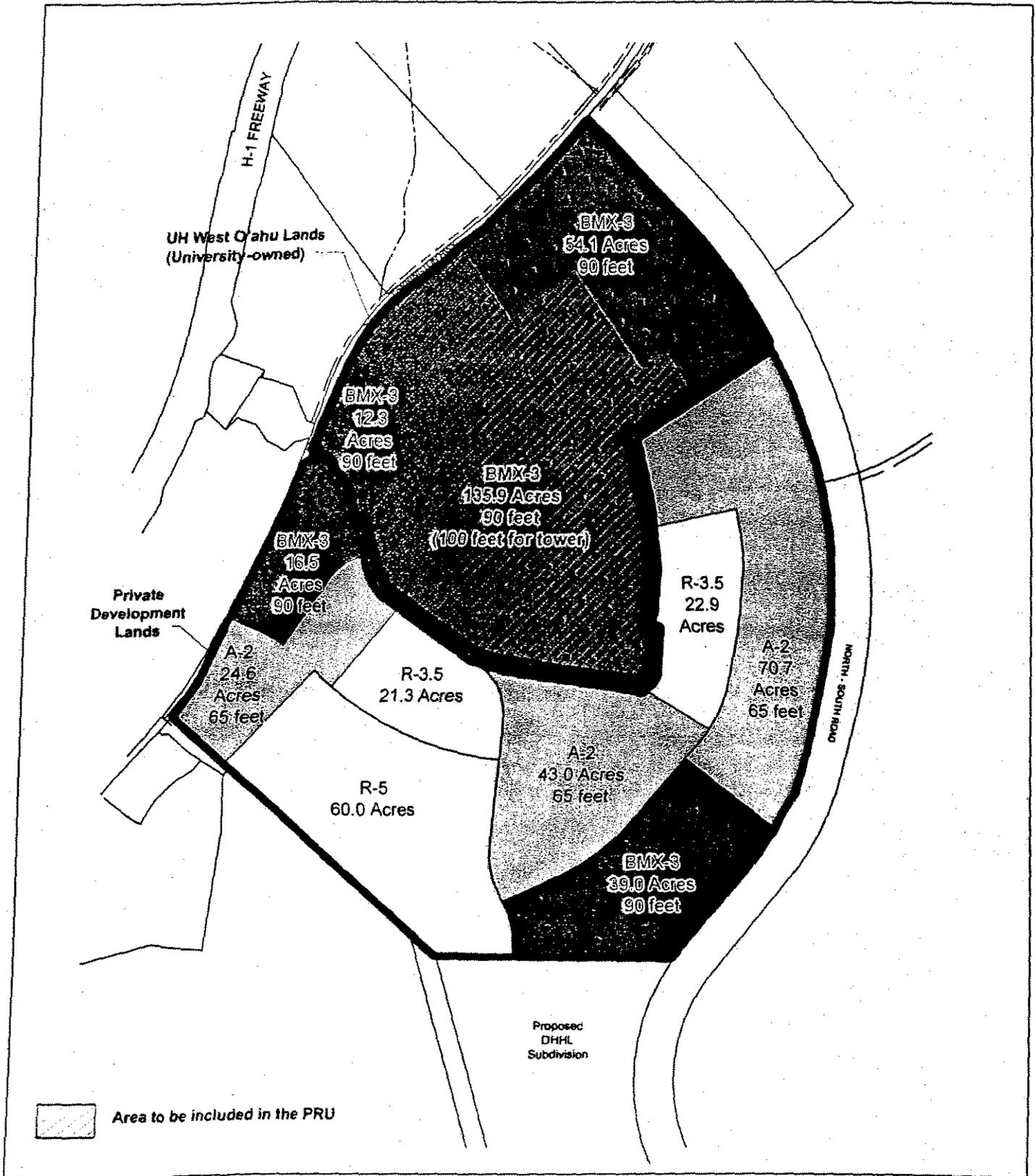


Figure 6
(Exhibit in Section III.G.5)
Proposed Zoning Map

University of Hawai'i-West O'ahu

NORTH



LINEAR SCALE (FEET)



Last Kapolei, O'ahu



Legend

- UH West O'ahu Lands to be developed for the UH West O'ahu Campus/Community
- UH West O'ahu Lands to be developed by a private developer

Source: PBR Hawaii and Associates, Inc.

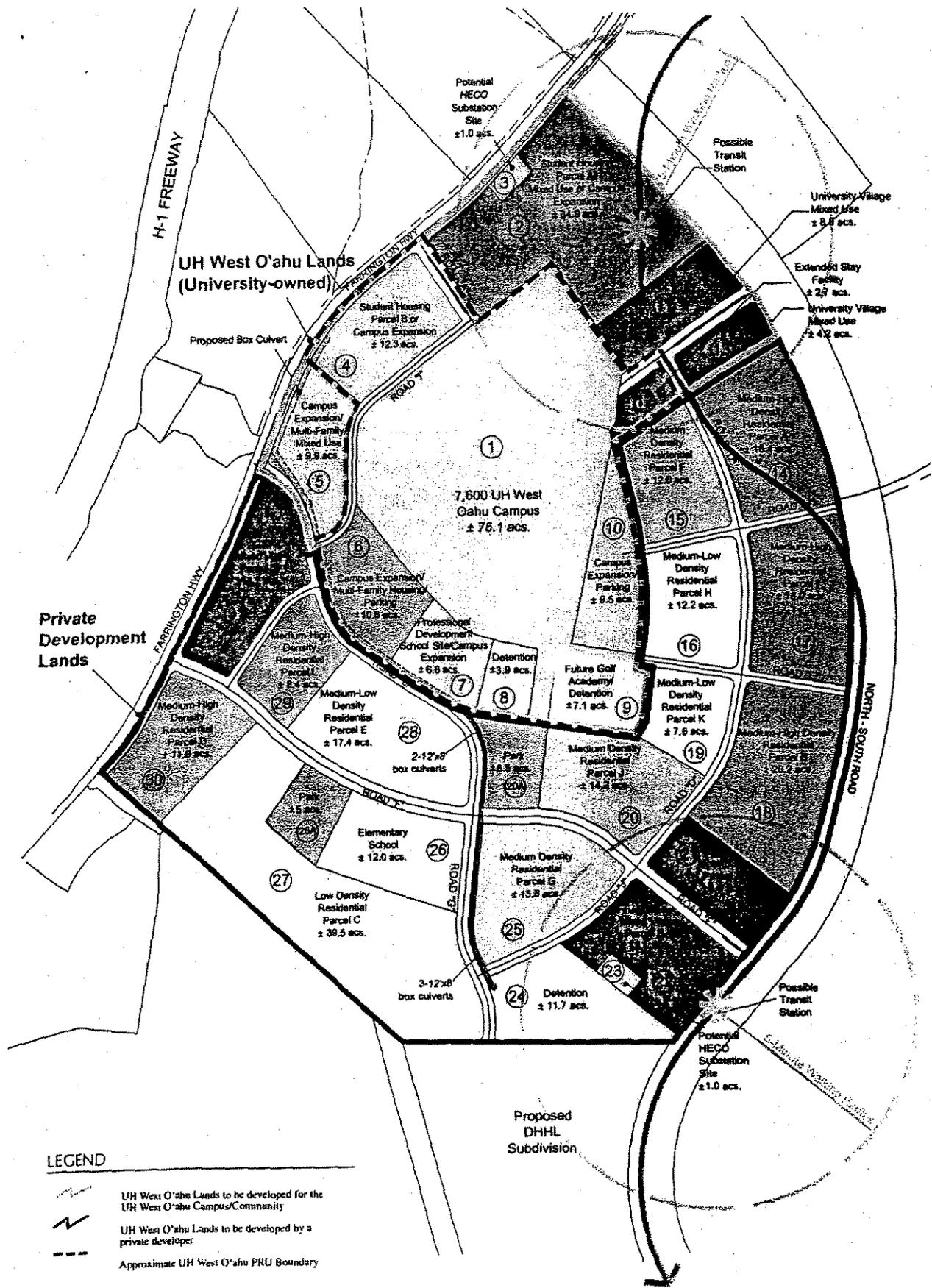
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

ATTACHMENT 6
(TABLE 3 – PROPOSED LAND USE
ACREAGE)

Table 3 - Proposed Land Use Acreage

Land Use	Acreage	Density units/acre	Approx. Residential Units	Approx. Commercial Square Footage
UH WEST OAHU LANDS				
LANDS COVERED UNDER THE PLAN REVIEW USE PERMIT--COMMUNITY BUSINESS MIXED USE DISTRICT (BMX-3)				
UH West Oahu Campus				
7,600 Student Campus-Educational Facilities (Parcel 1)	76.1			
Student Housing or Campus Expansion Parcel 8 (Parcel 4)	12.3	19	234	
Campus Expansion/Multi-Family Housing/Parking (Parcel 6)	10.6	13.1	139	
Professional Development School/Campus Expansion (Parcel 7)	6.8			
Detention (Parcel 8)	3.9			
Future Golf Academy/Detention (Parcel 9)	7.1			
Campus Expansion/Parking (Parcel 10)	9.5	12	114	
Extended Stay Facility (FAR .15) (Parcel 12)	2.7	37	100	17,642
Roads	6.9			
Subtotal for Community Business Mixed Use District (BMX-3) (PRU area)	135.9	12 to 37	587	17,642
COMMUNITY BUSINESS MIXED USE DISTRICT (BMX-3)				
Student Housing/Mixed Use or Campus Exp Parcel A (FAR .2) (526 units Student Hsg) (Parcel 2)	34.9	17	593	304,049
Kalo'i Substation (Parcel 3)	1			
Campus Expansion/Multi-Family Housing/Mixed Use (FAR .18) (Parcel 5)	9.9	10	99	77,624
Mixed Use (Retail, Office, Residential) (FAR .25) (Parcels 11 and 13)	13.1	10	131	142,659
Roads	7.5			
Subtotal for Community Business Mixed Use District (BMX-3)	66.4	10 to 17	823	524,332
TOTAL UH WEST OAHU PROPERTIES				
	202.3		1,410	541,974
PRIVATE DEVELOPMENT LANDS				
COMMUNITY BUSINESS MIXED USE DISTRICT (BMX-3)				
Mixed Use Parcel A (FAR .25) (Parcel 21)	8.9	10	89	96,921
Mixed Use Parcel B (FAR .25) (Parcel 22)	13.1	10	131	142,659
Mixed Use Parcel C (FAR .25) (Parcel 31)	13.2	10	132	143,748
Detention (Parcel 24)	11.7			
HECO Substation (Parcel 23)	1.0			
Roads	7.6			
Subtotal for Community Business Mixed Use District (BMX-3)	55.5	10	352	383,328
APARTMENT MEDIUM DENSITY (A-2)				
Residential Parcel A (Medium-High Density Multi-Family Housing) (Parcel 14)	16.4	16	262	
Residential Parcel F (Medium Density Multi-Family Housing) (Parcel 15)	12.0	12	144	
Residential Parcel I (Medium-High Density Multi-Family Housing) (Parcel 17)	16.0	16	256	
Residential Parcel B (Medium-High Density Multi-Family Housing) (Parcel 18)	20.2	16	323	
Residential Parcel J (Medium Density Multi-Family Housing) (Parcel 20)	14.2	12	170	
Residential Parcel G (Medium Density Multi-Family Housing) (Parcel 25)	15.8	12	190	
Residential Parcel L (Medium-High Density Multi-Family Housing) (Parcel 29)	8.4	16	134	
Residential Parcel D (Medium-High Density Multi-Family Housing) (Parcel 30)	11.9	16	190	
Park (Parcel 20A)	6.5			
Roads	16.9			
Subtotal for Apartment Medium Density (A-2)	138.3	12 to 16	1,670	
RESIDENTIAL DISTRICT (R-3.5)				
Residential Parcel H (Medium-Low Density Multi-Family Housing) (Parcel 16)	12.2	10	122	
Residential Parcel K (Medium-Low Density Multi-Family Housing) (Parcel 19)	7.6	10	76	
Residential Parcel E (Medium-Low Density Multi Family Housing) (Parcel 28)	17.4	10	174	
Roads	7.0			
Subtotal for Residential District (R-3.5)	44.2	10	372	
RESIDENTIAL DISTRICT (R-5)				
Residential Parcel C (Low Density Single-Family Housing) (Parcel 27)	39.5	6	237	
Elementary School (Parcel 26)	12.0			
Park (Parcel 26A)	5.0			
Roads	3.5			
Subtotal for Residential District (R-5)	60.0	6	237	
TOTAL PRIVATE DEVELOPMENT PROPERTIES				
	298.0		2,631	383,328
GRAND TOTAL				
	500.3		4,041	925,302

ATTACHMENT 7
(FIGURE 14 – CONCEPTUAL MASTER
PLAN)



LEGEND

-  UH West O'ahu Lands to be developed for the UH West O'ahu Campus/Community
-  UH West O'ahu Lands to be developed by a private developer
-  Approximate UH West O'ahu PRU Boundary

Figure 14
 (Exhibit in Section III.G.3)
 Conceptual Master Plan
 University of Hawai'i-West O'ahu

Source: EDAA | AECOM

Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

GRAPHIC SCALE (FEET)

0 300 600 900



U.S. MAPS OF HAWAII
 PBR HAWAII
 PARTNERS, INC.

ATTACHMENT 8
(AGENCY AND COMMUNITY
COMMENTS)



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-5440

2007/2-6

REPLY TO
ATTENTION OF:

January 9, 2008

Regulatory Branch

File No. POH-2005-089

Mr. Grant Murakami, AICP
Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street, ASB Tower, Suite 650
Honolulu, Hawai'i 96813-3484

Dear Mr. Murakami:

I am responding to your request for our comments on the proposed University of Hawai'i (UH)-West O'ahu zone change and Plan Review Use (PRU) permit application for the UH property in Kapolei. According to your November 9, 2007 correspondence, the University of Hawai'i-West O'ahu is proposing to change the zoning of approximately 500 acres from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District, and R-3.5 Residential District. The purpose of the zone change is to develop the UH West O'ahu campus and adjacent lands to complement and enhance the University's overall Five-Year Master Plan.

Your letter seeks our comments on your application to the City and County of Honolulu, Department of Planning and Permitting for a zone change and PRU permit. Based on your project description, the proposed zone change does not entail activities that would result in the discharge (placement) of dredged and/or fill material into waters of the United States pursuant to our authorities under Section 404 of the Clean Water Act (33 U.S.C. 1344) nor does it require structures or work in navigable waters of the U.S. as regulated under Section 10 of the Rivers and Harbor Act of 1899. Therefore, Department of Army (DA) authorization is not required for the zone change. However, please be advised that in general, a Corps permit is required for:

a) Structures or work in or affecting navigable waters of the U.S. pursuant to Section 10 of the Rivers and Harbors Act (RHA) of 1899. Examples include, but are not limited to: 1) constructing a pier, revetment, bulkhead, jetty, aid to navigation, artificial reef or island, and any structures to be placed under or over a navigable water; 2) dredging, dredge disposal, filling and excavation;

b) The discharge of dredged or fill material into, including any redeposit of dredged material within, jurisdictional waters of the U.S. and adjacent wetlands pursuant to Section 404 of the Clean Water Act (CWA) of 1972. Examples include, but are not limited to: 1) creating fills for residential or commercial development, placing bank protection, temporary or permanent stockpiling of excavated material, building road crossings and driveways, backfilling for utility line crossings and constructing outfall structures, dams, levees, groins, weirs, or other structures;

Serial 591173

2) mechanized land clearing, grading which involves filling low areas or land leveling, ditching, channelizing and other excavation activities that would have the effect of destroying or degrading waters of the U.S.; 3) allowing runoff or overflow from a contained land or water disposal area to re-enter a water of the U.S.; 4) placing pilings when such placement has or would have the effect of a discharge of fill material; and

c) Any combination of the above.

Future development of the UH lands and/or private lands by the University of Hawai'i, a third party, or any subsequent landowner may require review by our office and DA authorization. Unauthorized work in navigable waters of the U.S. and/or the discharge of dredged or fill material into waters of the U.S. could constitute a violation of the RHA and/or the CWA requiring corrective measures or other legal action and administrative penalties. Further information regarding the Corps' regulatory program, including DA application forms, can be accessed on our website at <http://www.poh.usace.army.mil/EC-R/EC-R>.

We appreciate the opportunity to provide comments on your proposed zone change and PRU permit application. Should you have any questions, please contact Ms. Susan A. Meyer of my staff at (808) 438-2137 or at susan.a.meyer@usace.army.mil and refer to file number POH-2005-089. Thank you for your cooperation with our regulatory program. Please be advised you can provide comments on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at <http://www.poh.usace.army.mil/EC-R/forms/ecr-CustomerSurvey.pdf>.

Sincerely,



George P. Young, P.E.
Chief, Regulatory Branch



United States Department of the Interior

RECEIVED



FISH AND WILDLIFE SERVICE

Pacific Islands Fish and Wildlife Office

300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

07 DEC -3 AIO :32

DEPARTMENT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

In Reply Refer To:
2008-TA-0052

NOV 30 2007

2007/Z-6
2007/PRU-3

Mr. Henry Eng
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Subject: Review of Application for Zone Changes and Hawaii State Plan Review Use
Permit for University of Hawaii Properties, Kapolei, Oahu, Hawaii [TMK (1) 9-1-
016:120, 127 and 129]

Dear Mr. Eng:

Thank you for your letter dated November 6, 2007, which we received on November 14, 2007. The University of Hawaii has applied to change the zoning of approximately 500 acres of property from Restricted Agriculture District (AG-1) to Community Business Mixed Use District (BMX-3), Medium Density Apartment District (A-2), Residential District (R-5), and Residential District (R-3.5). The purpose of the zone change is to develop the University of Hawaii, West Oahu Campus. Approximately 202 acres of land will remain under the ownership of University of Hawaii and the remaining 298 acres of land will be developed by a private entity. The proceeds from the sale of private development lands will be utilized by the University of Hawaii to begin construction of West Oahu Campus.

These comments are provided in accordance with the Endangered Species Act of 1973 [16 U.S.C. 1531 *et seq.*], as amended (Act). We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and the Hawaii GAP Program. Land cover information indicates that the proposed project area is classified as agriculture and low intensity development. The federally endangered Kooloaula (*Abutilon menziesii*) occurs within the proposed project footprint. To the best of our knowledge, no other federally listed or proposed threatened or endangered species, or proposed or designated critical habitats occur within the proposed project footprint.

The parcels proposed to be rezoned are known to be occupied by a population of *Abutilon menziesii*. The State of Hawaii Habitat Conservation Plan for *A. menziesii* at Kapolei of March

TAKE PRIDE[®]
IN AMERICA 

2007/PRU-3

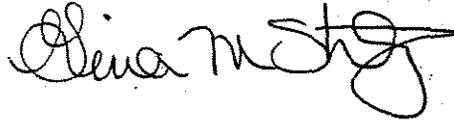
Mr. Henry Eng

2

2004, and the United States Fish and Wildlife Service (Service) Biological Opinion issued by our office on August 5, 2004 (1-2-2004-F-123), outlines conservation measures for this project addressing *A. menziesii*. Rezoning and subsequent development of the property have been taken into account in the Service's Biological Opinion. However, the University of Hawaii, West Oahu or the new developer will have to obtain the Certificate of Inclusion from Hawaii Department of Transportation once the area is rezoned and sold. The University of Hawaii (and any subsequent landowners who agree to accept transfer of the Certificate of Inclusion) must agree to and implement the terms of the plan. Upon receipt of the certificate and prior to the removal of any plants located in the project areas the parties will have to pay into the contingency fund set up to implement the Habitat Conservation Plan.

If you have questions, please contact Aaron Nadig, Fish and Wildlife Biologist, Consultation and Technical Assistance Program (phone: 808-792-9466; fax: 808-792-9581).

Sincerely,



 Patrick Leonard
Field Supervisor

2007/Z-6



Natural Resources Conservation Service
P.O. Box 50004 Rm. 4-118
Honolulu, HI 96850
808-541-2600

RECEIVED

'07 DEC -7 A11 :40

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

December 3, 2007

Henry Eng, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng,

We have reviewed the application for a zone change from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District document. We have no comment to offer at this time.

Thank you for the opportunity to comment.

Sincerely,

Lawrence T. Yamamoto
Director
Pacific Islands Area

523553



DEPARTMENT OF THE NAVY

RECEIVED
COMMANDER
NAVAL AIR STATION HAWAII
850 TICONDEROGA ST STE 110
PEARL HARBOR HI 96860-5101

07 DEC 18 12:51

11010

Ser N4/ 00114

12 DEC 2007

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU
Mr. Henry Eng, FAICP
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Eng:

SUBJECT: APPLICATIONS FOR A ZONE CHANGE FROM AG-1 RESTRICTED AGRICULTURAL DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT, A-2 MEDIUM DENSITY APARTMENT DISTRICT, R-5 RESIDENTIAL DISTRICT, AND R-3.5 RESIDENTIAL DISTRICT; AND PLAN REVIEW USE PERMIT, KAPOLEI, OAHU, HAWAII, TAX MAP KEYS 9-1-016: 120, 127 AND 129

Thank you for your letter of November 6, 2007 requesting Navy review and comment on subject zone change application and proposed Plan Review Use (PRU) permit to develop the University of Hawaii West Oahu Campus (UH WOC) and supporting land uses. The zone change is proposed for 500.3 acres of land, of which 202.3 acres will remain under the ownership of the University of Hawaii for development of the main campus, student housing and other support facilities and the remaining 298 acres of land developed by a private developer.

As shown on Figure 3 (Tax Map Key) of subject zone change application, the southern portion of the site is encumbered by Easement 2278, established in the enclosed Grant of Restrictive Easement dated June 8, 1989, which was acquired by the Navy to establish air installation compatibility use zones (AICUZ) in connection with air operations at the Kalaeloa (former Barbers Point Naval Air Station) airfield. Although the Navy disestablished Barbers Point Naval Air Station and does not house aircraft in the area, the Navy and others, such as the Coast Guard and Hawaii Air National Guard, continue to utilize the Kalaeloa airfield for a number of purposes including military training. The encumbered portion of the project site is proposed to be zoned as Residential District R-5 allowing

00114

11010

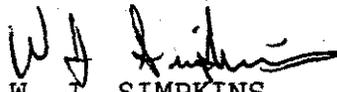
Ser N4/ 00114

12 DEC 2007

low-density, single-family residences developed at a density of six units per acre, which conforms with the restrictions imposed upon the use of the easement area.

Thank you for the opportunity to comment on this proposal. If any questions arise, please contact Ms. Janice Fukawa at 473-4137, extension 232 or via e-mail at janice.fukawa@navy.mil.

Sincerely,



W. J. SIMPKINS

Lieutenant Commander, CEC, U. S. Navy

Assistant Regional Engineer

By direction of the

Commander

Enclosure: Grant of Restrictive Easement of June 9, 1989

NEWS

N6274291R00158

Nov
NOV 27 1980

318

1685739

15790

TIME:

PROPERTY CERT. TITLE

LAND COURT

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL (✓) PICK-UP ()
COMMANDER, PACIFIC DIVISION
NAVAL FACILITIES ENGINEERING
COMMAND, PEARL HARBOR, HAWAII 96860

ATTN: MR. E. CHOCK 471-3217 GYA

TITLE OF DOCUMENT:

PARTIES TO DOCUMENT:

PROPERTY DESCRIPTION:

LIBER/PAGE:

DOCUMENT NO.:
TRANSFER CERTIFICATE OF
TITLE NO(S):

GRANT OF RESTRICTIVE EASEMENT

THIS INDENTURE, made this 8th day of June, 1989, by and between THE TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not their individual corporate capacities, hereinafter called the "Grantor," and the UNITED STATES OF AMERICA, hereinafter called the "Government."

WHEREAS, Grantor owns in fee simple certain real property on the island of Oahu, Hawaii, being a portion of the land covered by Certificate of Title No. 15,790; and

WHEREAS, the Government has an interest in acquiring, under threat of condemnation, an easement in perpetuity which prohibits certain uses of the property within the easement area for the establishment and maintenance of air installation compatibility use zones in connection with the operation of the Naval Air Station (NAS) Barbers Point, Hawaii, and

WHEREAS, Grantors are willing to convey such easement,

NOW, THEREFORE, in consideration of SIX MILLION FIVE HUNDRED THOUSAND DOLLARS (\$6,500,000), paid by the Government to Grantor for this and other Restrictive Easements, Grantor hereby grants and conveys, in perpetuity (but subject to the reverter herein set forth), unto the Government and its assigns, a restrictive easement, which runs with the land, in, on and over the easement area described below, of the nature and character hereinafter expressed and to constitute a servitude upon said easement area, and Grantor covenants on behalf of itself, its successors in trust and assigns, to do and refrain from doing upon and within the easement area the various acts hereinafter described for the benefit of the Government in its operation of NAS Barbers Point, Hawaii.

DEFINITIONS:

"Normal and customary" means normal and customary within the State of Hawaii.

"Residential unit" means a dwelling intended for one family on a permanent or transient lodging basis.

"Transient lodging" means a residential structure designed and generally intended for occupancy by persons for less than thirty (30) days.

The land use categories identified in this Restrictive Easement are as classified and defined in the Standard Land Use

Coding Manual ("SLUCM"), U.S. Department of Transportation, Federal Highway Administration, reprinted March 1977.

THE EASEMENT AREA:

The easement area is "Easement 2278," as shown on Map 496, affecting Lot 298, as shown on Map 45, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, with Land Court Application No. 1069 of the Trustees Under the Will and of the Estate of James Campbell, Deceased, and covered by Certificate of Title No. 15,790.

RESTRICTIONS:

The restrictions hereby imposed upon the use of the easement area are as described in Exhibit "A" attached hereto.

DISCLOSURE REQUIREMENT:

As to all the land within Easement 2278, Grantor, its successors in trust and assigns, will place the following notice in every deed and conveyance pertaining to any portion of Easement 2278 (which deed or conveyance will be recorded in public land records): "The property is near Naval Air Station Barbers Point, Hawaii, and is subject to over flight by military aircraft, with attendant noise and vibration."

REVERTER:

In the event the Secretary of the Navy, in his sole discretion, determines that methods of aviation or the use of NAS Barbers Point has so changed as to eliminate the Government's need for said easement and issues a written declaration to that affect, or if NAS Barbers Point ceases to be used as a military air station, the restrictive easement shall terminate.

EMINENT DOMAIN:

Nothing herein shall prohibit or limit the right of the United States to acquire any portion of the easement area or any other interest therein through eminent domain, if such is authorized and funds are available for such purpose.

ENFORCEMENT ONLY BY GOVERNMENT:

The restrictions set forth herein are expressly made for the sole benefit of the United States of America and no other person, authority or entity. The restrictions may be enforced

only by the United States of America and by no other person, authority or entity.

NOTICE:

Any notice or submission required to be given hereunder shall be in writing and delivered or mailed by registered or certified United States mail, postage prepaid, return receipt requested, to the following addresses:

To the Government:

Commander Pacific Division
Naval Facilities Engineering Command
Pearl Harbor, Hawaii 96818

To the Grantor:

Estate of James Campbell
828 Fort Street Mall, Suite 500
Honolulu, Hawaii 96813

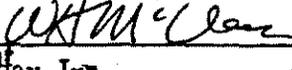
It is understood that the property encumbered by this Restrictive Easement may be transferred or conveyed by Grantor, its successors and assigns, and that, upon such transfer or conveyance, Grantor or its successors or assigns will notify the Government of the mailing address of the new owner or owners of the property and, thereafter, the Government will give notice to the new owner or owners at such address as prescribed above.

IN WITNESS WHEREOF, the parties have executed these premises on the date and year first mentioned above.

TRUSTEES UNDER THE WILL AND
OF THE ESTATE OF JAMES
CAMPBELL, DECEASED, acting in
their fiduciary and not their
individual corporate
capacities:
F. E. Trotter, Inc.



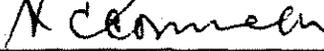
Its President
W. H. McVay, Inc.



Its President
P. R. Cassidy, Inc.

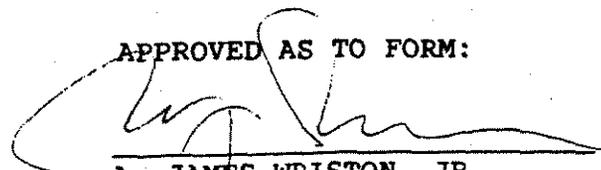


Its President
H. C. Cornielle, Inc.



Its President

APPROVED AS TO FORM:



A. JAMES WRISTON, JR.
WAYNE NASSER
Attorneys for the Trustees

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

On this 8th day of June, 1989, before me appeared Fred E. Trotter, W. H. McVay, P. R. Cassidy and H. C. Cornuelle, to me personally known, who, being by me duly sworn did say that Fred E. Trotter, W. H. McVay, P. R. Cassidy and H. C. Cornuelle are President, sole shareholder and sole director of F. E. TROTTER, INC., W. H. McVAY, INC., P. R. CASSIDAY, INC. and H. C. CORNUELLE, INC., respectively, Hawaii professional corporations and Trustees under the Will and of the Estate of James Campbell, Deceased; that the foregoing instrument was signed by each of the persons listed as appearing before me in the respective capacity above indicated (that is, as President of a Hawaii professional corporation which is a Trustee); that said corporations are corporations without seals; that the President of each and every corporation which is a signatory hereto acknowledged that the aforesaid instrument was signed on behalf of said corporation with the authority of the sole shareholder and director and as the free act and deed of said corporation as such Trustee.

Lydia L. Hannemann
Notary Public, State of Hawaii

My Commission expires: Feb 11, 1992

EXHIBIT "A"

The restrictions imposed upon the use of the easement area are as follows:

A. Uses Not Allowed

1. Schools
2. Hospitals and nursing facilities
3. Sports stadiums, provided that this limitation shall not preclude a stadium of less than or equal to 5,000-seat capacity within the northwest half of this easement area as defined by a line, bisecting this easement area, running parallel to Naval Air Station Barbers Point Runway 040.

B. Allowable Use, With Restrictions

Residential uses, provided, however, that gross density is restricted to no greater than six residential units per acre on average per 100 acres (i.e., no more than 600 units per 100 acres); provided, further, that if maximum residential density is constructed, no use may be made of the remaining acreage other than for parking and open space associated with such residential use. If less than maximum density is constructed, the acreage available for other allowed uses shall be the pro rata balance.

C. Allowable uses, reflecting individual federal agencies' consideration of general cost and feasibility factors as well as past community experiences and program objectives.

1. Government services
2. Cultural activities, including churches
3. Auditoriums, concert halls
4. Nature exhibits
5. Outdoor music shells, amphitheaters

6. Recreational activities, including riding stables and water recreation (golf course and commercial uses relating to clubhouse and recreational facilities is allowed)
7. Resorts and group camps, subject, however, to the provisions of paragraph B, above
8. Parks
9. Other cultural, entertainment and recreation

D. Height Restriction

No use will be made of the property which establishes physical structures at a height which intrudes into the "inner horizontal surface" and "conical surface" described as follows and as depicted on the maps attached hereto as Exhibits "1" and "2":

"Conical surface" is a surface extending from the periphery of the "inner horizontal surface" outward and upward at a slope of 20 to 1 for a horizontal distance of 7,000 feet to a height of 500 feet above the established airfield elevation (33 feet mean sea level). "Inner horizontal surface" is a plane oval in shape at a height of 150 feet above the established airfield elevation (33 feet mean sea level). The plane is constructed by scribing an arc with a radius of 7,500 feet about the centerline at the approach end of Runways 22L and 22R at NAS Barbers Point and interconnecting these arcs with tangents.

This height restriction was bargained and paid for. It applies only to the easement area and to no other lands and may not be extended by implication nor used in any way against the owner of the surrounding land (e.g., as an admission, precedent, waiver, etc.).

E. No Restriction to Use

All other uses

EASEMENT AREA 5

HEIGHT RESTRICTION

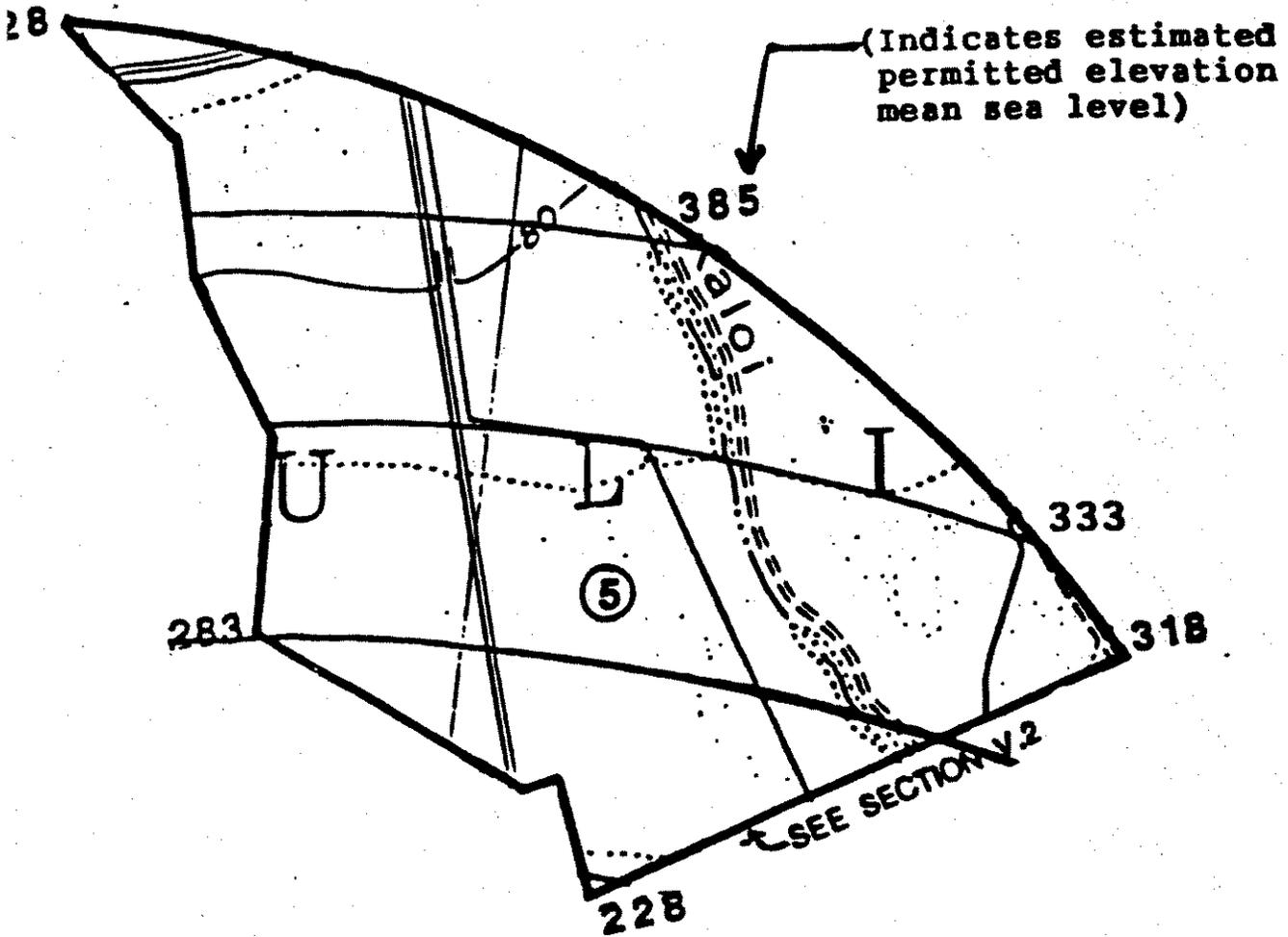
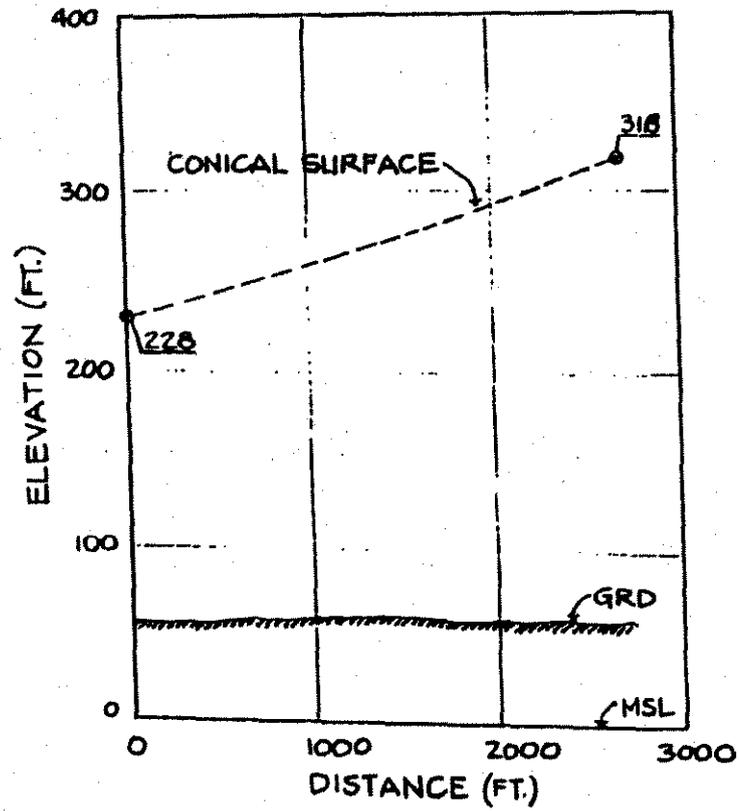


EXHIBIT /

EASEMENT AREA 5

HEIGHT RESTRICTION (Vertical Cross Section)



SECTION V.2

EXHIBIT 2



NOV 19 2007
COUNTY OF HONOLULU

NOV 19 P2:59

RECEIVED

The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

2007/Z-6
2007/PRU-3

November 16, 2007

Mr. Henry Eng, Director
Department of Planning and Permitting
650 South King Street 7th Floor
Honolulu, Hawaii 96813

RE: 2007/Z-6(mh) and 2007/PRU-3 / UH West Oahu

Dear Director Eng,

I am writing to express my support for the University of Hawaii, West Oahu. The West Oahu community has been discussing this issue and waiting patiently for many years for UHWO to be built and available for our youth. UHWO is the missing institution that is needed to make the 'New City' complete.

Neighbors, friends, and constituents have shared their support for UHWO, and your approval of the above mentioned applications will be welcome news for our region and our state.

UHWO will obviously provide higher education opportunities for our youth and adults. It will also be a major job center for the region, and be a catalyst for future development in the area. Moreover, employees and students attending UHWO will not be driving to UH Manoa, and this will help our traffic situation.

The above applications are necessary to continue the momentum and synergy currently happening on the Ewa Plain. This is an opportunity to leave a lasting legacy for generations to come. I urge your approval and thank you for your consideration.

Respectfully,

Will Espero

Scanned 583553

LINDA LINGLE
GOVERNOR



RUSS K. SAITO
COMPTROLLER

BARBARA A. ANNIS
DEPUTY COMPTROLLER

(P)1284.7

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

DEC 12 2007

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

07 DEC 13 P 3:50

RECEIVED

Mr. Henry Eng, FAICP
Director of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Matt Higashida

Dear Mr. Eng:

Subject: Zone Change and Plan Review Use (PRU)
Permit for University of Hawaii West Oahu

Thank you for the opportunity to review this zone change and PRU. This project does not directly impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Bruce Bennett of the Public Works Division at 586-0491.

Sincerely,

Handwritten signature of Russ K. Saito in black ink.

RUSS K. SAITO
State Comptroller

c: Mr. Grant Murakami, PBR Hawaii

586-796



DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

THEODORE E. LIU
DIRECTOR
MARK K. ANDERSON
DEPUTY DIRECTOR
MARY LOU KOBAYASHI
PLANNING PROGRAM ADMINISTRATOR
OFFICE OF PLANNING

OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-11992

December 11, 2007

Mr. Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: University of Hawaii – West Oahu; Kapolei, Oahu
Change of Zone Request from AG-1 Restricted Agriculture to BMX-3
Community Business Mixed Use, A-2 Medium Density Apartment, R-5
Residential, and R-3.5 Residential; and Plan Review Use (PRU) Permit
TMK(s): 9-1-016: 120, 127, and 129
Kapolei, Ewa, Oahu
File Nos. 2007/Z-6 and 2007/PRU-3

Thank you for sending the Office of Planning the Change of Zone and PRU requests for the above referenced proposal. The Office of Planning supports the University of Hawaii's zone change and PRU request. The Office of Planning has the following comments to offer:

The Land Use Commission (LUC) recently completed hearings that resulted in the reclassification of the subject lands from State Agricultural to State Urban District. Both the State and the City and County of Honolulu took part in the proceedings – LUC Docket No. A99-728(a). LUC issued their Findings of Fact, Conclusions of Law, and Decision and Order on this docket on August 13, 2007.

Two conditions are pertinent to the timing of either zoning application or zoning approval.

LUC Condition 13

"Petitioner shall apply for City and County zoning approval after the Commission reclassifies the Property from Agricultural to the Urban District. Said zone change application shall be accompanied by a conceptual master plan with land

DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

07 DEC 13 P 3:47

RECEIVED

586794

Mr. Henry Eng
Page 2
December 11, 2007

use information sufficient to satisfy county zoning and development plan requirements."

The City and County should include in its review a statement that the information provided by the applicant is sufficient and serves to meet this condition.

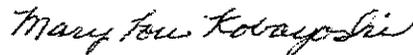
LUC Condition 3

"Petitioner, its successors, and assigns shall contribute to the development, funding, and/or construction of public schools as mutually agreed with the DOE. Petitioner and the DOE shall enter into written agreement on this matter prior to Petitioner obtaining approval for City and County zoning."

The City and applicant need to insure that the required written agreement precedes the approval of the zoning and PRU requests.

The Office of Planning hopes these comments will assist the Department and applicant to address potential impacts and appropriate mitigation measures during the rezoning process. If you have any questions, please call Scott Derrickson in the Land Use Division at 587-2805.

Sincerely,



Mary Lou Kobayashi
Planning Program Administrator

c: Mr. Anthony Ching, LUC



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

January 17, 2008

Mr. Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention: Matt Higashida

Dear Mr. Eng:

Subject: Application for Zone Change, University of Hawaii West Oahu, Kapolei
TMK: 9-1-016: 120, 127, and 129 (2007/Z-6) (2007/PRU-3)

The purpose of this letter is to clarify the Department of Education's (DOE) comments on the application for zoning in my letter to you, dated November 30, 2007. This letter should supersede the remarks made in my November letter.

The University of Hawaii (UH) is required to contribute to the development, funding, and/or construction of public schools as an amended Condition No. 3 of its land-use approval by the State Land Use Commission in Docket No. A99-728(a). The DOE has met with UH officials and we have agreed on all the major details of an Educational Contribution Agreement (Agreement). We believe the Agreement can be finalized in the next few weeks.

As I had stated previously in my November letter, the Agreement calls for the establishment of two elementary schools in the 500-acre property which will be developed for approximately 3,181 residential units. One campus, on land donated by UH, will be located within the 298-acre private development land. A second elementary school will be constructed and operated by the UH on land that the UH will retain. The second elementary school will accommodate up to 550 elementary students who will be residing in the East Kapolei area.

My November letter discussed the DOE concerns about securing a high school site to serve the UH and other East Kapolei residential developments. We have continued to work on securing that site and anticipate no difficulties in reserving it for school facilities.

Mr. Henry Eng
Page 2
January 17, 2008

The DOE clearly understands that UH will be meeting all its obligations for mitigating school impacts with the two UH school sites detailed in the Agreement. Our intent in November was to update you on the status of all schools required in East Kapolei. We did not intend for the high school situation to obstruct the zoning approval for UH. The DOE has not asked UH to address the high school situation but we have received assurance from UH that they would assist us in stating the need for a future high school site, since the site would serve students in the UH-West Oahu projects.

DOE has no further comment on the application. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Sincerely yours,



Duane Y. Kashiwai
Public Works Administrator

DYK:jmb

c: Mamo Carreira, CAS, Campbell, Kapolei, Waianae Complex Areas

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



2007/Z-6
2007/PRU-3

MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

November 21, 2007

CITY & COUNTY OF HONOLULU

07 NOV 28 P3:05

RECEIVED

Mr. Henry Eng, Director
Department of Planning & Permitting
City & County of Honolulu
650 S. King Street, 8th Floor
Honolulu, HI 96813

Dear Mr. Eng:

Subject: University of Hawaii West Oahu
Applications for Zone Change and Plan Review Use
Permit (2007/Z-6 and 2007/PRU-3)

Thank you for allowing us to review and comment on the subject Applications for Zone Change and Plan Review Use Permit.

The Department of Hawaiian Home Lands (DHHL) heartily supports approval of the applications. The West Oahu campus will give our homestead lessees in Kapolei and the Leeward Coast the opportunity to learn and work close to home.

The DHHL continues to work closely with the University in the development of off-site infrastructure for potable water storage and transmission, wastewater transmission, and drainage.

Please call Mr. Darrell Ing in our Land Development Division at 587-6451 if you have any questions.

Aloha and mahalo,

Micah A. Kane, Chairman
Hawaiian Homes Commission

c: Chancellor Gene I. Awakuni
University of Hawaii West Oahu

Scanned 083552

LINDA LINGLE
GOVERNOR

RECEIVED



2007/PRU-3
2007/PRU-3
ORLANDO "DAN" DAVIDSON
EXECUTIVE DIRECTOR

'07 DEC -5 P2:05

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

Honolulu, Hawaii 96813

FAX: (808) 587-0600

IN REPLY REFER TO:

07:PEO/140

DEPT. OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

December 3, 2007

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Re: University of Hawaii West Oahu Campus (UHWOC) Application for Zone Change and Plan Review Use Permit, Kapolei, Oahu, Hawaii, 2007/Z-6 and 2007/PRU-3

We have reviewed the zone change and PRU permit applications for the above-referenced site in Kapolei and offer the following comments.

The Hawaii Housing Finance and Development Corporation (HHFDC) is supportive of the development of the UHWOC and related workforce and affordable housing. The HHFDC is the master land developer for the adjacent Villages of Kapolei and has development rights for approximately 40 acres of land in East Kapolei (LUC Docket No. A99-728). As such, the planning and development of infrastructure for the UHWOC and private West Oahu Campus Development lands, should be closely coordinated with the HHFDC and other landowners in the area.

Thank you for the opportunity to comment.

Sincerely,

Orlando "Dan" Davidson
Executive Director

Scanned 583553

PHONE (808) 594-1888



RECEIVED

FAX (808) 594-1865

'07 NOV 29 P1:02

2007/2-6
2007/PRU-3

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD07/2523B

November 26, 2007

Henry Eng
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

RE: Zone Change and Plan Review Use (PRU) Permit, University of Hawai'i – West O'ahu, TMK (1) 9-1-016: 120, 127, and 129, Honouliuli, 'Ewa, O'ahu

Dear Henry Eng,

The Office of Hawaiian Affairs (OHA) is writing in response to the November 6, 2007 notice of applications for a zone change and Plan Review Use (PRU) permit for the University of Hawai'i – West O'ahu and offers the following comments:

Our staff is very concerned about the continued urbanization of current and former agricultural lands. We do understand the nature of this project in the University of Hawai'i's plans to expand its campus to West O'ahu in coordination with the growth of the city of Kapolei. However, the continued expansion of the urban corridor from Honolulu to Kapolei will continue put natural and cultural resources at risk.

The zone change and PRU permit for the landowner, the University of Hawai'i, are the necessary steps in order to proceed with their plans of phased development of the West O'ahu (UHWO) campus. We are not opposed to the building of the UHWO, but do recommend that cautious steps be taken to preserve and protect all resources that may be at risk as a result of the proposed developments.

Previously our staff commented, via a letter dated July 31, 2006, to PBR Hawaii concerning the Draft Environmental Assessment (DEA) for the University of Hawai'i – West O'ahu Campus. Our office felt that the archaeological field checks and literature review were not sufficient for a large scale project like this. Our records indicated historical occurrences of sinkholes in which human and avi-faunal remains have been found in the 'Ewa district.

5888 2

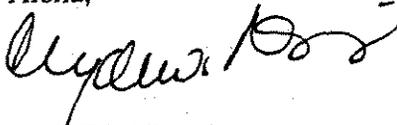
Henry Eng
Department of Planning and Permitting
November 26, 2007
Page 2

Due to the concerns that OHA continually expresses, we recommend that the City and County of Honolulu, Department of Planning and Permitting (DPP) look into placing certain stipulations on any further permitting that may occur in this project area. We urge the DPP to require the State Department of Land and Natural Resources - State Historic Preservation Division to review and accept any plans for potential ground disturbing activities related to any development or infrastructure improvements.

Furthermore, OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted. OHA would also like to be notified.

Thank you for the opportunity to comment and your continued correspondence concerning issues of this nature. If you have further questions or concerns, please contact Jason Jeremiah, Policy Advocate-Preservation, Native Rights, Land and Culture, at (808) 594-1816 or jasonj@oha.org.

Aloha,



Clyde W. Nāmu'o
Administrator



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

December 14, 2007

Mr. Henry Eng, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

SUBJECT: 2007/Z-6(mh) and 2007/PRU-3
City and County of Honolulu Application for a Zone Change and Plan Preview
Use (PRU) Permit for the University of Hawaii West Oahu
Kapolei, Oahu, Hawaii
TMK: (1) 9-1-016: 127 and 129

Thank you for allowing us to review and comment on the subject application. The application was routed to the various branches of the Environmental Health Administration. We have the following Wastewater Branch and General comments.

Wastewater Branch

The document proposes that about 202.3 acres of the land will remain under the ownership of the University of Hawaii and the remaining 298 acres of the land will be developed by a private developer. The lands envisioned for the private development include residential (single-family residences to higher density residential developments), mixed use, elementary school, electrical substation, detention basin, and roadways.

As domestic wastewater of the project will be handled by a connection to the City's Honouliuli Wastewater Treatment Plant, we have no objections to the proposal

All wastewater plans must meet Department's Rules, HAR Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. If you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

In reply, please refer to:
EP 07-218

DEC 19 P 2 58

RECEIVED

Mr. Eng
December 14, 2007
Page 2

General

We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this applicaiton should be adhered to.

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
WWB

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED

2007/2-6

2007/PRU-3

'07 DEC -4 P12:11



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

November 30, 2007

Department of Planning & Permitting
City & County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Matt Higashida

Gentlemen:

Subject: Application for a Zone Change from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District, and R-3.5 Residential District; and Plan Review Use (PRU) Permit, Kapolei, Oahu, Tax Map Key: (1) 9-1-16:120, 127 and 129

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Land Division, Division of Forestry & Wildlife, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Morris M. Atta
Administrator

Scan 2 583553



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 30, 2007

MEMORANDUM

TO: Morris M. Atta
Acting Administrator

FROM: *for* Keith Chun *Charles E. Chun*
Planning & Development Manager

Gavin Chun *Gavin Chun*
Project Development Specialist

SUBJECT: Request for comments on an application for zone change from AG-1 Restricted Agricultural District to BMX-2 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District and R-3.5 Residential District and Plan Review Use Permit; Kapolei, Oahu, TMK: (1) 9-1-16:120, 127 and 129

Thank you for the opportunity to review and provide comments on the above mentioned zone change application submitted by the University of Hawaii for its West Oahu Campus. Our comments regarding this application are provided below:

1. On November 8, 2002, the State of Hawaii, by its Board of Land and Natural Resources ("BLNR") conveyed the subject 500.327 acres of land in east Kapolei to via deed document to the University of Hawaii, gratis. However, the BLNR retains a reversionary interest in the land whereby "[i]n the event the University of Hawaii does not use the land or generate revenues from the use of the land for West Oahu campus purposes as determined by the University Board of Regents, the land shall revert to the ownership of the Department of Land and Natural Resources." Any release of this deed restriction shall be subject to BLNR approval.
2. DLNR currently owns 183 acres of land in the vicinity of the UH West Oahu Campus site, adjacent to the North-South Road. These DLNR lands (identified by TMK: (1) 9-1-16:08; (1) 9-1-17:86; and (1) 9-1-18:03 & 05) are all within the State Land Use Urban District boundary, and designated as High Density Residential, Community Commercial Center and Transit Node (High Density Residential and Commercial) in the City & County of Honolulu Planning Department's Ewa Development Plan dated August 1997., designated the area as High Density Residential, Community Commercial Center and Transit Node (High Density Residential and Commercial).

The DLNR parcels have excellent development potential based on the location of these lands adjacent to or near major arteries (H-1 Freeway, Farrington Highway, North-South

Scanned 583552

Road) and the City's proposed transit line, as well as the substantial increase in development projects in the area. Consequently, regional infrastructure should take into consideration the potential development of the DLNR parcels, and DLNR requests that it be included in the planning and design of any regional infrastructure in the area that would serve the DLNR parcels.

If you have any questions, please call Gavin Chun at 587-0385. Thank you.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 20, 2007

LD-GM

MEMORANDUM:

TO: Morris M. Atta, Administrator
Land Division

FROM: Gary Martin, Land Agent *GM*
Land Division

SUBJECT: Response to Request for Comment – University of Hawaii Application for Zone Change from Agricultural to Business, Apartment and Residential, Kapolei, Oahu
TMK: (1) 9-1-16: 120, 127, 129 (500.3 acres)

Land Office Deed No. 28,594, dated November 8, 2002, conveyed, in fee simple, the subject land to the University of Hawaii. The conveyance was subject to:

1. The use of the land shall be in combination, consolidation, or otherwise with other abutting lands owned by the Grantee and shall be used in accordance with the appropriate zoning and subdivision ordinances of the City and County of Honolulu, and
2. In the event the University of Hawaii does not use the land or generate revenues from the use of the land for West Oahu campus purposes as determined by the University Board of Regents, the land shall revert to the ownership of the Department of Land and Natural Resources.

Accordingly, the University, by its subject zoning application, is complying with the above first condition of the conveyance.

The University is also in compliance with the second condition as our Land Division is currently managing the revocable permits encumbering the 500.3 acres of the University's land at Kapolei and releasing the revenues to the University as it requests them. We will be working on a process with our Fiscal Office to have the revenues deposited directly to the University as they are received.

Should you have any questions, please contact me at extension 70421. Thank you.

Scanned 583553



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 16, 2007

MEMORANDUM

DM
TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District/Gary Martin/Keith Chun

FROM: *DM* Morris M. Atta *M. Atta*

SUBJECT: Application for Zone Change from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District and R-3.5 Residential District, and Plan Review Use Permit

LOCATION: Kapolei, Oahu, TMK: (1) 9-1-16:120, 127, 129

APPLICANT: University of Hawaii

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 1, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Jhaw*

Division of Forestry & Wildlife

1151 Punchbowl Street, Rm. 325 • Honolulu, HI 96813 • (808) 587-0166 • Fax: (808) 587-0160

November 21, 2007

MEMORANDUM

TO: Morris M. Atta, Administrator
Land Division

FROM: Paul J. Conry, Administrator
Division of Forestry and Wildlife

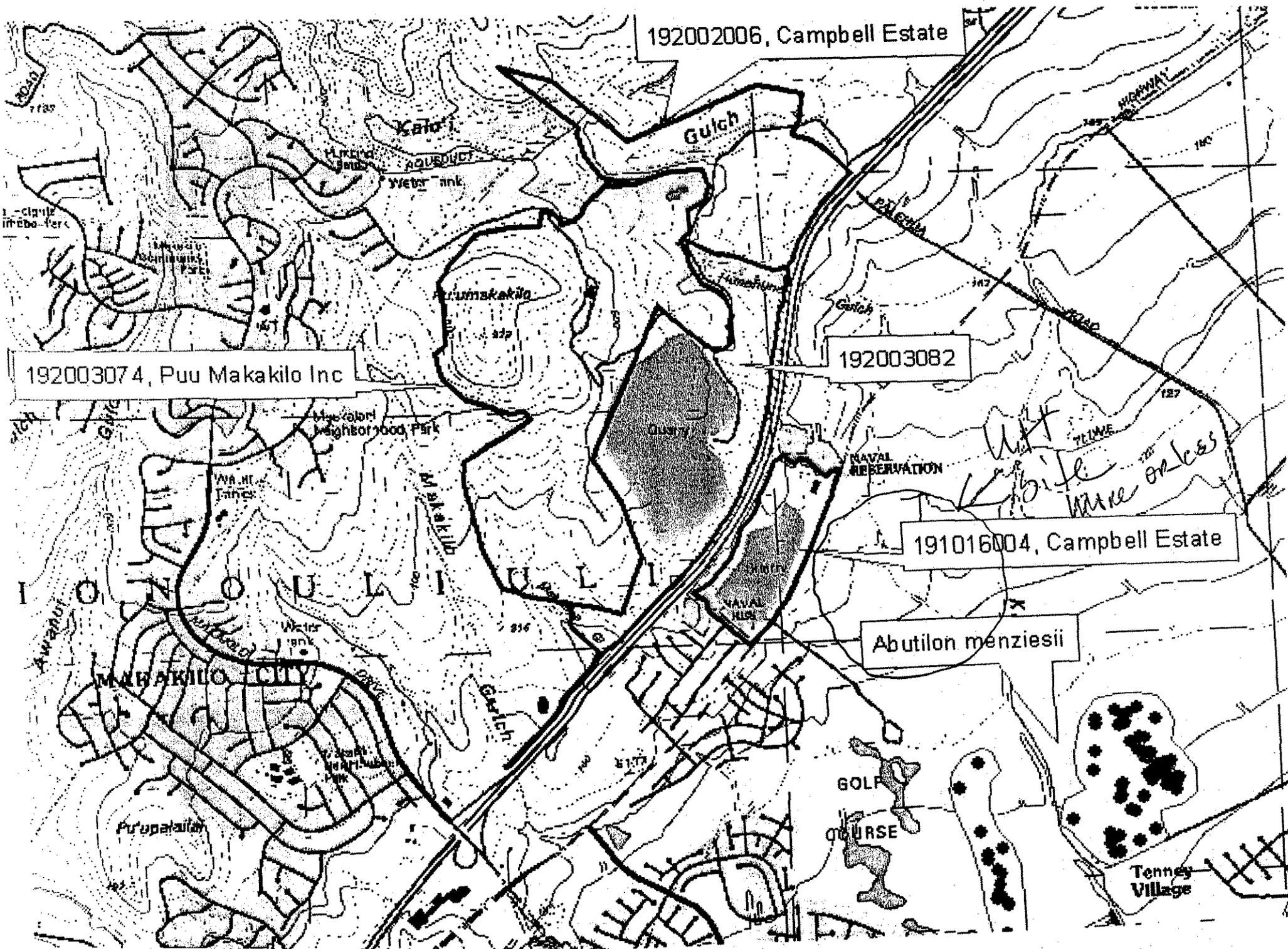
SUBJECT: Application for zone change from AG-1 restricted agricultural districts to BMX-3 community business mixed use district, A-2 medium density apartment district, R-5 residential district and R-3.5 residential district, plan review use permit for Kapolei, Oahu TMK: (1) 9-1-16: 120, 127, 129 by University of Hawaii, West Oahu.

DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
RECEIVED
LAND DIVISION
2007 NOV 21 10:38 AM

Paul J. Conry

DOFAW appreciates the opportunity to comment on this subject request. Our records show that *Abutilon menziesii* an endangered plant is located near this project. Although this request is a zone change, we anticipate once zoning is approved that the applicant will begin planning for the project's infrastructure. For an area of approximately 500 acres, we recommend that a botanical survey be completed for this plant for our review. We will provide further comments once the survey is done. Please call Ms. Vickie Caraway, State Botanist at 587-0165 for questions regarding our review of this project.

C: Vickie Caraway, DOFAW Botanist



192002006, Campbell Estate

192003074, Puu Makakilo Inc

192003082

191016004, Campbell Estate

*With Kapi'ole
more or less*

Abutilon menziesii

MAHAKILO CITY

GOLF COURSE

Tenney Village

Kali'oi

Gulch

Puu Makakilo

NAVAL RESERVATION

NAVAL HILL

Puu Palani

McKool Neighborhood Park

WA HI TAMES

Weir tank

Makakilo

RIKAWA

1 - class
in 1950 - 1955

Makakilo
Community Park

1957

816

817

187

180

192

Awa'ohi

Makakilo

Gulch

PALENA

Gulch

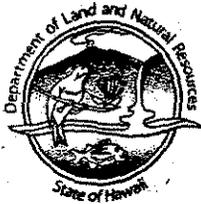
TLWE

more or less

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 21, 2007

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

07 DEC 26 P 2:16

RECEIVED

Department of Planning & Permitting
City & County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Matt Higashida

Gentlemen:

Subject: Application for a Zone Change from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District, and R-3.5 Residential District; and Plan Review Use (PRU) Permit, Kapolei, Oahu, Tax Map Key: (1) 9-1-16:120, 127 and 129

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to the Commission on Water Resource Management for their review and comment.

The Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,


Morris M. Atta
Administrator

Scanned 590540



01 NOV 16 P3:37



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

November 16, 2007

MEMORANDUM

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District/Gary Martin/Keith Chun

FROM:

Morris M. Atta *M. Atta*

SUBJECT:

Application for Zone Change from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District and R-3.5 Residential District, and Plan Review Use Permit

LOCATION: Kapolei, Oahu, TMK: (1) 9-1-16:120, 127, 129
APPLICANT: University of Hawaii

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 1, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:

[Signature]



LAURA H. THIELEN
CHAIRPERSON
MEREDITH J. CHING
JAMES A. FRAZIER
NEAL S. FUJIWARA
CHIYOME L. FUKINO, M.D.
DONNA FAY K. KIYOSAKI, P.E.
LAWRENCE H. MIKE, M.D., J.D.
KEN C. KAWAHARA, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

December 19, 2007

TO: Morris Atta, Acting Administrator
Land Division

FROM: Ken C. Kawahara, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Zone Change for University of Hawaii

FILE NO.:

R

REF: 2007 DEC 21 A 11:14
RECEIVED
LAND DIVISION
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrn>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM: Additional information and forms are available at www.hawaii.gov/dlnr/cwrn/forms.htm.

- 4. The proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water.
- 5. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.
- 6. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- 7. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

- 8. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 9. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
- 10. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- 11. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 12. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- 13. We recommend that the report identify feasible alternative non-potable water resources, including reclaimed wastewater.
- OTHER:

If there are any questions, please contact Ryan Imata at 587-0255.

Rl:ss



RECEIVED

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

'07 DEC -7 P3:16

IN REPLY REFER TO:

STP 8.2700

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

December 6, 2007

2007/Z-6
2007/PRU-3

Mr. Henry Eng
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: University of Hawaii West Oahu
Applications for Zone Change (File No. 2007/Z-6) and
Plan Use Review Permit (File No. 2007 (PRU-3)
TMK: 9-1-016: 120, 127, and 129

We have the following comments on the subject applications:

1. The proposed development of the entire affected land area, to be comprised principally of the West Oahu campus for the University of Hawaii and lands for private developer use, will have an impact on transportation. There will be significant impacts to our highway facilities and there are other impacts associated with our airport system.
2. Attached are earlier comments we sent (letter STP 8.2247 dated 8/22/06) and received (letter dated 12/18/06) on the impacts affecting our transportation facilities for your reference to reflect the concerns we have over the proposed development. Below are additional comments to supplement or clarify our concerns.
3. With the potential of aircraft overflights and effects from such activity, especially from any future growth or operations at Kalaeloa Airport, we recommend that disclosure by the landowner be given to all prospective occupants, buyers and developers regarding the land being subject to single-event noise from aircraft.
4. Drainage flows and systems in or toward roads and highways under our (DOT) jurisdiction will need our prior review and approval. The drainage plans for the proposed development should be provided to our Highways Division as part of the review and approval process.

James S. S. S.

5. The Traffic Impact Analysis Report (TIAR) for the proposed development continues to be evaluated by our Highways Division. The plans for the proposed development presented in the subject applications provided general categories and types of uses envisioned for the land. The eventual mixture, placement, composition, acreages, number of parcels/lots/project increments, and variety of other community features and attractions that will occur in the proposed development through to full build out will affect the traffic planning that our Department needs to do to ascertain the necessary and required mitigation measures and roadway/intersection improvements, including participation and contribution to regional transportation improvements. Not only are there project traffic impacts that have to be addressed but there are the cumulative impacts with the surrounding existing and future neighborhoods that will be added to by the proposed development, as well as regional transportation matters to be considered. Responsibility and obligation for transportation mitigation and improvements by the applicant/landowner and each sub-developer or subsequent entity that engages the applicant/landowner to develop property will also have to be resolved.

The applicant should be required to continue to consult with and work with our Highways Division, through the Highways Planning Branch, for our approvals on all of the transportation matters.

We appreciate the opportunity to provide our comments.

Very truly yours,

Francis Paul Kuro

for BRENNON T. MORIOKA, PH.D., P.E.
Acting Director of Transportation

Attach.

c: Lawrence Lau, Office of Environmental Quality Control
Mary Lou Kobayashi, Office of Planning DBEDT



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.2247

August 22, 2006

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: University of Hawaii West Oahu (UHWO)
Draft Environmental Impact Statement (DEIS)
TMK: 9-1-016: 120, 127, and 129

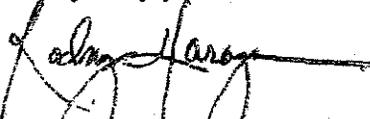
Thank you for your transmittal requesting our review of the subject project.

Our comments are as follows:

1. The proposed development of the UHWO campus comprised of approximately 500 acres, which will support 7,600 students and 1,040 faculty and staff, will have a significant impact on the roadway facilities under the jurisdiction of the State DOT.
2. If UHWO is intending to allow private entities to develop improvements on UH property they need to coordinate with our Highways Division the responsibility for the provision of any required roadway improvements to mitigate impacts on the State roadways in the area.
3. Our Highways staff indicated that assumptions used in the traffic impact analysis report (TIAR) are incorrect and need to be revised for our review and approval. The applicant will need to contact our Highways Planning Section and coordinate the use of the appropriate assumptions for their review.
4. Our Airports staff indicated that the subject project will experience increased aircraft activity as Kalaeloa Airport becomes fully developed and operational.

We will defer further comments until the revised TIAR is submitted for our review.

Very truly yours,


RODNEY K. HARAGA
Director of Transportation

ET:km

Approved 583553



PBR HAWAII
 & ASSOCIATES, INC.

December 18, 2006

12-20-06P05:23 RCVD-STP

2006 DEC 20 A 10:43

W. FRANK BRANDT, FASLA
 Chairman

THOMAS S. WITTEN, ASLA
 President

R. STAN DUNCAN, ASLA
 Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA
 Executive Vice-President

VINCENT SHIGEKUNI
 Vice-President

GRANT T. MURAKAMI, AICP
 Principal

TOM SCHNELL, AICP
 Senior Associate

RAYMOND T. HIGA, ASLA
 Senior Associate

KEVIN K. NISHIKAWA, ASLA
 Associate

KIMI MIKAMI YUEN, LEED® AP
 Associate

SCOTT ALIKA ABRIGO
 Associate

SCOTT MURAKAMI, ASLA
 Associate

Mr. Rodney K. Haraga
 Director of Transportation
 State of Hawai'i
 Department of Transportation
 869 Punchbowl Street
 Honolulu, Hawai'i 96813-5097

SUBJECT: UNIVERSITY OF HAWAI'I WEST O'AHU (UH WEST O'AHU) DRAFT ENVIRONMENTAL IMPACT STATEMENT (Draft EIS)

Dear Mr. Haraga:

Thank you for your letter dated August 22, 2006 (your reference number STP 8.2247). The following are our responses to your comments.

1. It is acknowledged that the proposed development of the UHWO campus will have a significant impact on the roadway facilities under the jurisdiction of the State DOT. It is unclear from DOT's letter if DOT views the impact as positive or negative. We would concur that a University facility will generate traffic, gradually, as it is ultimately developed, but we would like to think the siting of UHWO in East Kapolei will have a positive impact on roadway facilities island-wide. Eventually many of those living in Central and Leeward O'ahu who would have commuted to the UHWO at Leeward Community College and UH Mānoa, would be instead attending classes at UHWO (at the proposed site). In addition, the UHWO project will be significantly different from University of Hawai'i at Mānoa or the other colleges in the University of Hawai'i system as it is planned to provide a greater percentage of its student population housing opportunities and housing for faculty and staff, so vehicles trips commuting to and from the campus will be reduced.
2. This is to confirm that it is UHWO's intention to allow private entities to develop improvements on UH property. The last paragraph of Section 2.4.3 *Private Development Lands* of the Draft EIS will be revised as follows:

Roads C, D, E, F, and G. Roads within the Private Development Lands total 24 acres. Road C will also provide access to the campus from an internal road off of Farrington Highway (Road F). Road D will connect the Private Development Lands with the UH West O'ahu Lands. Road E will provide another access to the campus from North-South Road. Road F will connect Farrington Highway and North-South Road through the Private Development Lands. Road G will provide access to the Private Development Lands from the DHHL residential subdivision to the south. These roadways are further described in Section 4.10.1. Per the State Department of Transportation's comments during the public review period, the developer(s) of the Private Development Lands will be informed that they will need to coordinate with DOT's Highways Division regarding the responsibility for the provision of any required roadway improvements to mitigate impacts on the State roadways in the area.

HONOLULU OFFICE
 001 Bishop Street
 SB Tower, Suite 650
 Honolulu, Hawai'i 96813-3484
 tel: (808) 521-5631
 fax: (808) 523-1402
 e-mail: sysadmin@pbrhawaii.com

ILO OFFICE
 11 Aupuni Street
 Ilo Lagoon Center, Suite 310
 Ilo, Hawai'i 96720-4262
 tel: (808) 961-3333
 fax: (808) 961-4989

AILUKU OFFICE
 87 Wili Pa Loop, Suite 4
 Ailuku, Hawai'i 96793-1271
 tel: (808) 242-2878

Mr. Rodney K. Haraga

SUBJECT: UNIVERSITY OF HAWAI'I WEST O'AHU (UH WEST O'AHU) ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE (EISPN)

December 18, 2006

Page 2

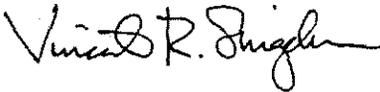
3. Per your comments, the traffic engineering consultant who prepared the Traffic Impact Analysis Report (TIAR), Parsons Brinckerhoff, is contacting DOT's Highways Planning Section to clarify the assumptions used in the TIAR.
4. We thank you for the information provided that the project will experience increased aircraft activity as Kalaeloa Airport becomes fully developed and operational. This is consistent with a letter we received from the DOT Airports Administrator on January 17, 2003 (DOT's reference number AIR-P 03.0014).

Thank you again for your participation in the Environmental Impact Statement process for this project. Your letter will be included in the Final EIS under Section 12.0.

If you have any questions regarding this project, please do not hesitate to contact me at 521-5631.

Sincerely,

PBR HAWAII



Vincent R. Shigekuni
Vice President

cc: Office of Environmental Quality Control
Gene Awakuni/UH West O'ahu

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



RECEIVED

'07 DEC -3 P3:17
November 30, 2007

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
ALLY J. PARK
ROBERT K. CUNDIFF
MARC C. TILKER

LAVERNE T. HIGA, Ex-Officio
BARRY FUKUNAGA, Ex-Officio

CLIFFORD P. LUM
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager and Chief Engineer

2007/Z-6
2007/PRU-3

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KEITH S. SHIDA, PRINCIPAL EXECUTIVE *K. Shida*
CUSTOMER CARE DIVISION

SUBJECT: APPLICATIONS FOR A ZONE CHANGE FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED
USE DISTRICT, A-2 MEDIUM DENSITY APARTMENT DISTRICT, R-5
RESIDENTIAL DISTRICT, AND R-3.5 RESIDENTIAL DISTRICT; AND
PLAN REVIEW USE (PRU) PERMIT, KAPOLEI, OAHU, HAWAII,
TMK: 9-1-016; 120, 127 AND 129

The developer will be required to install the necessary water system improvements including reservoirs, transmission mains and booster pumps, to serve the proposed development.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development and transmission.

Large landscape areas should be irrigated using a non-potable water source.

If you have any questions, please contact Robert Chun at 748-5443

Shida 12/3/07

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7762 • FAX: 768-7792

2007/12-0
2007/PRU-3



12-6 P2:10

MUFU HANNEMANN
MAYOR

DEBORAH KIM MORIKAWA
DIRECTOR

MARK K. OTO
SENIOR ADVISOR

December 4, 2007

MEMORANDUM

TO: Henry Eng, FAICP, Director of Planning and Permitting
FROM: *Deborah Kim Morikawa*
Deborah Kim Morikawa, Director of Community Services
SUBJECT: Applications for a Zone Change from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District, and R-3.5 Residential District; and Plan Review Use (PRU) Permit, Kapolei, O'ahu, Hawai'i, Tax Map Keys 9-1-016: 120, 127 and 129

We have reviewed the zone change application (2007/Z-6) and proposed PRU permit (2007/PRU-3) regarding the development of the University of Hawai'i West O'ahu (UHWO) Campus and adjacent land and have the following comments:

1. Affordable Housing. It is current City policy that all housing projects reserve at least thirty percent (30%) of its units for low- and moderate-income households.

We request that the applicant provide more specificity in describing how the affordable housing requirement will be met by the selected developer, including plans to provide work force housing.

2. Special Needs Housing. There is no mention of housing for persons with special needs. The Department of Community Services endorses a distribution of special needs housing throughout the County, including new housing developments. Please consider a set aside for the development of a few group homes for persons with special needs.

We appreciate the opportunity to provide comments. Questions regarding this matter should be directed to Mr. Randy Wong at 768-7747.

DKM:dk

Search 583552

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813

Phone: (808) 768-8480 • Fax: (808) 523-4567
Website: www.honolulu.gov

2007/Z-6

MUFI HANNEMANN
MAYOR



January 4, 2008

EUGENE C. LEE, P.E.
DIRECTOR

CRAIG I. NISHIMURA, P.E.
DEPUTY DIRECTOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN -8 8 58

241672
RECEIVED

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: 
EUGENE C. LEE, P.E., DIRECTOR

SUBJECT: APPLICATIONS FOR ZONE CHANGES AND PLAN REVIEW USE
KAPOLEI, OAHU, TAX MAP KEY: 9-1-016:120, 127 AND 129
PROJECT FILE NOS. 2007/Z-6 AND 2007/PRU-3

We respectfully submit this amendment to our comments in a memorandum to your office dated December 7, 2007 that stated that we had no comments to offer at that time.

As a result of a meeting our staff had with your staff and that of the Department of Parks and Recreation (DPR) on December 20, 2007, we recommend that the applicant submit to the DPR a proposed master plan for park development related to their project, as per the Park Dedication Ordinance.

A master plan for park development will enable the City to better plan the commitment of its own resources to construct improvements, operate, and manage new facilities, and coordinate its efforts with the private developer's timetable. The distribution of appropriately sized parks in a land region also concerns us.

Should there be any questions, please contact Clifford Lau, Chief, Facilities Division, at x8478.

ECL:ei

c: Lester Chang, Department of Parks and Recreation



DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 788-8480 • Fax: (808) 523-4567
Web site: www.honolulu.gov

MUFI HANNEMANN
MAYOR



EUGENE C. LEE, P.E.
DIRECTOR
CRAIG I. NISHIMURA, P.E.
DEPUTY DIRECTOR

December 7, 2007

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM:  EUGENE C. LEE, P.E., DIRECTOR

SUBJECT: APPLICATIONS FOR A ZONE CHANGE FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED
USE DISTRICT, A-2 MEDIUM DENSITY APARTMENT DISTRICT, R-5
RESIDENTIAL DISTRICT, AND R-3.5 RESIDENTIAL DISTRICT; AND
PLAN REVIEW USE (PRU) PERMIT, KAPOLEI, OAHU, HAWAII
TAX MAP KEY: 9-1-016: 120, 127 and 129

Thank you for giving us the opportunity to comment on the above Application for a Zone Change, Project File No. 2007/Z-6 and 2007/PRU-3.

The Department of Design and Construction has no comments to offer at this time.

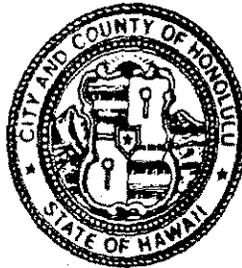
ECL:lt (236069)

Serial 590248

DEPARTMENT OF EMERGENCY MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

2007/2-6
2007/PRU-3
RECEIVED



MUFI HANNEMANN
MAYOR

'07 NOV 27 A9:00

PETER J. S. HIRAI, CEM
ACTING DIRECTOR

DEPARTMENT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

November 26, 2007

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: PETER J. S. HIRAI, CEM, ACTING DIRECTOR *Peter J. Hirai*
DEPARTMENT OF EMERGENCY MANAGEMENT

SUBJECT: APPLICATIONS FOR A ZONE CHANGE FROM AG-1
RESTRICTED AGRICULTURAL DISTRICT TO BMX-3
COMMUNITY BUSINESS MIXED USE DISTRICT, A-2 MEDIUM
DENSITY APARTMENT DISTRICT, R-5 RESIDENTIAL DISTRICT,
AND R-3.5 RESIDENTIAL DISTRICT; AND PLAN REVIEW USE
(PRU) PERMIT, KAPOLEI, O'AHU, HAWAII, TAX MAP KEYS 9-1-
016: 120, 127, AND 129

Thank you for allowing the Department of Emergency Management (DEM) to comment on the above subject matter.

The area mentioned above is currently not covered by any Early Outdoor Warning Sirens (EOWS). We recommend a total of two 121 db omni directional sirens and to modify the directional siren at the entrance to the Kapolei Golf Course on Farrington Highway. This siren could be modified to add a single 121 db directional array to cover the east end of the project.

The 121 db sirens have an effective range of approximately 3,400 feet. However, with homes now being built with insulation and central air, it is very hard to hear when the windows are closed. The placement of the two additional sirens along with the upgrade, should give adequate coverage.

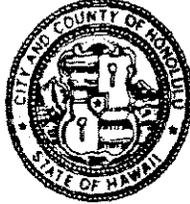
Should you have any questions, please feel free to contact me at 723-8952 or email phirai@honolulu.gov. Thank you for your continued support of Emergency Management.

Scanned 583553

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulukouia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

MUIF HANNEMANN
MAYOR



December 7, 2007

CITY & COUNTY OF HONOLULU
DEPARTMENT OF FACILITY MAINTENANCE

LAVERNE HIGA, P.E.
DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

RECORDED
DEC 11 2007
IN REPLY REFER TO:
FORM 07-1045

P 3:34

MEMORANDUM

TO: HENRY ENG, FIACP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

Laverne Higa
FROM: LAVERNE HIGA, P.E., DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: APPLICATION FOR ZONE CHANGE FROM AG-1 RESTRICTED AGRICULTURAL DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT, A-2 MEDIUM DENSITY APARTMENT DISTRICT, R-5 RESIDENTIAL DISTRICT, AND R-3.5 RESIDENTIAL DISTRICT; AND PLAN REVIEW USE (PRU) PERMIT, KAPOLEI, OAHU, HAWAII, TAX MAP KEYS 9-1-016: 120, 127 AND 129

Thank you for the opportunity to review and comment on the application for zone change and PRU permit for the subject State-owned properties, Project File Numbers 2007/Z-6 (mh) and 2007/PRU-3.

It is our understanding that portion of the State properties will be reserved for the proposed University of Hawaii West Oahu Campus (UH WOC) with the remaining lands to be developed by a private developer.

The zone changes from agricultural to community business mixed use, medium density apartment and residential districts will increase our maintenance responsibilities should the proposed roadways within the private developments be dedicated to the City as the application report indicates. Although our maintenance responsibilities would be increased, we would have no objections to the proposed changes provided the roadways are constructed to City standards. If they are not constructed to City standards, the roadways should remain privately-owned and maintained.

Scanned 5/6/08

HENRY ENG, FAICP, DIRECTOR
PAGE 2
DECEMBER 7, 2007

However, the City should not accept ownership and maintenance of the roadways within and for access to the UH WOC. We would consider these as single purpose roadways that serve only the university. Therefore, ownership and maintenance should rest with the State of Hawaii as it has jurisdiction of the university.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

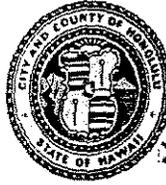
HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
RECEIVED

2007/Z-6
2007/PRU-3

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

'07 DEC -3 P3:17

MUFI HANNEMANN
MAYOR



DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF

November 30, 2007

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KENNETH G. SILVA, FIRE CHIEF

SUBJECT: APPLICATIONS FOR A ZONE CHANGE AND PLAN REVIEW USE PERMIT
PROJECT FILE NUMBERS 2007/Z-6 AND 2007/PRU-3
KAPOLEI, OAHU, HAWAII
TAX MAP KEYS: 9-1-016: 120, 127, AND 129

In response to your memorandum of November 6, 2007, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the materials provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

Henry Eng, FAICP, Director
Page 2
November 30, 2007

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Acting Battalion Chief William H. Melemai III of our Fire Prevention Bureau at 723-7151.



KENNETH G. SILVA
Fire Chief

KGS/SK:bh

RECEIVED

File Nos.: 2007/Z-6
2007/PRU-3

'07 NOV 28 P2:12

DEPARTMENT OF PLANNING AND PERMITTING
AND PUBLIC UTILITIES
CITY & COUNTY OF HONOLULU

APPLICANT : University of Hawai'i

LANDOWNER : University of Hawai'i

REQUESTS : 1) Zone Change
From AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District and R-3.5 Residential District; and
2) Plan Review Use (PRU) Permit

LOCATION : Kapolei, O'ahu, Hawai'i

TAX MAP KEYS : 9-1-016: 120, 127 and 129
(Note: TMKs 120 and 127 are lease areas that are not subdivided.)

LAND AREA : Approximately 500.3 acres

DP LAND USE MAP : Low and Medium Density Residential, High Density Residential and Transit Node

PUBLIC INFRASTRUCTURE MAP : PIM Symbols 039 North-South Road

EXISTING ZONING : AG-1 Restricted Agricultural District

EXISTING USE : The majority of the approximately 500-acre site is presently under revocable permits to Aloun Farms, Inc. and A.M. Enterprise, Inc. to farm pumpkin, corn and other truck crops. A small portion (0.826 acres) of the approximately 500-acre site is presently encumbered by a revocable permit to Kapolei People's Inc. (Kapolei Golf Course) for

Scanned 583553

parking purposes. The remaining lands are vacant.

SURROUNDING LAND USE :

The subject site is bounded to the north by Farrington Highway, to the east by vacant land for the future North-South Road and the proposed D.R. Horton Ho'opili master planned community, to the south by the proposed Department of Hawaiian Home Lands East Kapolei Development Parcel 1 residential subdivision, and to the west by Kapolei Golf Course and a small portion of the Villages of Kapolei.

PROPOSAL:

About 202.3 acres of land will remain under the ownership of the University of Hawai'i and the remaining 298 acres of land will be developed by a private developer. Land uses envisioned for the private development lands include residential (single-family residences to higher density residential developments), mixed-use, an elementary school, an electrical substation, detention basin, and roadways. The private development lands will be sold by the UH and the proceeds from the sale of these lands will be used to construct the first phase of the UH WOC. Of the approximately 202.3 acres to be retained by the UH, about 135.9 acres are to be covered by the proposed PRU permit. The Five-Year Master Plan (Year 2014) of the PRU application area includes a 2,750 student campus, an extended stay facility, student housing, parking, campus expansion, possible multi-family housing, roads, and storm water detention areas. Build-out of the 7,600-student UH WOC is projected to the year 2025.

RECEIVED

'07 NOV 28 P2:12

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

DEPARTMENT COMMENTS:

Thank you for the opportunity to review and comment on the subject project.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Michael Moses of District 8 at 692-4253 or Mr. Brandon Stone of the Executive Office at 529-3644.

BOISSE P. CORREA
Chief of Police

By 
JOHN P. KERR
Assistant Chief of Police
Support Services Bureau

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

KAPOLEI HALE • 1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
TELEPHONE: (808) 692-5561 • FAX: (808) 692-5131 • INTERNET: www.honolulu.gov

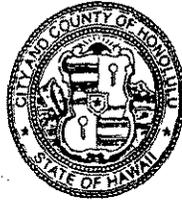
2007/11/2-6
2007/PRU-3
RECEIVED

'07 NOV 20 P2:32

LESTER K.C. CHANG
DIRECTOR

DEPT. OF PARKS AND RECREATION
AND PERMITTING
CITY & COUNTY OF HONOLULU
DANA TAKAHARA-DIAS
DEPUTY DIRECTOR

MUFI HANNEMANN
MAYOR



November 16, 2007

TO: HENRY ENG, FAICP, DIRECTOR
DIRECTOR OF PLANNING AND PERMITTING

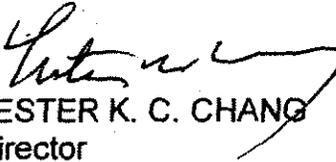
FROM: LESTER K. C. CHANG, DIRECTOR

SUBJECT: UNIVERSITY OF HAWAII APPLICATIONS FOR ZONE CHANGES AND
PLAN REVIEW USE PERMIT RELATING TO DEVELOPMENT OF THE
UNIVERSITY OF HAWAII WEST OAHU CAMPUS

Thank you for the opportunity to review and comment on the University of Hawaii's zone change applications and plan review use permit relating to development of the University of Hawaii West Oahu Campus.

The Department of Parks and Recreation has no comment.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.


LESTER K. C. CHANG
Director

LKCC:mk
(236055)

Scanned 583553

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 523-4730 • Internet: www.honolulu.gov

2007/2-6

RECEIVED

MUFI HANNEMANN
MAYOR



08 JAN 10 P5:41
WAYNE Y. YOSHIOKA
ACTING DIRECTOR

DEPT OF PLANNING AND PERMITTING
RICHARD F. TORRES
DEPUTY DIRECTOR
CITY & COUNTY OF HONOLULU

TP11/07-236088R

January 10, 2008

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: WAYNE Y. YOSHIOKA, ACTING DIRECTOR

SUBJECT: PLAN REVIEW USE AND REZONING FOR UHWO IN EWA

This is in response to your November 6, 2007 memorandum, requesting our review and comment on the UHWO applications for Plan Review Use and the changes in zoning for the varied uses.

Highway, Street Improvements. The UHWO and the private developer should improve the Farrington Highway frontage to four lanes. In addition, traffic warrant studies and traffic improvements for the interior streets should be implemented. The entity that would construct the proposed grade-separated crossings at Farrington Highway and North-South Road should be identified.

Road F. The proposed median should be extended along the full length of the roadway.

Campus Loop Road. Heavy foot and bicycle traffic in the campus area is anticipated; thus, bike lanes should be provided on this loop road to mitigate any potential congestion and conflicts between the masses of pedestrians and bicyclists on any multi-purpose paths.

521702

Henry Eng, FAICP, Director
Page 2
January 10, 2008

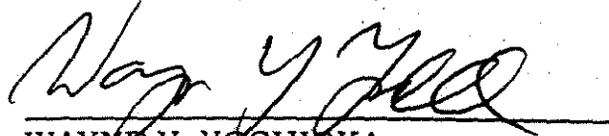
School Access. While the new school site is relocated away from the major North-South Road, we are concerned that it is with two main street frontages. The continued UHWO coordination with the various agencies to avoid traversing such thoroughfares would be appropriate.

Transit Service. The developer should apprise DTS of the overall project status of potential bus service so that timely service could be provided.

The High-Capacity Transit Project is expected to be under construction as the first segment of the campus begins. Preliminary engineering work on the project indicates two stations located in the median of North-South Road: one is located at the makai corner of the site and a second in proximity to Road B. The UHWO project should include provisions to provide easy access to the two stations, such as station touchdowns and/or 10-foot wide landscaped multi-use paths. In addition, a temporary 900-vehicle park-and-ride facility within a quarter-mile of the East Kapolei Station in the Hunt portion of the property is planned. We will be asking for temporary use of approximately nine acres of land to accommodate this park-and-ride facility. UHWO should also provide a shuttle service between the planned transit stations and their campus.

UHWO Parking. Campus parking must be provided throughout the UHWO project to minimize on-street parking in the surrounding residential and commercial communities.

Should you have any questions, please contact Faith Miyamoto at Local 8350.


WAYNE Y. YOSHIOKA

mb (F.Miyamoto)



MAKAKILO/ KAPOLEI/ HONOKAI HALE NEIGHBORHOOD BOARD NO. 34

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 406 • HONOLULU, HAWAII, 96813
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

2007/Z-6

RECEIVED

December 6, 2007

07 DEC -7 P3:17

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Henry Eng, Director
Department of Planning and Permitting
Fasi Municipal Building
650 South King Street
Honolulu HI 96813

Dear Mr. Eng,

Subject: 2007/Z-6 (UH West Oahu Project)

The Makakilo-Kapolei-Honokai Hale Neighborhood Board received a presentation on this project, the fourth or fifth of a series of presentations over the years, at its monthly meeting on December 5, 2007.

The Board is on record as strongly supporting the project. Testimony at the meeting was all very positive.

The Board anticipates that the developers will continue to bring the project back for review and discussion as it develops. The only concern expressed was that the private development lands will go through the same process as other developments; that is, the requirement for review and comment by affected Neighborhood Boards before approval of the Planning Commission.

Yours Truly,

Dr. Kioni Dudley,
Acting Chairperson

Sealed 583553



ATTACHMENT 9
(DECISION AND ORDER FOR DOCKET
NO. A99-728(a))

RECEIVED

07 AUG 14 AM 02:28

DEPT. OF LAND AND NATURAL RESOURCES
PLANNING AND RESEARCH DIVISION
CITY & COUNTY OF HONOLULU

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In The Matter Of The Petition Of The)	DOCKET NO. A99-728(a)
)	
UNIVERSITY OF HAWAII)	FINDINGS OF FACT, CONCLUSIONS
)	OF LAW, AND DECISION AND ORDER
To Amend The Agricultural Land Use)	
District Boundary Into The Urban Land)	
Use District For Approximately 500.327)	
Acres Of Land At Kapolei, 'Ewa, O'ahu,)	
Hawai'i, Tax Map Key: 9-1-16: 120, 127,)	
And 129)	
_____)	

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND ORDER

This is to certify that this is a true and correct copy of the document on file in the office of the State Land Use Commission, Honolulu, Hawaii.

AUG 13 2007

Date

by *Anthony...*
Executive Officer

14. No significant impacts on groundwater resources or the quality of surface water are anticipated to result from the Project. Irrigation water will be derived from the 215-foot dual system to conserve potable water for human consumption.

DECISION AND ORDER

IT IS HEREBY ORDERED that the Property, consisting of approximately 500.327 acres of land at Kapolei, 'Ewa, O'ahu, Hawai'i, identified as TMK: 9-1-16: 120, 127, and 129, and approximately identified on Exhibit "A" attached hereto and incorporated herein by reference and further designated as Docket No. A99-728(a), shall be and is hereby reclassified from the State Land Use Agricultural District to the State Land Use Urban District for the development of the Project and the State land use district boundaries shall be amended accordingly.

Based upon the findings of fact and conclusions of law stated herein, it is hereby determined that the reclassification of the Property for the development of the Project will not significantly affect or impair the preservation or maintenance of natural systems and habitats or the valued cultural, historical, agricultural, and natural resources of the area.

IT IS FURTHER ORDERED that the reclassification of the Property from the State Land Use Agricultural District to the State Land Use Urban District for the development of the Project shall be subject to the following conditions which shall

replace the conditions set forth in the Commission's 1999 Decision & Order, as amended:

1. Petitioner, its successors, and assigns shall provide affordable housing opportunities for residents of the State of Hawai'i in accordance with applicable affordable housing requirements of the City and County. The location and distribution of the affordable housing or other provisions for affordable housing shall be under such terms as may be mutually agreeable between Petitioner, its successors, and assigns, and the City and County.

2. Petitioner, its successors, and assigns shall coordinate and/or participate in the funding and construction of adequate water source, storage, and transmission facilities and improvements to accommodate the Project. Water transmission facilities and improvements shall be coordinated and approved by appropriate State and City and County agencies.

3. Petitioner, its successors, and assigns shall contribute to the development, funding, and/or construction of public schools as mutually agreed with the DOE. Petitioner and the DOE shall enter into written agreement on this matter prior to Petitioner obtaining approval for City and County zoning.

4. Petitioner, its successors, and assigns shall coordinate and/or fund and construct adequate wastewater transmission and disposal facilities, as determined

by the City and County and the DOH, to include the planning design, construction, and scheduling of the proposed Kapolei Interceptor Sewer.

5. If applicable, Petitioner, its successors, and assigns shall grant to the State of Hawai'i an avigation (right of flight) and noise easement in a form prescribed by the DOT on any portion of the Property subject to noise levels exceeding 55 Ldn.

6. If applicable, Petitioner, its successors, and assigns shall not construct residential components within areas exposed to noise levels of 60 Ldn or greater without appropriate noise mitigation measures.

7. Petitioner, its successors, and assigns shall be responsible for implementing sound attenuation measures to bring noise levels from sporting events, vehicular and air traffic in and within the Property down to levels acceptable to the DOH.

8. Petitioner, its successors, and assigns shall participate in the pro-rata funding and construction of local and regional transportation improvements and programs necessitated by the Project in designs and schedules accepted and determined by the DOT and the City and County. Petitioner and/or the DOT shall submit the construction plans as they relate to drainage issues for the North-South Road to the City and County for review and approval.

9. Petitioner, its successors, and assigns of the affected properties shall fund and construct adequate civil defense measures as determined by the City and County and State Civil Defense agencies.

10. Should any previously unidentified burials, archaeological or historic sites such as artifacts, marine shell concentrations, charcoal deposits, or stone platforms, pavings or walls be found, Petitioner, its successors, and assigns of the affected properties shall stop work in the immediate vicinity and the SHPD shall be notified immediately. Subsequent work shall proceed upon an archaeological clearance from the SHPD when it finds that mitigative measures have been implemented to their satisfaction.

11. Petitioner, its successors, and assigns shall coordinate the design and construction of drainage improvements on the Property required as a result of the development of the Property to the satisfaction of Federal, State, and City and County agencies with the goal of executing an agreement on the interim and ultimate regional drainage plan as soon as possible. Petitioner, its successors, and assigns shall participate in the planning and coordination of offsite improvements with all landowners and developers in the Kalo'i drainage basin, the intervener, and other Federal, State, and City and County agencies.

12. Petitioner, its successors, and assigns, agree to work with the City and County to implement interim and long-term regional drainage solutions as follows:

- a. Petitioner shall submit an updated drainage master plan if required by the City and County for the Property to the City and County for its review and approval prior to any subdivision approvals other than for minor matters, such as easements.
- b. Drainage solutions for the Property shall be compatible with the drainage designs for other developments in the Kalo'i Gulch drainage basin and shall conform to applicable Federal, State, and City and County laws, rules, regulations, and standards.
- c. Drainage improvements for the Property shall be consistent with the policies and principles in the 'Ewa DP.
- d. Petitioner shall be responsible for implementing interim drainage improvements which limit channelized runoff to 2,500 cfs at the Property's southern boundary for events up to a 100-year storm. Petitioner shall also take reasonable measures to minimize non-channelized flows from the Property by construction of berms, detention basins, or other appropriate methods. These requirements shall remain in force until long-range regional drainage improvements are in place in accordance with the approved drainage master plan for the Project.

13. Petitioner shall apply for City and County zoning approval after the Commission reclassifies the Property from Agricultural to the Urban District. Said zone change application shall be accompanied by a conceptual master plan with land use information sufficient to satisfy county zoning and development plan requirements.

14. Petitioner shall comply with City and County zoning requirements. This condition is not intended to delay the construction of public uses or infrastructure to service the Property.

15. Prior to construction of any residential, commercial, or university uses within the Petition Area, Petitioner, or its successors and assigns, shall submit a

Park, Open space and Pedestrian/Bikeway Master Plan to the City and County for its review and approval.

16. Prior to construction of any residential or commercial uses within the Petition Area, Petitioner, or its successors and assigns, shall submit a conceptual Urban Design Plan to the City and County for its review and approval. The Urban Design Plan shall depict the overall design theme and architectural character of streetscapes, residential neighborhoods and town centers. The Plan shall also include a conceptual landscape plan showing treatment of Project entries, major roadways, and common areas.

17. Petitioner, its successors, and assigns, where feasible, shall use indigenous and water conserving plants and turf and incorporate the same into common area landscape planting.

18. Petitioner, its successors, and assigns shall facilitate an air quality monitoring program as specified by the DOH. Petitioner, its successors, and assigns shall notify all prospective buyers of property, and buyers of individual lots or homes of the potential odor, noise and dust pollution resulting from surrounding agricultural and other uses, said notification to include a reference to potential odors emanating from the HWWTP.

19. Petitioner shall fund an approved HCP to facilitate the propagation of the *Abutilon mensiesii* in accordance with the DLNR and U. S. Fish and Wildlife requirements.

20. Vertical residential, commercial, and university components of the Project will not be developed and site work for those areas shall not be undertaken until master drainage and infrastructure improvements for those components are completed.

21. Petitioner or landowners shall develop the Petition Area in substantial compliance with the representations made to the Commission. Failure to do so may result in reversion of the Petition Area to its former classification, or a change to a more appropriate classification.

22. Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Petition Area, prior to the development of the Petition Area.

23. Petitioner shall timely provide without any prior notice, annual reports to the Commission, the OP, and the DPP in connection with the status of the subject Project and Petitioner's progress in complying with the conditions imposed herein. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.

24. The Commission may fully or partially release the conditions provided herein as to all or any portion of the Petition Area upon timely motion and

upon the provision of adequate assurance of satisfaction of these conditions by
Petitioner.

25. Within 7 days of the issuance of the Commission's Amended Decision and Order and any subsequent amendments for the subject classification, Petitioner shall (a) record with the Bureau of Conveyances a statement that the Petition Area is subject to conditions imposed herein by the Commission in the reclassification of the Petition Area; and (b) file a copy of such recorded statement with the Commission.

26. Petitioner or landowners shall record the conditions imposed herein by the Commission with the Bureau of Conveyances pursuant to section 15-15-92, HAR.

IT IS FURTHER ORDERED that the remaining approximately 800 acres of land within the Petition Area at Kapolei, 'Ewa, O'ahu, Hawai'i, identified as TMKs: 9-1-16: 8, 108, and 109; 9-1-17: 71, 86, and 88; and 9-1-18: 3 and 5 and also approximately identified on Exhibit "A," shall continue to be subject to the conditions in the 1999 Decision & Order, as amended.

ADOPTION OF ORDER

The undersigned Commissioners, being familiar with the record and proceedings, hereby adopt and approve the foregoing ORDER this 13th day of August, 2007. This ORDER and its ADOPTION shall take effect upon the date this ORDER is certified and filed by this Commission.

Done at Honolulu Hawai'i, this 13th day of August, 2007, per motion on July 13, 2007.

APPROVED AS TO FORM

Liane Luckin
Deputy Attorney General

LAND USE COMMISSION
STATE OF HAWAII

By *Lisa Judge*
LISA JUDGE
Chairperson and Commissioner

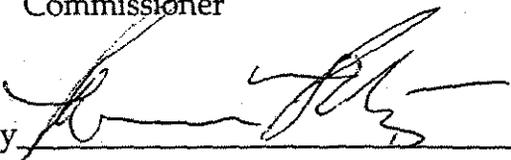
By *Michael Formby*
MICHAEL FORMBY
Vice-Chairperson and Commissioner

By *Thomas Contrades*
THOMAS CONTRADES
Commissioner

By 
VLADIMIR PAUL DEVENS
Commissioner

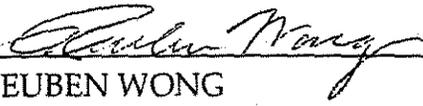
By _____ (absent)
HOWARD HAMAMOTO
Vice-Chairperson and Commissioner

By _____ (absent)
DUANE KANUHA
Commissioner

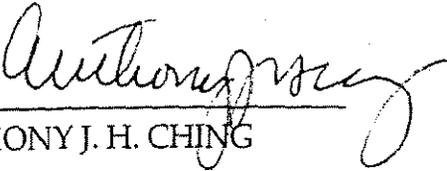
By 
RANSOM PILTZ
Commissioner

By 
NICHOLAS TEVES
Commissioner

Filed and effective on
AUG 13 2007

By 
REUBEN WONG
Commissioner

Certified by:


ANTHONY J. H. CHING

ATTACHMENT 10
(Figure 48 - OPEN
SPACE/AMENITIES/BIKE PATHS)

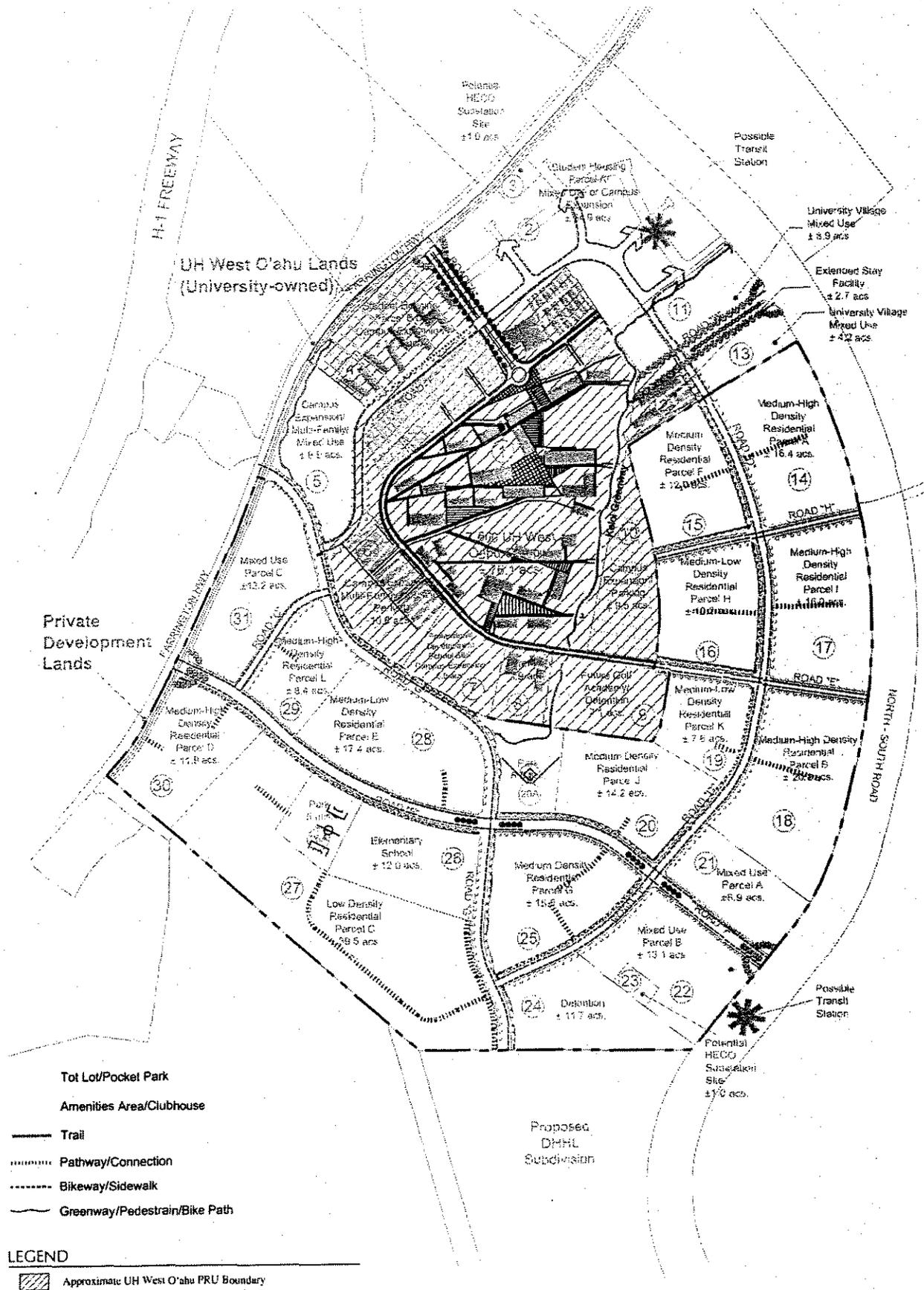


Figure 48
Open Space/Amenities/Bike Paths
University of Hawai'i-West O'ahu

Source: EDAW | AECOM

Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.



**ATTACHMENT 11
(FIGURE 49 – PROPOSED CIRCULATION
AND ACCESS POINTS)**

ATTACHMENT 12
(FIGURE 16: UH AND HUNT'S
PROPOSED TRANSIT ALIGNMENT
FROM SEPTEMBER 21, 2007 LETTER TO
MAYOR HANNEMANN)

ATTACHMENT 13
(FIGURE 17: APPROXIMATE LOCATION
OF CITY'S PREFERRED ALIGNMENTS)

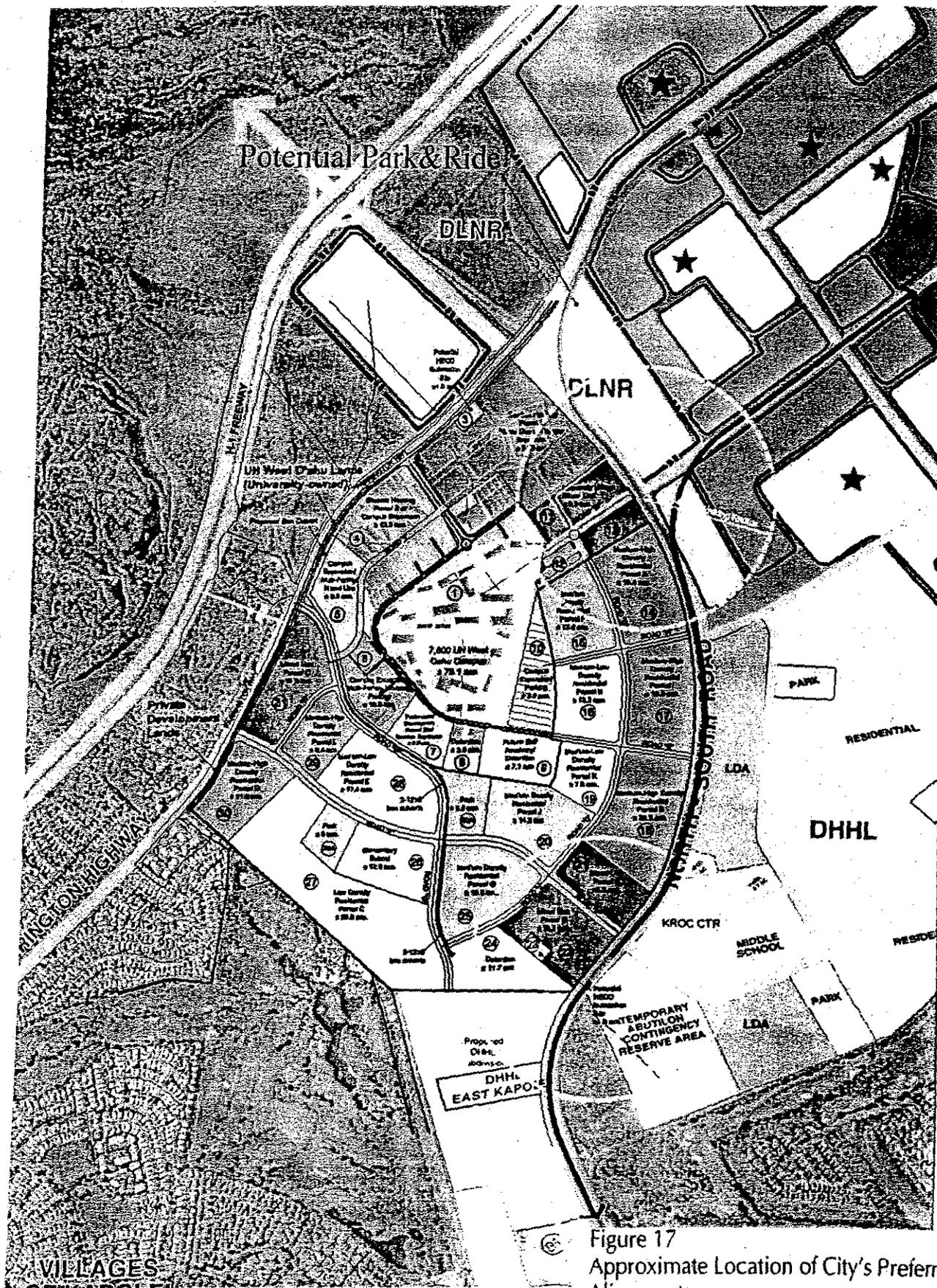


Figure 17
 Approximate Location of City's Preferred
 Alignments
 University of Hawai'i-West O'ahu

Legend

- HHCTC Fixed Guideway Alignment from Alternatives Analysis Product 9.2 Final Alignment Plans and Profiles Dated October 2006
- City's Preferred Alignment as of 10/2/07

Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

NORTH

LINEAR SCALE (FEET)
 0 350 700 1,400

East Kapolei, O'ahu

ATTACHMENT 14
(PARKING CONCERNS)

April 12, 2007

Department of Transportation Services
City and County of Honolulu
650 S. King Street, 3rd Floor
Honolulu, Hawai'i 96813
Attention: Honolulu High-Capacity Transit Corridor Project

RE: PARKING CONCERNS REGARDING THE EAST KAPOLEI TERMINUS OF THE MINIMUM OPERABLE SEGMENT OF THE HONOLULU-HIGH CAPACITY TRANSIT PROJECT

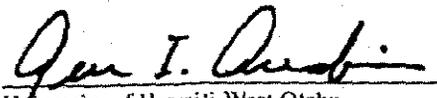
Thank you for providing us with an opportunity to provide comments during the scoping phase of the Environmental Impact Statement (EIS) for the Minimum Operable Segment (MOS) of the Honolulu-High Capacity Transit Project. The lands near the transit stops in the vicinity of the East Kapolei terminus of the project's MOS are in various stages of planning, development and construction. As landowners, developers and a regulatory agency (HCDA) located near the East Kapolei terminus of the MOS, we have worked collaboratively to address infrastructure and development issues within this region and to accommodate the proposed transit corridor and stations.

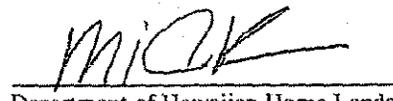
However, because the East Kapolei transit stations will be the western terminus of the MOS, we are concerned that without dedicated accommodations for transit-related automobile parking in the vicinity of the planned East Kapolei transit stations, on-and off-street parking within the future developments may become "de facto" park-and-ride facilities.

A potential solution to this problem could include extending the transit corridor makai of its existing terminus near the KROC Center to properties where there is land available for a park-and-ride facility located in HCDA-regulated lands in Kalaheo, about 6,500 feet to the south of the current terminus, where there is 200+ acres available to the City.

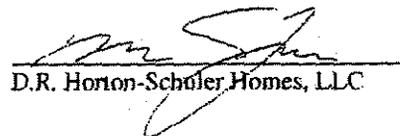
Thank you for the opportunity to provide comments during the EIS scoping period. We look forward to working with you on this exciting project.

Sincerely,


University of Hawai'i-West O'ahu


Department of Hawaiian Home Lands


Hawaii Community Development Authority


D.R. Horton-Schuler Homes, LLC

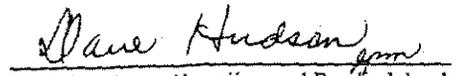

Salvation Army-Hawaiian and Pacific Islands
Division



EXHIBIT A
Draft Ordinance



A BILL FOR AN ORDINANCE

TO REZONE LANDS SITUATED AT KAPOLEI, EWA, O'AHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Land situated at Kapolei, Ewa, O'ahu, Hawaii, hereinafter described, is hereby rezoned from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District with 90-foot/100-foot height limit for tower, A-2 Medium Density Apartment District with 65-foot height limit, R-3.5 Residential District with 25-foot – 30-foot height limit, and R-5 Residential District with 25-foot – 30-foot height limit. The boundaries of said District shall be described as shown on the map attached hereto, marked "Exhibit A-1" and made a part hereof, and further identified as Tax Map Key: 9-1-016: 120, 127, and 129.



A BILL FOR AN ORDINANCE

SECTION 2. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

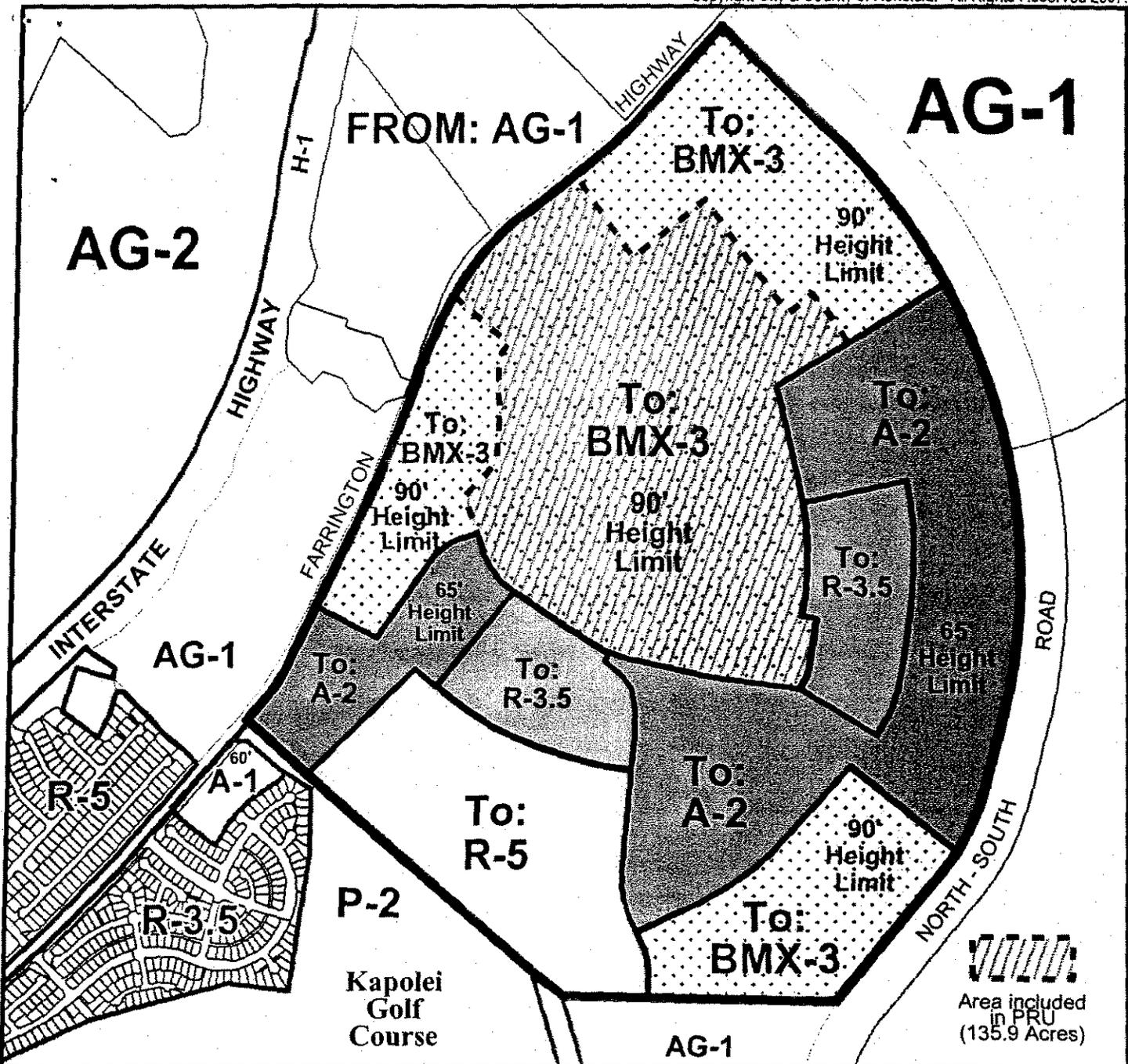
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

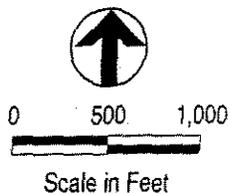
APPROVED this _____ day of _____, 20 _____.

MUFU HANNEMANN, Mayor
City and County of Honolulu



**PORTION OF
ZONING MAP NOS. 12 & 13
(EWA BEACH-IROQUOIS POINT
& MAKAKILO)**

Land situated northeast of the Kapolei Golf Course and makai of and adjacent to Farrington Highway and west of and adjacent to North-South Road.



APPLICANT: UNIVERSITY OF HAWAII
TAX MAP KEY(S): 9-1-16: 120,127&129
FOLDER NO.: 2007/Z-6
LAND AREA: Approximately 500 Acres
PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
 CITY AND COUNTY OF HONOLULU
PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

ORD. NO.

EFF. DATE:

EXHIBIT A

BILL

2007/Z-3

EXHIBIT B
Unilateral Agreement