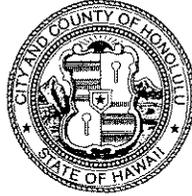


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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MUFI HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

June 3, 2008

2007/PRU-3 (mh)
5 1 40 PM '08
CITY CLERK
HONOLULU, HAWAII

RECEIVED

The Honorable Barbara Marshall, Chair
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Marshall and Councilmembers:

Subject: Application for a Plan Review Use Permit File No. 2007/PRU-3
University of Hawai'i West O'ahu – Kapolei
Tax Map Key 9-1-16: Portions of 127 and 129

Pursuant to Land Use Ordinance (LUO) Sections 21-2.40-2 and 21-2.120, transmitted for your review and action is a request for Plan Review Use (PRU) approval for the University of Hawai'i.

This application is for a Five-Year Master Plan from 2009 thru 2014, which proposes the development of the new UH West O'ahu Campus on approximately 135.9 acres of land in Kapolei. The campus is part of a 500.3-acre site that is being reviewed in a concurrent zone change request (2007/Z-6).

The Department of Planning and Permitting recommends approval of this request, subject to the conditions described in the attached draft resolution (ATTACHMENT 1).

Please contact Matt Higashida of our staff at 768-8045 should you have any questions.

Very truly yours,


Henry Eng, FAICP, Director
Director of Planning and Permitting

HE:pl
Attachments

cc: Chancellor Gene Awakuni, University of Hawai'i West O'ahu
Mr. Grant Murakami, PBR Hawai'i
Managing Director
Mayor's Office
Corporation Counsel
Hearings Reporter

DEPT. COM. 471

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 UNIVERSITY OF HAWAI'I) FILE NO. 2007/PRU-3
 WEST O'AHU)
)
 FOR A)
)
 PLAN REVIEW USE PERMIT)
 _____)

FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND RECOMMENDATION

I. APPLICATION

A. Basic Information

REQUEST:	Plan Review Use (PRU) Permit
APPLICANT/LANDOWNER:	University of Hawai'i
LOCATION:	Near the Intersection of Farrington Highway and Palehua Road (and Proposed North-South Road) - Kapolei
TAX MAP KEY:	9-1-16: Portions of 127 and 129
LAND AREA:	Approximately 136 acres
EWA DEVELOPMENT PLAN:	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
EXISTING ZONING:	AG-1 Restricted Agricultural District
PROPOSED ZONING:	BMX-3 Community Business Mixed Use District

STATE LAND USE:	Urban District
EXISTING USE:	Most of the 135.9-acre site is presently under revocable permits to Aloun Farms, Inc. and A.M. Enterprise, Inc. to farm pumpkin, corn, and other truck crops. The remaining lands are vacant.
EXHIBIT A:	Location Map (dated November 2007)
EXHIBIT B:	State Land Use District Map (dated January 2008)
EXHIBIT C:	Portion of Ewa Development Plan Urban Land Use Map (dated August 1997)
EXHIBIT D:	Portion of Public Infrastructure Map - Ewa (dated November 2007)
EXHIBIT E:	Portion of Existing Zoning Map – Makakilo & Ewa Beach-Iroquois Point (dated January 2008)
EXHIBIT F:	Portion of Existing Flood Map – Makakilo & Ewa Beach-Iroquois Point (dated January 2008)
EXHIBIT G:	Topographic Map (dated January 2008)
EXHIBIT H:	Table 7 – Land Use and Building Area Summary – UH West O`ahu Campus Five-Year Master Plan
EXHIBIT I:	Figure 16 - Phase 1 Campus Master Plan (1,520-Student Campus)
EXHIBIT J:	Figure 18 - Five-Year Campus Master Plan (2,750-Student Campus)
EXHIBIT K:	Figure 19 - Ultimate Build-Out Campus Master Plan (7,600-Student Campus)
EXHIBIT L:	Agency and Community Comments
EXHIBIT M:	Figure 20 - Major Plazas and Open Spaces
EXHIBIT N:	Table 12 – UH West O`ahu Campus Five-Year Master Plan Project Development Standards Summary
EXHIBIT O:	Table 8 – Proposed UH West O`ahu PRU Area Parking Stalls
EXHIBIT P:	Figure 21 – Landscape Master Plan
EXHIBIT Q:	Figure 30 - Regional Roadway Map

B. Purpose and Intent

A Plan Review Use (PRU) Permit is required for universities in all zoning districts. The purpose of the PRU is to provide for orderly review and approval of uses of a permanent and institutional nature which provide essential community services, but because of their functional characteristics, could have major adverse impacts on surrounding land uses. It is necessary that such uses be master planned so as to minimize any objectionable aspects they may have on nearby uses, or their potential incompatibility with other uses through the appropriate design and location of structures, as well as landscaping, screening, and buffering.

The applicant owns 500.3 acres of land and proposes to develop 135.9 acres for the new UH West O`ahu Campus (WOC). This area is a portion of about 202.3 acres of land that will remain under the ownership of the UH. The remaining 298 acres of the site will be sold to a private developer. The total 500.3 acres is also the subject of a zone change application (2007/Z-6) that is being processed concurrently by the Department of Planning and Permitting (DPP). The PRU is for five (5) years, and only applies to the new UH WOC and uses directly related to the new UH WOC.

The UH WOC will be a four (4)-Year University in the Ewa region, which is envisioned to include the development of the Secondary Urban Center and experience tremendous growth. Thus it will improve access to higher education in an area that is undergoing rapid population growth. Given the projected population increase in the Ewa region, the UH WOC will alleviate the enrollment demands on the UH Manoa Campus.

The UH WOC will be developed as outlined in Exhibit H. The tentative Phase I Master Plan (2009-2011) provides for a 1,520-student campus, and includes buildings for administration, campus center, library, classrooms and maintenance. See Exhibit I. The Five-Year Master Plan from 2009 thru 2014 includes a 2,750-student campus, including one- and two-story buildings for campus center addition, library addition, community services, classrooms, maintenance, mechanical plant, student housing and extended stay facilities. See Exhibit J. Other campus uses proposed for the PRU area, occur beyond the Five-Year Master Plan period include expansion of the campus to a 7,600-student campus, with multi-family housing, parking, a professional development school, golf academy, a detention basin, and roads. See Exhibit K.

C. Development Schedule

According to the applicant, the buildings in Phase I will be constructed at one time. The funding that the UH has received from the Legislature and will receive from the sale of the land to a private developer, (total of \$135 million), will be used for construction of Phase I only. Aside from Phase I, there is no schedule for construction of the remaining buildings. The construction of additional buildings is dependent on funding availability, program requirements, and other related factors.

The following table lists the land area, student enrollment, and proposed/ additional facilities for each proposed phase:

DPP Table 1 - Phases, Land Areas, Student Enrollment, and Proposed/Additional Facilities

Phases (Year)	Land Area (acres)	Student Enrollment	Proposed/Additional Facilities
1 (2009) Initial Campus Master Plan	39.9	1,520	Administration Campus Center Library Classroom 1A Classroom 1B Maintenance
2 (2009-2014) Five-Year Campus Master Plan	88.9	2,750	Campus Center Addition Library Addition Community Services Classroom Type 2 Classroom Type 1A Maintenance Mechanical Plant Student Housing Type A Student Housing Type B Extended Stay Facility A Extended Stay Facility B
3 (2015-2025) Ultimate Build-Out Campus Master Plan	135.9	7,600	Professional Development School Golf Academy

Note: Figures taken from Table 4 – UH West O`ahu Campus Phasing, Timing, and Planning Assumptions of the PRU Application.

D. Background

The existing UH WOC has been at Leeward Community College (LCC) in Pearl City since 1981. Its curriculum is based on a foundation in the liberal arts and allows students to specialize in 16 discipline areas within six (6) degree programs. The existing facilities on the mauka side of LCC consist of 30,000 square feet of floor area 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 existing UH WOC has a small library that is housed within the LCC library.

A recent site visit to the UH WOC at LCC confirmed that space is a limiting factor to its growth and development. There was no clear distinction between the area dedicated to the LCC and the area set aside for the existing UH WOC. Additional portables and deck areas were being constructed for existing UH West O`ahu to provide more space for classrooms, faculty 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 April 29, 1997 the Estate of James Campbell transferred to the State 1,300 acres, which included the subject PRU area, on the condition that it be developed primarily as a residential community with commercial and park uses sized in response to community needs. Revenues from the sale of a portion of the transferred land were to be allocated toward the future development of the University of Hawai'i West O`ahu Campus.

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 is 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.

In processing the concurrent zone change application (2007/Z-6) for the UH WOC, DPP recommended deferral until there is execution of an Educational Contribution Agreement between the applicant and the Department of Education, and submittal to the city. However, the Planning Commission recommended to approve the zone change request with conditions related to public safety/civil defense; park development; affordable housing; non-potable water; regional drainage; transportation; urban design plan; and other standard requirements.

II. FINDINGS OF FACT

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

A. Site Description and Surrounding Land Uses

The PRU area is approximately 135.9 acres and currently used for farming. The site is relatively flat and ranges in elevation from about 96 to 144 feet above mean sea level (msl) from the southeast to northwest boundaries. The average slope is about one (1) to two percent (2%).

The PRU area is zoned AG-1 Restricted Agricultural District and completely surrounded by AG-1. The height limit for the AG-1 zoning district is 25 feet for nonagricultural structures and dwellings.

The PRU area 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.

To the west-northwest, Makakilo Quarry processing plant and quarry pit are located across Farrington Highway and H-1 Freeway, respectively. The processing plant contains finish crushing and stockpiling of aggregates, hot-mix asphalt and concrete batching plants, construction vehicle maintenance and other quarry support uses. These are intensive industrial uses presently proposed for expansion and time extension to 2032. The processing plant is located directly across proposed residential and commercial uses associated with the private development lands in support of the concurrent UH West O`ahu zone change request (2007/Z-6).

In accordance with Table 21-3 of the Land Use Ordinance (LUO), universities and colleges are permitted in all zoning districts but require a Plan Review Use Permit.

B. Proposed Uses and Structures

Exhibit H lists the proposed uses and structures with respective building footprint areas, building heights, and floor areas.

The expected hours of operation for UH WOC are:

Mondays – Fridays:	7:45 a.m. to 9:45 p.m.
Saturdays:	9:00 a.m. to 5:00 p.m.
Sundays:	Closed

The Initial Phase (Fall of 2009) of the campus will accommodate a total student population of 1,520 students with a projected faculty and staff population of about 210. Therefore, this phase will accommodate a total population of about 1,730 persons. This phase will have six campus buildings (administration, campus center, library, classroom 1A, classroom 1B, and maintenance) all within the main campus area. The campus space requirement is approximately 253,248 gross square feet and the total acreage for Phase 1 comprises about 39.9 acres within the approximately 135.9-acre PRU area.

The Five-Year Master Plan (2009 – 2014) includes approximately 13 additional buildings including space for classrooms, faculty offices, campus center, administration, student services, library, and maintenance facilities on the main campus along with student housing and an extended stay facility. These additional buildings will accommodate a total student population of 2,750 students with a projected faculty and staff population of about 380. Therefore, the Five-Year Master Plan phase will accommodate a total population of about 3,130 persons. The student housing will accommodate about 702 students in a 234-unit facility and the extended stay facility will include approximately 100 units. The campus space requirement is approximately 834,832 gross square feet and the total acreage for the Five-Year Master Plan will account for about 88.9 acres within the approximately 135.9-acre PRU area.

The floor area, building area, and building heights for the proposed facilities are summarized in the following table:

DPP Table 2 - Summary of Proposed Facilities

Proposed Facilities	Proposed Floor Area (SF)	Proposed Building Area (SF)	Proposed Building Height (Feet)
Initial Phase (Fall 2009)			
Main Campus			
Administration	33,696	16,848	43
Campus Center	57,600	28,800	43
Library	64,512	32,256	52 98 (Tower)
Classroom 1A	45,696	22,848	46
Classroom 1B	39,744	19,872	43
Maintenance	12,000	7,200	34.5
Subtotals	253,248	127,824	-
Phase 2 (2009-2014)			
Main Campus			
Campus Center Addition	27,648	13,824	43
Library Addition	72,000	24,000	61
Community Services	19,440	9,720	43
Classroom Type 2	97,200	48,600	40
Classroom Type 1A	45,696	22,848	46
Maintenance	21,600	21,600	23.3
Mechanical Plant	3,600	3,600	23.3
Subtotals	287,184	144,192	-
Student Housing			
Student Housing Type A	140,000	70,000	36.5
Student Housing Type B	44,800	22,400	36.5
Subtotals	184,800	92,400	-
Extended Stay Facility			
Extended Stay Facility A	73,600	23,200	63
Extended Stay Facility B	36,000	12,000	51
Subtotals	109,600	35,200	-
TOTALS	834,832	399,616	-

Note: Figures taken from Table 7 – Land Use and Building Area Summary – UH West Oahu Campus Five-Year Master Plan of the PRU Application.

C. Other DPP Permit Requirements

1. Zone Change

The applicant submitted a concurrent application for a 500.3-acre zone change 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. Of the total 500.3-acre site, the entire PRU area of 135.9 acres is within the proposed BMX-3 Community Business Mixed Use District. The DPP evaluated the zone change (2007/Z-6) and recommended deferral until an Educational Contribution Agreement is reviewed and approved by the Department of Education. As of this date, the Educational Contribution Agreement has not been finalized so the PRU is further evaluated with respect to the existing AG-1 Restricted Agricultural District, as well as the proposed BMX-3

Community Business Mixed Use District. However, it is noted that universities and colleges are permitted in all zoning districts with an approved PRU permit.

2. Conditional Use Permit (Minor)

The Conditional Use Permit (Minor) application 2008/CUP-7 regarding a joint development agreement (JDA) to combine parcels into one (1) lot was approved on March 25, 2008. The JDA was needed to satisfy standards and provide access to all lots involved.

3. Subdivision

The existing property is to be subdivided into a minimum of four (4) lots and further subdivision approvals will be required. A separate application for large lot subdivision for conveyance purposes was submitted to the DPP for review and approval. On April 4, 2008, the DPP granted Tentative Approval to the application 2007/SUB-362 for the University of Hawaii West O`ahu to subdivide the parcels into four (4) lots.

D. Public Agencies' Review and Comment

The following public agencies were requested to evaluate the impact of the proposed Plan Review Use Permit on their facilities and services.

1. City and County of Honolulu

- a. Board of Water Supply (BWS)
- b. Oahu Civil Defense Agency (OCDA)
- c. Department of Community Services (DCS)
- d. Economic Development (CED)
- e. Department of Design and Construction (DDC)
- f. Department of Environmental Services (ENV)
- g. Department of Facility Maintenance (DFM)
- h. Honolulu Emergency Services Department (HES)
- i. Honolulu Fire Department (HFD)
- j. Honolulu Police Department (HPD)
- k. Department of Parks and Recreation (DPR)
- l. Department of Transportation Services (DTS)

office of →

2. State of Hawaii

- a. Department of Agriculture
- b. Department of Business Economic Development & Tourism
- c. Department of Land and Natural Resources
- d. Department of Education
- e. Department of Hawaiian Home Lands
- f. Hawaii Housing Finance and Development Corporation (Housing & Community Development Corporation of Hawaii)
- g. Department of Health
- h. State Land Use Commission
- i. Oahu Metropolitan Planning Organization

- j. Office of Environmental Quality Control
- k. Office of Planning
- l. State Historic Preservation Division
- m. Department of Transportation
- n. University of Hawaii

3. Federal

- a. U.S. Army Corps of Engineers, Department of the Army
- b. Fish and Wildlife Service, U.S. Department of the Interior
- c. Natural Resources Conservation Service, U.S. Department of Agriculture
- d. Navy Region Hawaii, Department of the Navy

Public agency comments are attached in their entirety (see Exhibit L) and significant comments are addressed in the Analysis section of this report.

E. Public Notification and Community Concerns

1. Public Notification

Pursuant to Section 21-2.40-2 of the LUO, the applicant notified property owners within 300 feet of the project site's boundaries of the pending PRU application. An affidavit confirming that the applicant complied with the notification requirement was submitted to DPP on October 19, 2007.

DPP sent informational notices to various community organizations, public officials, and Neighborhood Boards.

2. Community Concerns

Neighborhood boards and community groups have had the opportunity to hear updates, and comment on the University of Hawai'i's plans as they have evolved. A summary of each of the community group presentations and meetings is included below.

- a. Makakilo/Kapolei/Honokai Hale Neighborhood Board Planning and Zoning Committee (June 6, 2002) – Issues raised focused on the positive and negative aspects of each site, including concerns related to impacts from surrounding land uses, building heights, traffic, roadways, parcel size, expansion potential, feasibility of development on other sites, parking on campus, and phasing. Other issues raised included concerns about project funding, student housing, and the proposed UH West O'ahu curriculum. The Committee noted that they would like to have a presentation given to the Makakilo/Kapolei/Honokai Hale Neighborhood Board.
- b. Villages of Kapolei Association (June 26, 2002) – Issues raised focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic, roadways, pollution impacts, parcel size and development costs. Other issues raised included concerns regarding community input from other areas, the ultimate campus size,

and the UH West O`ahu curriculum. Although no vote was taken, the Kapolei Makai (current) site appeared to be the most popular choice.

- c. Ewa Neighborhood Board (July 11, 2002) – Issues raised focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic and roadways, campus growth and expansion, costs, and building heights. Other issues raised included concerns regarding student housing, the ultimate campus size, and the UH West O`ahu curriculum. The issue was referred to the Ewa Neighborhood Board Planning and Zoning Committee.
- d. Ewa Neighborhood Board Planning and Zoning Committee (July 23, 2002) - Issues raised focused on the positive and negative aspects of each site under consideration, including concerns regarding traffic, development cost, other sites previously considered, roadways, infrastructure, timing of construction, building heights, and future campus expansion. Other issues raised included concerns regarding the UH West O`ahu curriculum. The Committee voted in support of the Kapolei Makai (current) site.
- e. Makakilo/Kapolei/Honokai Hale Neighborhood Board (July 31, 2002) - Issues regarding various sites for consideration, including future campus size and expansion potential, timing of construction, traffic, building heights, endangered plants, costs, parking, and funding, were raised. Other issues raised included concerns regarding community input from other areas, and student housing. According to the agent, no vote was taken but Board members gave their opinions about the proposed sites, with the majority favoring the Kapolei Makai (current) site.
- f. Makakilo/Kapolei Honokai Hale Neighborhood Board (August 28, 2002) – The Board decided to take a position on the location of the UH West O`ahu campus. The Board voted in support of the Kapolei Makai (current) site.
- g. University of Hawai`i Board of Regents (September 13, 2002) – The UH Board of Regents approved the designation of the 500-acre Kapolei Makai (current) site as the location for a permanent UH West O`ahu campus.
- h. Ewa Neighborhood Board (February 12, 2004) – Issues discussed included the feasibility of various sites for the location of the campus, UH West O`ahu curriculum, and funding initiatives for the campus. The Board voted in support of a resolution strongly endorsing the need to immediately commence building a permanent four-year UH West O`ahu campus.
- i. University of Hawai`i Board of Regents (July 16, 2004) – The UH Board of Regents approved in principle the 2004 Long Range Development Plan (LRDP).

- j. Makakilo/Kapolei/Honokai Hale Neighborhood Board (August 25, 2004) – Issues raised included concerns regarding the location of the campus, phasing, project funding, development partnerships, student housing, roadways, infrastructure, and future campus expansion.
- k. Makakilo/Kapolei/Honokai Hale Neighborhood Board (January 1, 2005) – Issues raised included concerns regarding roadways, student housing, project funding, the UH West O`ahu curriculum, accreditation, increasing attendance, development partnership, expansion on other UH West O`ahu property, and providing support at the legislature for the campus.
- l. Wai`anae Neighborhood Board (March 1, 2005) – Issues raised included concerns regarding project-generated traffic, available residential/work force housing, student housing, and the location of the campus.
- m. University of Hawai`i Board of Regents (July 20-21, 2006) – The UH Board of Regents approved an update of the LRDP for the UH West O`ahu campus.
- n. Makakilo/Kapolei/Honokai Hale Neighborhood Board (July 26, 2006) – The University of Hawai`i West O`ahu and its consultants gave a presentation regarding the UH West O`ahu's intent to pursue a Plan Review Use and Zone Change Application. Issues raised included concerns regarding student housing and mixing the campus with students, faculty housing, curriculum, parking on campus, athletic sites, long-term planning and open space, project funding, and public presentations. The Board voted 8 to 0 to support the UH West O`ahu Makai Campus Conceptual Use Plan and requested UH West O`ahu continue to communicate its planning to the Neighborhood Board.
- o. Ewa Neighborhood Board (August 10, 2006) – The University of Hawai`i West O`ahu and its consultants gave a presentation regarding the UH West O`ahu's intent to pursue a Plan Review Use and Zone Change application. Issues raised included concerns regarding roadways, opportunities for community input, and affordable housing. The Ewa Neighborhood Board took no action to support or oppose the project.
- p. Makakilo/Kapolei/Honokai Hale Neighborhood Board (December 5, 2007) – The University of Hawai`i West O`ahu and its consultants gave a presentation regarding the UH West O`ahu Zone Change and Plan Review Use application. The Board voted unanimously 8 to 0 to support the 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 PRU Permit. The project is located in area of NB No. 34. The University made an extensive effort to work with the community in the selection of the campus site and to keep them apprised on the planning for the campus.

F. Environmental Review Requirements

Environmental documents were prepared in accordance with the provisions of Chapter 343, Hawaii Revised Statutes (HRS). Section 343-5, HRS establishes “triggers” that require the preparation of an environmental assessment to determine whether an environmental impact statement shall be required. The specific trigger for requiring an environmental assessment was the use of state lands and funds. In summary, the University of Hawai‘i West O‘ahu Final Environmental Impact Statement (EIS) was accepted by the Governor on February 7, 2007.

III. ANALYSIS

A. Compliance with State Land Use Commission Decision and Order Conditions

The 135.9-acre PRU area of the 500-acre site owned by the UH 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).

The proposed UH WOC is permitted in the State Urban District.

The Office of Planning (OP) made specific reference to the LUC condition below, which is pertinent to the PRU request.

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 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 applicant met with the DOE to finalize the Educational Contribution Agreement on January 17, 2008. They have agreed on all the major details of an Educational Contribution Agreement. The Agreement calls for the establishment of two (2) elementary schools in the 500-acre property which will be developed for approximately 3,181 residential units. One elementary school site, on land donated by UH, will be

located within the 298-acre Private Development Lands. The enrollment capacity of this school is projected to accommodate a range of approximately 500 to 700 students. 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 anticipates 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 (2) 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 concurrent zone change to comply with the State Land Use Decision and Order. Therefore, although the PRU is not contingent upon the zone change, approval of the PRU Permit request should also be contingent upon finalizing the educational contribution agreement.

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.

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. A condition of approval regarding this matter was already recommended to be included in the concurrent UH West O`ahu zone change request 2007/Z-6. Therefore, a condition relating to affordable housing is not needed.

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. A condition of approval regarding this matter was already recommended to be included in the concurrent UH West O`ahu zone change request 2007/Z-6. Therefore, a condition relating to urban design guidelines is not needed.

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

B. Compliance with City Land Use Standards

1. Ewa Development Plan (DP)

The proposed project is located in the Ewa Development Plan, which was approved as Ordinance 97-49 by the Mayor on August 22, 1997. 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 PRU permit is evaluated in terms of its consistency with the applicable vision elements cited below:

- a. Urban Land Use Map - The Ewa DP Urban Land Use Map designates the project site as “Low and Medium Density Residential” and “High Density Residential.” Within the “High Density Residential” designations, there are two (2) transit nodes. These transit nodes are for High Density Residential and Commercial. Although the symbol for the UH West O`ahu is shown above the H-1 Freeway and not at the proposed site, the symbol represents the policy for supporting a university in the Ewa DP area.

- b. Urban Growth Boundary - The proposed PRU 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.
- c. Open Space and Greenway Network - The Vision Statement states that a network of greenways will link the communities together, with landscaping along major roads such as Kapolei Parkway, North-South Road, and Fort Weaver Road, and pedestrian and bike paths along grassed drainage ways and utility corridors. The network of greenways within the PRU area is described below.
- (1) Kalo'i Greenway and Bikeway – Located in the eastern portion of the campus, the Kalo'i Greenway and bikeway system is planned as a separated pedestrian/bikeway or greenway system, approximately 12 feet wide, in the area of the existing Kalo'i Gulch. Refer to Exhibit M. The greenway is envisioned to link the campus to the surrounding community, including a connection to transit. It is planned to serve as part of an integrated pedestrian/bikeway network integrated as part of the roadway right-of-way system as sidewalks and bike paths.
 - (2) Great Lawn - The UH West O`ahu campus is planned to be organized around a large open space within the "heart" of the campus. The Great Lawn, located west of Kalo'i Gulch and bordered by campus buildings, comprises approximately 3.9 acres. Landscaping and site furnishings are planned to be incorporated in to the design to provide space for students to gather, socialize, eat, and study. In addition, commencement exercises are planned to be held at the Great Lawn.
 - (3) Plazas and Courtyards - Plazas, courtyards, and landscaped areas, a golf academy and detention basin will provide additional open space within the campus. Trails are planned to connect to the campus layout and network of open spaces.
 - (4) Green Field - To the south of the campus buildings a large Green Field will accommodate informal sport and other physical activities.
 - (5) Detention Basin - An approximately 3.9-acre area located in the southeastern corner of the Phase 1 campus will serve as a detention basin.

The network of greenways described above is consistent with the vision.

- d. 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.

Approval of the proposed PRU permit will support this vision element as a major employment center in the secondary urban center.

- 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 zoning of the PRU area would allow low and medium, and high density residential developments 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 that are in close proximity to one another which will reduce the need for driving and thus support non-automobile travel.

- f. 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 Wai`anae Range from H-1 Freeway between Kunia Road and Kalo`i Gulch and from Kunia Road;
 - Views of Na Pu`u 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.

An archaeologist prepared an Archaeological Inventory Survey (AIS), as recommended by the Office of Hawaiian Affairs and the State Historic Preservation Division (SHPD). 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.

- g. 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 PRU area 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 PRU permit 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 a later section entitled "Impacts on Public Facilities" of this report.

- h. Public Facilities Map - The Ewa DP Public Facilities Map shows transit nodes along the North-South Road and a Transit Corridor within the site. As a recommended condition of approval of the concurrent zone change

request (2007/Z-6), the applicant will be required to support the nearby rapid transit stations.

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

B. Compliance with Land Use Ordinance

1. Permitted Uses

The proposed project is in compliance with the Master Use Table (Table 21-3) of the LUO, which permits a PRU permit for universities and colleges in any zoning district.

Since universities and colleges are permitted with a PRU permit in any zoning district, the proposed UH WOC is evaluated with respect to the existing AG-1 Restricted Agricultural District and the proposed BMX-3 Community Business Mixed Use District.

- a. AG-1 Restricted Agricultural District - The proposed UH WOC site is not consistent with the existing AG-1 Restricted Agricultural district because the site is in the State Land Use Urban District. As the campus develops, the proposed project would become increasingly incompatible with the existing Aloun Farms operations. The standard LUO height limit of 15-25 feet for the AG-1 Restricted Agricultural District would limit density, which would not be conducive to creating a mixed-use college town atmosphere.
- b. BMX-3 Community Business Mixed Use District – The proposed BMX-3 zoning district would apply to the entire UH West O`ahu land area, about 202.3 acres. Of that amount, 135.9 acres will be used for the UH WOC, and 66.4 acres for the UH West O`ahu Income Generating Lands.

The BMX-3 zoning district for the 135.9-acre campus 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) The campus and adjacent UH West O`ahu Lands would comply with all of the development standards established within the BMX-3 zoning district, including the proposed height limit of 90 feet except for the campus identity symbol tower (100 feet in height). The proposed height limit provides maximum design flexibility for campus buildings, and overall campus design and does not affect any significant public views. 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) 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.

2. Development Standards

A comparison of LUO development standards for the existing AG-1 Restricted Agricultural District, proposed BMX-3 Community Business Mixed Use District, and the proposed development for the UH West O`ahu Five-Year Master Plan PRU is summarized in Table 12 – UH West O`ahu Campus Five-Year Master Plan Project Development Standards Summary. Refer to Exhibit N.

The following table shows the minimum development standards for the existing and proposed zoning.

DPP Table 3 - Minimum Development Standards for Existing AG-1 and Proposed BMX-3

Development Standard	Existing AG-1	Proposed BMX-3	Proposed Project
Minimum Lot Area (square feet)	5 acres	5,000	135.9 acres
Minimum Lot Width and Depth (feet)	150	50	Varies >150
Front Yards (feet)	15	5	Varies >15
Side and Rear Yards (feet)	10	0	Varies >10
Maximum Building Area (percent of zoning lot)	10	None	6.8
Maximum Density (FAR)	10 percent	2.5	0.14
Maximum Height (feet)	15-25	90	35-63 98 for library tower
Height Setbacks	1 foot for each 2 feet above 15 feet	LUO, Sec. 21-3.120-2	LUO, Sec. 21-3.120-2

Note: Figures taken from Table 12 – UH West Oahu Campus Five-Year Master Plan Project Development Standards Summary of the PRU Application.

The proposed project complies with all the development standards except for the maximum height standard, since the 100-foot campus identity symbol tower exceeds the proposed 90-foot height limit for the entire campus. Compliance with the development standards are further discussed below.

- a. Minimum Lot Area - The minimum lot area for the existing AG-1 zoning district is five (5) acres. The minimum lot area for the proposed BMX-3 zoning district is 5,000 square feet. The 135.9-acre campus will comply with the 5,000 square feet minimum lot area requirement for the BMX-3 zoning district.

- b. Minimum Lot Width and Depth - The minimum lot width for the existing AG-1 zoning district is 150 feet. The minimum lot width for the proposed BMX-3 zoning district is 50 feet. The irregular shape campus will comply with the minimum lot width and depth requirement of 50 feet for the BMX-3 zoning district.
- c. Front Yard Setback - The front yard requirement for the AG-1 zoning district is 15 feet. The front yard requirement for the BMX-3 zoning district is 10 feet for dwellings and 5 feet for other uses. The LUO also requires that where a zoning lot adjoins a residential, apartment or apartment mixed use district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district. The campus will comply with the front yard requirement established for the BMX-3 zoning district.
- d. Side and Rear Yard Setbacks - The side and rear yard requirement for the existing AG-1 zoning district is 10 feet. The side and rear yard setback requirement for the BMX-3 zoning district is five (5) feet for detached dwellings, 10 feet for multi-family dwellings and zero (0) feet for other uses. The LUO also requires that where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment or apartment mixed use district, there shall be a side or rear yard which conforms to the yard requirements for dwelling use of the adjoining district. Additional requirements for landscaping and buffering also are required. The campus will comply with the minimum rear yard requirements established for the BMX-3 zoning district.
- e. Maximum Building Area for Zoning Lot - The maximum building area requirement for the AG-1 zoning district is 10 percent (10%) of the zoning lot. The maximum building area is not regulated under the BMX-3 zoning district. The UH West O`ahu Campus within the development is anticipated to comply with this requirement.
- f. Maximum Density - The maximum density for the existing AG-1 zoning district is 10 percent (10%) of the zoning lot. The maximum density for the proposed BMX-3 zoning district is 2.5 with a density bonus for the provision of public open space and arcade areas, but not to exceed a maximum FAR of 3.5. With an initial estimated FAR of 0.14, the UH West O`ahu Campus will comply with this requirement.
- g. Maximum Height - The maximum height for the existing AG-1 zoning district is 15 to 25 feet (if height setbacks are provided). The maximum height for the proposed BMX-3 zoning district is "per zoning map." Under the proposed BMX-3 zoning district in Zone Change Application 2007/Z-6 for the 500-acre property, which includes the PRU Permit area, the requested height limit is 90 feet for the entire site. With buildings ranging in height from about 35 feet to 61 feet, the 90-foot height limit is sufficient for all buildings, except for the proposed campus identity symbol tower.

The proposed tower, which will serve as a visual landmark on the campus, will be about 100 feet high.

The 90-foot building height limit is required to meet the programmatic needs of a four (4)-year baccalaureate university and its future growth and development. The height limit will allow the university to promote sustainable development by creating a more compact, higher density campus that will not create as large a footprint on the land. The size and space requirements for an accredited university mandate at least two (2)- and three (3)-story buildings, to accommodate programmatic areas for buildings and functions, such as the university library, information technology center, campus center, laboratories, etc. Areas could be accommodated in lower density structures, but this would lead to enormous building footprints, creating major circulation, construction and energy inefficiencies that ultimately affect the goal of promoting a sustainable campus community. These types of spaces also require higher than normal ceiling heights to accommodate the specific functions. The 90-foot height limit, which allows for four (4)- to five (5)-story building heights will allow for greater flexibility in expansion capabilities for the campus, in future phases, as the campus grows with the development of the region.

Located in the former agrarian community of Kapolei, the opportunity exists to transform this land into a university campus and surrounding community with clear memories and unmistakable, subtle references to its rural agricultural past and present uses. The roofline of the university buildings will be one of the most identifiable and important design components to achieve this goal. Roof slopes of 4:12 to 8:12 reflect the language of Hawaiian rural building forms. Taller, sloped roofs, would be more appropriate in character to the agrarian setting and support the Hawaiian building theme. This design would also allow equipment, such as mechanical air handlers and ducts, to be concealed below the roof, within the attic space, hiding it from public view.

The 100-foot campus tower is proposed to serve as an identifying landmark and focal point for the UH West O`ahu campus. Setback more than 500 feet from the nearest property line, it will be a sculptural piece of art and serve as a symbolic center to the campus. There are precedents for towers as landmarks in many types of landscapes. For example, a smoke stack at a sugar mill or a church bell tower. The requested extra 10 feet in height will help to assure its presence as a landmark that would provide a sense of place and serve as a reference point to orient oneself in the landscape. The proposed tower marks the symbolic center of the campus and surrounding development, serves as a recognizable image for UH West O`ahu, and provides a reference point for wayfinding.

The campus will not alter the essential character of the locality, nor be contrary to the intent and purpose of the zoning code in accordance with proposed zoning. It will not adversely affect the community, or reduce light, air or open space to the neighbors. The site for the UH West O`ahu campus is approximately 135.9 acres. The buildings will be set back substantially from the surrounding community, with the major buildings

covered under the Five-Year Master Plan located within the main campus facilities, surrounded mostly by future development parcels. This will help to minimize the visual impact of the buildings to surrounding areas.

Finally, the 90-foot height limit proposed for the campus will be compatible, with the proposed 90 feet height limited for the higher density development within the mixed-use University Village and the Campus Expansion/Multi-Family/Mixed Use Parcel (Parcel 5) and Mixed Use Parcel C (Parcel 31) in the Private Development Lands. The requested 90-foot height limit will be higher than the height limit of 25 to 30 feet within the neighboring R-3.5 zoning district to the south and east of the property, and to the 65-foot height limit within the A-2 Apartment District also to the south and east of the property. For the residential development within the R-3.5 and A-2 districts, the campus facilities adjacent to the property in the east are not planned for development in the Five-Year Master Plan. In addition, the facilities are proposed to be screened and buffered by the Kalo'i Greenway. The proposed campus uses on the south side include the campus expansion, multi-family housing, the professional development school, and a detention area and golf academy. Adjacent uses within the Private Development Lands include medium-high density residential, medium-low density residential, medium density residential, a park and a mixed-use parcel. For the park area and medium density residential uses in the south, no buildings are proposed within the Five-Year Master Plan. The medium-low density, medium-high density and mixed use parcels are bordered by Road G and the road will help serve as a buffer to the height impact of the proposed campus developments. In addition, no campus buildings are likely to be constructed on the parcels adjacent to those that border Road G under the Five-Year Master Plan for the campus.

- h. Height Setbacks - The proposed BMX-3 district, requires transitional height setbacks according to adjacent zoning. For example, the LUO specifies that if the BMX-3 zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the BMX-3 zoning district. If a BMX-3 zoning lot adjoins a zoning lot in an A-2, A-3, AMX-2, AMX-3 or resort district, no portion of a structure shall exceed 40 feet in height along the buildable area boundary line on the adjoining side of the BMX-3 zoning lot, provided the additional height shall be permitted if the structure is set back one (1) foot from the buildable area boundary line for each 10 feet in additional height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height. The University expects to comply with the height setback requirements established for the BMX-3 zoning district.

3. Parking

For the initial 1,520-student campus, 760 parking stalls (at 0.5 per student head count) are estimated to be required. For the Five-Year Master Plan which accounts for a 2,750-student campus, approximately 1,375 parking stalls (at 0.5

per student head count) are estimated to be required. These requirements are higher than both the Institute for Traffic Engineers (ITE) standard and the ratio utilized for the ultimate 7,600-student campus. The higher parking requirements were utilized to compensate for the lack of development of alternative modes of transportation and lack of student housing in the immediate vicinity of the campus, which could result in higher automobile use during the initial phase.

For the ultimate 7,600-student campus, approximately 2,812 parking stalls (at 0.37 per student headcount) will be provided for the campus. Additional parking will be provided should parking be required for the professional development school, multi-family housing and for any additional uses for which a parking requirement cannot be determined at this time due to a lack of a program. This number is equal to the Institute of Traffic Engineers (ITE) suggested parking requirement of 2,812 stalls.

Factors that may impact the estimated parking requirement for the 7,600-student campus include: (1) the level of transit service to the UH West O`ahu campus (less parking required if a significant portion of the UH West O`ahu students, faculty and staff use transit), (2) the percentage of "distance learning" (i.e. professors physically separated from students, but connected electronically), (3) the percentage of students enrolled in non-daytime courses, and (4) the amount of nearby and on-campus student housing which is projected to be equal to 30 percent (30%) of the total student population. Parking standards could be adjusted, as necessary, to accommodate for any of the factors identified above. For example, parking standards for the ultimate development of the campus could be reduced should transit access to the area be enhanced through the City's proposed Honolulu High-Capacity Transit Corridor Project. The University will continue to work with the City during the Plan Review Use (PRU) permitting process to ensure that the design of future parking facilities adequately meets future needs.

Exhibit O shows the initial phase student population and the ultimate student population and the proposed number of parking stalls that is being proposed for each phase of campus development. Exhibit O also provides the estimated number of parking stalls using methodology provided by the Institute of Traffic Engineers and if one were to compare with the number of stalls provided for a comparable number of students at the UH Manoa campus.

It is possible that the proposed UH West O`ahu campus could have impacts on on-street parking on nearby residential neighborhoods. For the initial 1,520-student campus and five (5)-year 2,750-student campus, the project site has adequate land available even if each student brought his own car. In the longer term, the ultimate 7,600-student campus is expected to include 2,812 parking stalls (at 0.37 per student head count). Parking on the campus will comply with Americans with Disabilities Act (ADA) requirements.

The DPP analysis notes that the LUO does not specify parking requirements for universities and colleges. Parking requirements are as specified in the approved Plan Review Use plan.

The following table provides a list of required off-street parking.

DPP Table 4 – Required Off-Street Parking

Proposed Facilities	Proposed Floor Area ¹ (SF)	Proposed Students (capacity)	Parking Standard	Required Parking
Initial Phase (Fall 2009)				
Main Campus				
Administration	33,696	-	1 per 400 s.f.	84
Campus Center	57,600	-	Accessory	-
Library	64,512	-	Accessory	-
Classroom 1A	45,696	2,285	1 per 10 of design capacity	229
Classroom 1B	39,744	1,987	1 per 10 of design capacity	199
Maintenance	12,000	-	Accessory	-
Subtotals	253,248			512
Phase 2 (2009-2014)				
Main Campus				
Campus Center Addition	27,648		Accessory	-
Library Addition	72,000		Accessory	-
Community Services	19,440		Accessory	-
Classroom Type 2	97,200	4,860	1 per 10 of design capacity	486
Classroom Type 1A	45,696	2,285	1 per 10 of design capacity	229
Maintenance	21,600		Accessory	-
Mechanical Plant	3,600		Accessory	-
Subtotals	287,184			717
Student Housing ²				
Student Housing Type A	140,000	177 units	0.75 per unit	133
Student Housing Type B	44,800	57 units	0.75 per unit	43
Subtotals	184,800	234 units		176
Extended Stay Facility ²				
Extended Stay Facility A	73,600	67 units	0.75 per unit	50
Extended Stay Facility B	36,000	33 units	0.75 per unit	25
Subtotals	109,600	100 units		75
TOTALS	399,616			1,480

Note:

¹ Figures taken from Table 12 – UH West Oahu Campus Five-Year Master Plan Project Development Standards Summary.

² Figures taken from Table 5 – Ultimate Build-Out Proposed Land Use Acreage of the PRU Application.

Due to the preliminary nature of the facilities program provided with this PRU application, some of the proposed uses (e.g., Library and Community Services) may require additional parking if offices or meeting rooms are proposed. As such, the total off-street parking requirements will have to be adjusted accordingly. As a condition of approval, the Applicant should submit a detailed facilities program to determine the actual off-street parking and loading requirements.

The proposed off-street parking for the different phases is shown in the following table:

DPP Table 5 - Proposed Off-Street Parking

Phases (Year)	Required Parking)	Proposed Parking ¹
1 (2009) Initial Campus Master Plan	512	760
2 (2009-2014) Five-Year Campus Master Plan	1,480	1,494
3 (2015-2025) Ultimate Build-Out Campus Master Plan	2	2

Note:

¹ Figures taken from Table 8 – Proposed UH West O`ahu PRU Area Parking Stalls of the PRU Application.

² Facilities program and parking undetermined.

The required and proposed parking for Phase 3 - Ultimate Build-Out of the campus (2015 - 2025) will be determined when the actual facilities program has been established later (e.g., professional development school and golf academy).

4. Loading

The pedestrian system of pathways also provides service vehicle access to a designated loading zone at individual buildings or groups of buildings. These pathways are designed to be pedestrian friendly, and would be used for service vehicles only and not cars.

The intention is to keep parking and non-service vehicles out of the central campus. Access to the central campus will be limited to service and emergency vehicles. In some cases, the large paths will be used for both service and emergency vehicles and pedestrians in such a way that there is room for both and some delineation between the two.

Development of the UH West O`ahu campus shall comply with the City's requirements for off-street loading, pursuant to Section 21-6.100, LUO. Based on the proposed Floor Area of 834,832 square feet, a minimum of three (3) loading spaces will be required for the first 100,000 square feet and seven (7) more loading spaces will be required for the remaining 734,832 square feet. Therefore, a total of 10 loading spaces will be required. The loading zones handle solid waste removal, recycling, and all delivery/loading functions, along with providing maintenance access to each building or group of buildings. The loading zones are, to the extent possible, located away from major pedestrian paths and building entries.

A temporary service road provides service vehicle access to the southern portion of the campus during the initial phase.

5. Signage

The applicant submitted a Signage Master Plan to provide guidance toward the development of an effective and uniform sign system that will dispense information with clarity and contribute to the visual enhancement of the campus. A sign system with uniform devices implemented throughout the campus will visually contribute to the cohesiveness and identity of the campus. A detailed sign master plan should be made a condition of approval.

C. Project Impacts

1. Noise

a. Aircraft Noise - According to the noise assessment report prepared for the UH West O`ahu property in June 2006 by D.L. Adams Associates, Ltd. for the UH West O`ahu EIS, and which relied upon the Kalaeloa Airport Master Plan and the 2020 Noise Contour Alternatives in that plan, the property is located outside of the 55 Ldn contour for the Kalaeloa and Honolulu Airports. The significance of being outside of the 55 Ldn, according to the Federal Aviation Administration/DOT Guidelines, means that the project will not be impacted by aircraft noise and no noise mitigation to attenuate aircraft noise is necessary. (Note: The U.S. EPA has identified a range of yearly day-night equivalent sound levels, Ldn, sufficient to protect public health and welfare from the effects of environmental noise. DLAA Project No. 05-18)

b. Construction Noise - Construction of the UH West O`ahu campus will likely involve excavation, grading, and other typical construction activities, which may generate a significant amount of noise. Since much of the land surrounding the property is in agricultural use, the project-generated noise is not expected to impact adjacent properties. However, dwellings built during the initial phase of development may be impacted by construction noise from subsequent development within the property. Earth-moving equipment (i.e., bulldozers and diesel-powered trucks) will likely be the loudest equipment used during construction. Construction noise impacts will be relatively short-term during daytime hours. Construction activities will comply with DOH noise regulations. The UH West O`ahu plans to monitor construction of the proposed site to ensure that contractors comply with applicable noise standards.

When construction noise exceeds or is expected to exceed the State's maximum permissible property line noise levels, a permit must be obtained from the DOH to allow the operation of vehicles, cranes, construction equipment, and power tools, which emit noise levels in excess of maximum permissible levels. The use of mufflers on diesel and gasoline engines, and the use of properly tuned and balanced machines are common mitigation measures.

- c. Traffic-Related Noise - The noise study indicates that vehicular traffic noise from Farrington Highway may significantly impact the proposed development. The study stated that dwellings constructed on lots bordering Farrington Highway should be at least 225 feet from the edge of pavement so as not to exceed the FHWA's maximum exterior noise limit of 67 dBA during peak traffic hours. Any dwellings within 225 feet of Farrington Highway will require some type of noise mitigation to meet the criteria. No dwellings should be constructed within 75 feet of Farrington Highway, even if noise mitigation treatments are planned. Similarly, vehicular traffic noise from the North-South Road may significantly impact the proposed development. The noise assessment report stated that dwellings constructed on parcels bordering North-South Road should be at least 100 feet from the edge of pavement so as not to exceed the FHWA's maximum exterior noise limit of 67 dBA. Any dwellings within 100 feet of North-South Road will require some type of noise mitigation to meet the criteria.

Effective noise mitigation measures include:

- Constructing barrier walls and/or earth berms along roadways;
- Installing air conditioners in buildings instead of relying on natural ventilation;
- Acoustically softening interior spaces by adding thick carpet with a padding underlay, an acoustical tile ceiling, louvered closet doors, etc.;
- Using exterior wall constructions that exhibit high noise reductions; or
- Reducing the elevation of roadways relative to adjacent lands.

The Extended Stay Facility (Parcel 12) and Student Housing (Parcel 4) are the two (2) housing facilities that are located closest to Farrington Highway and North-South Road. The extended stay facility is planned for about 100 units and approximately 17,642 square feet of commercial space. The Extended Stay Facility includes a three-story building of approximately 36,000 square feet. This facility also includes a four-story building of approximately 73,600 square feet. The total square footage is about 109,600 square feet. This development would be about 720 feet from North-South Road, which is far beyond the 100-foot setback from the North-South Road so noise levels are not anticipated to exceed the maximum noise limit of 67 dBA during peak traffic hours. The Student Housing Parcel is adjacent to Farrington Highway, and as such, this parcel has been planned so parking would be located along Farrington Highway and student housing units would be sited closer to the campus. Any student housing units built within 225 feet of Farrington Highway will require some type of noise mitigation to meet the criteria. No student housing units will be built within 75 feet of Farrington Highway, even if noise mitigation treatments are planned.

- d. Ambient Noise - According to the Environmental Noise Assessment Report prepared by D.L. Adams Associates, Ltd., vehicular noise from Farrington Highway and the H-1 Freeway located mauka of the property

dominate the ambient environment in the vicinity of these roadways. Additionally, a quarry processing plant located across Farrington Highway may contribute to some of the ambient noise. Heavy trucks, which generate more noise than automobiles, travel to and from the quarry and processing plant and constitute 20 percent (20%) of the morning peak hour traffic total on Farrington Highway. Aside from traffic related impacts that would be generated in part from trucks, and vehicles traveling to and from the quarry's processing plant, and for which mitigation will be provided, the noise study does not identify impacts from the processing plant as something that would require mitigation. To mitigate impacts from traffic generated noise, no homes will be built within 75 feet of Farrington Highway.

The Makakilo Quarry processing plant is directly across the proposed A-2 Medium Density Apartment District adjacent west of the UH WOC.

With respect to noise impacts generated by the Makakilo Quarry processing plant, measures to address this concern should include berms, setbacks, sound attenuation and extensive landscaping on properties along Farrington Highway.

However, conversation with Bob Creps of Grace Pacific Corporation revealed that the company is planning to vacate and cease night operations at the Makakilo Quarry processing plant site within three (3) years of approval of the pending 2007/SUP-6 which is seeking extension of the existing quarry related activities. Therefore, the proposed residential and commercial uses associated with the private development lands across Farrington Highway from the processing plant should only be allowed to be occupied after the processing plant's noxious uses have vacated. Therefore, a condition to prohibit issuance of temporary or permanent certificates of occupancy for any multi-family or commercial uses should be imposed.

2. Dust

Short-term impacts from fugitive dust will likely occur during the project construction phase. To a lesser extent, exhaust emissions from stationary and mobile construction equipment, from the disruption of traffic, and from workers' vehicles may also affect air quality during the period of construction.

State air pollution control regulations require that there be no visible fugitive dust emissions at the property line. Hence, an effective dust control plan must be implemented to ensure compliance with State regulations. Fugitive dust emissions can be controlled to a large extent by watering active work areas, using wind screens, keeping adjacent paved roads clean, and covering open-bodied trucks. Other dust control measures could include limiting the area that can be disturbed at any given time and/or mulching or chemically stabilizing inactive areas that have been worked. Paving and landscaping of project areas early in the construction schedule could also reduce dust emissions. Monitoring dust at the project boundary can help to evaluate the effectiveness of the dust control program. Exhaust emissions can be mitigated by moving construction

equipment and workers to and from the project site during off-peak traffic hours.

The Makakilo Quarry processing plant and quarry pit is an intensive industrial use presently proposed for expansion/ and time extension to 2032. The processing plant is located directly across proposed residential and commercial uses associated with the private development lands in support of the concurrent UH West O`ahu zone change request (2007/Z-6). The Makakilo Quarry processing plant manufactures hot-mix asphalt (until 1:00 a.m.) and concrete ready mix, and contains a crushing plant and stockpiles of aggregate required for their manufacturing process. The site also contains its heavy equipment maintenance facilities, laboratory, and other support uses. Presently, residents of Kapolei Villages have been opposed to the expansion of the quarry (2007/SUP-6) and have complained about the impacts generated by the processing plant and pit.

When the winds come from the northwest, there may be potential air quality/odor impacts on the proposed project's occupants from the quarry's processing plant. Therefore, conditions could provide for additional setbacks, especially in the area directly across Farrington Highway from the processing plant; disclosure of the potential impacts from noxious uses generated by the quarry/plant; and landscaping to buffer the impacts of truck traffic ingress and egress from the plant along Farrington Hwy.

All construction activities on the property will comply with State Air Pollution Control regulations and the provisions of Section 11-60.1-33, HAR, on Fugitive Dust. An effective dust control plan for the construction phase will be implemented, and particular care will be taken when construction activities take place near existing homes, businesses, or highways.

3. Lights

Exterior lighting including lighting for the campus identity symbol tower shall be sensitively designed to provide a pleasant and safe night environment for visitors and residents. Garish and bright direct lighting shall be avoided. Exterior lighting must conform to City standards.

Exterior lighting shall be evaluated on the following criteria:

- Security of residents and visitors;
- Safety from accidents in areas where people are expected to walk or congregate at night;
- Lighting scale for reduction of spillover into adjacent areas and preservation of "dark sky"; and
- Lighting scheme for preservation of the general ambiance of the area.

Regarding light pollution, the intention is to light the tower so that it remains a visible landmark and orienting device after dark. The tower can be lit with lower light levels and in such a way that the light sources are not directed toward the sky. For example, the tower could be lit from within so that it glows gently through a translucent building material.

4. Odors

Due to the close proximity of Campbell Industrial Park, emissions emanating from industrial facilities may occasionally impact the project through coincidental occurrences of industry malfunctions and southwesterly winds, both of which are relatively infrequent events. Increased scrutiny by the DOH, an air quality task force mandated by the State legislature, and the modernization by some industrial park tenants should help to mitigate future impacts on the proposed project.

The project site is located more than a mile away, and on a typical trade wind day, it is up-wind from the Honouliuli Wastewater Treatment Plant with minimal impacts. However, the University may experience the potential of odor, noise and dust pollution resulting from surrounding agricultural and other uses, and will include a reference to potential odors emanating from the Honouliuli Wastewater Treatment Plant.

The Makakilo Quarry processing plant and quarry pit is an intensive industrial use presently proposed for expansion and time extension to 2032. The processing plant is located directly across proposed residential and commercial uses associated with the private development lands in support of the concurrent UH West O`ahu zone change request (2007/Z-6). The Makakilo Quarry processing plant manufactures hot-mix asphalt (until 1:00 a.m.) and concrete ready mix, and contains crushing activities and stockpiles of aggregate required for their manufacturing process. The site also contains its heavy equipment maintenance facilities, laboratory, and other support uses. Presently, residents of Kapolei Villages have been opposed to the expansion of the quarry (2007/SUP-6) and have complained about the impacts generated by the processing plant and pit.

According to the air quality study prepared by B.D. Neal and Associates, "present air quality of the project area appears to be reasonably good based on nearby air quality monitoring data." The study discusses sources of air pollution and impacts from vehicular traffic and Campbell Industrial Park, but it does not specifically identify the processing plant as a source of odors.

Northeasterly trade winds typically are the dominant wind pattern in the area. However, when the winds come from the north-northwest direction, there may be potential air quality/odor impacts on the proposed project's occupants from the quarry's processing plant. Therefore, conditions could provide for additional setbacks, especially in the area directly across Farrington Highway from the processing plant; disclosure of the potential impacts from noxious uses generated by the quarry/plant; and landscaping to buffer the impacts of truck traffic ingress and egress from the plant along Farrington Hwy.

5. Cultural, Historic, and Archaeological 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 needed.

6. Physical Environment

- a. Natural Landforms - The entire UH West O'ahu property is located in the middle to lower portion of the Kalo'i Gulch watershed, on the southern slopes of the Wai'anae Mountain Range. The elevation at the lower boundary of the property is 80 feet mean sea level (msl) and rises to about 155 feet msl at the upper boundary, over a 6,500-foot distance. The site is relatively flat, with an average slope of about one (1) to two percent (2%). Elevations within the PRU area range from 98 msl at the lower boundary of the site to about 142 feet msl at the northwestern boundary, over a 2,400-foot distance. The PRU area has an average slope of 1.8 percent (1.8%) (see Exhibit G).

Since much of the property has been historically utilized for sugarcane cultivation (and portions of land are currently used for vegetable and fruit cultivation), the property has been extensively modified with cane haul roadways, a furrow irrigation system, and other appurtenant agricultural structures. There is an existing potential for erosion throughout the property.

Plans for the proposed grading for the campus are generally to follow the existing terrain. Existing slopes could accommodate buildings, walkways, and parking lots without requiring any significant re-shaping of the land. The proposed grading concept is intended to conform to the surrounding grades of the East Kapolei development and the North-South Road, as well as the preliminary *East Kapolei Drainage Master Plan*. It is anticipated that due to the flat terrain, the campus would require shallow embankments to provide adequate slopes for drainage and to elevate the campus above the Hunehune Gulch and Kalo`i Gulch storm water elevations.

b. Public Views - The PRU area is centrally located within the 500-acre property and the PRU area along with all of these adjoining lands are similarly flat. Significant views and vistas noted in the Ewa DP and offered from the property include:

- Views of na pu`u at Kapolei, Palailai, and Makakilo;
- Mauka and makai views; and
- Views of central Honolulu and Diamond Head.

The most prominent views from within the property are of the Wai`anae Mountain Range. The Ko`olau Mountain Range and Diamond Head are also visible from the project site, as are the 138-kV power lines that run along the site from Farrington Highway toward Renton Road.

According to Bob Creps of Grace Pacific Corporation, the quarry was approved in 1973. The proposed expansion of this existing industrial use mauka of the H-1 Freeway should not be influenced by the proposed development of the UH WOC, which is over 1,400 feet to the south. However, the UH WOC should be landscaped extensively from within to screen out this visual impact from ground level.

The UH West O`ahu property is highly visible from portions of the H-1 Freeway, Farrington Highway, the Villages of Kapolei, and the Kapolei Golf Course. The site would also be visible from the proposed North-South Road and the proposed DHHL East Kapolei Development Parcel 1.

The City conducted a comprehensive view shed assessment documented in the *1987 Coastal View Study, City and County of Honolulu Department of Land Utilization*. Existing visual resources for the entire O`ahu coastline are inventoried, prioritized, and documented in this study, which describes the Ewa view shed as generally flat terrain absent of predominant land features. Views are decentralized with no particular focus. The only significant roadway view identified by the study is of the makai area, from Farrington Highway and portions of the H-1 Freeway.

Distant views of the shoreline from the H-1 Freeway may be impacted by the proposed development; however, the UH West O`ahu campus and its surrounding community will serve as an important visual landmark for the Ewa region. Within the property, the siting of buildings and the proposed 100-foot tower may impact mauka and makai views, as the property is

relatively flat. 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. Extensive landscaping, campus view corridors, and thoughtful architectural design could add to the visual character of the area. HECO has yet to determine whether power lines to the substations and power lines extending out from the substations will be overhead or underground. Should HECO decide on implementing overhead power lines, there will be possible visual impacts on the project property. Therefore, DPP recommends that the power lines to the substations and power lines extending out from the substations should be underground.

- c. Landscaping - Ewa's dry climate necessitates the use of certain plant materials that will create a fire break from the existing semi-arid vegetation. With the dominance of highly flammable Guinea grasses currently in the surrounding fields, the Campus Loop Road and paved parking areas will serve as temporary firebreaks for most of the campus until build-out.

Given the dry climate and low rainfall associated with the site, the landscape design should be sustainable in nature, through such efforts as appropriate plant selection, storm water management, habitat establishment, and the reduction of "heat islands" and impervious surfaces. The higher temperatures and related energy needs associated with "heat islands" are due in part to heat-absorbing (dark) surfaces and little or no shade. Consideration should be given to the placement of trees on the south and west sides of buildings, as this will shade windows and walls during the afternoon sun, helping to lower the building temperature and decrease the use of energy for cooling.

Chapter 103-24.6, *Hawaii Revised Statutes* encourages the propagation of Hawai`i's indigenous species of land plants by requiring that they be employed, where feasible, in the landscaping of public buildings, facilities, and housing projects developed by the State. Native plants that are present in and around the property, as well as other native species found in the dry to mesic (wet) forests of the Ewa Plains and the Wai`anae Mountains, should be specified as plant material for the campus.

The landscape concept for the UH West O`ahu campus is focused on creating a sustainable, outdoor learning environment that serves as the "glue" that ties buildings with the various spaces on the campus. To accomplish this, an interconnected greenway system is proposed for the campus and surrounding community. The campus greenway system is planned to link the campus with the community through the Kalo`i greenway system and associated pedestrian and park/open space system. The Landscape Master Plan advocated the use of native and adaptable plant species, particularly those proven to survive in variable conditions of hot sun, low precipitation, and steady breezes present on the UH West O`ahu campus. Refer to the Landscape Master Plan in Exhibit P. Opportunities for interpretive and educational themes and

related signage (to promote an outdoor learning environment) should be considered throughout the campus, with special emphasis placed on the major destination (terminus) such as the Great Lawn, and the other large plazas.

However, since the Landscape Master Plan is conceptual, it is recommended that, as a condition of approval, a detailed landscape plan be submitted to the DPP for review and approval. The landscape plan shall emphasize native plant species and others proven to survive hot sun, low precipitation and steady breezes. It shall also judiciously locate canopy-form trees to provide shade to help cool buildings and pedestrian circulation and gathering areas. The landscape plan shall further identify the species, size, height, quantity, and location of all landscaping. All landscaping shall be provided with a permanent irrigation system.

The applicant should submit an Overall Master Plan with Design Standards that includes applicable concepts of the Long Range Development Plan. There should be a discussion regarding the relationship of UH West O`ahu with the rest of the Private Development Lands.

Since the concurrent zone change has not been approved by Council and the PRU does not cover the residential development along the area closest to the processing plant, it would be more appropriate to address the concerns relating to noise, dust, odors and traffic in the zone change as conditions of approval.

D. Impacts on Public Facilities

1. Water

The 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 the BWS Water System Facilities Charges for resource development and transmission. Lastly, the 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.

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 needed for potable water. Regarding non-potable water, the applicant is committed to constructing a non-potable water system and will prepare a non-potable water master plan. In the master plan, the applicant plans to construct and connect to the recycled water system, but may want to hook up temporarily to the DR Horton/Aloun Farms non-potable irrigation system in the interim. The Board of Water Supply commented that their recycled water main will be coming only 1/3 the way up along the North-

South Road to the first intersection and the UH plans to start their first phase at the top, by Farrington Highway. A condition of approval regarding this matter will be included in the ongoing discussions relating to the concurrent UH West O`ahu zone change request 2007/Z-6, (Bill 25, 2008). Therefore, a condition relating to non-potable water is not needed.

2. Fire

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 four (4) miles southwest of the project area's center. The response time was estimated to be five (5) minutes. The Makakilo Fire Station is located at 92-885 Makakilo Drive, which is also approximately four (4) miles northwest from the center of the project area. The response time from the Makakilo Fire Station was also estimated to be five (5) minutes.

The 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 probably be quicker than five (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 the HFD requirements above will be met as part of the standard development approval process, a condition of approval is not needed.

3. Wastewater

The applicant indicates that 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 the 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 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 relating to wastewater is not needed.

4. Flooding and Drainage

The PRU area is located in Zone D, which includes areas in which flood hazards are undetermined. Refer to Exhibit F. According to the available information, 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 applicant must continue to maintain the 2,500 cfs drainage flow limit and coordinate drainage improvements with the DPP and State DOT until it is determined by DPP to be released from this limit. This matter will be covered under the pending zone change. Therefore a condition relating to flood and drainage is not needed.

5. Solid Waste

Solid waste generated by the Five-Year Master Plan is estimated to average approximately 7,067 pounds 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.

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 proposed project. Therefore, a condition relating to solid waste is not needed.

E. Streets and Transportation

The only existing roadway providing access to the PRU area is Farrington Highway. Once completed, the future North-South Road will provide access to the property from the east. Major roadways in the project area are described below and shown in the Regional Roadway Map of Exhibit Q. The Existing Ewa Regional Public Transit Routes of Exhibit R shows additional future roadway/transit connections within the region.

The North-South Road is anticipated to be constructed to its ultimate 6-lane, divided configuration with a new interchange on the H-1 Freeway by the Year 2014. The currently planned ultimate configuration for the North-South Road/Farrington Highway intersection would provide exclusive right-turn lanes and double left-turn lanes on all approaches. According to the traffic study in the PRU application, the traffic volumes projected for this intersection indicate the need for a grade-separation. The need for this grade separation is projected to occur somewhere between the Year 2014 and Year 2025 time frames, depending on the rate of development within the Ewa plain. A potential configuration for a grade separation would be to conduct the Farrington Highway through movement over the intersection. The North-South Road would remain as an at-grade facility and all turning movements would take place at-grade at the intersection.

The future North-South Road Interchange would be located approximately 0.5 miles north of the UH WOC. The recommended configuration of the North-South Road Interchange consists of a modified diamond interchange on the makai half and a cloverleaf configuration in the upper left quadrant. The interchange would serve much of the Ewa plain from Farrington Highway to Roosevelt Avenue. This interchange would also serve the Makakilo community on the mauka side of the interchange.

The H-1 Freeway is a six (6)-lane freeway in the vicinity of the UH West O`ahu property. The Makakilo Interchange is about two (2) miles west of the property, and the Kunia Interchange is about two (2) miles east of the property.

Farrington Highway is a major arterial roadway that provides east-west mobility through the Ewa region. It runs along the northwestern boundary of the property as a two (2)-lane, undivided roadway. This portion of Farrington Highway is anticipated to be widened from two to four lanes by 2014. Farrington Highway is a four (4)-lane, divided roadway from the Kapolei Golf Course access road to Kamokila Boulevard in the City of Kapolei. Farrington Highway is also a four (4)-lane, divided roadway near Fort Weaver Road.

The Makakilo Quarry processing plant and quarry pit is an intensive industrial use directly across the proposed residential and commercial uses associated with the private development lands in support of the concurrent UH West O`ahu zone change request (2007/Z-6). The potential impact from traffic may not be a problem since Grace Pacific Corporation is planning to vacate and cease night operations at the Makakilo Quarry processing plant site in 2011.

Fort Weaver Road/Kunia Road is currently the principal north-south arterial roadway serving the Ewa and Ewa Beach communities. The roadway is located east of the UH West O`ahu property and is named Fort Weaver Road south of Farrington Highway, and Kunia Road north of Farrington Highway. Fort Weaver Road/Kunia Road is a six (6)-lane expressway between the H-1 Freeway and Laulanui Street, with interchanges at the H-1 Freeway and Farrington Highway. It is a four (4)-lane principal arterial from Farrington Highway to the future North-South Road, and a two (2)-lane minor arterial through the rest of Ewa Beach.

Fort Barrette Road/Makakilo Drive is a major north-south roadway serving Makakilo and Kapolei. The roadway provides access to the H-1 Freeway and Farrington Highway. Fort Barrette Road/Makakilo Drive is located west of the UH West O`ahu property. Fort Barrette Road is a two (2)-lane major arterial road. The roadway is planned to be widened to four (4) lanes in the near future. Fort Barrette Road becomes Makakilo Drive north of Farrington Highway. Makakilo Drive is a four (4)-lane divided roadway.

The *Oahu Regional Transportation Plan* (ORTP), prepared for the Oahu Metropolitan Planning Organization (OMPO), identifies roadway concepts necessary to support future development in the Ewa Plain. Major roadway improvements identified by the ORTP include completion of the Kapolei Parkway and the North-South Road. The North-South Road is currently under construction and is projected to be completed in September 2009.

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.

Representatives from UH and the State Department of Land and Natural Resources have now tentatively agreed with the City's proposal to adjust the rail route so a station could be built along the North-South Road, about two blocks east of the campus. The transit stop in this location bring pedestrian traffic through the University Village supporting convenience shopping and housing commercial activities before people enter the campus.

The zone change application as well as the PRU permit 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. However, the DPP recommends that the tuition and fees for UH West O`ahu include an extra fee to cover the cost of riding public transportation, similar to some mainland university programs. The students' identification card could serve as the bus/rail/boat pass. Students who do not ride the bus or do not have an easy access to the transit alignment or boat facility should be encouraged with assistance from UH West O`ahu's

Student Services department to carpool and participate in the State's Van Pool Hawaii program.

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.

The DPP, Traffic Review Branch (TRB), commented that 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 (2) years or as otherwise determined by a phasing plan, in part, to determine the relative effectiveness of the TDM strategies, as the campus develops.

The DPP's TRB also commented that 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 (DTS) and the State Department of Transportation (DOT), 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 must 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 DOT commented that there will be significant impacts to their highway facilities from both in or toward state roadways. The DOT also previously indicated that assumptions used the West O'ahu Lands and the Private Development Lands, including drainage flow 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 over flights and future

growth or operations at Kalaeloa airport may impact these developments and they should be aware of these impacts.

The DTS 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 (9) 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.

Conditions of approval regarding these matters were already recommended to be included in the concurrent UH West O`ahu zone change request 2007/Z-6. Therefore, conditions relating to streets and transportation are not needed.

F. Socio-Economic Impacts

1. Employment

According to the zone change application, the Five-Year Master Plan phase includes a faculty and staff population of 380 with a target enrollment date of 2014. The ultimate campus phase includes a faculty and staff population of 1,040, with a target enrollment date of 2025.

2. Housing and Population

- a. Housing - The Five-Year Master Plan for the PRU area includes a total of 234 student housing units, along with the development of the 10.6-acre Campus Expansion/Multi-Family Housing/Parking area which would provide approximately 139 housing units, and the extended stay facility which includes approximately 100 units.

At total build-out, the PRU area includes a total of 234 student housing units and 353 residential units, while the remainder of the 202.3-acre University parcel includes an additional 823 housing units consisting of 526 student housing units and 297 residential dwelling units. The applicant states that it is critical that the project provide workforce housing for faculty and staff, since it is difficult to attract the best candidates without it. In addition, UH West O`ahu will eventually include approximately 760 student housing units with approximately three (3) beds each. Thus, there will be approximately 2,280 less students that would be competing for affordable rentals in the open market. The University and/or the private developer will meet with affected City departments, including the Department of Community Services to discuss specific plans to satisfy the affordable housing requirements.

With the proposed project, elementary school facilities, parks, and commercial opportunities within mixed-use areas, residents will be able to live, work, learn, play, and shop within the property.

- b. Population - The Five-Year Master Plan for the PRU area includes a total of 234 student housing units, which would equate to a population or bed count of 702 students. In addition, the PRU area includes the Campus Expansion/Multi-Family Housing/Parking parcel (Parcel 6) which would provide approximately 139 housing units and the extended stay facility which would be a 100-unit facility. Based on an estimated 2.9 person per household, this would equate to a total of approximately 693 residents and together with the 702 student would produce a total population of 1,395.

The proposed UH West O`ahu campus will support a Five-Year Master Plan population of about 3,130 students, faculty, and staff. At full build-out, the PRU area would have a total population of about 1,726 persons, including 702 students in 234 student housing units and about 1,024 residents in 353 residential units. Within the property, the proposed elementary school facility and UH West O`ahu campus will provide for the educational needs of students residing on the site and in the surrounding area.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law based on the foregoing analysis: The proposed development of the new UH West O`ahu Campus is master planned so as to minimize any objectionable aspects of the uses or their potential incompatibility with other uses through the design, and siting of structures, landscaping, screening, and buffering. The proposed university complies with the objectives and policies of the General Plan, and is consistent with the vision of the Ewa Development Plan. The DPP notes that the proposed project will alter the existing agricultural character of the neighborhood in terms of land use and urban design, but will not adversely impact or unreasonably burden existing/planned municipal facilities and/or services.

The Director of Planning and Permitting deems the proposal to be appropriate for the project site, with conditions.

V. RECOMMENDATIONS

I recommend that a Plan Review Use Permit to allow improvements to the University of Hawaii West O`ahu Campus, pursuant to the Five-Year Master Plan (2009 – 2014) herein described, be **APPROVED**, subject to conditions. A draft resolution is attached (Attachment 1).

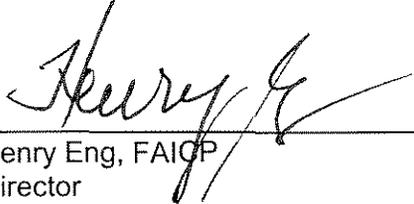
1. This Plan Review Use includes the land area described on the map attached as Exhibit A (Location Map). Prior to the issuance of any building permit, the area for the UH WOC shall be subdivided out of the total area under the ownership of the UH.
2. Development of the site shall be in general conformance with Exhibit J (Five-Year Campus Master Plan), and the supplemental plans on file with the Department of Planning and Permitting (DPP). Further, plans shall be modified as described in the Director's Report. The Director of Planning and Permitting may approve minor or non-substantive deviations.
3. All work shall comply with all applicable Federal, State, and County regulations, standards, statutes, and ordinances, unless otherwise stated.
4. Approval of the PRU Permit request shall be contingent upon finalizing the educational contribution agreement per Land Use Commission requirement.
5. The UH West O`ahu shall provide a minimum number of loading spaces in accordance with the off-street loading requirements of Sec. 21-6.100 of the Land Use Ordinance.
6. Exterior lighting including lighting for the campus identity symbol tower shall be energy efficient and sensitively designed in such a way that the light sources are shielded to minimize glare and not directed toward the sky.
7. The proposed uses and facilities outlined in DPP Table 2 (Summary of Proposed Facilities) shall be considered as principal permitted uses within the PRU project boundaries, except as noted herein. Other uses not specifically mentioned in DPP Table 2 may be considered as accessory use only if they are normally accessory to facilities specifically outlined in the PRU.
8. The maximum building area for the overall project shall be based on the total lot area less roadways, utility easements, landscape easements, and "gulch areas." The total building area shall not exceed 7.5 percent (7.5%).
9. The maximum allowable density for the overall project shall be based on the total lot area less roadways, utility easements, landscape easements, and gulch areas. The total floor area shall not exceed 0.20 FAR.
10. The maximum building height for all structures shall not exceed 90 feet except the proposed tower structure for the library, which shall not exceed 100 feet.

11. The minimum off-street parking requirement shall meet the parking standards required under DPP Table 4.
12. Prior to the application of any grading or building permits, the Applicant shall also submit a REVISED campus master plan, for review and approval by the DPP, which shall include the following:
 - a. Revised overall campus master plan showing the project boundaries, phasing plans, contours, roadways, buildings, sidewalks, plazas, streetscape improvements, landscaping (major trees), walls, parking areas, loading areas, easements, and Kaloi Gulch.
 - b. Revised campus landscape master plan showing tree/shrub/ground cover location, species, caliper, size, spacing, height, quantity and spread. This plan shall incorporate pedestrian and bicycle routes, greenway system along Kaloi Gulch, and streetscape improvements. The landscape design shall be sustainable in nature utilizing native plant species and others proven to survive hot sun, low precipitation and steady breezes. It shall also judiciously locate canopy-form trees to provide shade to help cool buildings and pedestrian circulation and gathering areas, and screening of traffic along Farrington Highway. All landscaping shall be provided with a permanent automatic irrigation system.
 - c. Revised campus facilities program summary showing detailed floor areas, building areas, building heights, and off-street parking and loading spaces.
13. Prior to the application for grading permits, the applicant shall submit a report updating their compliance with the conditions of this PRU to the DPP for review.
14. Prior to the application of any building permit for major buildings, the Applicant shall submit detailed site plans, floor plans, building elevations, building sections, landscape plans, and tabulations of the floor area, building area, and off-street parking and loading for review and approval by the DPP. The Applicant shall show and discuss how the proposed facilities meet the sustainability and design standards of the Long Range Development Plan (dated August 2006), as amended, and the required urban design plan per the unilateral agreement of the zone change.
15. Prior to the issuance of any sign permit, a sign master plan shall be submitted to the DPP for review and approval. It shall include the standard types of signs, location, size, text, typeface, materials, and colors. Each permitted use shall not exceed the sign standards of the BMX-3 Community Business Mixed Use District.

In addition, on each anniversary date of the effective date of this PRU permit, the Applicant shall submit an annual progress report as to the status of all conditions to the City Council for review.

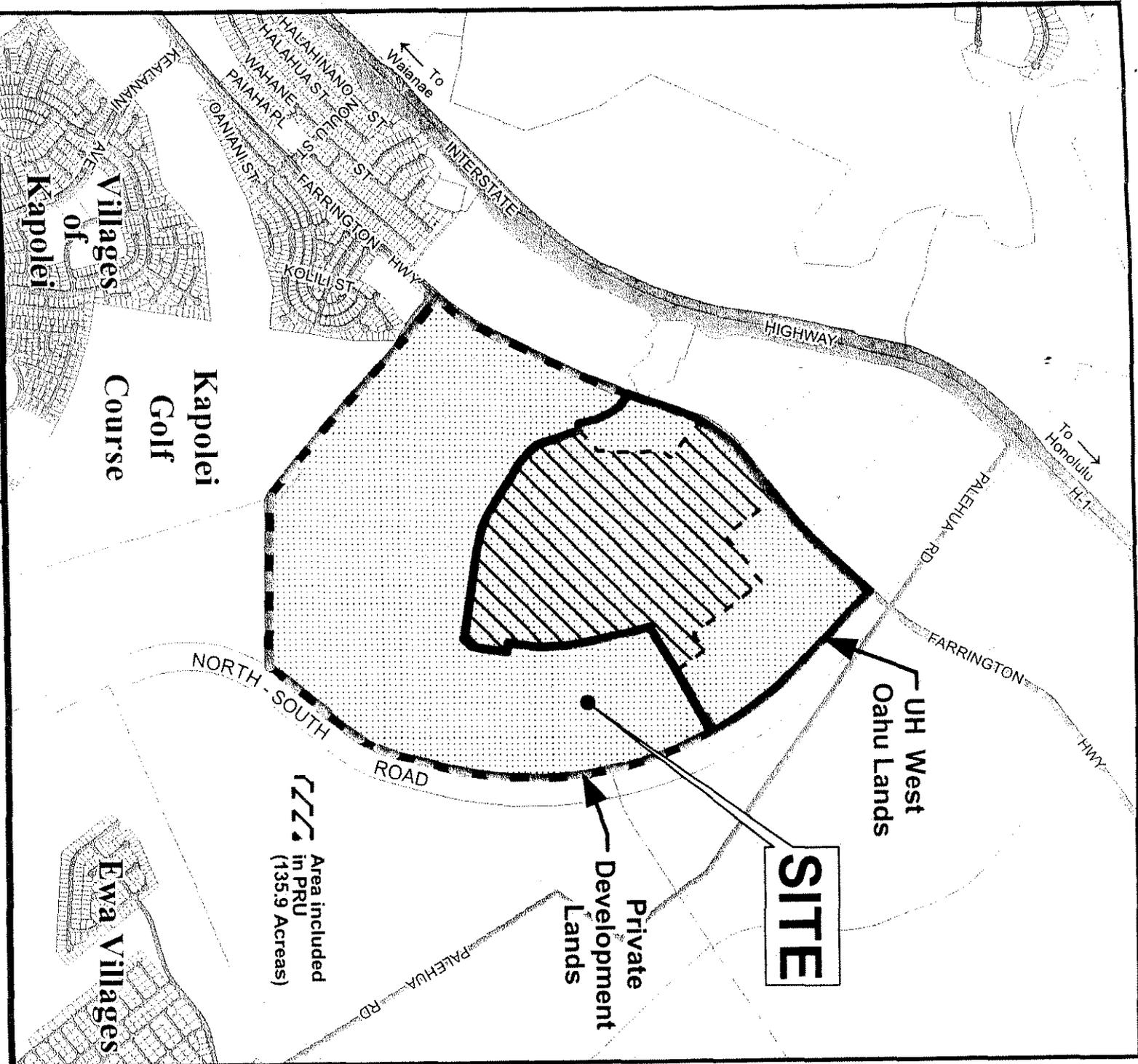
Dated at Honolulu, Hawaii, this 3rd day of June, 2008.

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

By 
Henry Eng, FAICP
Director

HE : pl
Attachments: Exhibits and Agency Comments

Doc. 608340

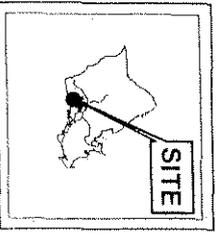
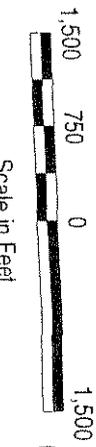


SITE

UH West
Oahu Lands

Private
Development
Lands

Area included
in PRU
(135.9 Acres)



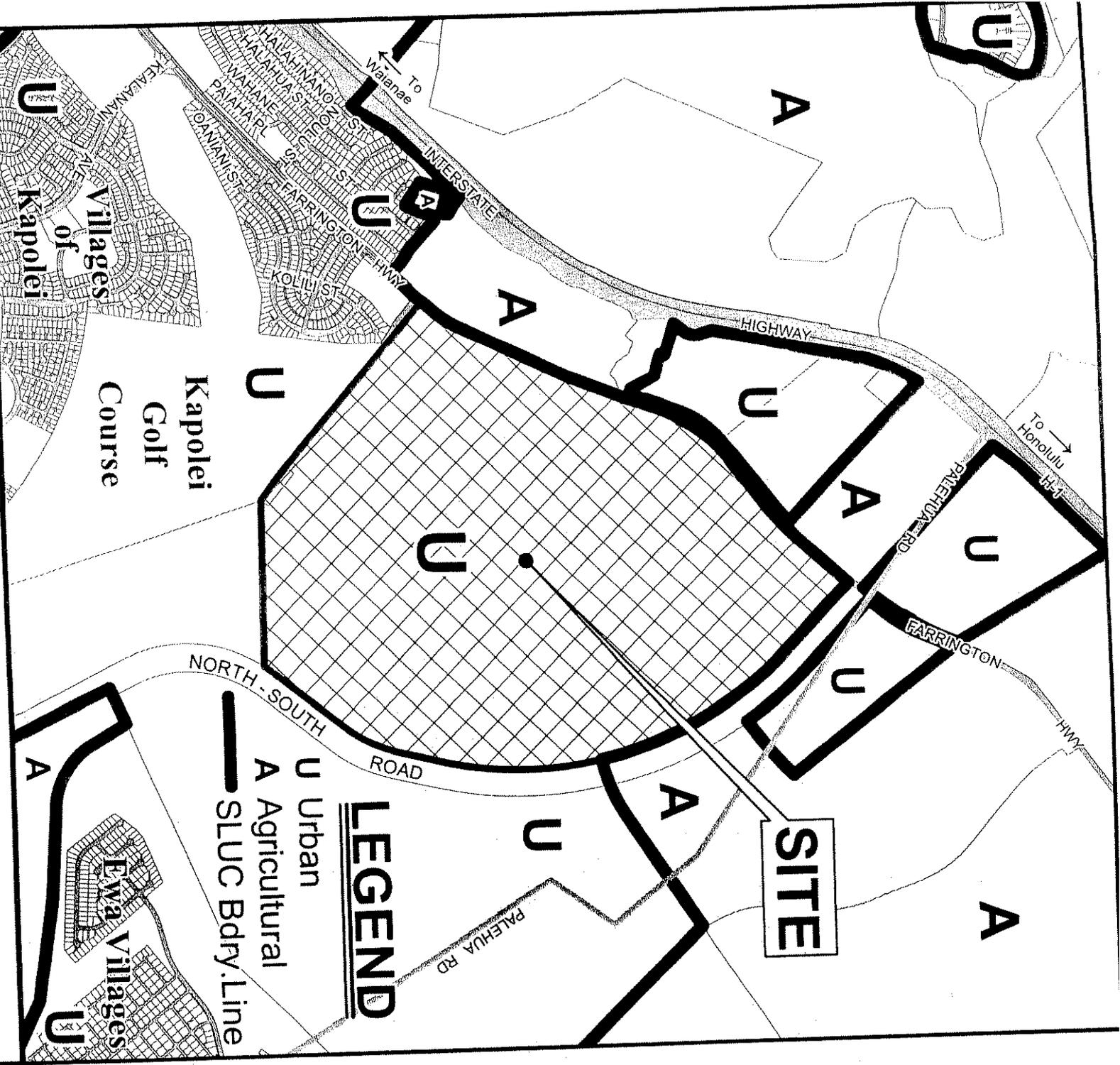
VICINITY MAP

LOCATION MAP

HONOLULU - EWA

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

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

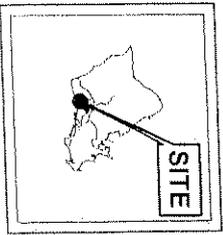


LEGEND

- U Urban
- A Agricultural
- SLUC Bdry. Line

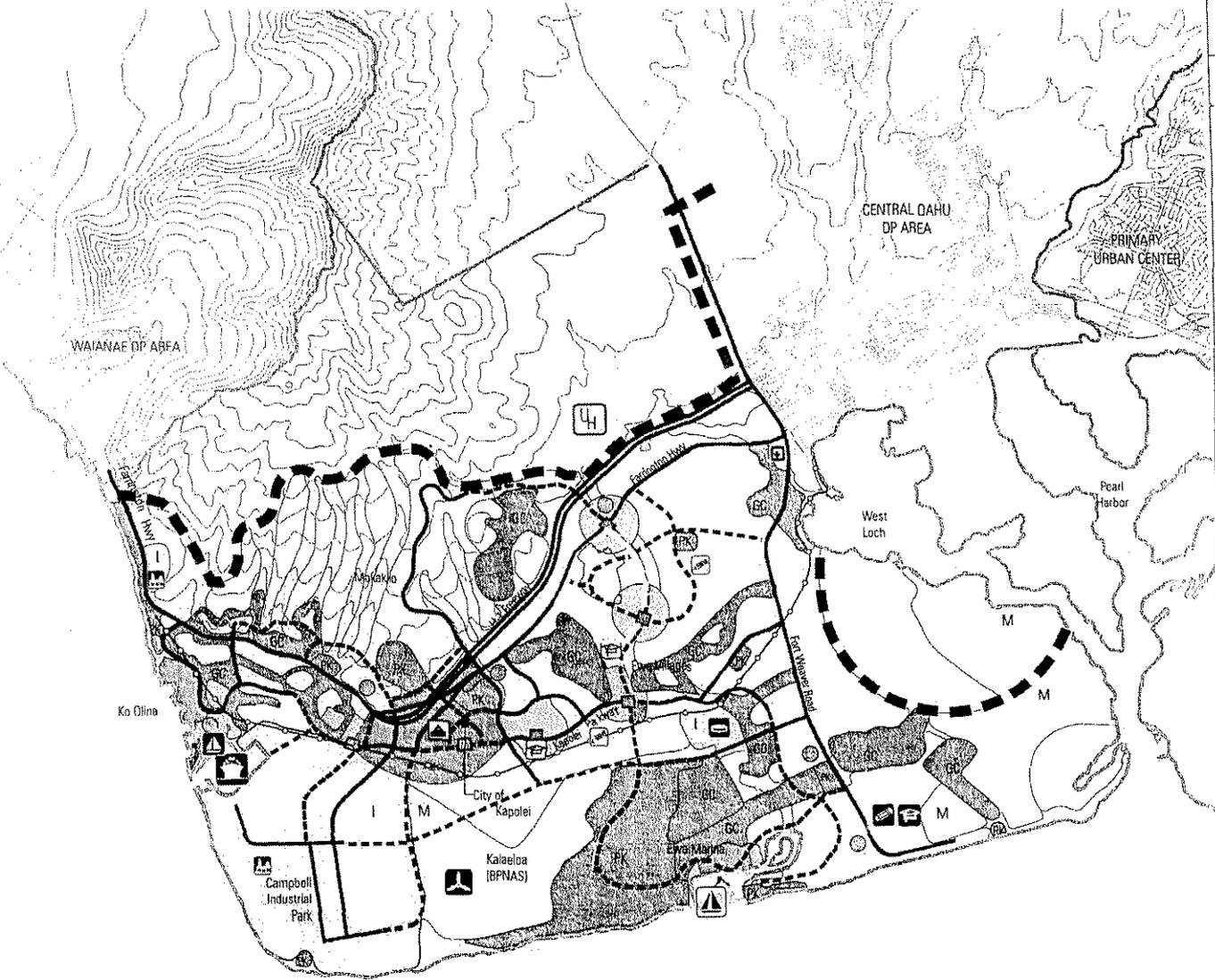
PORTION OF
**STATE LAND USE
 DISTRICT MAP**

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



EWA DEVELOPMENT PLAN

Urban Land Use Map

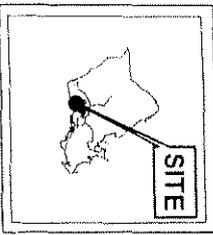
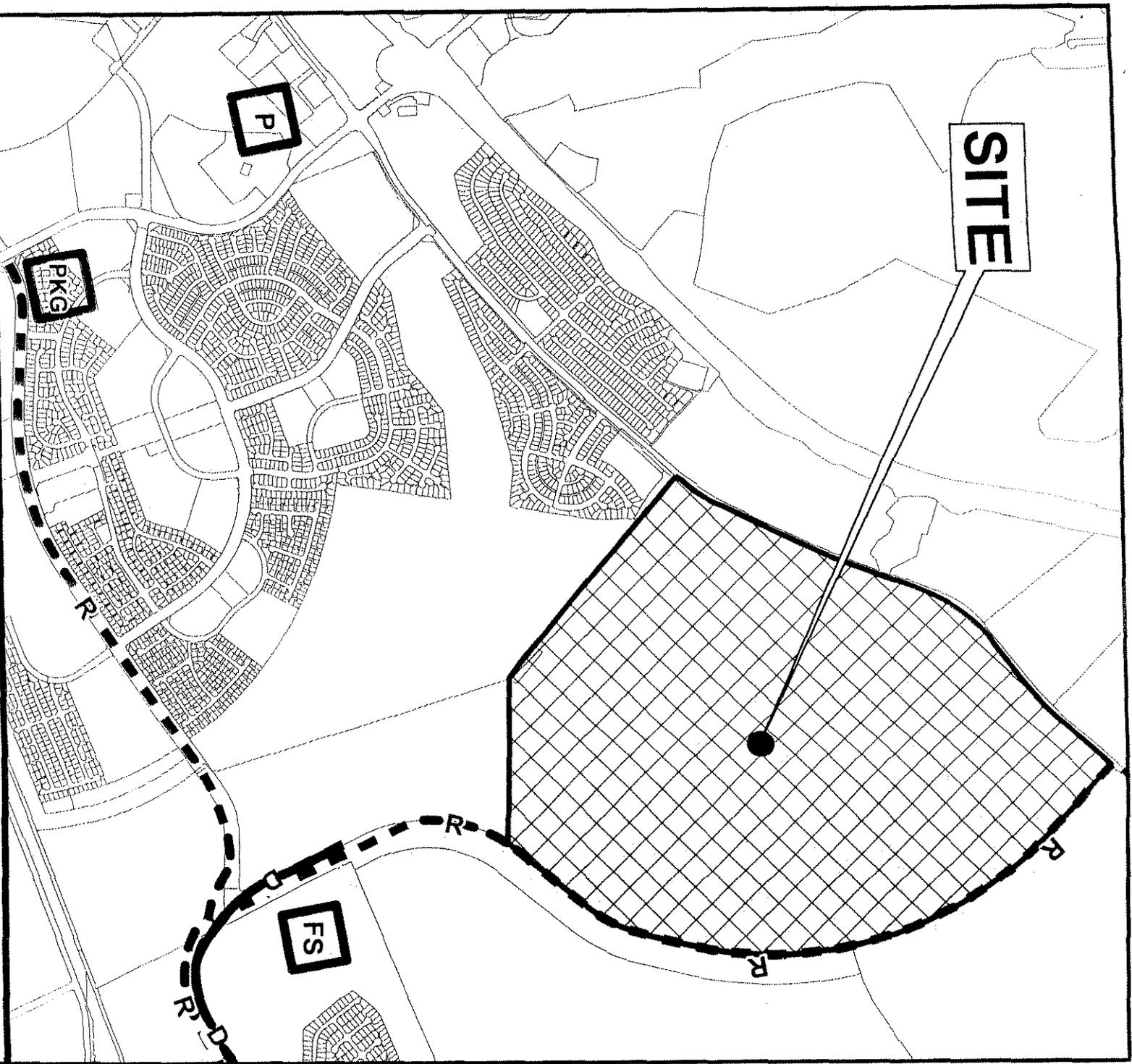


- University of Hawai'i-West O'ahu Project Site
- Approximate University of Hawai'i-West O'ahu PRU Boundary
- Low and Medium Density Residential
- High Density Residential
- Community Commercial Center
- City of Kapolei (High Density Residential and Commercial)
- Resort/Recreation Area
- Industrial
- Military
- Public Institution
- Agricultural and Preservation
- Parks and Golf Courses
- Transit Node (High Density Residential and Commercial)
- Urban Growth Boundary

- | EXISTING | FUTURE | |
|----------|--------|------------------------------------|
| | | Civic Center |
| | | Electric Power Plant |
| | | Wastewater T.P. |
| | | Intermediate School |
| | | High School |
| | | U.H. West Oahu |
| | | Hospital |
| | | Small Boat Marina |
| | | Commercial Harbor |
| | | Airfield |
| | | Highways, Arterial & Major Streets |
| | | Historic Railway |

Figure 8
Ewa Development Plan
Urban Land Use Map
University of Hawai'i-West O'ahu

Source: City & County of Honolulu Department of Planning and Permitting 1997.
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

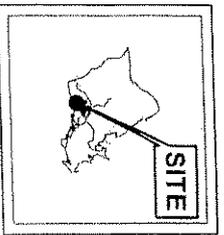
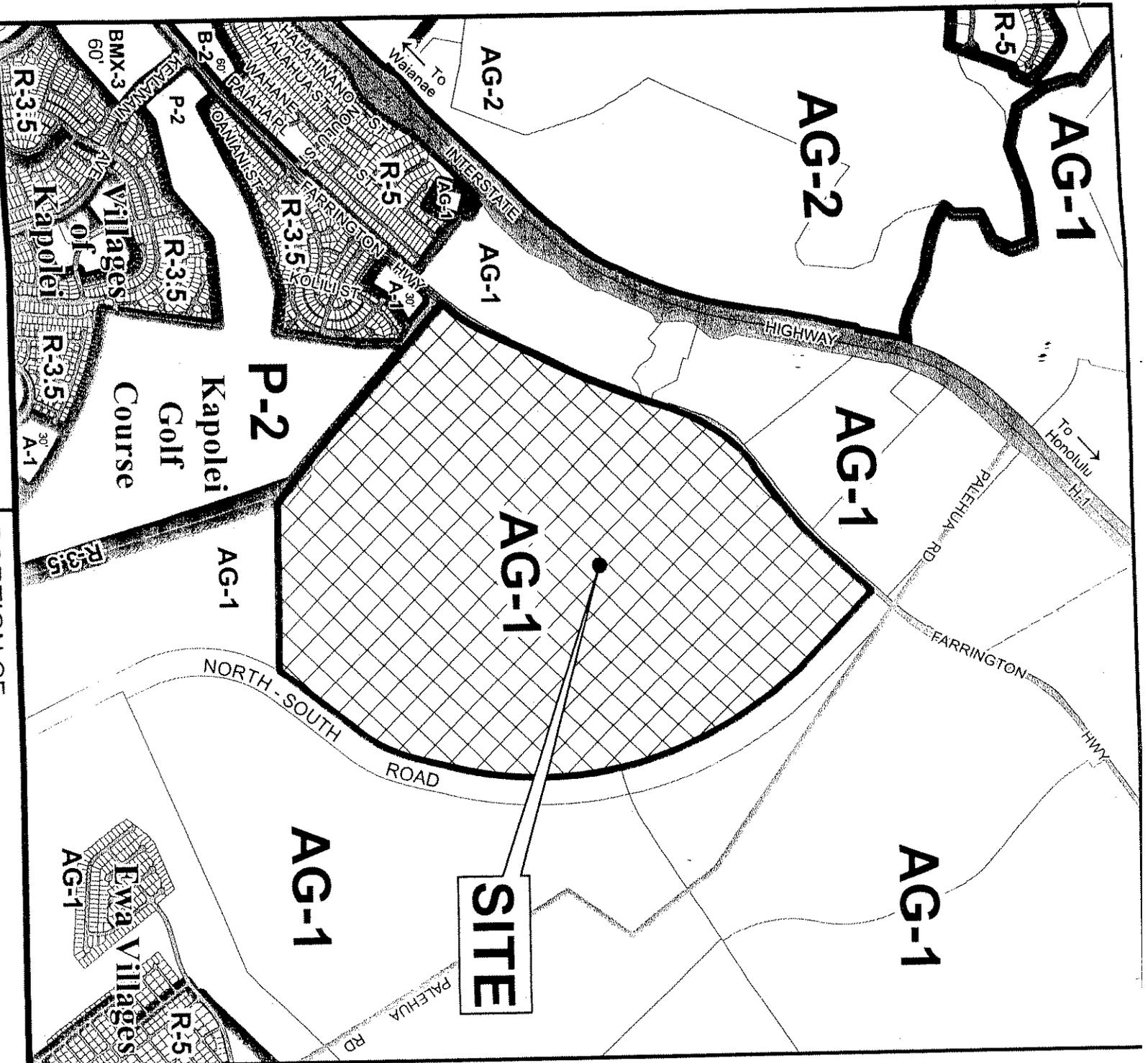


PORTION OF
PUBLIC INFRASTRUCTURE MAP
EWA

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

Prepared by: Department of Planning & Permitting
 City and County of Honolulu

Date Prepared: November 2007
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EXHIBIT D

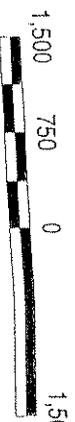
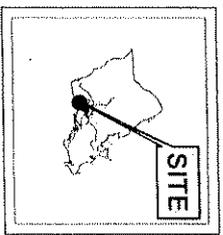
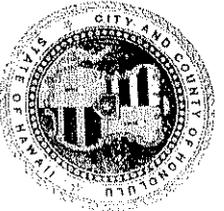
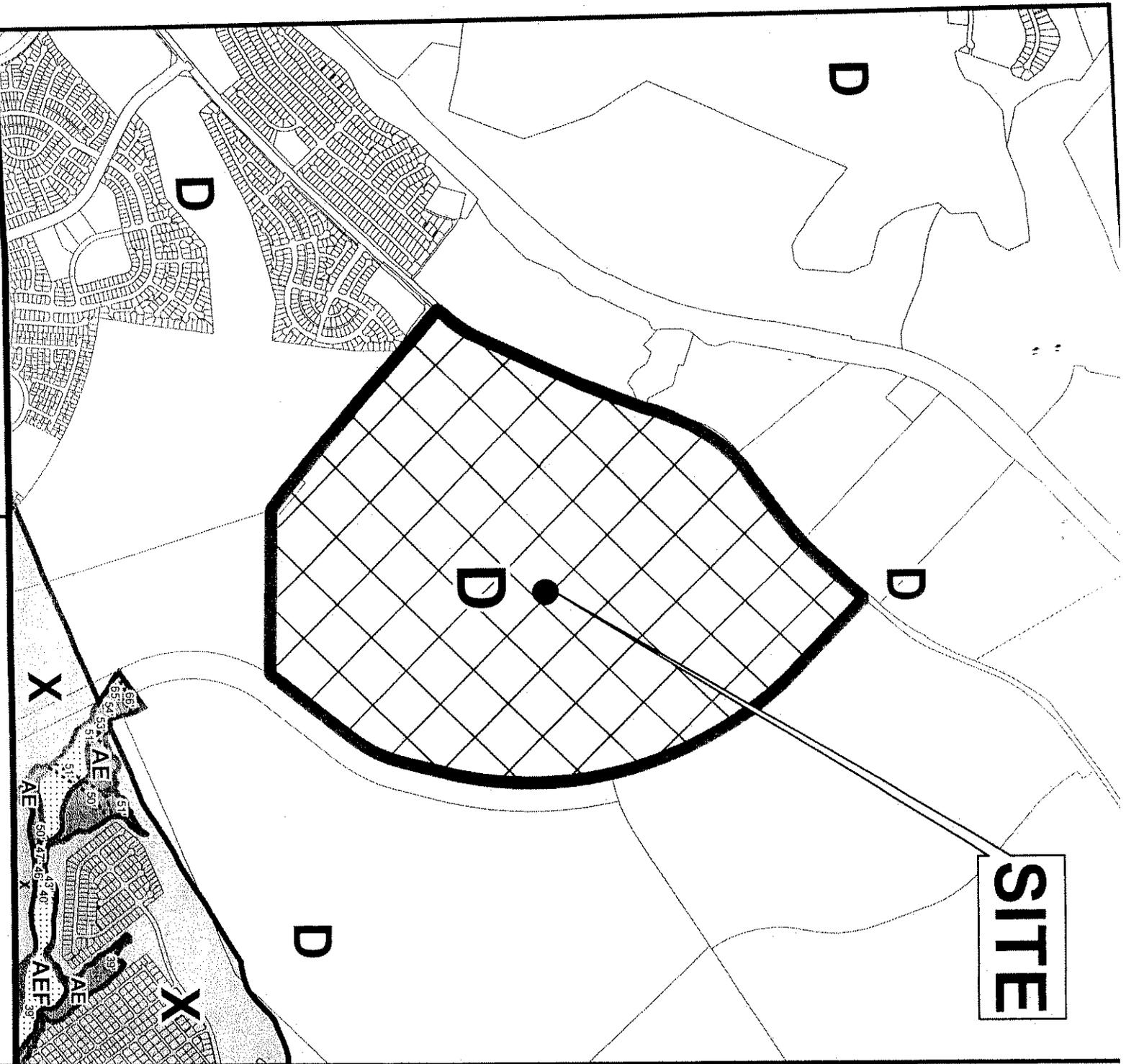


PORTION OF
EXISTING ZONING MAPS
MAKAKILO & EWA BEACH-
IROUOIS POINT
 TAX MAP KEY(S): 9-1-16: 120,127&129
 FOLDER NO.: 2007/Z-6 & 2007/PRU-3

Prepared by: Department of Planning & Permitting
 City and County of Honolulu

Date Prepared: January 2008
EXHIBIT E

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Scale in Feet

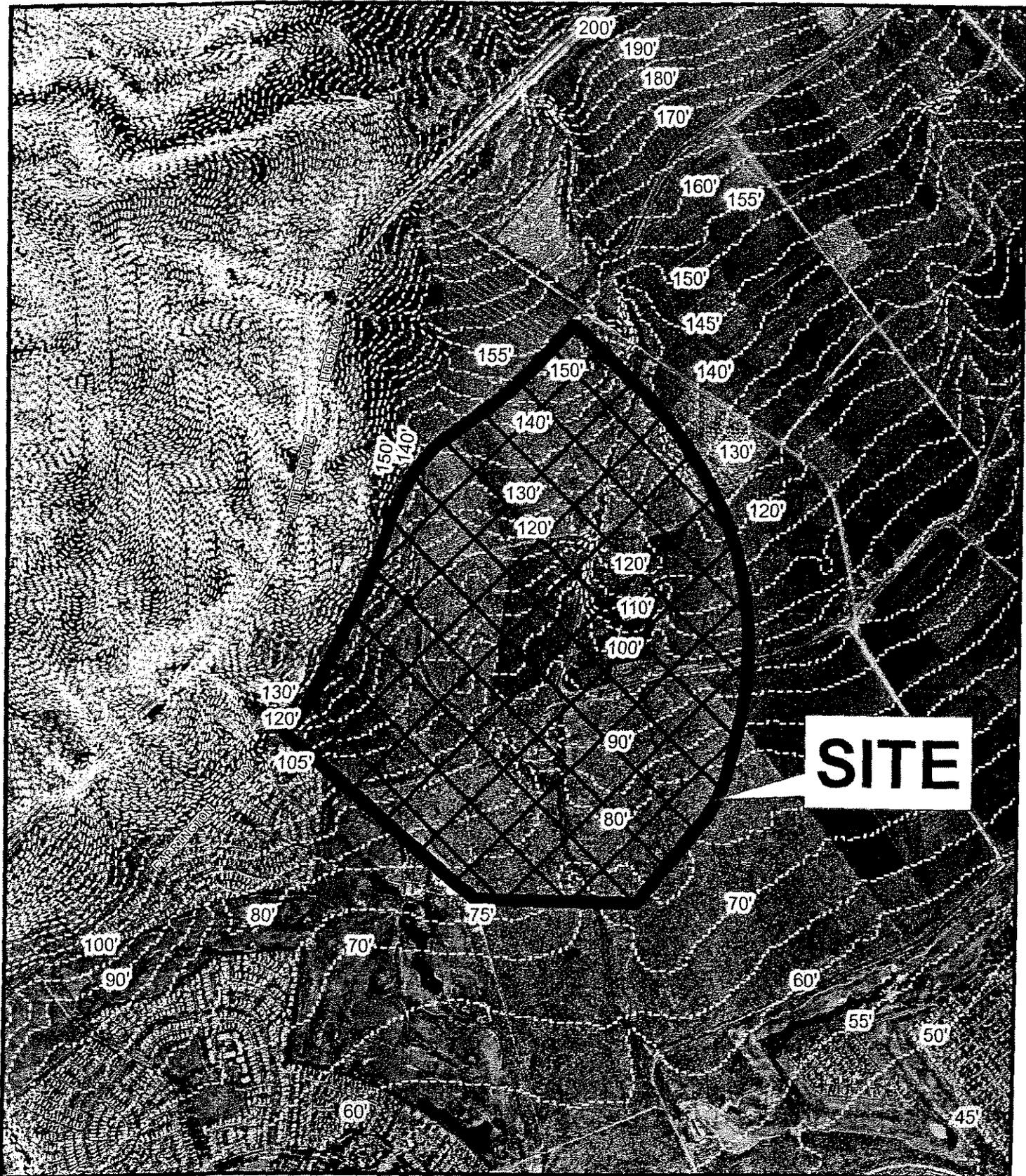
**PORION OF
FLOOD MAP
MAKAKILO & EWA BEACH-
IROQUOIS POINT**

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

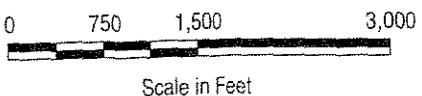
FOLDER NO.: 2007/PRU-3

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: January 2008
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EXHIBIT F



SITE



Scale in Feet

TOPOGRAPHIC MAP

FOLDER NO. 2007/PRU-3

TMK: 9-1-16: 120,127,&129

Note: Data represented on this map is not intended to replace site survey.

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: January 2008

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EXHIBIT G

Table 7 - Land Use and Building Area Summary- UH West O'ahu Campus Five-Year Master Plan

Phase	Land Area	Building Footprint	No. of Buildings	Total Building Footprint	Building Floors	Building Height	Total Floor Area	Floor Area Ratio	Lot Coverage	Density units/acre	Approx. Residential Units	Student Population/ Occupancy
PHASE 1 MASTER PLAN (1,520 Student Campus)												
UH West Oahu Main Campus Facilities (Parcel 1 only excludes roads)												
		127,824	6	127,824			253,248					
Administration		16,848	1	16,848	2	43'	33,696					
Campus Center		28,800	1	28,800	2	43'	57,600					
Library		32,256	1	32,256	2	52'/98' tower	64,512					
Classroom 1A		22,848	1	22,848	2	46'	45,696					
Classroom 1B		19,872	1	19,872	2	43'	39,744					
Maintenance		7,200	1	7,200	2	34' 6"	12,000					
FIVE-YEAR MASTER PLAN (2,750 Student Campus)												
UH West Oahu Main Campus Facilities (Parcel 1 only excludes roads)												
		90,912	13	144,192			287,184					
Campus Center Addition		13,824	1	13,824	2	43'	27,648					
Library Addition		24,000	1	24,000	3	61'	72,000					
Community Services		9,720	1	9,720	2	43'	19,440					
Classroom Type 2		9,720	5	48,600	2	40'	97,200					
Classroom Type 1A		22,848	1	22,848	2	46'	45,696					
Maintenance		7,200	3	21,600	1	23' 4"	21,600					
Mechanical Plant		3,600	1	3,600	1	23' 4"	3,600					
TOTAL FIVE-YEAR MASTER PLAN MAIN CAMPUS FACILITIES	60.6	218,736	19	272,016			540,432					
Student Housing or Campus Expansion Parcel B (Parcel 4)												
		32,400	8	92,400			184,800			19.0	234	702
Student Housing Type A		10,000	7	70,000	2	36' 6"	140,000					
Student Housing Type B		22,400	1	22,400	2	36' 6"	44,800					
Extended Stay Facility (Parcel 12)												
		35,200	2	35,200			109,600			37.0	100	
Extended Stay Facility A		23,200	1	23,200	3/4	63'	73,600					
Extended Stay Facility B		12,000	1	12,000	3	51'	36,000					
TOTAL PRU AREA (LOT AREA)	135.9	286,336	29	399,616		-23' to 63', 98' tower	834,832	0.14	0.05	2.5	334	702

LEGEND

- ① Administration Building
- ② Campus Center
- ③ Campus Center Addition
- ④ Library
- ⑤ Library Addition
- ⑥ Classroom 1A
- ⑦ Classroom 1B
- ⑧ Classroom 2
- ⑨ Community Services Building
- ⑩ Maintenance Building/Mechanical Plant
- ⑪ Maintenance Building
- ⑫ Mechanical Plant
- ⑬ Student Housing A
- ⑭ Student Housing B
- ⑮ Extended Stay Facility A
- ⑯ Extended Stay Building B

**Note: Parking areas shown on the plan are conceptual and provided to illustrate an approximate number of stalls.*

**UH West O'ahu Lands
(University-owned)**

**Private
Development
Lands**

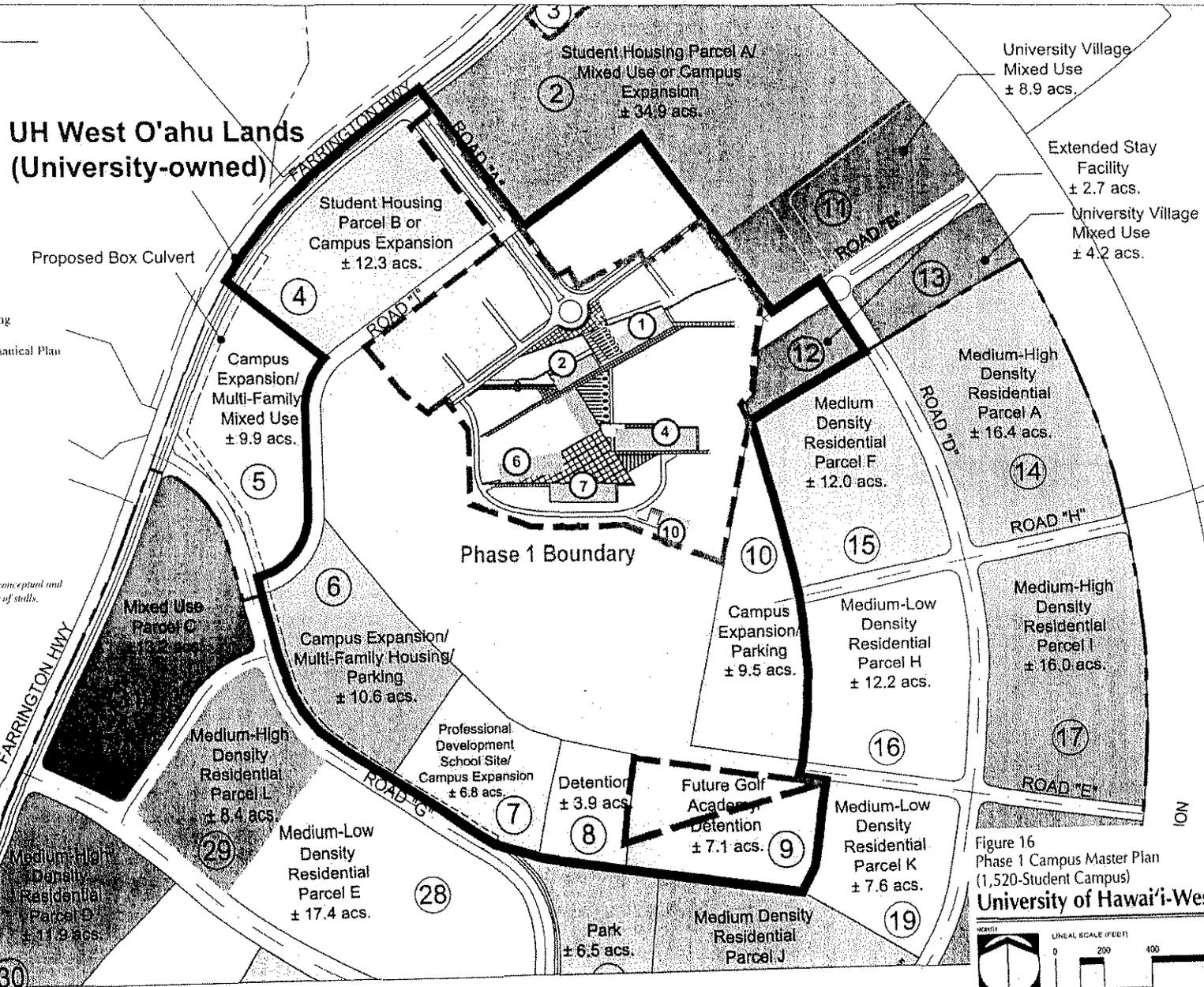
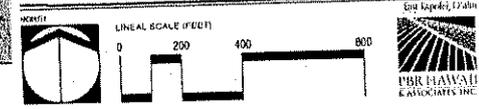
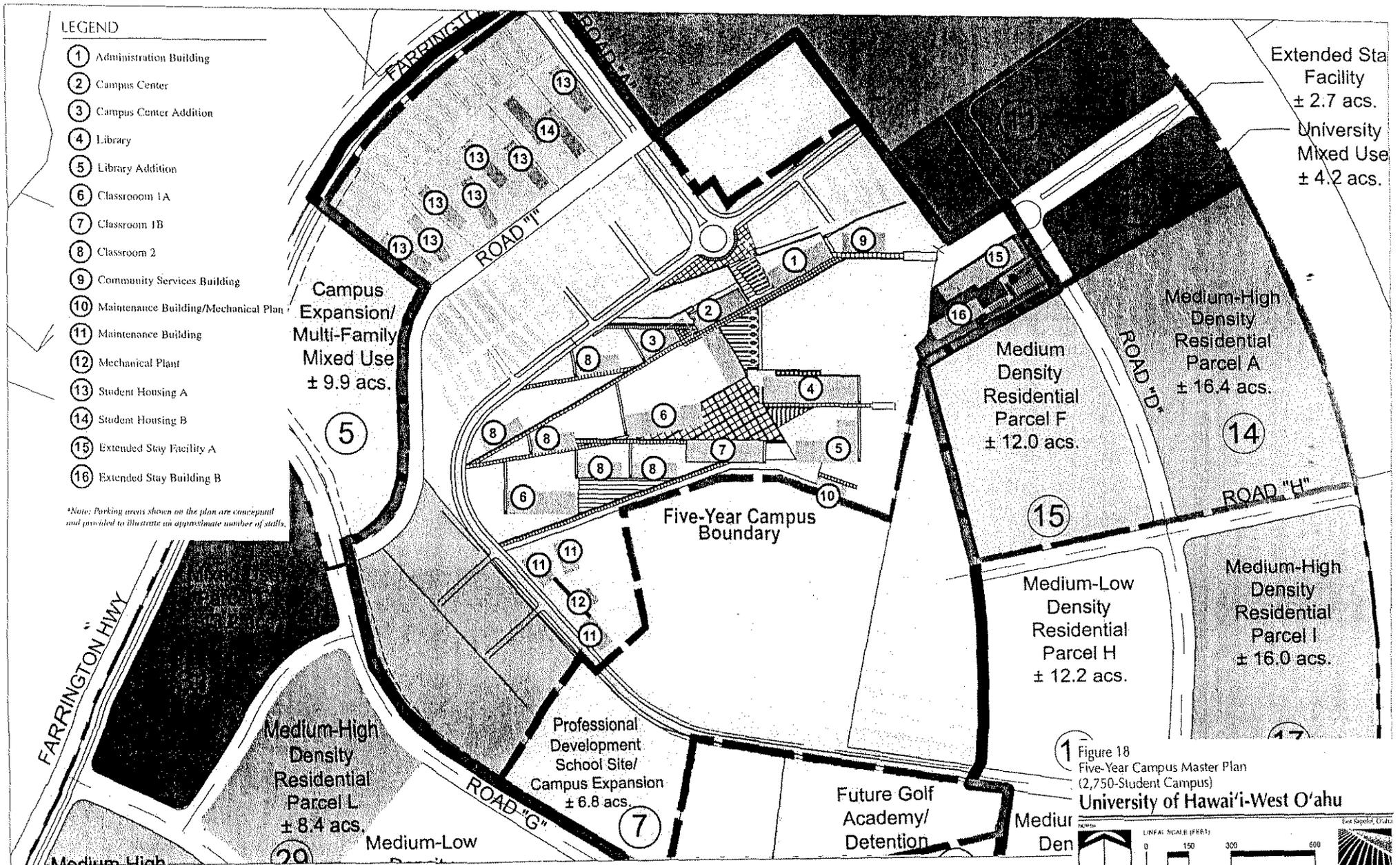


Figure 16
Phase 1 Campus Master Plan
(1,520-Student Campus)
University of Hawai'i-West O'ahu



Source: John Hara Associates, Inc.
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.



1 Figure 18
 Five-Year Campus Master Plan
 (2,750-Student Campus)
 University of Hawai'i-West O'ahu

Source: John Hens Associates, Inc.
 Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

LEGEND

- ① Administration Building
- ② Campus Center
- ③ Campus Center Addition
- ④ Library
- ⑤ Library Addition
- ⑥ Classroom 1A
- ⑦ Classroom 1B
- ⑧ Classroom 2
- ⑨ Community Services Building
- ⑩ Maintenance Building/Mechanical Plant
- ⑪ Maintenance Building
- ⑫ Mechanical Plant
- ⑬ Student Housing A
- ⑭ Student Housing B
- ⑮ Extended Stay Facility A
- ⑯ Extended Stay Building B

**Note: Parking areas shown on the plan are conceptual and provided to illustrate an approximate number of stalls.*

**UH West O'ahu Lands
(University-owned)**

**Private
Development
Lands**

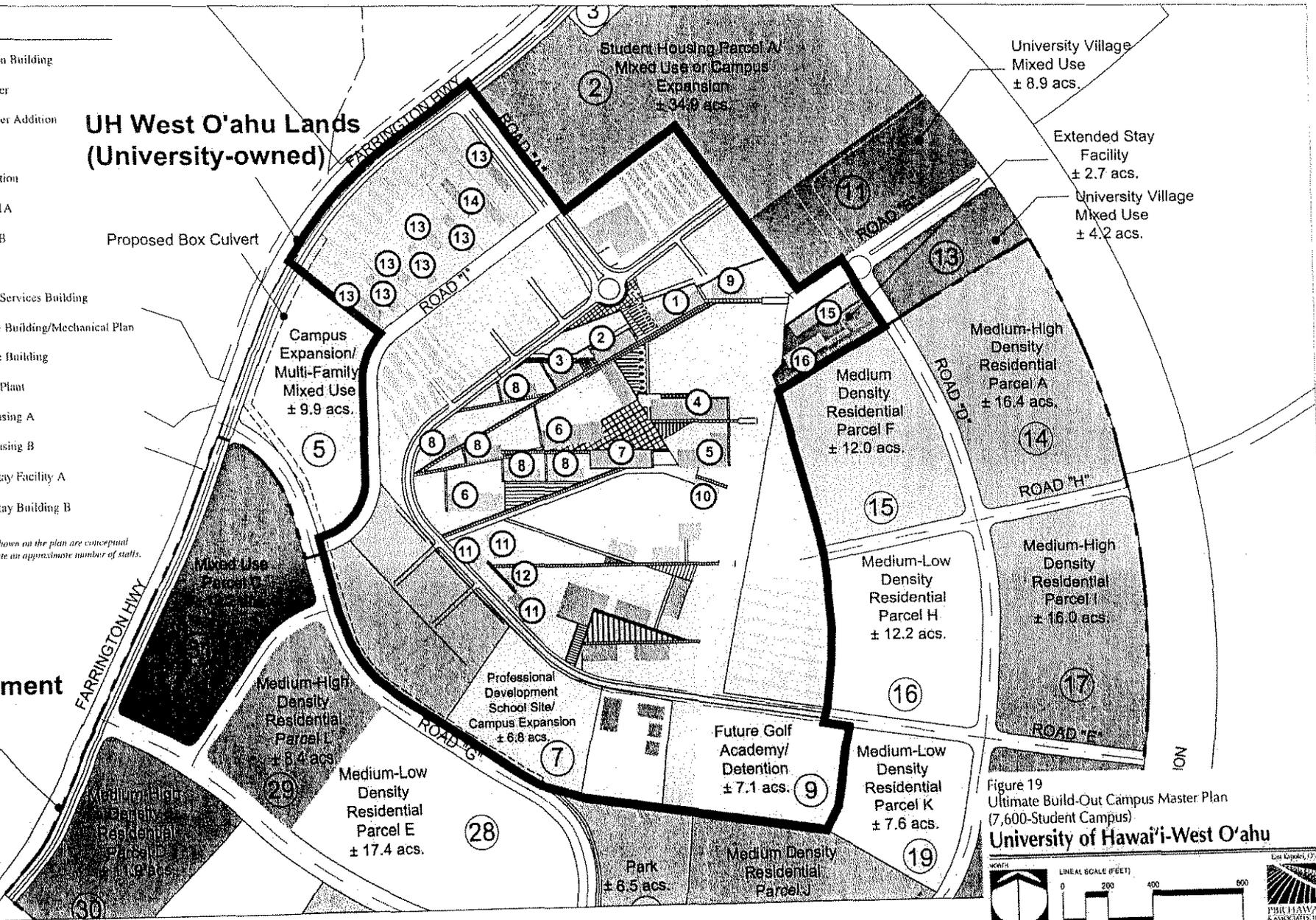
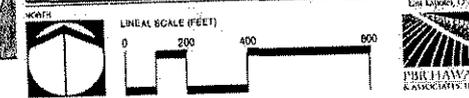


Figure 19
Ultimate Build-Out Campus Master Plan
(7,600-Student Campus)
University of Hawai'i-West O'ahu



Source: John Hara Associates, Inc.
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

EXHIBIT L



REPLY TO
ATTENTION OF:

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

2007/2-6

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;

Doc # 591193

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

07 DEC -3 AIO :32

FISH AND WILDLIFE SERVICE

Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850



DEPARTMENT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

In Reply Refer To:
2008-TA-0052

NOV 30 2007

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 

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

Handwritten notes at the bottom right of the page.



DEPARTMENT OF THE NAVY

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

'07 DEC 18 P12:51

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

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

Area 5

N6274291R00158

Nov
NOV 27 1988 318

DATE: _____
SERIAL: 1685739
BOOK: 15790
TIME: _____
TRANSFER 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):
-----------------------	---

DLR 9-1-244

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

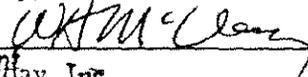
It is understood that the property encumbered by this Restrictive Easement may be transferred or conveyed by Grantor, its successors and assigns, and that, upon such transfer or conveyance, Grantor or its successors or assigns will notify the Government of the mailing address of the new owner or owners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



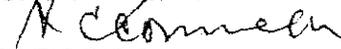
Its President
W. H. McVay, Inc.



Its President
F. R. Cassidy, Inc.

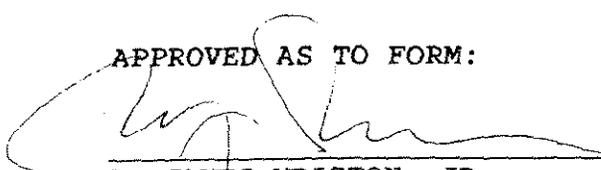


Its President
H. C. Cornuelle, Inc.



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.

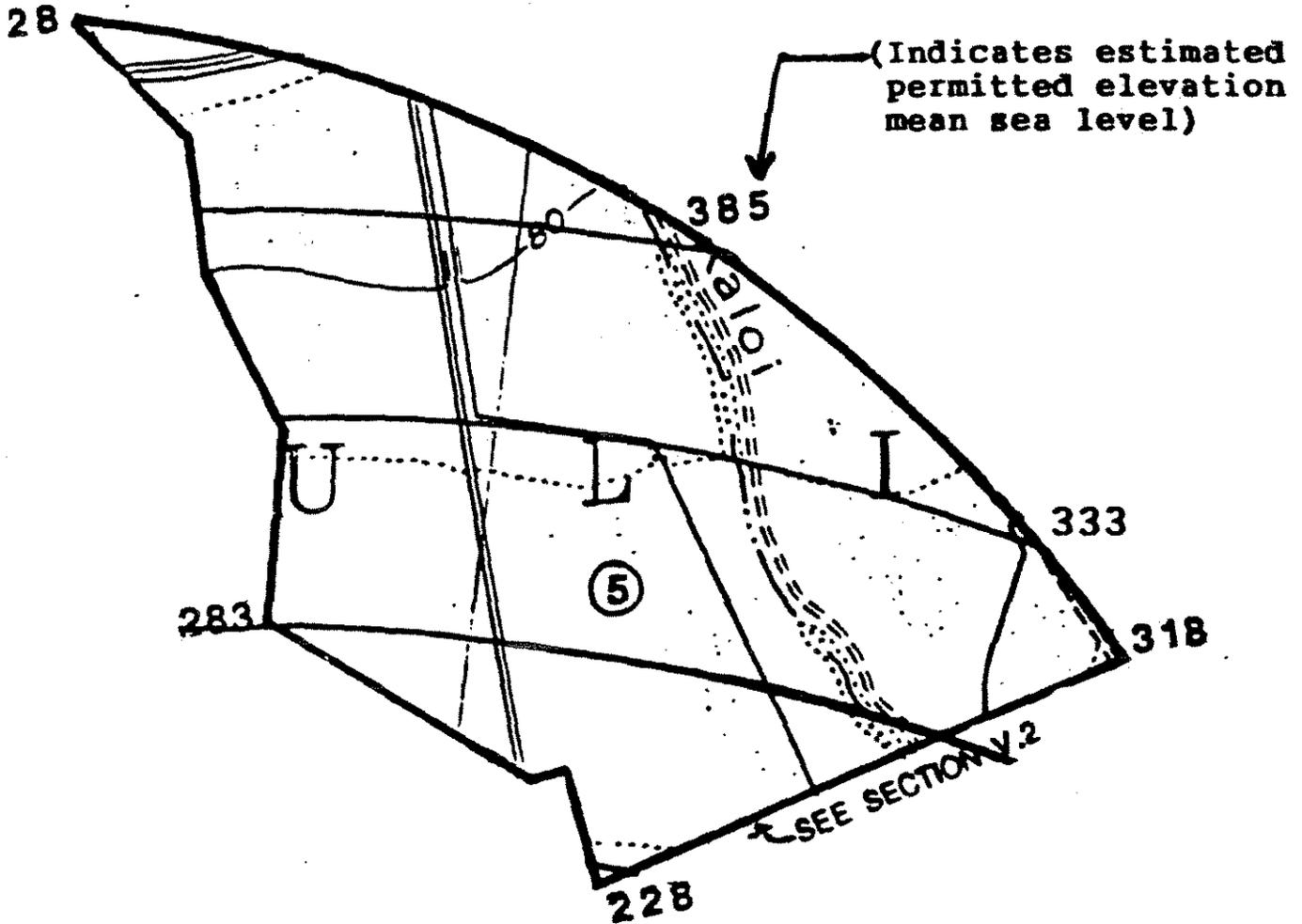
This height restriction was bargained and paid for. It applies only to the easement area and to no other lands and may not be extended by implication nor used in any way against the owner of the surrounding land (e.g., as an admission, precedent, waiver, etc.).

E. No Restriction to Use

All other uses

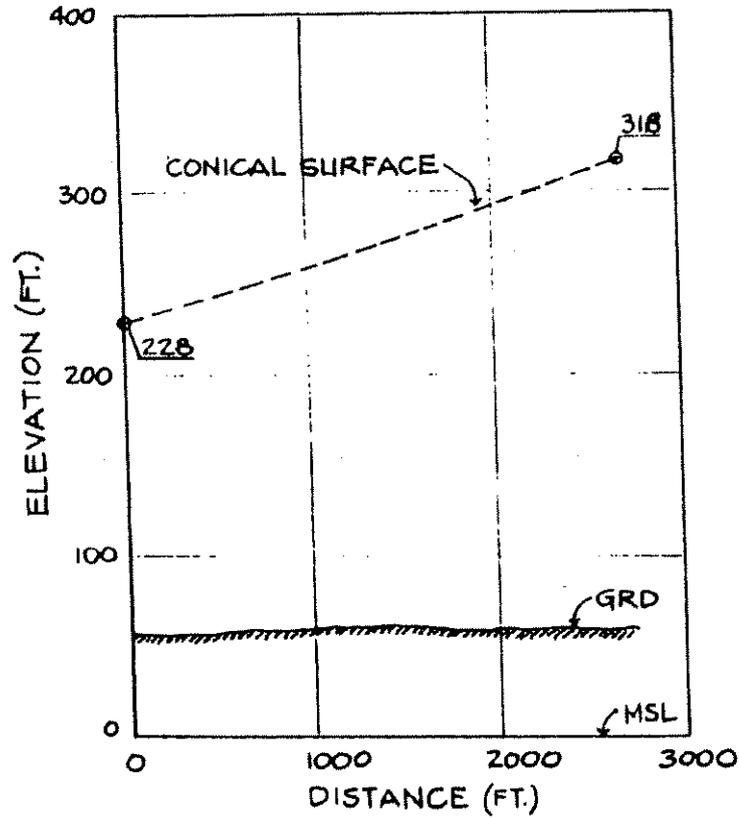
EASEMENT AREA 5

HEIGHT RESTRICTION



EASEMENT AREA 5

HEIGHT RESTRICTION (Vertical Cross Section)



SECTION V.2

EXHIBIT 2



The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

RECEIVED
NOV 19 2 59
COUNTY OF HONOLULU

NOV 19 P 2 59

RECEIVED

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

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,

RUSS K. SAITO
State Comptroller

c: Mr. Grant Murakami, PBR Hawaii

6/10/2008 586-796

LINDA LINGLE
GOVERNOR

RECEIVED



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

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.

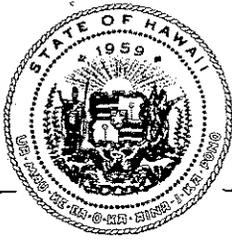
The Hawaii Housing Finance and Development Corporation (HHFDC) is supportive of the development of the UHWOC and related workforce and affordable housing. The HHFDC is the master land developer for the adjacent Villages of Kapolei and has development rights for approximately 40 acres of land in East 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,

A handwritten signature in black ink, appearing to read "Dan Davidson".

Orlando "Dan" Davidson
Executive Director



DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

LINDA LINGLE
GOVERNOR
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

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

07 DEC 13 P 3:47

RECEIVED

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

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.

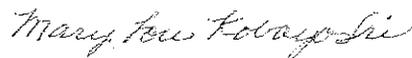
LUC Condition 3

“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

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 22 AM 10:23

RECEIVED

2007/Z-6

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.

David 592901

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



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

~~OFFICE OF BUSINESS SERVICES~~
OFFICE OF SCHOOL FACILITIES
AND SUPPORT SERVICES

November 30, 2007

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

Attn: Mr. 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 Department of Education (DOE) is in the process of negotiating an Educational Contribution Agreement with the University of Hawaii (UH). The Agreement calls for the establishment of two elementary schools in the 500-acre property to meet the DOE school fair-share requirements for residential development of 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.

Middle school students who will reside in the lands presently owned by UH 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).

High school students living in the East Kapolei areas being developed by UH and the other state agencies cannot be accommodated in Kapolei High School or Campbell High School. Both schools are presently over their facility capacity and their projected enrollment is expected to grow over the next six years. The DOE must be able to build a high school on state owned land in East Kapolei in the very near future. Although negotiations had been ongoing with the Department of Land and Natural Resources on one potential high school site, that land was recently turned over to HHFDC. Negotiations must begin anew with HHFDC on that potential site.

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

07 DEC -4 P2 58

RECEIVED

Mr. Jeffery Hunt
Page 2
November 30, 2007

If the DOE is unable to secure a future high school site for the housing being developed by DHHL, HHFDC, and UH; we will have serious concerns about any future development in the area.

DOE has no further comment on the application. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 733-4862.

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



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULAÑA 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 P 3:05

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

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

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

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

In reply, please refer to:
EP 07-218

DEC 19 P 2:58

RECEIVED

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.

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

PHONE (808) 594-1888



RECEIVED

FAX (808) 594-1865

'07 NOV 29 P 1:02

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.

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

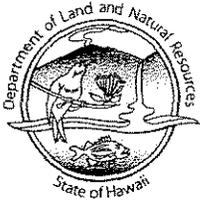
LINDA LINGLE
GOVERNOR OF HAWAII



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

RECEIVED

'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

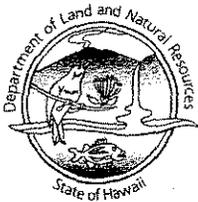
Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

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,

A handwritten signature in black ink, appearing to read "Morris M. Atta".

Morris M. Atta
Administrator



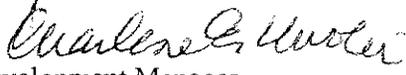
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 30, 2007

MEMORANDUM

TO: Morris M. Atta
Acting Administrator

FROM: for Keith Chun 
Planning & Development Manager

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 your 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

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 
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.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 16, 2007

MEMORANDUM

TOM: 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

To:

FROM:

Morris M. Atta *Maalove*

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:

Shaw

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

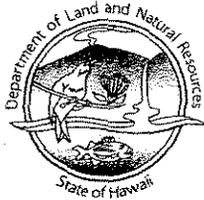


SUBJECT: Application for zone change from AG-1 restricted agricultural districts to BMX-3 community business mixed use district, A-2 medium density apartment district, R-5 residential district and R-3.5 residential district, and plan review use permit for Kapolei, Oahu TMK: (1) 9-1-16: 120, 127, 129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

RECEIVED
LAND DIVISION
2007 NOV 21 11:32 AM
DEPT. OF FORESTRY AND WILDLIFE
STATE OF HAWAII

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



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 P2:16

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,

Handwritten signature of Morris M. Atta in cursive script.
Morris M. Atta
Administrator



07 NOV 16 P3:37

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
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

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:



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.:

PK

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/cwrm>.

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/cwrm/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.

December 19, 2007

- 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.

RI: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.

2007/1 583553

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 Keeno

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.

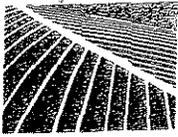
We will defer further comments until the revised TIAR is submitted for our review.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rodney K. Haraga", written over a horizontal line.

RODNEY K. HARAGA
Director of Transportation

ET:km



PBR HAWAII
& ASSOCIATES, INC.

December 18, 2006

12-20-06P05:23 RCVD-STP

2006 DEC 20 A 10:43
 RECEIVED
 TRANSPORTATION
 DIVISION

FRANK BRANDT, FASLA
Chairman

THOMAS S. WITTEN, ASLA
resident

STAN DUNCAN, ASLA
Executive Vice-President

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

INCENT SHIGEKUNI
Vice-President

BRANT T. MURAKAMI, AICP
Principal

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

CEVIN K. NISHIKAWA, ASLA
Associate

QIMI 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
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

HILO OFFICE
101 Aupuni Street
Hilo Lagoon Center, Suite 310
Hilo, Hawai'i 96720-4262
Tel: (808) 961-3333
Fax: (808) 961-4989

WAILUKU OFFICE
1787 Wili Pa Loop, Suite 4
Wailuku, Hawai'i 96793-1271
Tel: (808) 242-2878

Mr. Rodney K. Haraga

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

December 18, 2006

Page 2

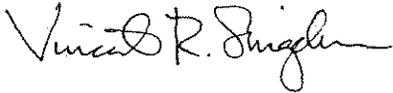
3. Per your comments, the traffic engineering consultant who prepared the Traffic Impact Analysis Report (TIAR), Parsons Brinckerhoff, is contacting DOT's Highways Planning Section to clarify the assumptions used in the TIAR.
4. We thank you for the information provided that the project will experience 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

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

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

MUFI HANNEMANN
MAYOR



RECEIVED
-6 P2:10

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.

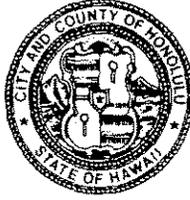
DKM:dk

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

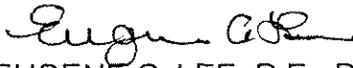
CRAIG I. NISHIMURA, P.E.
DEPUTY DIRECTOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

241672
RECEIVED
08 JAN -8 8:58

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

Scanned 590248

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



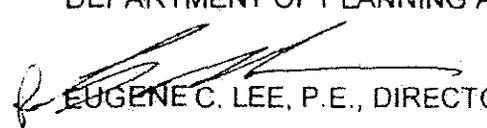
EUGENE C. LEE, P.E.
DIRECTOR

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)

Journal 590248

DEPARTMENT OF EMERGENCY MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED

MUFI HANNEMANN
MAYOR



'07 NOV 27 A9:00

PETER J. S. HIRAI, CEM
ACTING DIRECTOR

DEPARTMENT OF EMERGENCY
MANAGEMENT
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.

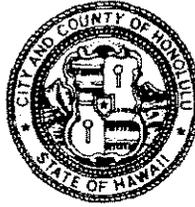
The 121 db sirens have an effective range of approximately 3,400 feet. However, with homes now being built with insulation and central air, it is very hard to hear when the windows are closed. The placement of the two additional sirens along with the upgrade, should give adequate coverage.

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.

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

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

MUFI HANNEMANN
MAYOR



December 7, 2007

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF FACILITY MAINTENANCE

LAVERNE HIGA, P.E.
DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
PRM 07-1045

DEC 11 10 33 AM '07
P3:34

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.

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

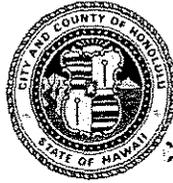
636 South Street
Honolulu, Hawaii 96813-5007

Phone: 808-723-7139

Fax: 808-723-7111

Internet: www.honolulu.gov/hfd

MUFU HANNEMANN
MAYOR



07 DEC -3 P3:17

KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

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

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

RECEIVED

MUFI HANNEMANN
MAYOR



'07 NOV 20 P2:32

LESTER K.C. CHANG
DIRECTOR

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

November 16, 2007

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

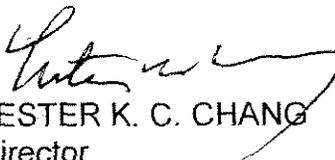
FROM: LESTER K. C. CHANG, DIRECTOR

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)

RECEIVED

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

'07 NOV 28 P2:12

DEPARTMENT OF PLANNING AND PERMITTING
AND SUMMARY DESCRIPTION
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

Approved 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 P 2:12

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

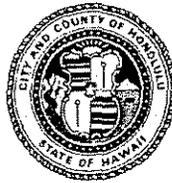
By 
JOHN P. KERR
Assistant Chief of Police
Support Services Bureau

DEPARTMENT OF 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

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MUFI HANNEMANN
MAYOR



'08 JAN 10 05:41
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.

5-17-08

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

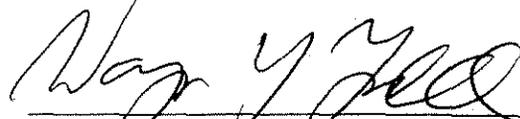
School Access. While the new school site is relocated away from the major North-South Road, we are concerned that it is with two main street frontages. The continued UHWO coordination with the various agencies to avoid traversing such thoroughfares would be appropriate.

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>

RECEIVED

December 6, 2007

07 DEC -7 P3:17

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

2007/PRU-3

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

Dear Mr. Eng

Subject: **2007/PRU-3** (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.

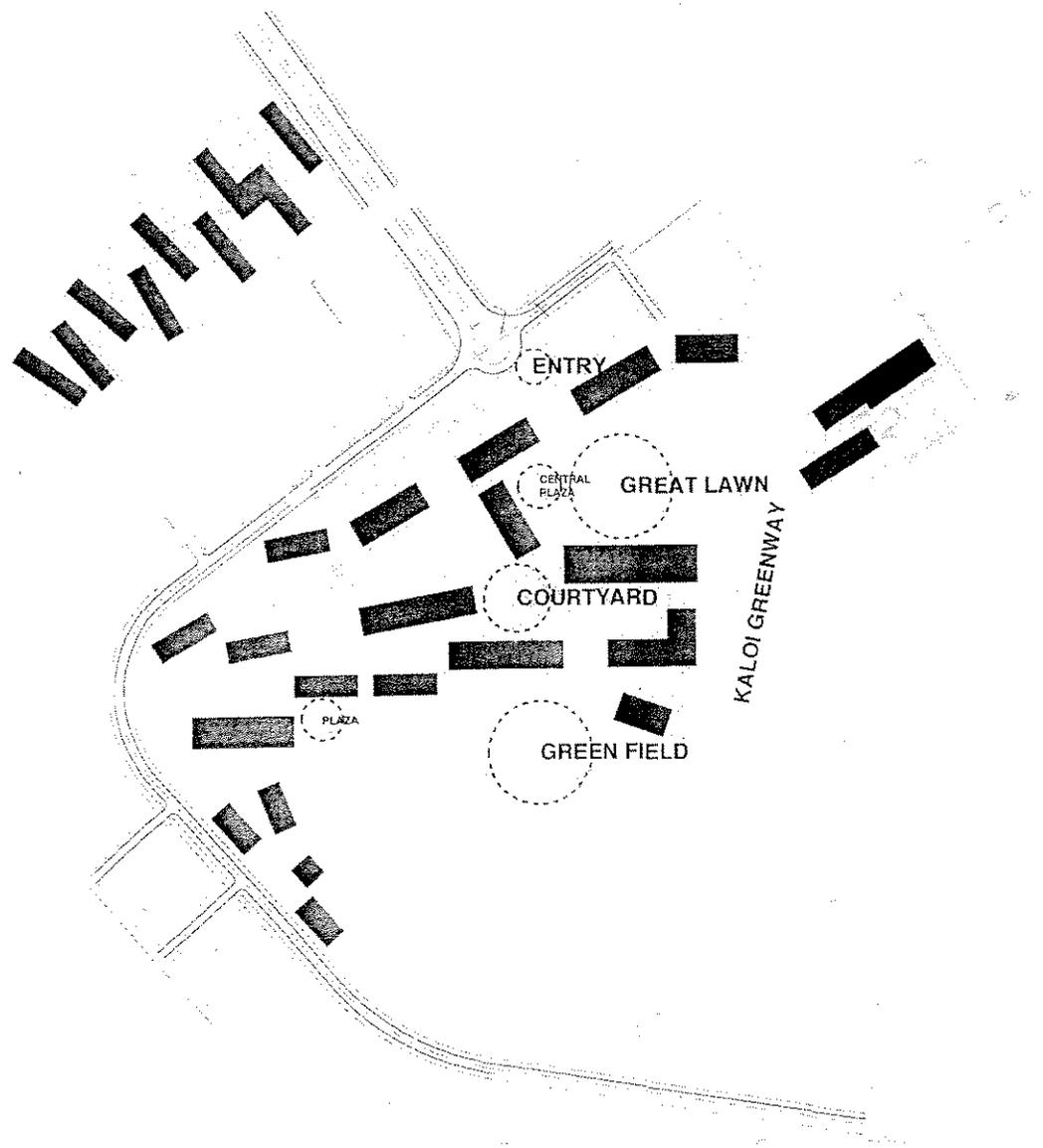
The Board anticipates that the developers will continue to bring the project back for review and discussion as it develops. The only concern expressed was that the private development lands will go through the same process as other developments; that is, the requirement for review and comment by affected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

Yours Truly,

Dr. Kioni Dudley,
Acting Chairperson

SCOTT BEEBE





LEGEND

 MAJOR PLAZA / OPEN SPACE

Source: John Hara Associates, Inc.
 Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

EXHIBIT M

Figure 20
 Major Plazas and Open Spaces
 University of Hawai'i-West O'ahu



NOT TO SCALE



Table 12 - UH West O'ahu Campus Five-Year Master Plan Project Development Standards Summary

Development Standard	Underlying Zoning: AG-1 Development Standard (LUO Sec. 21-3.50 and Table 21-3.1)	Proposed Zoning: BMX-3 (LUO, Sec. 21-3.120-2 and Table 21-3.4)	Proposed UH West Oahu Five-Year Master Plan Review Use
Minimum lot Area	5 acres	5,000 square feet	Comply
Minimum Lot Width and Depth (feet)	150	50 feet	Comply
Yards			
Front Yard (feet)	15	10 for dwellings, 5 for other uses (Where a zoning lot adjoins a residential, apartment or apartment mixed use district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district.)	Comply
Side and Rear Yard (feet)	10	5 feet for detached dwellings (For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 feet for the portion of the lot containing the common wall.), 10 feet for multifamily dwellings, 0 feet for other uses (Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment or apartment mixed use district, there shall be a side or rear yard which conforms to the yard requirements for dwelling use of the adjoining district. In addition, see Section 21-4.70-1 for landscaping and buffering requirements.)	Comply
Maximum Building Area for Any Zoning Lot within the UH West Oahu Campus	10 percent of zoning lot	Not Regulated	Comply
Maximum Density (FAR)	10 percent of zoning lot	2.5	Comply
Open Space Bonus	N/A	(A) For each square foot of public open space provided, five square feet of floor area may be added, exclusive of required yards; (B) For each square foot of area provided, three square feet of floor area may be added, exclusive of required yards; and (C) Maximum density with open space bonuses shall not exceed an FAR as provided under Table 21-3.4	Comply
Open Space Bonus (Max FAR)		3.5	Comply
Maximum Height (feet)	15 to 25 feet (if height setbacks are provided)	Per zoning map	90 feet/100 feet exception for lower
Height Setbacks	Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet.	(1) Where a zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the BMX-3 zoning lot, (2) Where a zoning lot adjoins a zoning lot in an A-2, A-3 AMX-2, AMX-3 or resort district, no portion of a structure shall exceed 40 feet in height along the buildable area boundary line on the adjoining side of the BMX-3 zoning lot, provided the additional height shall be permitted if the additional height is set back one foot from the buildable area boundary line for each 10 feet in height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height.	Comply
Street Setback and Street Trees		(A) Within the BMX-3 district, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of any street. (B) If a street tree plan exists for the street which fronts the project, the applicant shall install a street tree or trees, as required by the director.	Comply

Table 8 - Proposed UH West O'ahu PRU Area Parking Stalls

Year	Student Population (Students)	UH West O'ahu Parking Provided for Campus Facilities* (Stalls Provided)	ITE Standard (Stalls)	UH Mānoa Parking based on Head Count (Stalls)	Total UH West O'ahu PRU Area Campus Parking (Stalls Provided)
2009	1,520	760	562	464	760
2014	2,750	1,375*	1018	839	1,494**
2025	7,600	2,812**	2,812	2,318	Undetermined***

*Includes parking for the Main Campus Facilities, Student Housing, Campus Expansion and Golf Academy. Excludes parking for the Extended Stay Facility, Professional Development School, and additional Multi-Family Housing.

**Parking for the Extended Stay Facility will comply with parking requirements as established within the LUO. The requirement for the Extended Stay Facility was calculated as .75 per unit (Hotel lodging) and 1 per 400 square feet (Commerce and Business) for a total of 119 stalls. This number could be adjusted pending refinement of the program for this facility.

***The parking requirement for the Professional Development School is undetermined as the program for this use is still undetermined. Parking for the possible 139 units of multi-family housing in Parcel 6 is currently undetermined as parking requirements are determined by dwelling size which is currently undetermined. The University will comply with parking requirements as established within the LUO for these proposed land uses so in total ample parking will be provided for the campus lands.

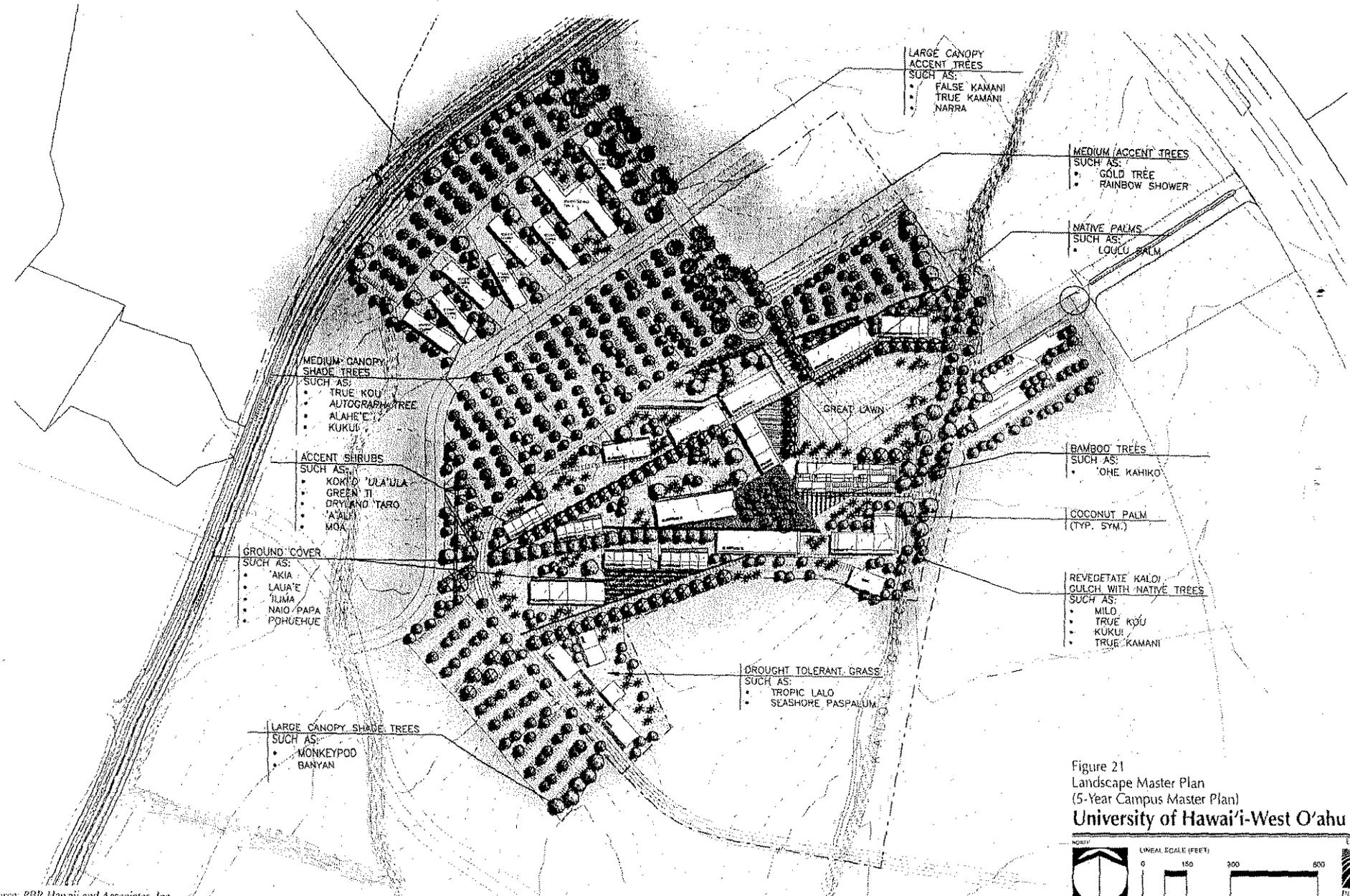
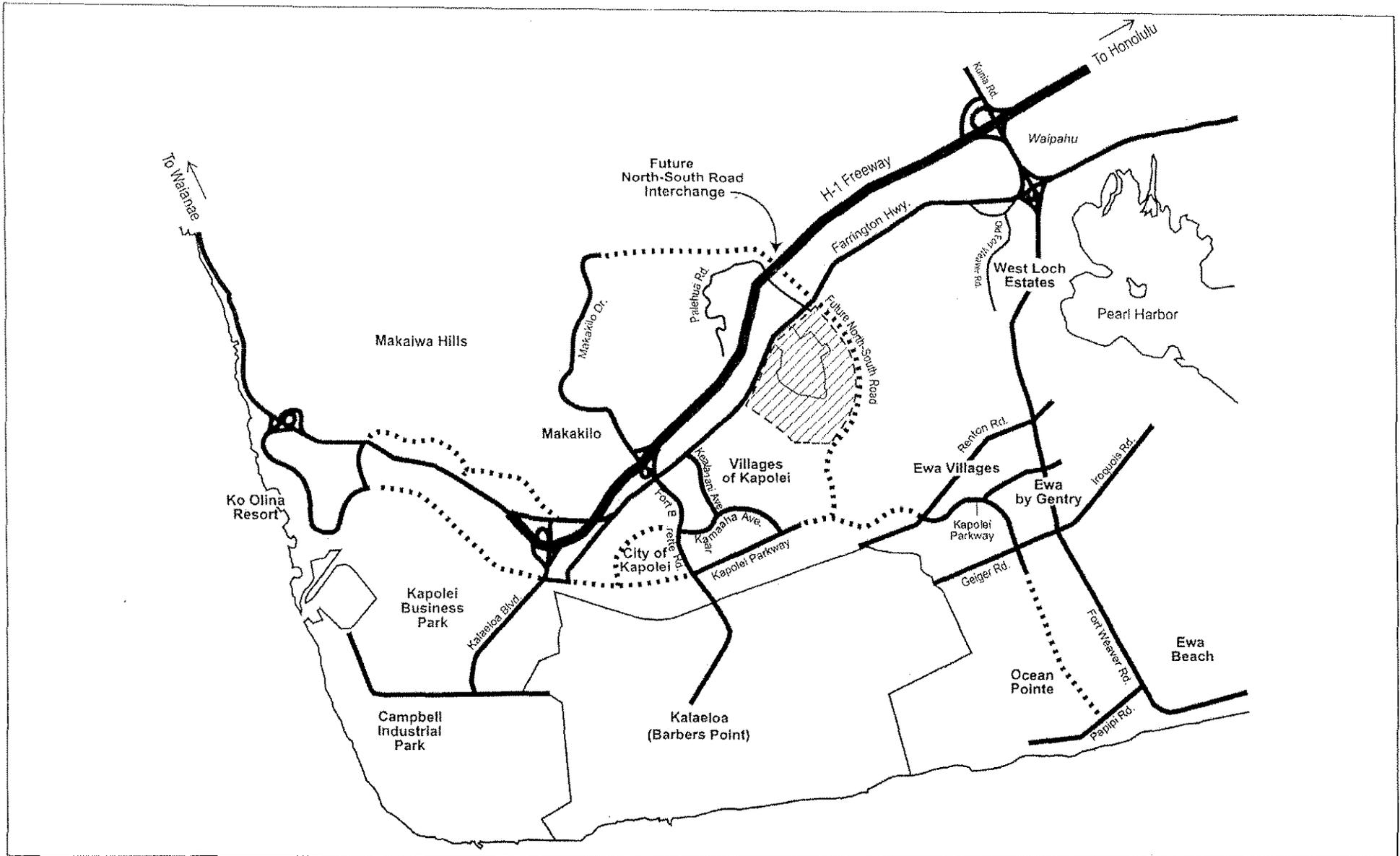


Figure 21
Landscape Master Plan
(5-Year Campus Master Plan)
University of Hawai'i-West O'ahu



Source: PBR Hawaii and Associates, Inc.



Legend

-  UH West O'ahu
-  Approximate University of Hawai'i West O'ahu PRU Boundary
-  Roadway
-  Future Roadway

Source: PB Americas Inc.
 Note: This map has been prepared for general planning purposes only and is subject to change.

Figure 30
 Regional Roadway Map
 University of Hawai'i-West O'ahu



NOT TO SCALE



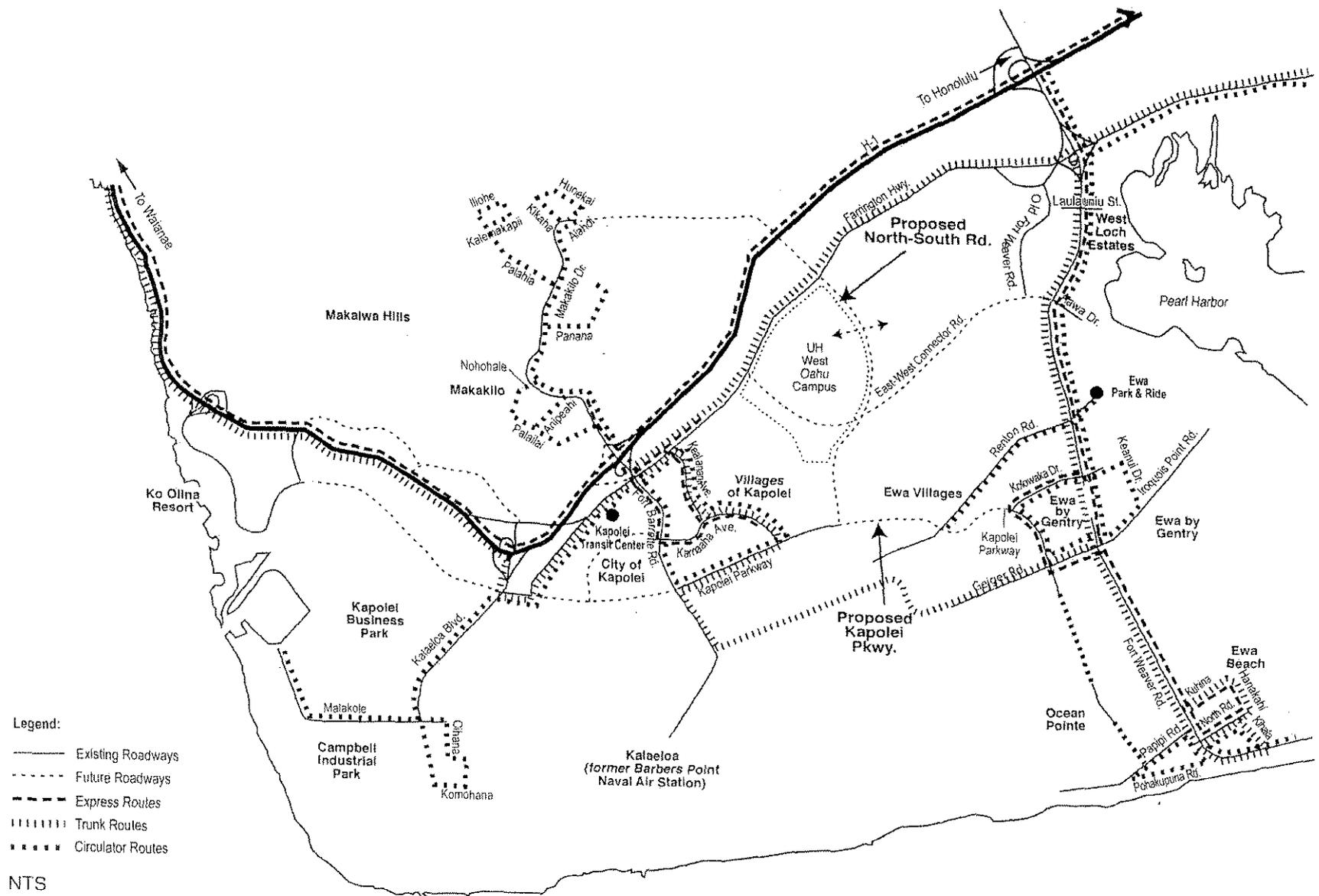
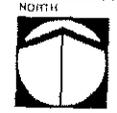


Figure 31
Existing 'Ewa Regional Public Transit Routes
University of Hawai'i-West O'ahu



NOT TO SCALE



Source: PB Americas, Inc.
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

ATTACHMENT 1



RESOLUTION

APPROVING A PLAN REVIEW USE APPLICATION SUBMITTED BY UNIVERSITY OF HAWAII (UH) TO DEVELOP THE NEW WEST O`AHU CAMPUS.

WHEREAS, in accordance with the Land Use Ordinance, Sections 21-2.40-2 and 21-2.120, the University of Hawaii, herein referred to as the Applicant, has applied for a Plan Review Use to allow the development of the new West O`ahu Campus, on BMX-3 Community Business Mixed Use District zoned parcels located in Kapolei, O`ahu, Hawaii, also identified as Tax Map Keys 9-1-16: Portions of 127 and 129; and

WHEREAS, the City Council held a public hearing on _____, to consider said application for a Plan Review Use; and

WHEREAS, on _____, the City Council, having duly considered all of the evidence and reports offered at said public hearing, recommended approval of the subject application for a Plan Review Use with certain conditions enumerated below; now therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Plan Review Use be issued to the Applicant under the following conditions:

1. This Plan Review Use includes the land area described on the map attached as Exhibit A (Location Map). Prior to the issuance of any building permit, the area for the UH WOC shall be subdivided out of the total area under the ownership of the UH.
2. Development of the site shall be in general conformance with Exhibit J (Five-Year Campus Master Plan), and the supplemental plans on file with the Department of Planning and Permitting (DPP). Further, plans shall be modified as described in the Director's Report. The Director of Planning and Permitting may approve minor or non-substantive deviations.
3. All work shall comply with all applicable Federal, State, and County regulations, standards, statutes, and ordinances, unless otherwise stated.
4. Approval of the PRU Permit request shall be contingent upon finalizing the educational contribution agreement per Land Use Commission requirement.
5. The UH West O`ahu shall provide a minimum number of loading spaces in accordance with the off-street loading requirements of Sec. 21-6.100 of the Land Use Ordinance.



RESOLUTION

6. Exterior lighting including lighting for the campus identity symbol tower shall be energy efficient and sensitively designed in such a way that the light sources are shielded to minimize glare and not directed toward the sky.
7. The proposed uses and facilities outlined in DPP Table 2 (Summary of Proposed Facilities) shall be considered as principal permitted uses within the PRU project boundaries, except as noted herein. Other uses not specifically mentioned in DPP Table 2 may be considered as accessory use only if they are normally accessory to facilities specifically outlined in the PRU.
8. The maximum building area for the overall project shall be based on the total lot area less roadways, utility easements, landscape easements, and "gulch areas." The total building area shall not exceed 7.5 percent (7.5%).
9. The maximum allowable density for the overall project shall be based on the total lot area less roadways, utility easements, landscape easements, and gulch areas. The total floor area shall not exceed 0.20 FAR.
10. The maximum building height for all structures shall not exceed 90 feet except the proposed tower structure for the library, which shall not exceed 100 feet.
11. The minimum off-street parking requirement shall meet the parking standards required under DPP Table 4.
12. Prior to the application of any grading or building permits, the Applicant shall submit a REVISED campus master plan, for review and approval by the DPP, which shall include the following:
 - a. Revised overall campus master plan showing the project boundaries, phasing plans, contours, roadways, buildings, sidewalks, plazas, streetscape improvements, landscaping (major trees), walls, parking areas, loading areas, easements, and Kaloī Gulch.
 - b. Revised campus landscape master plan showing tree/shrub/ground cover location, species, caliper, size, spacing, height, quantity and spread. This plan shall incorporate pedestrian and bicycle routes, greenway system along Kaloī Gulch, and streetscape improvements. The landscape design shall be sustainable in nature utilizing native plant species and others proven to survive hot sun, low precipitation and steady breezes. It shall also judiciously locate canopy-form trees to provide shade to help cool buildings and pedestrian circulation and gathering areas, and screening of



RESOLUTION

traffic along Farrington Highway. All landscaping shall be provided with a permanent automatic irrigation system.

- c. Revised campus facilities program summary showing detailed floor areas, building areas, building heights, and off-street parking and loading spaces.
13. Prior to the application for grading permits, the applicant shall submit a report updating their compliance with the conditions of this PRU to the DPP for review.
14. Prior to the application of any building permit for major buildings, the Applicant shall submit detailed site plans, floor plans, building elevations, building sections, landscape plans, and tabulations of the floor area, building area, and off-street parking and loading for review and approval by the DPP. The Applicant shall show and discuss how the proposed facilities meet the sustainability and design standards of the Long Range Development Plan (dated August 2006), as amended, and the required urban design plan per the unilateral agreement of the zone change.
15. Prior to the issuance of any building permit, a sign master plan shall be submitted to the DPP for review and approval. It shall include the standard types of signs, location, size, text, typeface, materials, and colors. Each permitted use shall not exceed the sign standards of the BMX-3 Community Business Mixed Use District.
16. On each anniversary date of the effective date of this PRU permit, the Applicant shall submit an annual progress report as to the status of all conditions to the City Council for review.
17. As may be required by the Director of Planning and Permitting for the review of grading and/or building permits, the Applicant shall submit reports updating the Applicant's status in complying with applicable conditions.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and he is, hereby directed to transmit copies of this resolution to the Director of the Department of Planning and Permitting; the Chief of the Honolulu Fire Department; the Administrator of the State Historic Preservation Division; President David McClain, University of Hawai'i, 2444 Dole Street (Bachman Hall), Honolulu, Hawai'i, 96822; Chancellor Gene Awakuni, University of Hawai'i West O`ahu, 96-129 Ala Ike, Pearl City, Hawai'i, 96782; Ms. Laura H. Thielen, Chairperson, Department of Land and Natural Resources, Kalanimoku Building, 1151 Punchbowl Street, Honolulu,



RESOLUTION

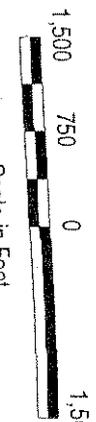
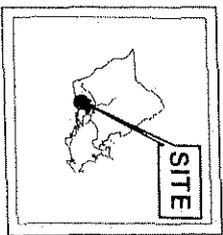
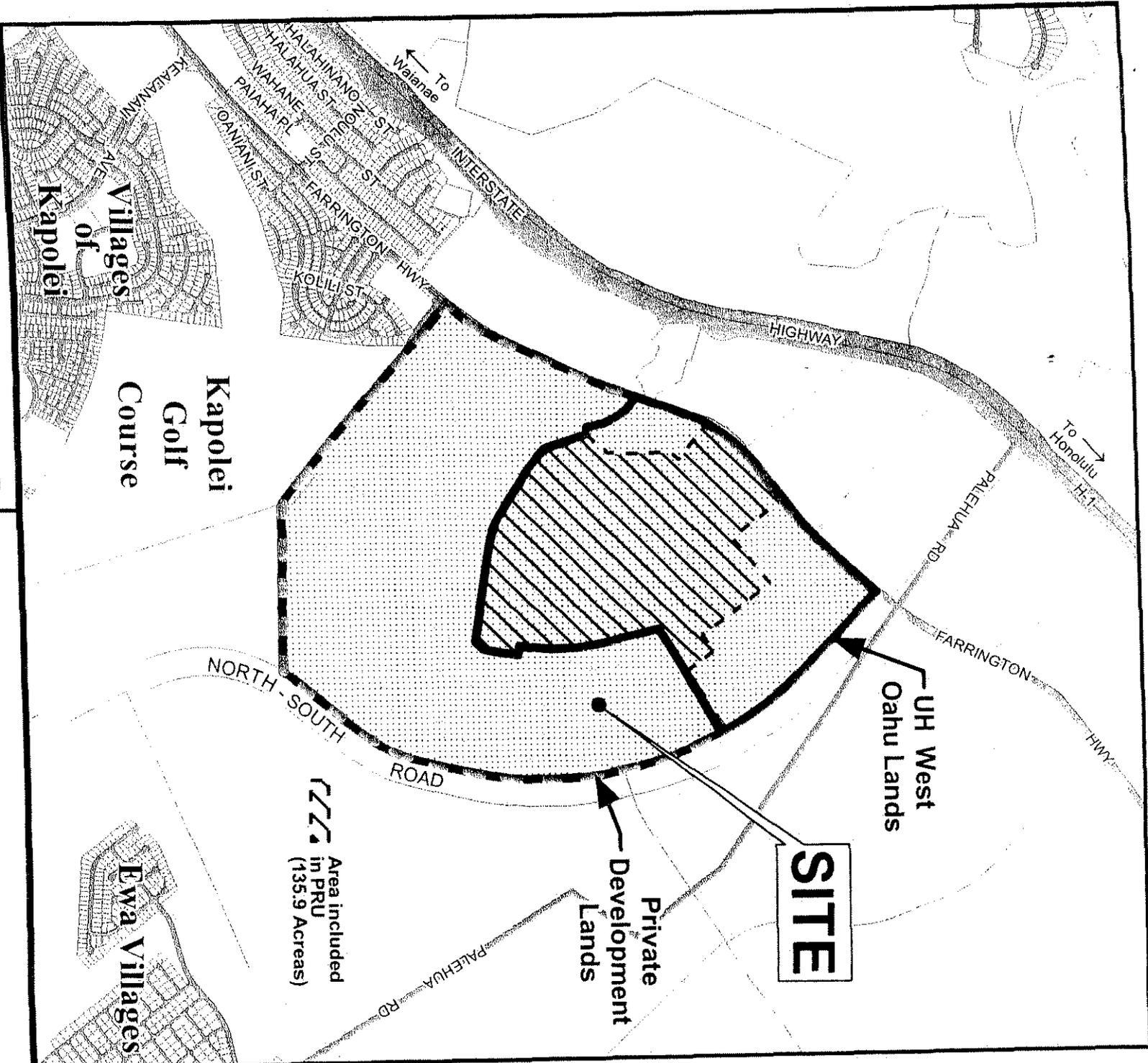
Hawai'i 96813; Mr. Grant Murakami, Principal, PBR Hawai'i, 1001 Bishop Street, ASB Tower, Suite 650, Honolulu, Hawaii, 96813.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers



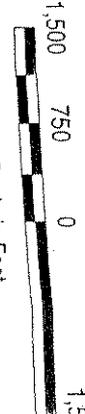
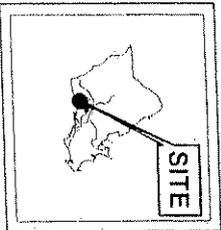
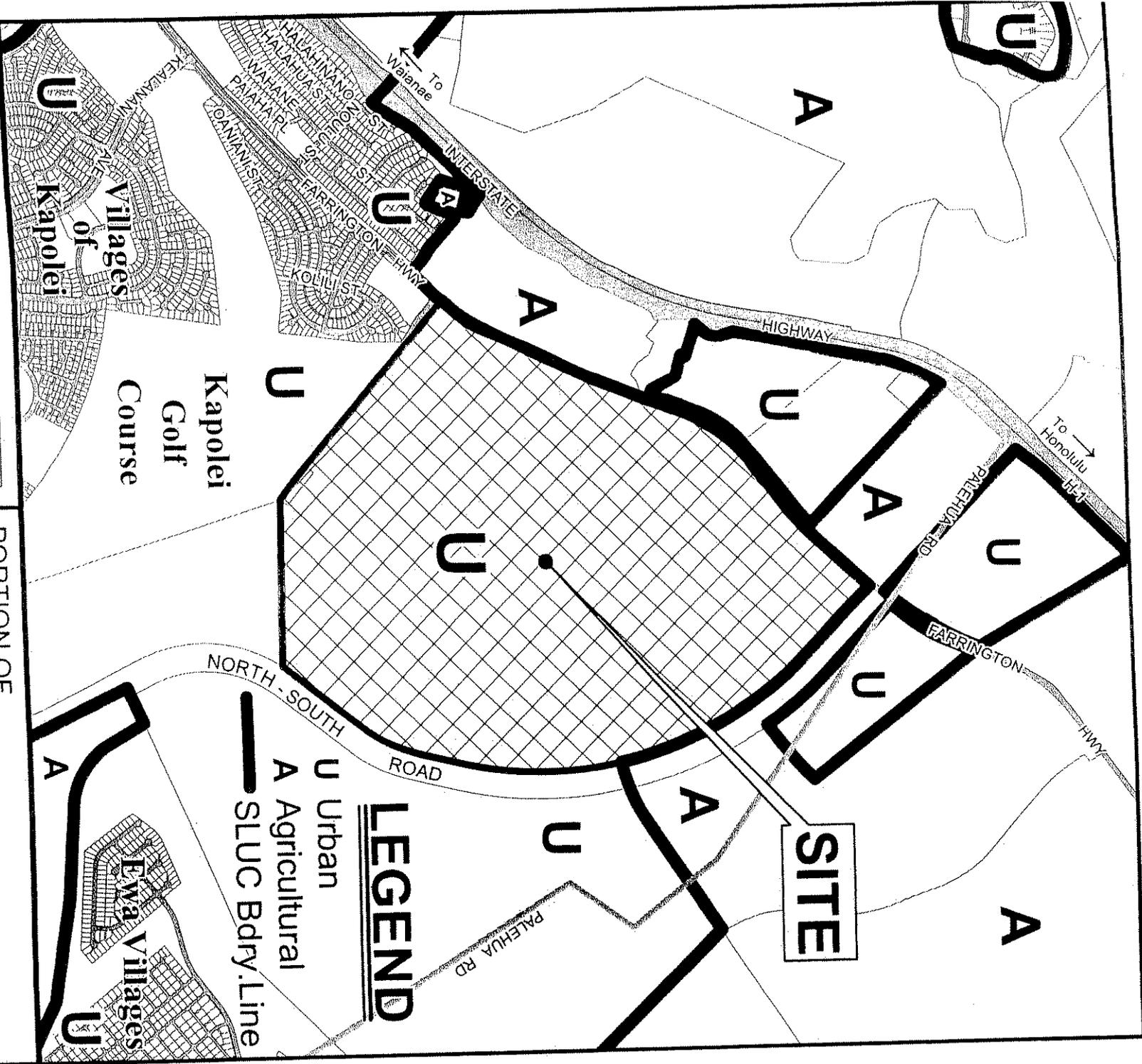
LOCATION MAP

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)



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

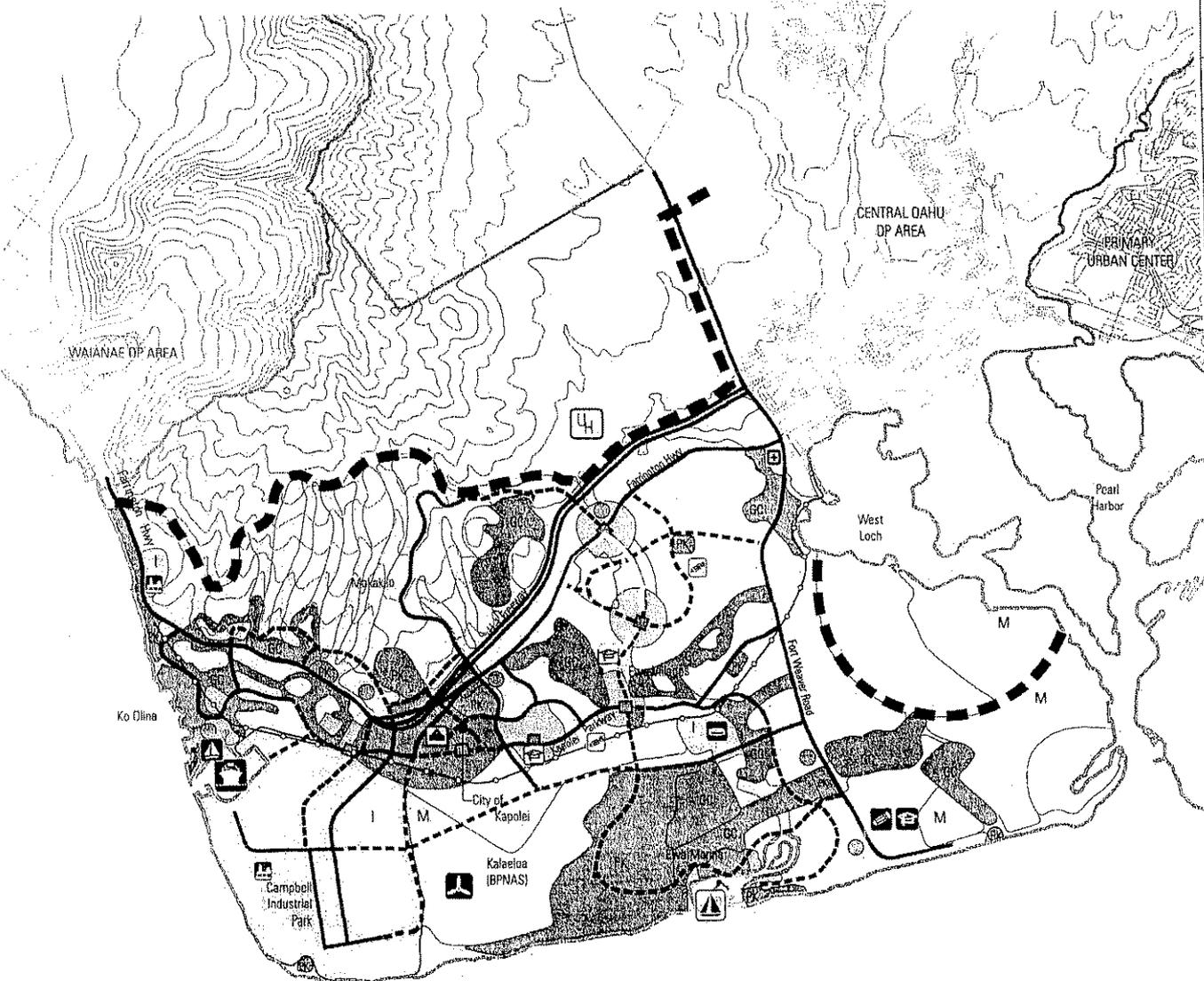
TAX MAP KEY(S): 9-1-16: 120,127&129
 FOLDER NO.: 2007/Z-6 & 2007/PRU-3

LEGEND

- U Urban
- A Agricultural
- SLUC Bdry. Line

EWA DEVELOPMENT PLAN

Urban Land Use Map



- University of Hawai'i-West O'ahu Project Site
- Approximate University of Hawai'i-West O'ahu PRU Boundary
- Low and Medium Density Residential
- High Density Residential
- Community Commercial Center
- City of Kapolei (High Density Residential and Commercial)
- Resort/Recreation Area
- Industrial
- Military
- Public Institution
- Agricultural and Preservation
- Parks and Golf Courses
- Transit Node (High Density Residential and Commercial)
- Urban Growth Boundary

- | EXISTING | FUTURE | |
|----------|--------|------------------------------------|
| | | Civic Center |
| | | Electric Power Plant |
| | | Wastewater T.P. |
| | | Intermediate School |
| | | High School |
| | | U.H. West Oahu |
| | | Hospital |
| | | Small Boat Marina |
| | | Commercial Harbor |
| | | Airfield |
| | | Highways, Arterial & Major Streets |
| | | Historic Railway |

Figure 8
Ewa Development Plan
Urban Land Use Map
University of Hawai'i-West O'ahu

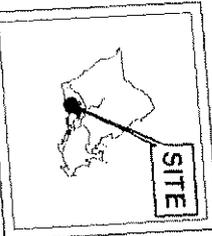
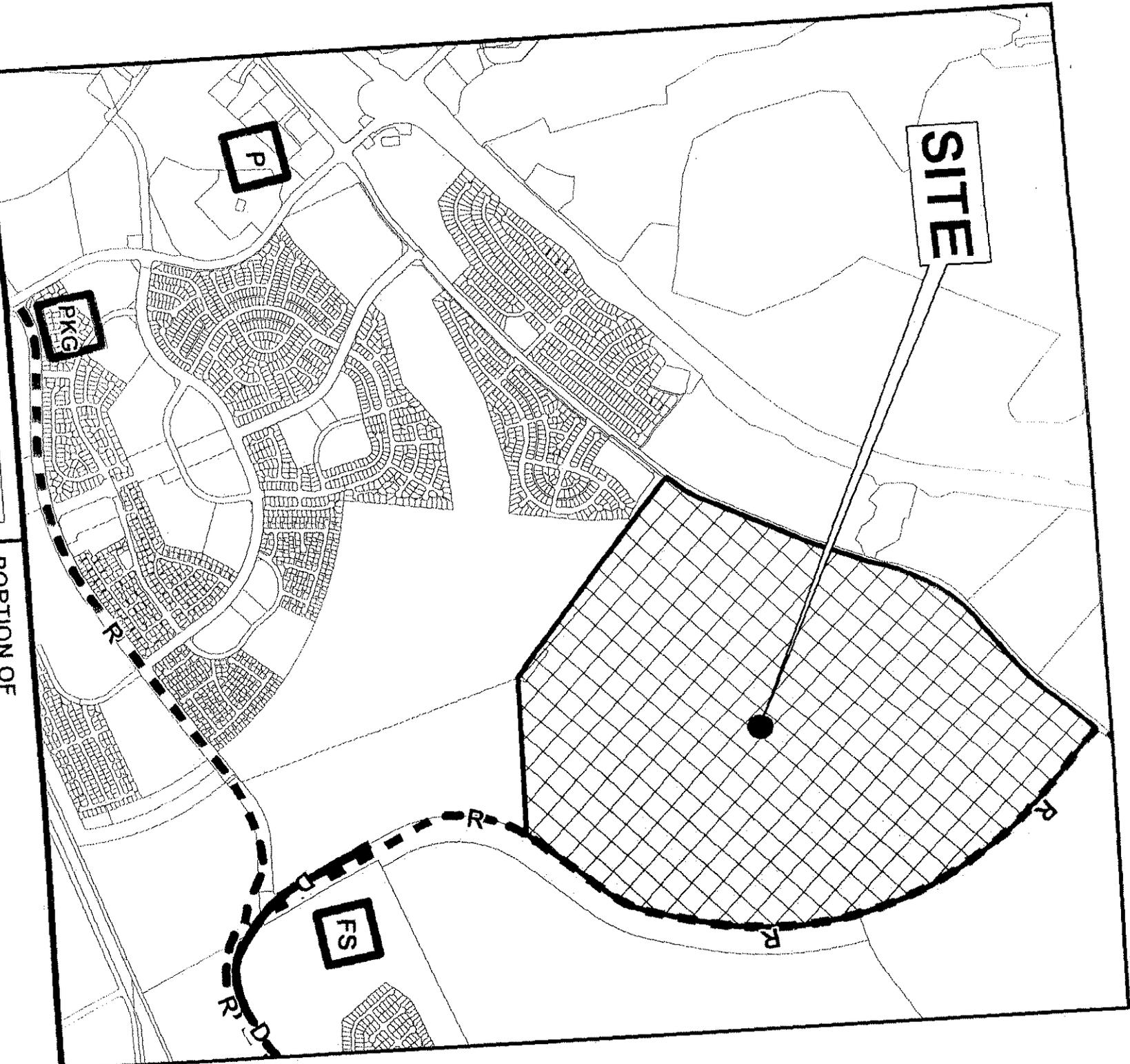
Source: City & County of Honolulu Department of Planning and Permitting 1997.
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.



NOT TO SCALE



SITE



Prepared by: Department of Planning & Permitting
City and County of Honolulu

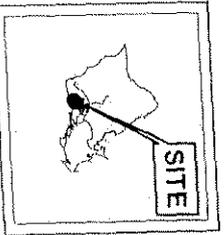
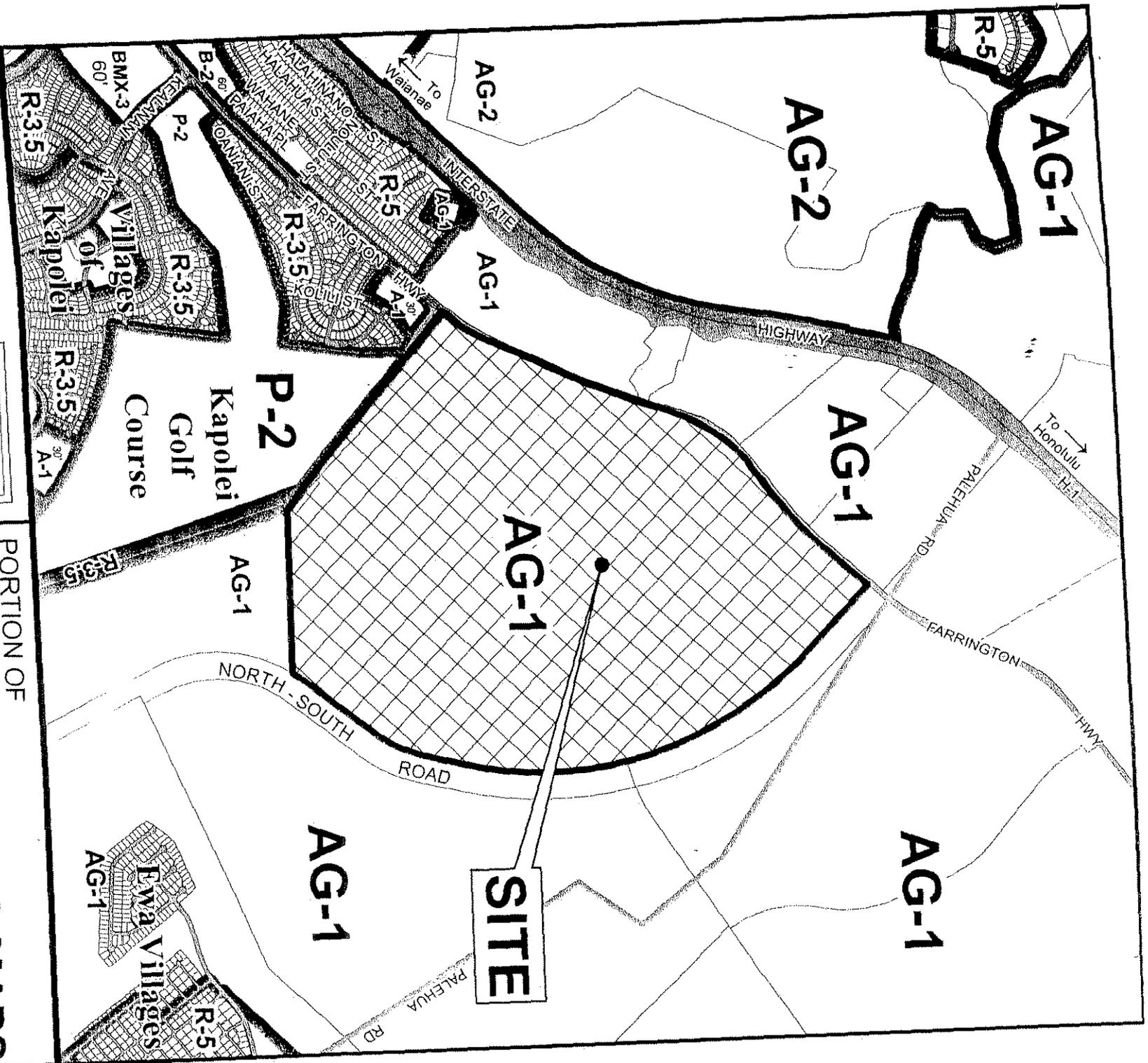
EXHIBIT D

PORTION OF
PUBLIC INFRASTRUCTURE MAP
EWA

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

Date Prepared: November 2007

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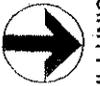
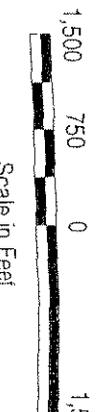
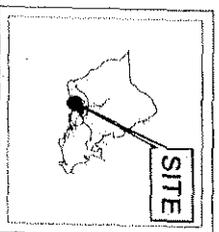
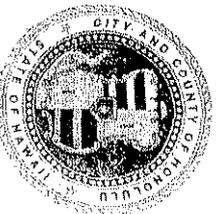
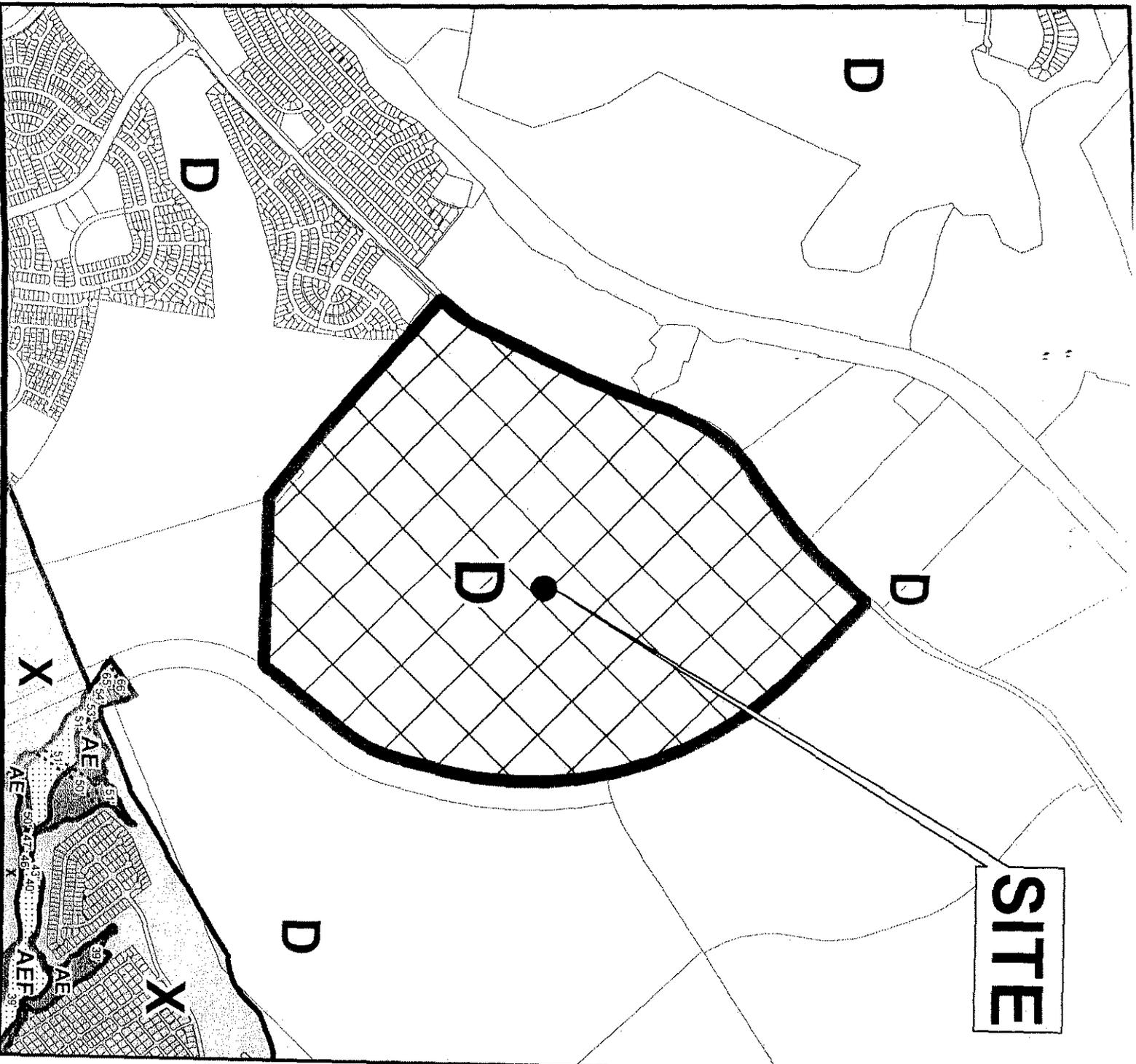


Prepared by: Department of Planning & Permitting
City and County of Honolulu

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

Date Prepared: January 2008
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EXHIBIT E



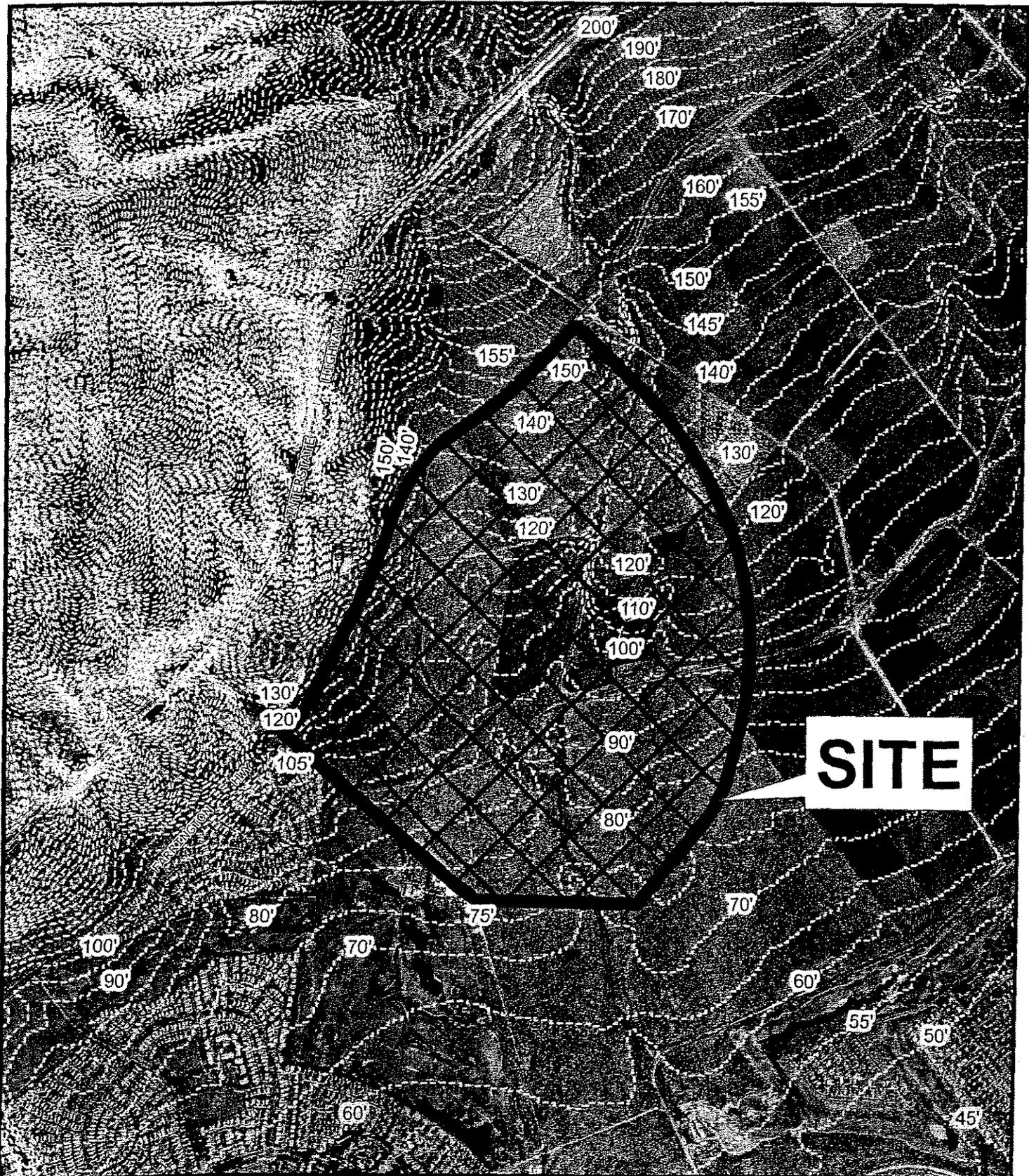
**PORTION OF
FLOOD MAP
MAKAKILO & EWA BEACH-
IROQUOIS POINT**

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

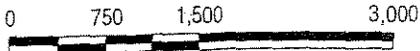
FOLDER NO.: 2007/PRU-3

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: January 2008
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EXHIBIT F



SITE



Scale in Feet

TOPOGRAPHIC MAP
 FOLDER NO. 2007/PRU-3
 TMK: 9-1-16: 120,127,&129

Note: Data represented on this map is not intended to replace site survey.

Table 7 - Land Use and Building Area Summary- UH West O'ahu Campus Five-Year Master Plan

Phase	Land Area	Building Footprint	No. of Buildings	Total Building Footprint	Building Floors	Building Height	Total Floor Area	Floor Area Ratio	Lot Coverage	Density units/acre	Approx. Residential Units	Student Population/Occupancy
PHASE 1 MASTER PLAN (1,520 Student Campus)												
UH West Oahu Main Campus Facilities (Parcel 1 only excludes roads)												
		127,824	6	127,824			253,248					
Administration		16,848	1	16,848	2	43'	33,696					
Campus Center		28,800	1	28,800	2	43'	57,600					
Library		32,256	1	32,256	2	52'/98' tower	64,512					
Classroom 1A		22,848	1	22,848	2	46'	45,696					
Classroom 1B		19,872	1	19,872	2	43'	39,744					
Maintenance		7,200	1	7,200	2	34' 6"	12,000					
FIVE-YEAR MASTER PLAN (2,750 Student Campus)												
UH West Oahu Main Campus Facilities (Parcel 1 only excludes roads)												
		90,912	13	144,192			287,184					
Campus Center Addition		13,824	1	13,824	2	43'	27,648					
Library Addition		24,000	1	24,000	3	61'	72,000					
Community Services		9,720	1	9,720	2	43'	19,440					
Classroom Type 2		9,720	5	48,600	2	40'	97,200					
Classroom Type 1A		22,848	1	22,848	2	46'	45,696					
Maintenance		7,200	3	21,600	1	23' 4"	21,600					
Mechanical Plant		3,600	1	3,600	1	23' 4"	3,600					
TOTAL FIVE-YEAR MASTER PLAN MAIN CAMPUS FACILITIES	60.6	218,736	19	272,016			540,432					
Student Housing or Campus Expansion Parcel B (Parcel 4)												
		32,400	8	92,400			184,800			19.0	234	702
Student Housing Type A		10,000	7	70,000	2	36' 6"	140,000					
Student Housing Type B		22,400	1	22,400	2	36' 6"	44,800					
Extended Stay Facility (Parcel 12)												
		35,200	2	35,200			109,600			37.0	100	
Extended Stay Facility A		23,200	1	23,200	3/4	63'	73,600					
Extended Stay Facility B		12,000	1	12,000	3	51'	36,000					
TOTAL PRU AREA (LOT AREA)	135.9	286,336	29	399,616		-23' to 63', 98' tower	834,832	0.14	0.05	2.5	334	702

LEGEND

- ① Administration Building
- ② Campus Center
- ③ Campus Center Addition
- ④ Library
- ⑤ Library Addition
- ⑥ Classroom 1A
- ⑦ Classroom 1B
- ⑧ Classroom 2
- ⑨ Community Services Building
- ⑩ Maintenance Building/Mechanical Plan
- ⑪ Maintenance Building
- ⑫ Mechanical Plant
- ⑬ Student Housing A
- ⑭ Student Housing B
- ⑮ Extended Stay Facility A
- ⑯ Extended Stay Building B

**Note: Parking areas shown on the plan are conceptual and provided to illustrate an approximate number of stalls.*

**UH West O'ahu Lands
(University-owned)**

**Private
Development
Lands**

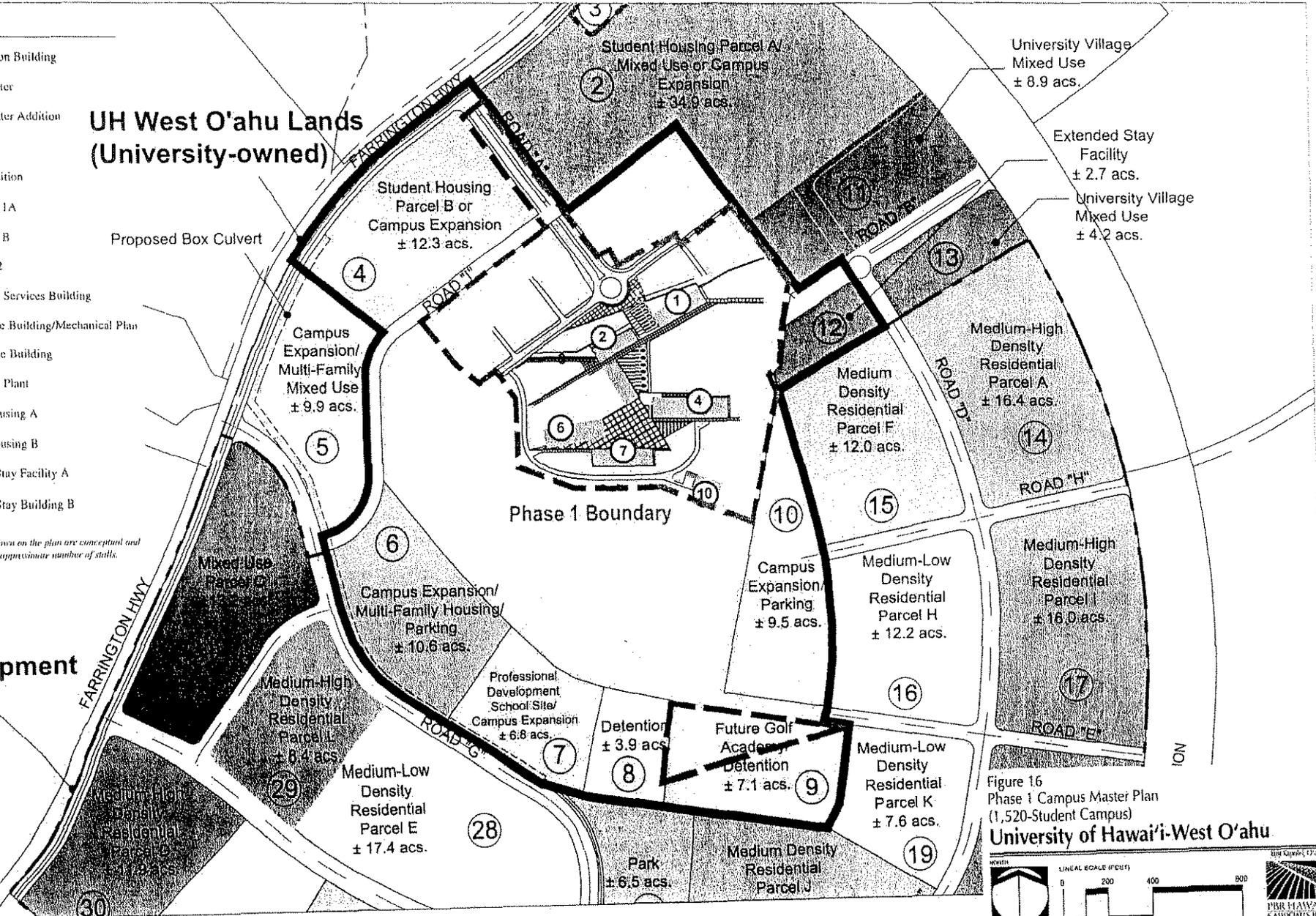
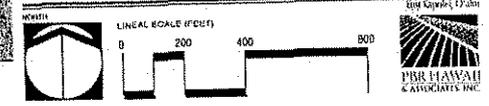


Figure 16
Phase 1 Campus Master Plan
(1,520-Student Campus)
University of Hawai'i-West O'ahu.



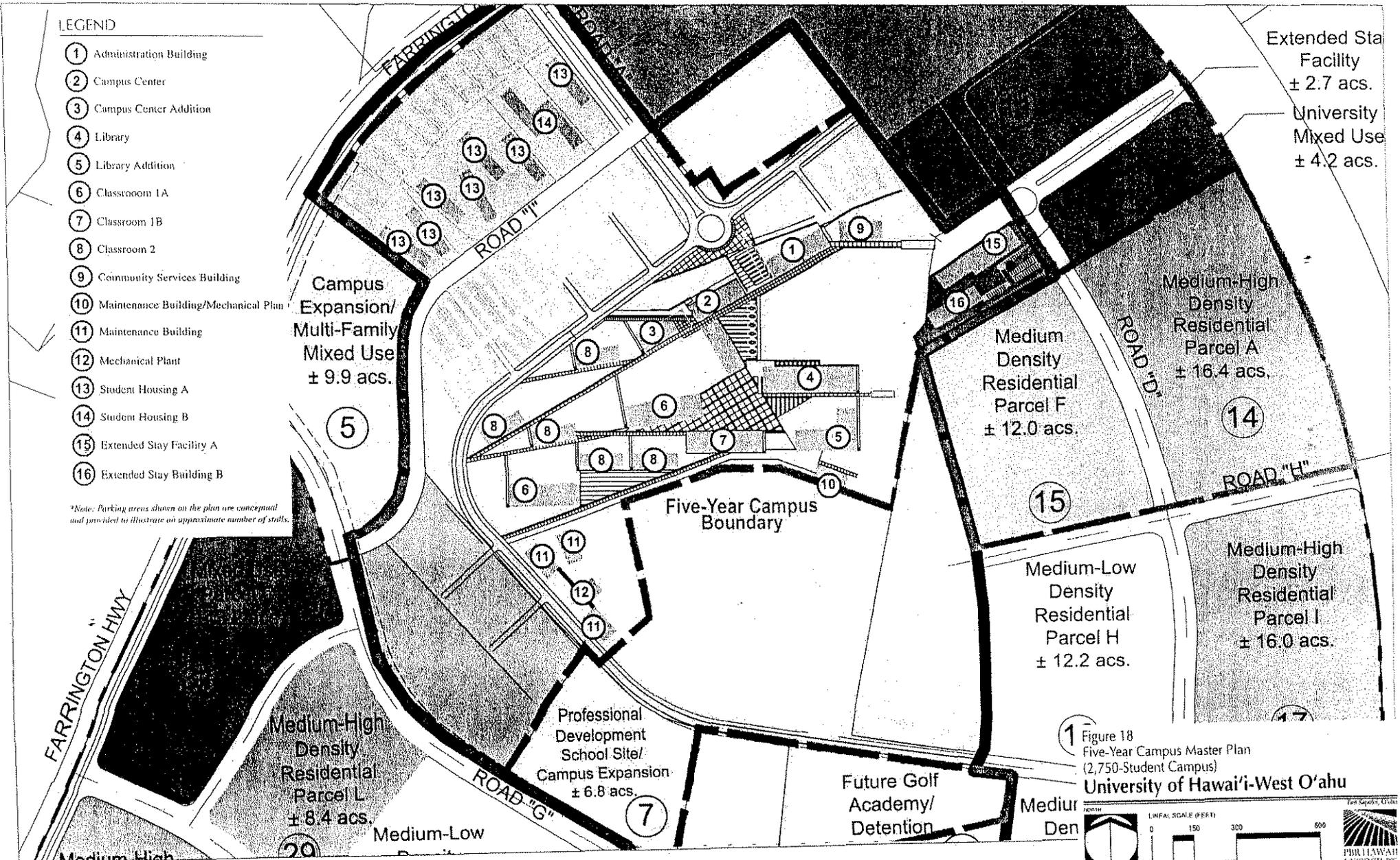
Source: John Hara Associates, Inc.
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.



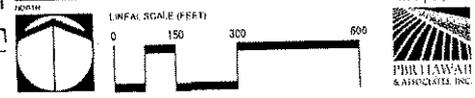
LEGEND

- ① Administration Building
- ② Campus Center
- ③ Campus Center Addition
- ④ Library
- ⑤ Library Addition
- ⑥ Classroom 1A
- ⑦ Classroom 1B
- ⑧ Classroom 2
- ⑨ Community Services Building
- ⑩ Maintenance Building/Mechanical Plant
- ⑪ Maintenance Building
- ⑫ Mechanical Plant
- ⑬ Student Housing A
- ⑭ Student Housing B
- ⑮ Extended Stay Facility A
- ⑯ Extended Stay Building B

**Note: Parking areas shown on the plan are conceptual and provided to illustrate an approximate number of stalls.*



1 Figure 18
 Five-Year Campus Master Plan
 (2,750-Student Campus)
 University of Hawai'i-West O'ahu



Source: John Han Associates, Inc.
 Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

LEGEND

- ① Administration Building
- ② Campus Center
- ③ Campus Center Addition
- ④ Library
- ⑤ Library Addition
- ⑥ Classroom 1A
- ⑦ Classroom 1B
- ⑧ Classroom 2
- ⑨ Community Services Building
- ⑩ Maintenance Building/Mechanical Plant
- ⑪ Maintenance Building
- ⑫ Mechanical Plant
- ⑬ Student Housing A
- ⑭ Student Housing B
- ⑮ Extended Stay Facility A
- ⑯ Extended Stay Building B

**Note: Parking areas shown on the plan are conceptual and provided to illustrate an approximate number of stalls.*

**UH West O'ahu Lands
(University-owned)**

**Private
Development
Lands**

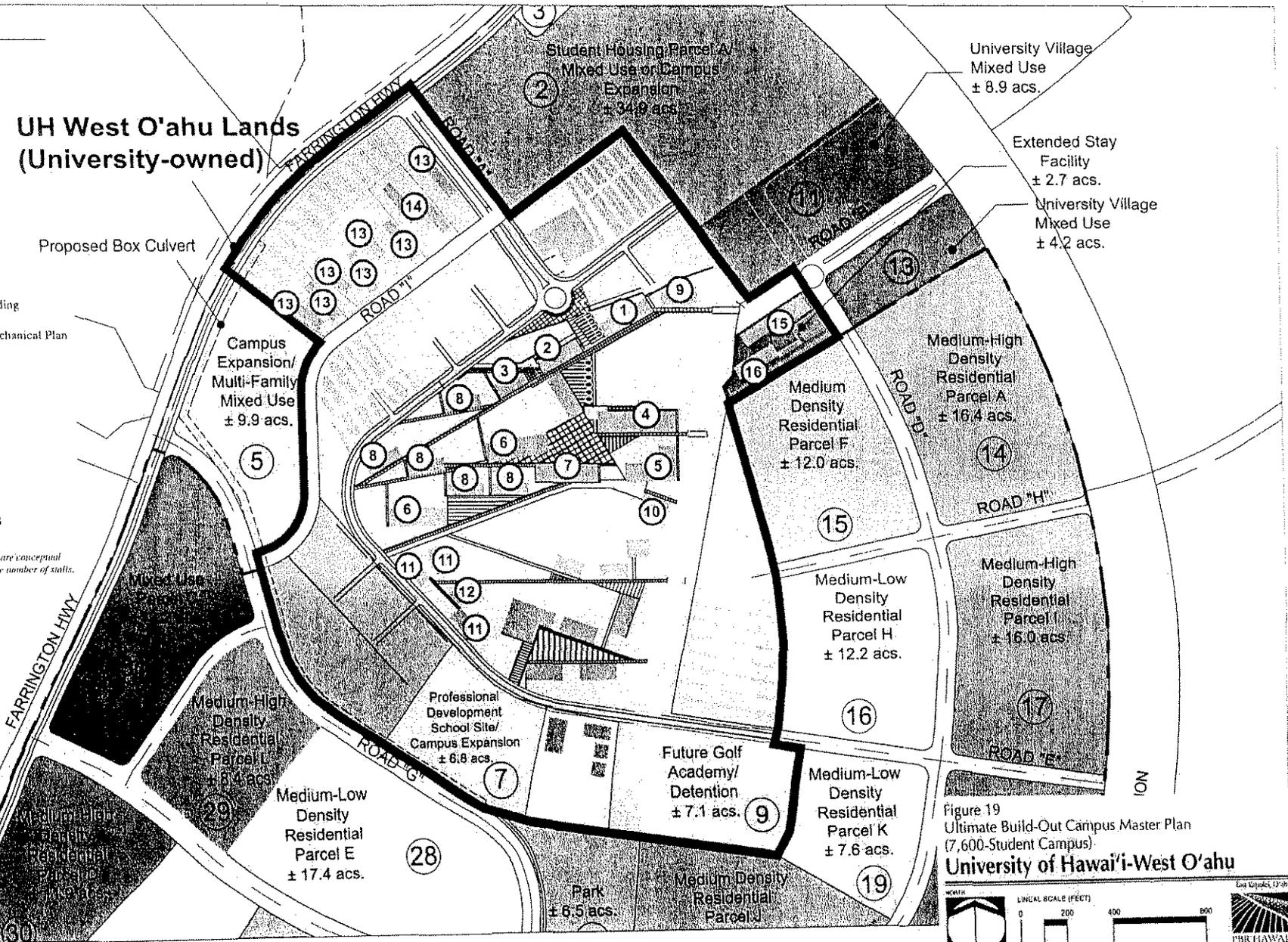
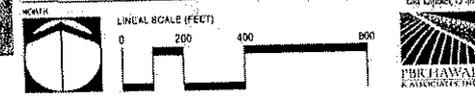


Figure 19
Ultimate Build-Out Campus Master Plan
(7,600-Student Campus)
University of Hawai'i-West O'ahu



Source: John Hira Associates, Inc.
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

EXHIBIT L



REPLY TO
ATTENTION OF:

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

2007/2-6

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;

Docid 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

07 DEC -3 AIO 32

FISH AND WILDLIFE SERVICE

Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850



DEPARTMENT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

In Reply Refer To:
2008-TA-0052

NOV 30 2007

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 

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

2007/12/03



DEPARTMENT OF THE NAVY

RECEIVED
COMMANDER
PACIFIC REGION HAWAII
850 TICONDEROGA ST STE 110
PEARL HARBOR HI 96860-5101

'07 DEC 18 P12:51

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

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

Area 5

N6274291R00158

Nov
NOV 27 1980

318

1685739
15790

TIME:
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):
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DLR 9-1-244

300

Easement No. 7355.00

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.

Fred E. Trotter

Its President
W. H. McVay, Inc.

W. H. McVay

Its President
F. R. Cassidy, Inc.

F. R. Cassidy

Its President
H. C. Cornuelle, Inc.

H. C. Cornuelle

Its President

APPROVED AS TO FORM:

[Handwritten signature]

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

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

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.

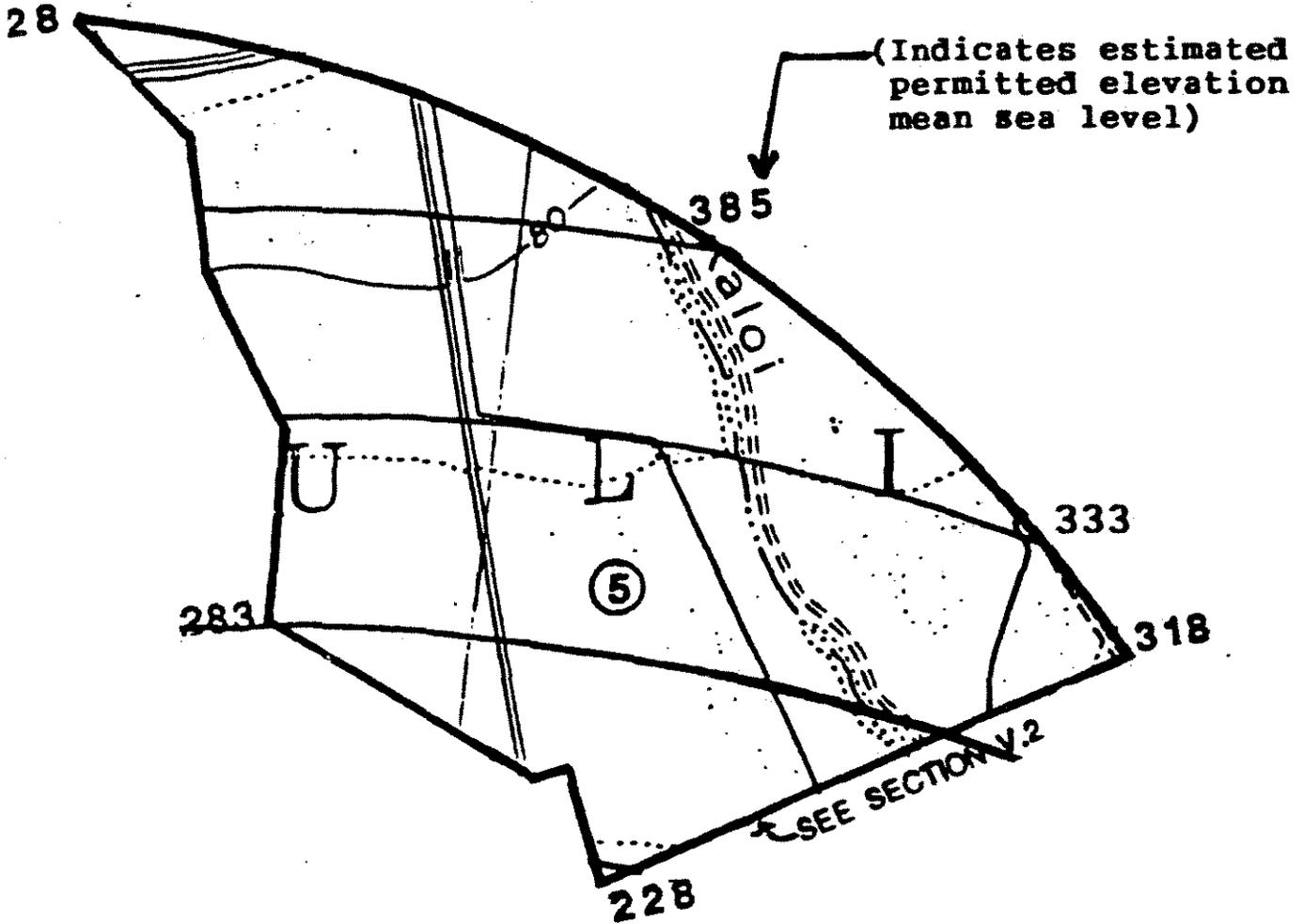
This height restriction was bargained and paid for. It applies only to the easement area and to no other lands and may not be extended by implication nor used in any way against the owner of the surrounding land (e.g., as an admission, precedent, waiver, etc.).

E. No Restriction to Use

All other uses

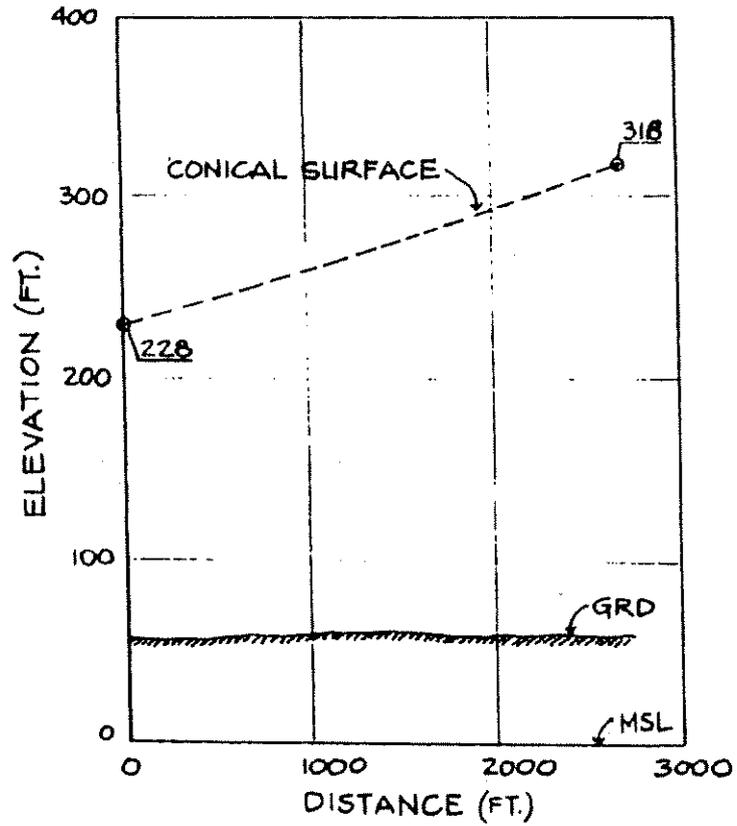
EASEMENT AREA 5

HEIGHT RESTRICTION



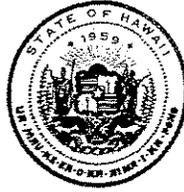
EASEMENT AREA 5

HEIGHT RESTRICTION (Vertical Cross Section)



SECTION V.2

EXHIBIT 2



The Senate
STATE CAPITOL
HONOLULU, HAWAII 96813

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COUNTY OF HONOLULU

RECEIVED

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

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,

RUSS K. SAITO
State Comptroller

c: Mr. Grant Murakami, PBR Hawaii

586-0400 586-0491

LINDA LINGLE
GOVERNOR

RECEIVED



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



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

LINDA LINGLE
GOVERNOR
THEODORE E. LIL
DIRECTOR
MARK K. ANDERSON
DEPUTY DIRECTOR
MARY LOU KOBAYASH
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) 587-2841
Fax: (808) 587-2822

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

07 DEC 13 P 3:47

RECEIVED

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

20071211 5812794

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.

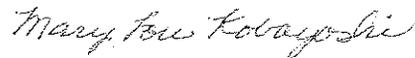
LUC Condition 3

“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

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 22 AM 23

RECEIVED

2007/Z-6

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.

Handwritten signature and number 592901

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



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

~~XXXXXXXXXXXXXXXXXXXX~~
OFFICE OF SCHOOL FACILITIES
AND SUPPORT SERVICES

November 30, 2007

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

Attn: Mr. 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)

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

07 DEC -4 P2 58

RECEIVED

The Department of Education (DOE) is in the process of negotiating an Educational Contribution Agreement with the University of Hawaii (UH). The Agreement calls for the establishment of two elementary schools in the 500-acre property to meet the DOE school fair-share requirements for residential development of 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.

Middle school students who will reside in the lands presently owned by UH 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).

High school students living in the East Kapolei areas being developed by UH and the other state agencies cannot be accommodated in Kapolei High School or Campbell High School. Both schools are presently over their facility capacity and their projected enrollment is expected to grow over the next six years. The DOE must be able to build a high school on state owned land in East Kapolei in the very near future. Although negotiations had been ongoing with the Department of Land and Natural Resources on one potential high school site, that land was recently turned over to HHFDC. Negotiations must begin anew with HHFDC on that potential site.

Mr. Jeffery Hunt
Page 2
November 30, 2007

If the DOE is unable to secure a future high school site for the housing being developed by DHHL, HHFDC, and UH; we will have serious concerns about any future development in the area.

DOE has no further comment on the application. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 733-4862.

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



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOMELANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

November 21, 2007

CITY & COUNTY OF HONOLULU

07 NOV 28 13:05

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

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

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

December 14, 2007

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

In reply, please refer to:

EP 07-218

DEC 19 P2 58

RECEIVED

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.

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

PHONE (808) 594-1888



RECEIVED

FAX (808) 594-1865

'07 NOV 29 P 1:02

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.

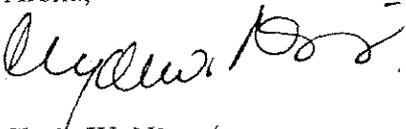
Henry Eng
Department of Planning and Permitting
November 26, 2007
Page 2

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

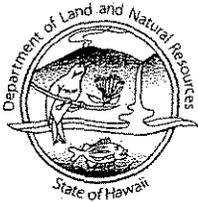
LINDA LINGLE
GOVERNOR OF HAWAII



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

RECEIVED

'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



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 S. Hunter*
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

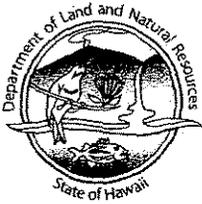
Thank you for the opportunity to review and provide comments on the above mentioned zone change application submitted by the University of Hawaii for its West Oahu Campus. Our comments regarding this application are provided below:

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

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 
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.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 16, 2007

MEMORANDUM

Tom: 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

To:

FROM:

Morris M. Atta *M. Attave*

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: *Shaw*

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, and plan review use permit for Kapolei, Oahu TMK: (1) 9-1-16: 120, 127, 129 by University of Hawaii, West Oahu.

RECEIVED
LAND DIVISION
2007 NOV 21 11:32 AM
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

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

Kaio'i

Gulch

HIGHWAY

Murcia
Gould
AGUEBROT
Water Tank

Maunaloa
Mahaulepu
Park

Maunaloa
Sanitary
Park

Puu Makakilo

377

192003082

192003074, Puu Makakilo Inc

Quarry

NAVAL
RESERVATION

Handwritten:
with
Kip
more
or less

191016004, Campbell Estate

I O N O U L I U L I

Abutilon menziesii

MAKAKILO CITY

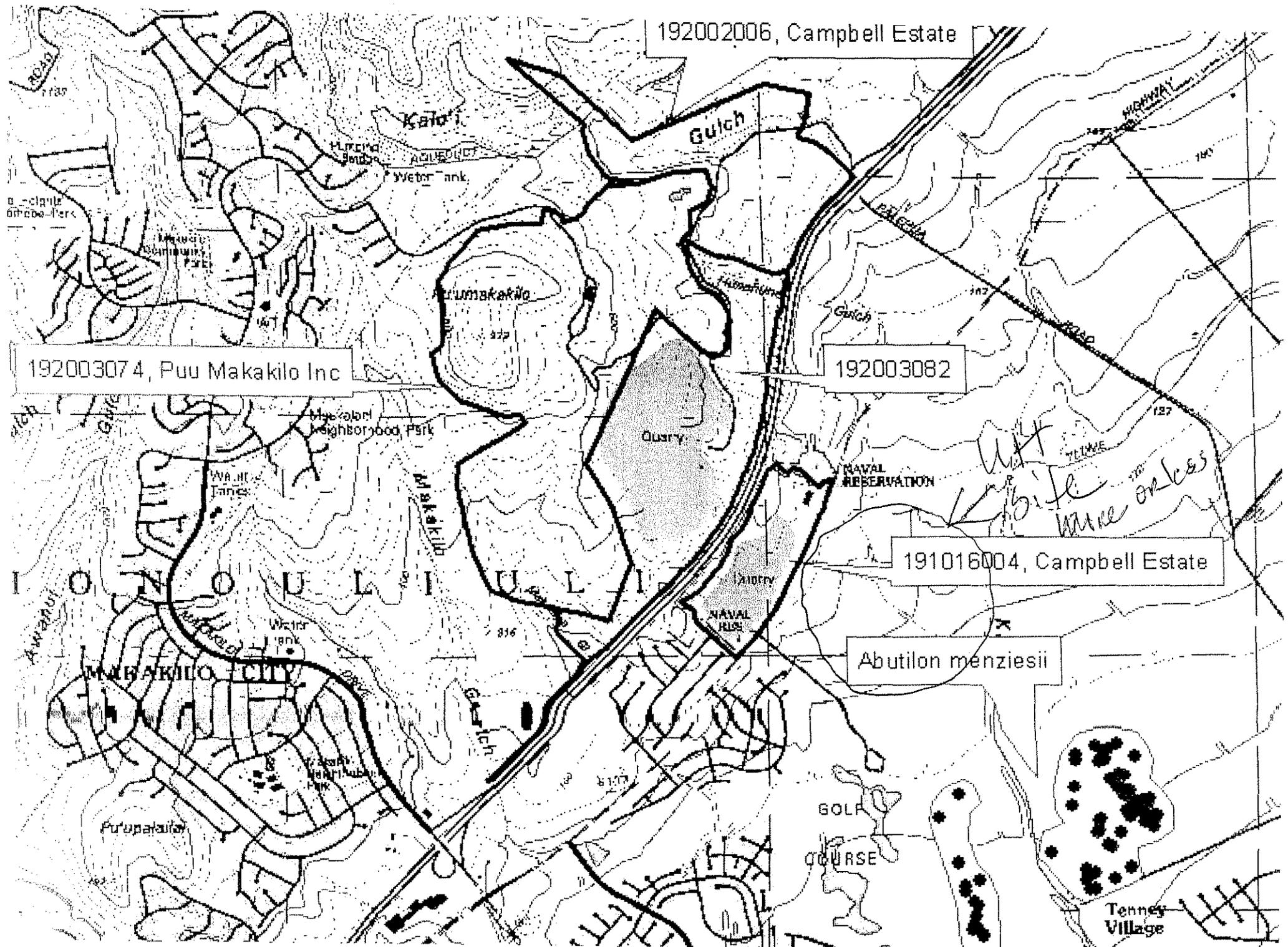
NAVAL
RES.

GOLF

COURSE

Puu Paia

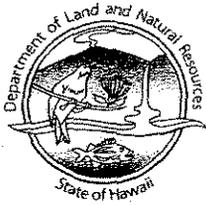
Tenney
Village



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

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

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]*

LINDA LINGLE
GOVERNOR OF HAWAII



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.:

RECEIVED
LAND DIVISION
2007 DEC 21 A 11:14
SECTION 400 &
NATURAL RESOURCES
STATE DEPARTMENT

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/cwrm>.

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/cwrm/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.

•Morris Atta, Acting Administrator

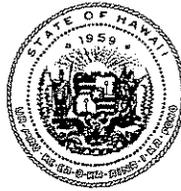
Page 2

December 19, 2007

- 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.

RI: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.

Sumner 583552

Mr. Henry Eng
Page 2
December 6, 2007

STP 8.2700

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 Keuro

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

LINDA LINGLE
GOVERNOR



RODNEY K. HARAGA
DIRECTOR

Deputy Directors
FRANCIS PAUL KEENO
BARRY FUKUNAGA
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

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,

A handwritten signature in cursive script, appearing to read "Rodney K. Haraga", written over a horizontal line.

RODNEY K. HARAGA
Director of Transportation

ET:km

John A. Smith



PBR HAWAII
 & ASSOCIATES, INC.

December 18, 2006

12-20-06P05:23 RCVD-*STP*

2006 DEC 20 A 10:43
 RECEIVED
 TRANSPORTATION
 DIVISION

W. FRANK BRANDT, FASLA
Chairman

THOMAS S. WITTEN, ASLA
President

I. STAN DUNCAN, ASLA
Executive Vice-President

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

VINCENT SHIGEKUNI
Vice-President

FRANT T. MURAKAMI, AICP
Principal

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

DEVIN K. NISHIKAWA, ASLA
Associate

YUKI MIKAMI YUEN, LEED® AP
Associate

COTT ALIKA ABRIGO
Associate

COTT 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
 1001 Bishop Street
 ASB Tower, Suite 650
 Honolulu, Hawai'i 96813-3484
 Tel: (808) 521-5631
 Fax: (808) 523-1402
 E-mail: sysadmin@pbrhawaii.com

HILO OFFICE
 101 Aupuni Street
 Hilo Lagoon Center, Suite 310
 Hilo, Hawai'i 96720-4262
 Tel: (808) 961-3333
 Fax: (808) 961-4989

WAILUKU OFFICE
 1787 Wili Pā Loop, Suite 4
 Wailuku, 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

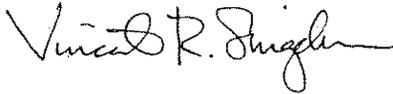
3. Per your comments, the traffic engineering consultant who prepared the Traffic Impact Analysis Report (TIAR), Parsons Brinckerhoff, is contacting DOT's Highways Planning Section to clarify the assumptions used in the TIAR.
4. We thank you for the information provided that the project will experience 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



'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

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

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

MUFI HANNEMANN
MAYOR



2007-6 P2:10

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.

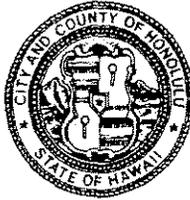
DKM:dk

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

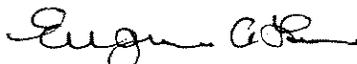
CRAIG I. NISHIMURA, P.E.
DEPUTY DIRECTOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

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08 JAN -8 8:58

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

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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

RECEIVED

MUFI HANNEMANN
MAYOR



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PETER J. S. HIRAI, CEM

ACTING DIRECTOR

DEPARTMENT OF EMERGENCY
MANAGEMENT
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.

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

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

MUFI HANNEMANN
MAYOR



December 7, 2007

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF FACILITY MAINTENANCE
1000 ULUOAHIA STREET, SUITE 215, KAPOLEI, HAWAII 96707
PHONE: (808) 768-3343 • FAX: (808) 768-3381
WWW.HONOLULU.GOV

LAVERNE HIGA, P.E.
DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
FORM 07-1045

DEC 11 10 33 AM '07
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.

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.

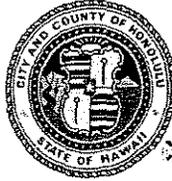
HONOLULU FIRE DEPARTMENT

CITY AND COUNTY OF HONOLULU

RECEIVED

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

MUFI HANNEMANN
MAYOR



'07 DEC -3 P3:17

KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

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

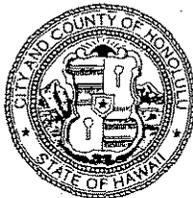
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DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

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

RECEIVED

MUFI HANNEMANN
MAYOR



'07 NOV 20 P2:32

LESTER K.C. CHANG
DIRECTOR

DANA TAKAHARA-DIAS
DEPUTY DIRECTOR
CITY & COUNTY OF HONOLULU

November 16, 2007

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

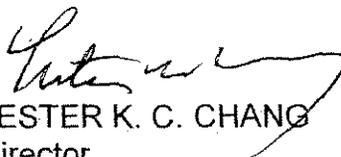
FROM: LESTER K. C. CHANG, DIRECTOR

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)

RECEIVED

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

'07 NOV 28 P2:12

DEPARTMENT OF PLANNING AND PERMITTING
AND SUMMARY DESCRIPTION
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

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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 P 2:12

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 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

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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.

4-17-08

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

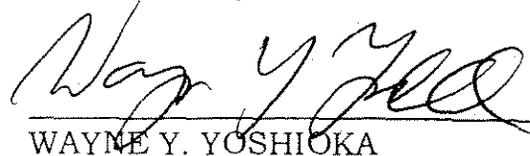
School Access. While the new school site is relocated away from the major North-South Road, we are concerned that it is with two main street frontages. The continued UHWO coordination with the various agencies to avoid traversing such thoroughfares would be appropriate.

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 405 HONOLULU, HAWAII, 96813
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

RECEIVED

December 6, 2007

'07 DEC -7 P3:17

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

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

2007/PRU-3

Dear Mr. Eng

Subject: **2007/PRU-3** (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.

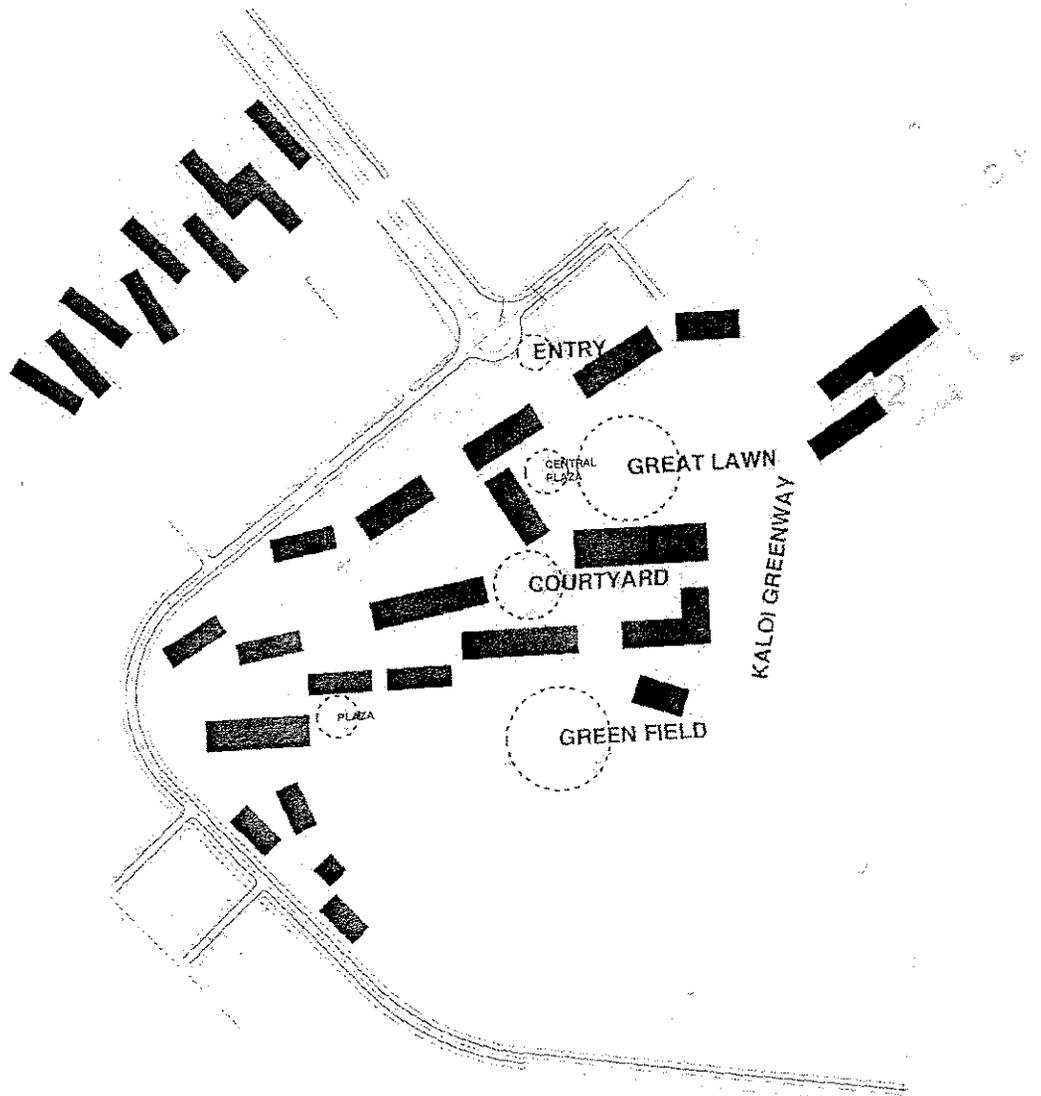
The Board anticipates that the developers will continue to bring the project back for review and discussion as it develops. The only concern expressed was that the private development lands will go through the same process as other developments; that is, the requirement for review and comment by affected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

Yours Truly,

Dr. Kioni Dudley,
Acting Chairperson

Handwritten note: Dec 11 5:00 PM '07





LEGEND



MAJOR PLAZA / OPEN SPACE

Source: John Hori Associates, Inc.
 Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.

EXHIBIT M

Figure 20
 Major Plazas and Open Spaces
 University of Hawai'i-West O'ahu



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Table 12 - UH West O'ahu Campus Five-Year Master Plan Project Development Standards Summary

Development Standard	Underlying Zoning: AG-1 Development Standard (LUO Sec. 21-3.50 and Table 21-3.1)	Proposed Zoning: BMX-3 (LUO, Sec. 21-3.120-2 and Table 21-3.4)	Proposed UH West Oahu Five-Year Master Plan Review Use
Minimum lot Area	5 acres	5,000 square feet	Comply
Minimum Lot Width and Depth (feet)	150	50 feet	Comply
Yards			
Front Yard (feet)	15	10 for dwellings, 5 for other uses (Where a zoning lot adjoins a residential, apartment or apartment mixed use district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district.)	Comply
Side and Rear Yard (feet)	10	5 feet for detached dwellings (For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 feet for the portion of the lot containing the common wall.), 10 feet for multifamily dwellings, 0 feet for other uses (Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment or apartment mixed use district, there shall be a side or rear yard which conforms to the yard requirements for dwelling use of the adjoining district. In addition, see Section 21-4.70-1 for landscaping and buffering requirements.)	Comply
Maximum Building Area for Any Zoning Lot within the UH West Oahu Campus	10 percent of zoning lot	Not Regulated	Comply
Maximum Density (FAR)	10 percent of zoning lot	2.5	Comply
Open Space Bonus	N/A	(A) For each square foot of public open space provided, five square feet of floor area may be added, exclusive of required yards; (B) For each square foot of area provided, three square feet of floor area may be added, exclusive of required yards; and (C) Maximum density with open space bonuses shall not exceed an FAR as provided under Table 21-3.4	Comply
Open Space Bonus (Max FAR)		3.5	Comply
Maximum Height (feet)	15 to 25 feet (if height setbacks are provided)	Per zoning map	90 feet/100 feet exception for tower
Height Setbacks	Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet.	(1) Where a zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the BMX-3 zoning lot, (2) Where a zoning lot adjoins a zoning lot in an A-2, A-3 AMX-2, AMX-3 or resort district, no portion of a structure shall exceed 40 feet in height along the buildable area boundary line on the adjoining side of the BMX-3 zoning lot, provided the additional height shall be permitted if the additional height is set back one foot from the buildable area boundary line for each 10 feet in height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height.	Comply
Street Setback and Street Trees		(A) Within the BMX-3 district, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of any street. (B) If a street tree plan exists for the street which fronts the project, the applicant shall install a street tree or trees, as required by the director.	Comply

Table 8 - Proposed UH West O'ahu PRU Area Parking Stalls

Year	Student Population (Students)	UH West O'ahu Parking Provided for Campus Facilities* (Stalls Provided)	ITE Standard (Stalls)	UH Mānoa Parking based on Head Count (Stalls)	Total UH West O'ahu PRU Area Campus Parking (Stalls Provided)
2009	1,520	760	562	464	760
2014	2,750	1,375*	1018	839	1,494**
2025	7,600	2,812**	2,812	2,318	Undetermined***

*Includes parking for the Main Campus Facilities, Student Housing, Campus Expansion and Golf Academy. Excludes parking for the Extended Stay Facility, Professional Development School, and additional Multi-Family Housing.

**Parking for the Extended Stay Facility will comply with parking requirements as established within the LUO. The requirement for the Extended Stay Facility was calculated as .75 per unit (Hotel lodging) and 1 per 400 square feet (Commerce and Business) for a total of 119 stalls. This number could be adjusted pending refinement of the program for this facility.

***The parking requirement for the Professional Development School is undetermined as the program for this use is still undetermined. Parking for the possible 139 units of multi-family housing in Parcel 6 is currently undetermined as parking requirements are determined by dwelling size which is currently undetermined. The University will comply with parking requirements as established within the LUO for these proposed land uses so in total ample parking will be provided for the campus lands.

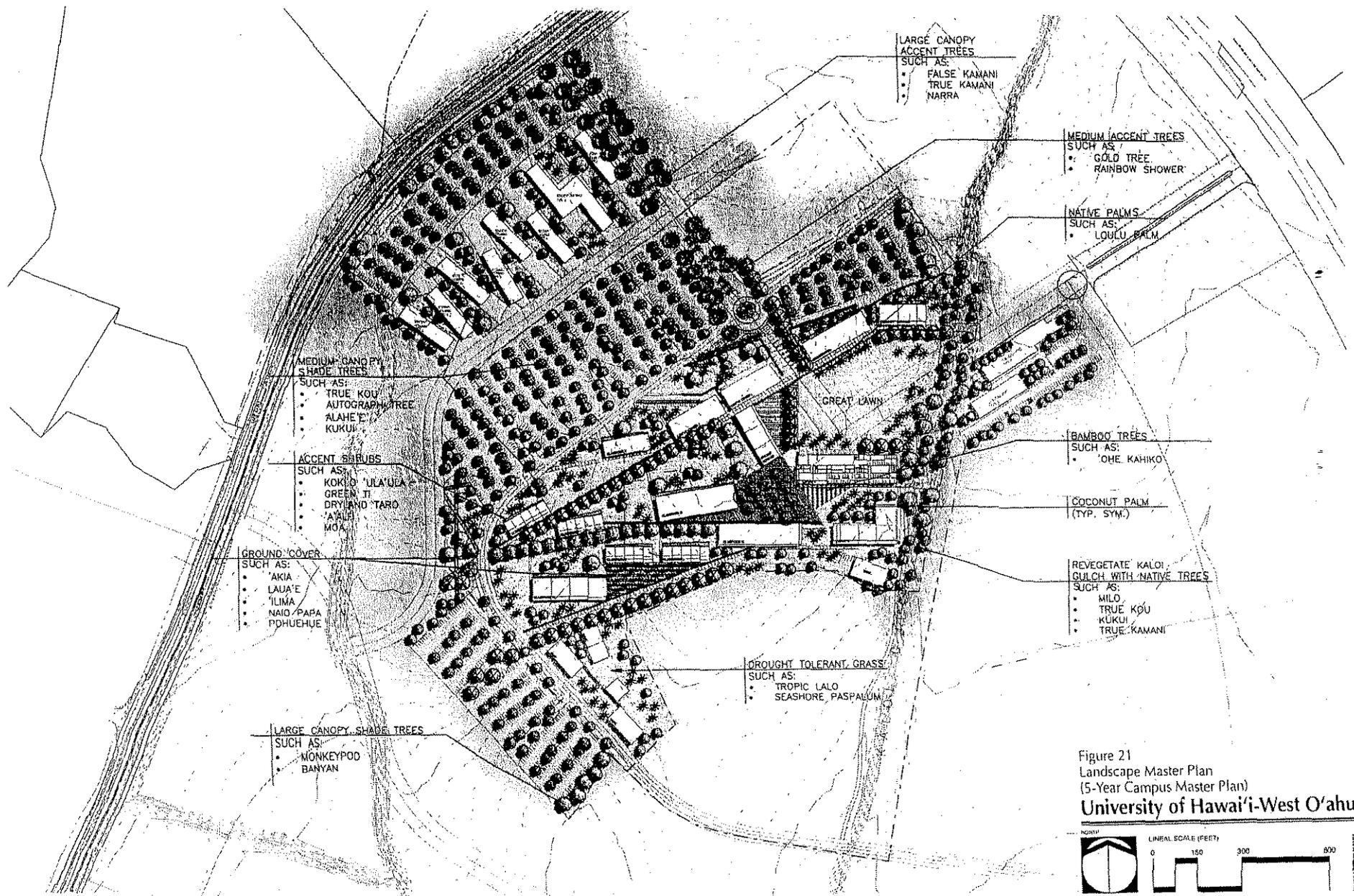
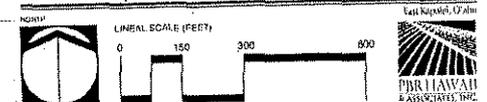
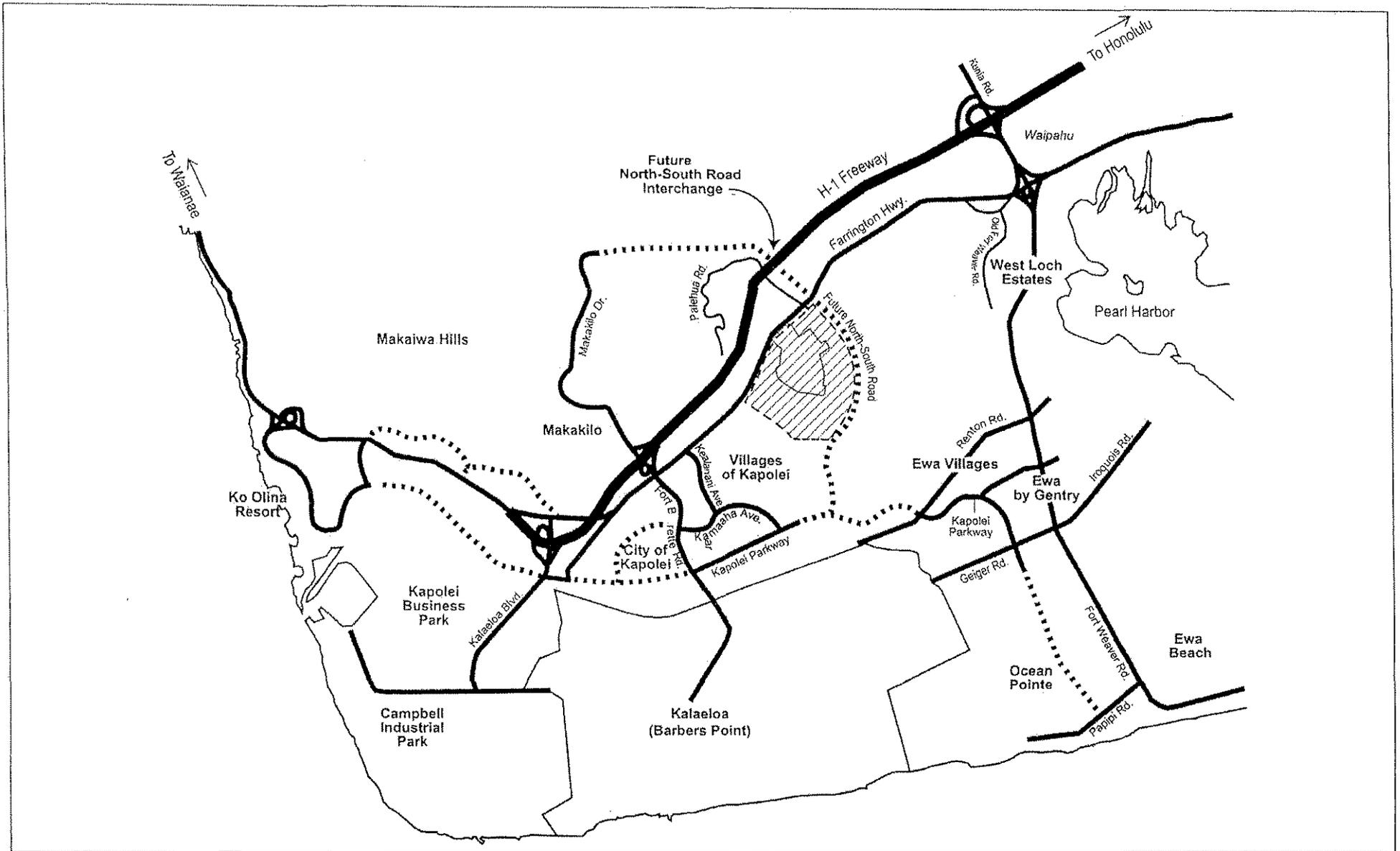


Figure 21
Landscape Master Plan
(5-Year Campus Master Plan)
University of Hawai'i-West O'ahu





Legend

-  UH West O'ahu
-  Approximate University of Hawai'i West O'ahu PRU Boundary
-  Roadway
-  Future Roadway

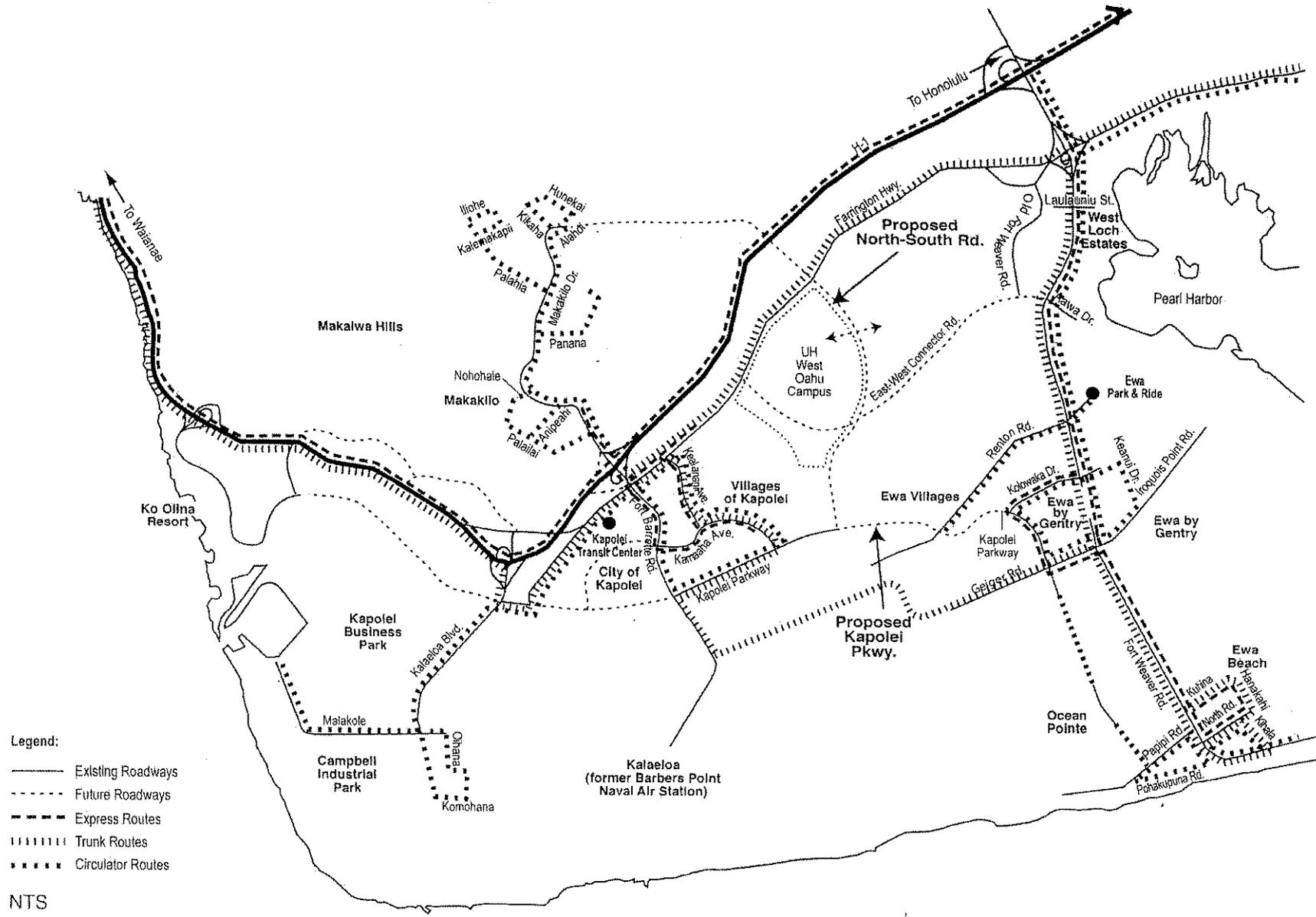
Source: PB Americas Inc.

Figure 30
Regional Roadway Map
University of Hawai'i-West O'ahu



NOT TO SCALE





- Legend:
- Existing Roadways
 - - - Future Roadways
 - - - - Express Routes
 - ||||| Trunk Routes
 - Circulator Routes

NTS

Figure 31
Existing 'Ewa Regional Public Transit Routes
University of Hawai'i-West O'ahu



Source: PB Americas, Inc.
Disclaimer: This graphic has been prepared for general planning purposes only and is subject to change.