

KAPOLEI



REGIONAL PLAN

May 2008



Contents

Micah A. Kane
Chairman
Hawaiian Homes Commission

COMMISSIONERS
Vacant (East Hawai'i)
Donald S. M. Chang (O'ahu)
Stuart Hanchett (Kaua'i)
Malia Kamaka (West Hawai'i)
Francis K. Lum (O'ahu)
Perry O. Artates (Maui)
Trish Morikawa (O'ahu)
Milton Pa (Moloka'i and Lanai)

Kaulana H. Park
Deputy to the Chairman

Robert J. Hall
Executive Assistant

DEPARTMENT OF HAWAIIAN HOME LANDS
Hale Kalaniana'ole
91-5420 Kapolei Parkway
Kapolei, Hawai'i 96707

www.hawaii.gov/dhhl

Chairman's Office
Telephone: (808) 620-9500
Facsimile: (808) 620-9599

Mailing Address:
P.O. Box 1879
Honolulu, Hawai'i 96805

Planning Office
Telephone: (808) 620-9480
Facsimile: (808) 620-9559

Introduction	1
Elected Officials and Political Boundary Map	2 - 3
Community Leaders and Stakeholders	4
DHHL Partnering Benefits and Examples	5
History and Cultural Aspects of the Area	6
Hawaiian Home Lands Area	7
East Kapolei I and II	8
Major Land Owners in the Region	9
Regional Demographics	10
Development Characteristics and Trends	11
Roads and Transit - Infrastructure and Characteristics	12 - 13
Water - Infrastructure and Characteristics	14 - 15
Wastewater/Sewer - Infrastructure and Characteristics	16 - 17
Drainage - Infrastructure and Characteristics	18 - 19
Regional Services and Public Facilities Map and Characteristics	20 - 21
Consolidated Land Development Projects Map and Characteristics	22 - 23
Consolidated Infrastructure Development Projects Map and Characteristics	24 - 25
Priority Project: East-West Road	26
Priority Project: U.H. West O'ahu Campus	27
Priority Project: Mass Transit Corridor	28
Priority Project: New Schools	29
Priority Project: Hawaiian Heritage Center	30
Project Tracking	31
Contact Information	32



KAPOLEI

The Department of Hawaiian Home Lands' (DHHL) mission is to manage effectively the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. DHHL works in partnership with other government agencies, private sector entrepreneurs, and non-profit organizations to carry out this mission. This work includes collaborative visioning, long-range planning, resource allocation, and project-specific joint ventures. DHHL believes that these partnerships benefit not only its native Hawaiian beneficiaries but the larger community as well.

This report has been prepared to facilitate the work of such partnerships as DHHL continues to develop its lands in Kapolei. Specifically, this report is intended to:

- Help identify opportunities for partnerships with DHHL for further development of its Kapolei lands;*
- Provide information essential to the planning of projects, services, and entrepreneurial ventures;*
- Identify key issues, opportunities, and constraints effecting regional development and area improvements;*
- Assist in the efficient allocation of resources by DHHL and its partners; and*
- Identify priority projects that are essential to moving development and community improvement projects forward.*

DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues. With that in mind, this document will be regularly updated as development projects progress and priorities change.

Elected Officials



Linda Lingle
Governor



Duke Aiona
Lt. Governor



Daniel K. Inouye
U.S. Senator



Daniel K. Akaka
U.S. Senator



Neil Abercrombie
*U.S. House of Representatives
Congressional District 1*



Mazie Hirono
*U.S. House of Representatives
Congressional District 2*



Micah Kane
*DHHL Commissioner
Chairman*



Donald S. M. Chang
O'ahu Commissioner



Francis K. Lum
O'ahu Commissioner



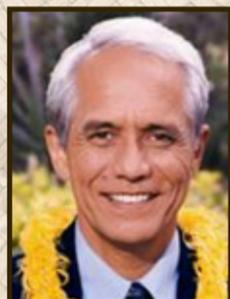
Trish Morikawa
O'ahu Commissioner



Walter Meheula Heen
OHA Trustee, O'ahu Chair



Mufi Hannemann
Honolulu Mayor



Mike Gabbard
*State Senatorial
District 19*



Will Espero
*State Senatorial
District 20*



Sharon Har
*State House of Representatives
District 40*



Rida Cabanilla
*State House of Representatives
District 42*



Kimberly Pine
*State House of Representatives
District 43*



Todd K. Apo
Council District 1



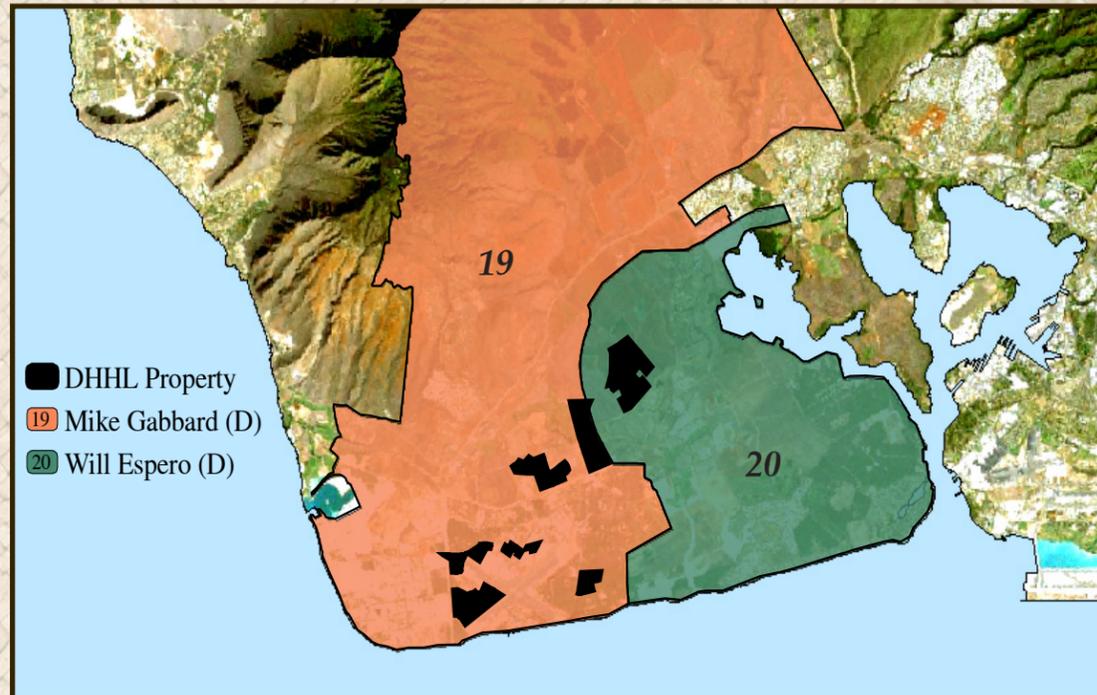
Nestor R. Garcia
Council District 9

Disclaimer: The information and recommendations expressed in this report are not necessarily endorsed by the people depicted on this page. These same people cannot be held liable for the information presented or the results of the report.

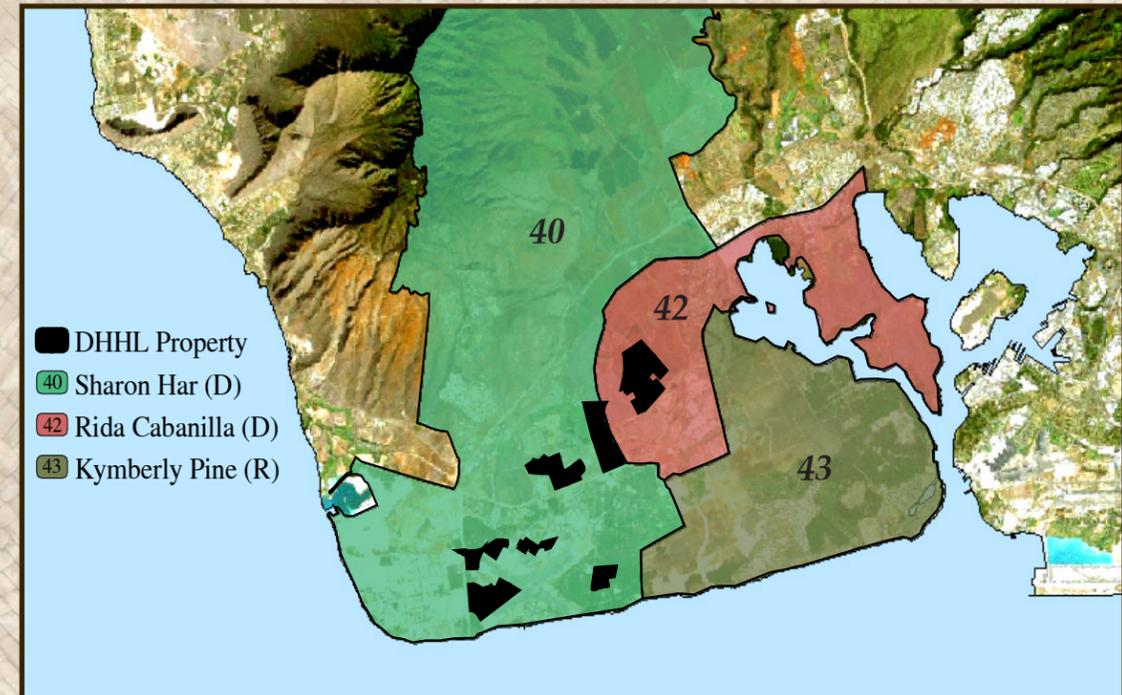


Political Boundaries

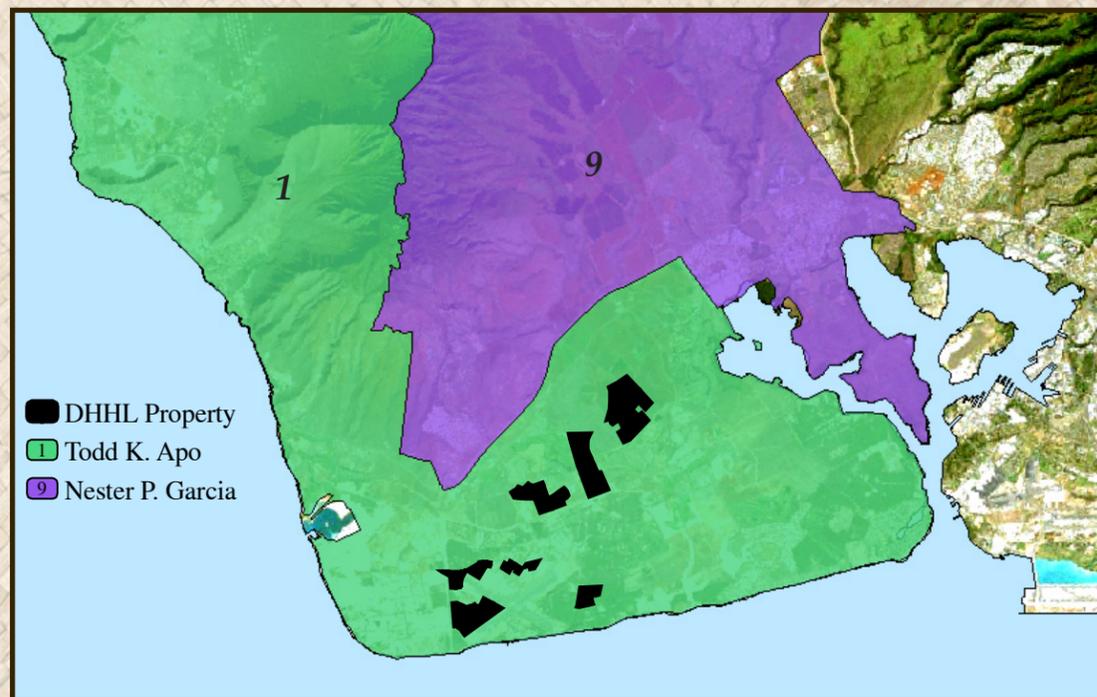
State Senatorial Districts



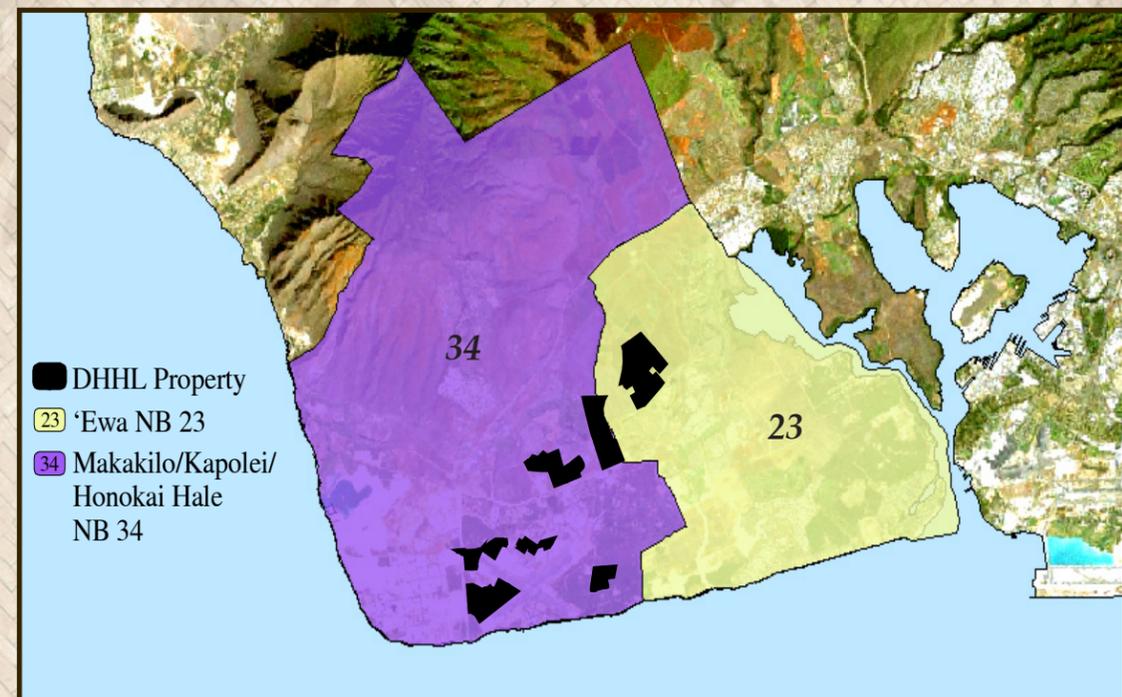
State House of Representatives Districts



City Council Districts



Neighborhood Boards



Community Leaders and Stakeholders



Maeda Timson, Chair
Kapolei Neighborhood Board - #34



Richard Hargrave, Chair
'Ewa Neighborhood Board - #23



Gregory Petersen, President
Villages of Kapolei



Shirley Swinney, President
Malu'ohai Residents Association



Annelle Amaral, President
'Ahahui Siwila Hawai'i o
Kapolei Hawaiian Civic Club



David McClain, President
University of Hawai'i



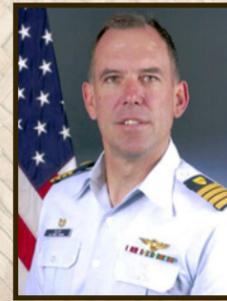
Dee Jay A. Mailer, CEO
Kamehameha Schools



Patricia Hamamoto, Superintendent
Department of Eductaion



Major Phil Lum
The Salvation Army
Kroc Community Center



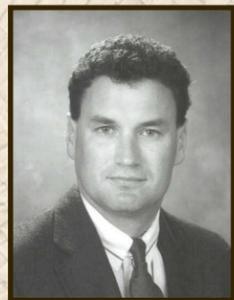
Capt. Bradley W. Bean, Commander
U.S. Coast Guard - Barbers Point



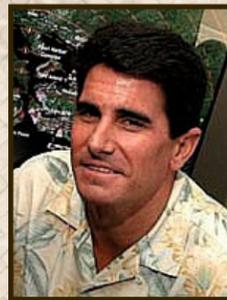
Steve MacMillan, CEO
James Campbell Company, LLC



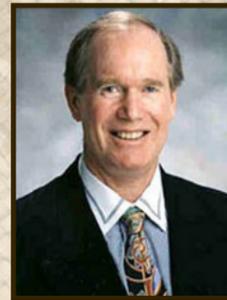
Gene I. Awakuni, Chancellor
University of Hawai'i, West O'ahu



Mike Jones, President
D.R. Horton, Schuler Division



Steve Colon, Senior Vice President
Fluor Hunt, LLC



Duncan MacNaughton, Chairman
The MacNaughton Group



Jeff Stone, President
The Resort Group



Anthony J.H. Ching, Executive Director
Hawai'i Community Development Authority



Ed Kobel, Representative
DeBartolo Development

Queen Emma Land Company
Finance Reality
Castle and Cooke
Haseko
Barbers Point Elementary
Campbell High School
'Ewa Elementary
'Ewa Beach Elementary
Friendship Christian Schools

Mark Yamakawa, President
Steven J. Teruya, President
David H. Murdock, Chairman
Nancy Maeda, Exec. Vice President
Claudia Nakachi, Principal
Gail Awakuni, Principal
Stanley Tamashiro, Principal
Sherry Lee Kobayashi, Principal
James E. Reid, Administrator

Holomua Elementary
'Ilima Intermediate
Iroquois Point Elementary
Island Pacific Academy
Kaimiloa Elementary
Kapolei Elementary
Kapolei Middle School
Kapolei High School
Lanakila Baptist School

Norman Pang, Principal
Jon Kitabayashi, Principal
Robert Elliott, Principal
Sue Miller, Principal
Debra Hatada, Principal
Michael Miyamura, Principal
Annette Nishikawa, Director
Alvin Nagasako, Principal
Rick Denham, Principal

Makakilo Elementary
Mauka Lani Elementary
Messiah Lutheran School
Keone'ula Elementary
Our Lady of Perpetual Help School
Pohakea Elementary
Seagull Schools

Sheldon Oshio, Principal
Carlyn Fujimoto, Principal
Art Niermeier, Principal
Eileen Hirota, Principal
Sister M. Davilyn Ah Chick, Principal
Stephen Schatz, Principal
Ann Abeshima, Director

Disclaimer: The information and recommendations expressed in this report are not necessarily endorsed by the people depicted on this page. These same people cannot be held liable for the information presented or the results of the report.



DHHL Partnering Benefits and Examples

BENEFITS OF PARTNERING

DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large-scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional public and residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

DHHL brings to these partnerships:

- Land for development in strategic locations
- Potential use of tax-exempt financing
- Access to legislative appropriations
- Access to federal funding such as HUD, USDA, SBA
- Flexibility in the application of development standards, zoning, and design
- Cultural understanding and resources

DHHL has participated in a number of successful partnerships. A few are highlighted here.



Queen Lili'uokalani Children's Center Office,
Waimānalo



Self Help Housing in Waimānalo



Salvation Army KROC Center, Kapolei



U.H. West O'ahu Center, Kapolei

SUCCESSFUL PARTNERSHIPS

1. Residential Partnerships

Through partnerships DHHL has reduced the cost of homes to low-income beneficiaries. DHHL has done this by sharing in the cost of infrastructure, helping to secure tax credits, and using self-help methods of construction. Partnerships in Kapolei resulted in 70 Rent-to-Own units constructed by Mark Development using low-income tax credits and 45 self-help homes constructed with Menehune Development and Honolulu Habitat for Humanity. In these types of partnerships, DHHL often provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.

2. Infrastructure Partnerships

DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in water system development with the counties by providing funding, land easements, and access to federal and state programs. Examples include the extension of the Lower Kula Water System on Maui, the Waimea Irrigation System and the Maku'u Water System on Hawai'i, and the Waiawa-Waipahu water system on O'ahu. DHHL water systems at Anahola on Kaua'i, and Ho'olehua on Moloka'i are interconnected with nearby County water systems providing both parties backup source and storage capacity in the event of emergencies. DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.

3. Public Facilities Partnerships

DHHL has participated in a number of partnerships involving public facilities and community resources. The most notable partnerships have brought together Hawaiian agencies and non-profit organizations into a multi-service complex where a broad range of programs are housed to serve the public. Such multi-service complexes have been built on Hawaiian Home Lands in partnership with Kamehameha Schools, Queen Lili'uokalani Children's Center, Alu Like, Papa Ola Lokahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties. These multi-service complexes house preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Paukūkalo homestead on Maui is served by a County park on DHHL land next to a community hall, the DHHL district office, the Hawaiian Community Assets' home ownership counseling center, and a Kamehameha Schools preschool. DHHL, private businesses, government agencies, and private foundations have joined together to provide materials for playgrounds constructed by homestead associations and other community volunteers.

Through a series of management partnerships with DLNR, the Nature Conservancy's Honouliuli Preserve, and other property owners, unique ecosystems and historic sites are being protected. For example, DHHL is partnering with DLNR to protect the red 'ilima (abution) in East Kapolei. Other examples include the Hakalau Forest Reserve, the 'Āina Hou Management Area, the Pala'au and Mo'omomi preserves, the Kalaupapa peninsula, and the Kamā'oa-Pu'u'eo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations. Beachfront recreational values are protected through management agreements with the City and County of Honolulu for Makapu'u, Kaiona, Kaupō, Waimānalo, and Nānākuli beach parks.



History and Cultural Aspects of the Area

Pre-contact

In olden times, the district we refer to as 'Ewa was much larger; it stretched from Red Hill to Kahe Point at the edge of Nānākuli. This is based on a legend of Kāne and Kanaloa who threw a wayward stone from Red Hill and lost it on the ridge above Kahe Point at Pili o Kahe. Therefore, in olden times, the district included all of what we call Central O'ahu below Schofield Barracks and the valleys from Waimanu to Hālawā. Native names and references imply that lands surrounding the Pearl River or Harbor was a favorite of O'ahu Kings in olden times. The sacred birthing stones of Kūkaniloko lie near the high point of the saddle between the Ko'olau and Wai'anae Ranges and this area around Pearl Harbor was ringed with numerous houses, fishponds, coconut groves and taro lo'i along the stream banks. This desirability is further evidenced by ownership of the land after the Māhele by such people as Alice Kamokila Campbell and John Papa I'i, prominent members of the ali'i.

In pre-contact times, the region has many associations with gods and royalty. During the period of internecine warfare between the islands there was a time when the Maui Mō'i, Kahekili, conquered and ruled O'ahu and stories of battles and plots and counterplots abound. After final conquest by Kamehameha, peace settled into the region and during the Mahele the lands were designated to varying members of the ruling families and their allies. The Estate of Bernice Pauahi, last heir of the Kamehameha dynasty, owned large sections of land in the region.

Archibald Campbell reported in 1809 that "where there was no water, the land was under crops of yams and sweet potatoes". Place names give a hint to old uses and concepts: Honouliuli – dark harbor, Kalo'i - the taro paddy, Pu'uloa - the long hill, Kalae Loa - the long peninsula, Kapolei – the lei of Kapo.

Over time the reference to "Ewa" would evolve so that the sections from Red Hill to Waipahu would come to be identified separately by their own ahupua'a and local names and 'Ewa would refer to the broad plains beyond Waipahu before the Wai'anae coast. However, even today, the general westward location is referred to as the "Ewa" side, somewhat reminiscent expression "go West, young man, go west," as the land of opportunity.

Late 1800s to mid-1900s

In the mid to late 19th century, a young Scotsman named James Campbell dug the first artesian wells in the region and this signaled the beginning of the reign of sugar as king in the 'Ewa Plains. With 'Ewa Mill and O'ahu Sugar in Waipahu, this period lasted through Statehood and into the 1980s. The construction of the Waiāhole Ditch system from windward O'ahu to its terminus in Kunia also sustained this rise and saw the addition of pineapple in the cooler, upper slopes region. Today, with the closing of the sugar industry, the region continues to lead as a region where diversified agricultural activities flourish and new crops reach the market.

Transitions from the monarchy to the territorial, and then statehood eras brought consequent changes in the economy of the land. During the monarchy and territorial periods, agriculture was important. Military uses in the region, reflected in Pearl Harbor Naval Base and Barbers Point Naval Air Station, indicate the entrenchment of United States' interests, strategically and economically, through the period of two world wars and the advent of the Cold War.

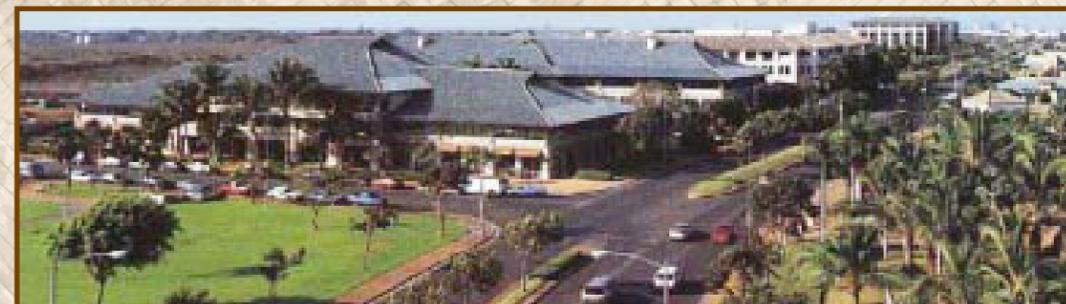
Modern times

With Statehood, tourism, and continued strategic military interests provided twin supports for 'Ewa and the State as a whole. The development of the Barbers Point Deep Draft Harbor and the growth of the Campbell Industrial Park along with the designation of Kapolei as the secondary urban center set the stage for the current growth that we see today. The new marina at Barbers Point Harbor and the marina under construction at 'Ewa Beach/Ocean Pointe also highlight the growing desirability of 'Ewa as a place to live and do business.

The DHHL Kapolei lands are located in the middle of the 'Ewa Region and at the growing edges of the Second City of Kapolei. They are adjacent to the bedroom community of 'Ewa Villages and the future site of U.H. West O'ahu. The region has experienced twenty years of tremendous growth and is projected to continue to do so. Kapolei today retains all of the amenities of a true urban community, complete with residential, retail, commercial, recreational, and public service resources.



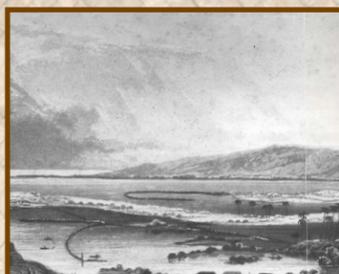
Sugarcane irrigation ditch in 'Ewa



Downtown Kapolei



Early lo'i field



Fishponds looking toward 'Ewa



Sugarcane in 'Ewa



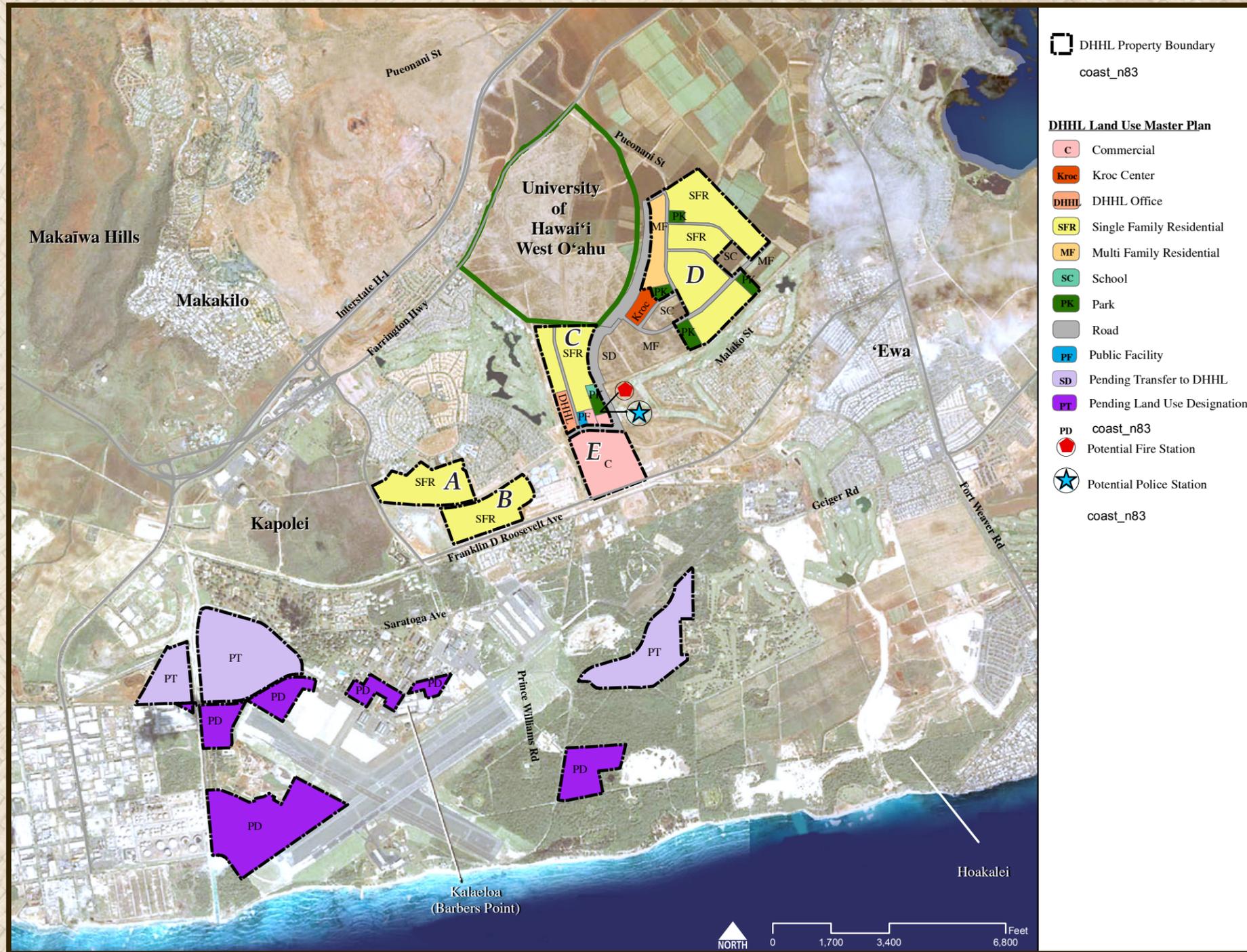
New housing construction



U.H. West O'ahu

Hawaiian Home Lands - Area

DHHL OWNED PARCELS



A. Malu'ohai Village 6

Malu'ohai is a 38 acre subdivision within the Villages of Kapolei. 111 single-family homes, 80 single-family rentals, and 35 self-help homes have been constructed.

B. Kaupe'a Village 8

Kaupe'a is a 52 acre subdivision within the Villages of Kapolei. 326 lots will be available with average lot sizes of 5,000 SF. House construction is underway and completion expected in April 2008.

C. East Kapolei I (TMK 91016108 - por)

East Kapolei I is a 92 acre parcel located adjacent to the proposed University of Hawai'i West O'ahu. It is planned to be subdivided into single family with minimum 5,000 sf lots. The site will be home to the new DHHL office and other Native Hawaiian associations. A commercial retail site, preschool and a park are also planned.

D. East Kapolei II (TMK 91017071)

East Kapolei II is a 318 acres parcel located ma kai of U.H. West O'ahu. The site is being acquired and is proposed for various developments including 1,000 single family lots, 1,300 multi-family units, parks and preservation.

E. East Kapolei Commercial (TMK 9116108 - por)

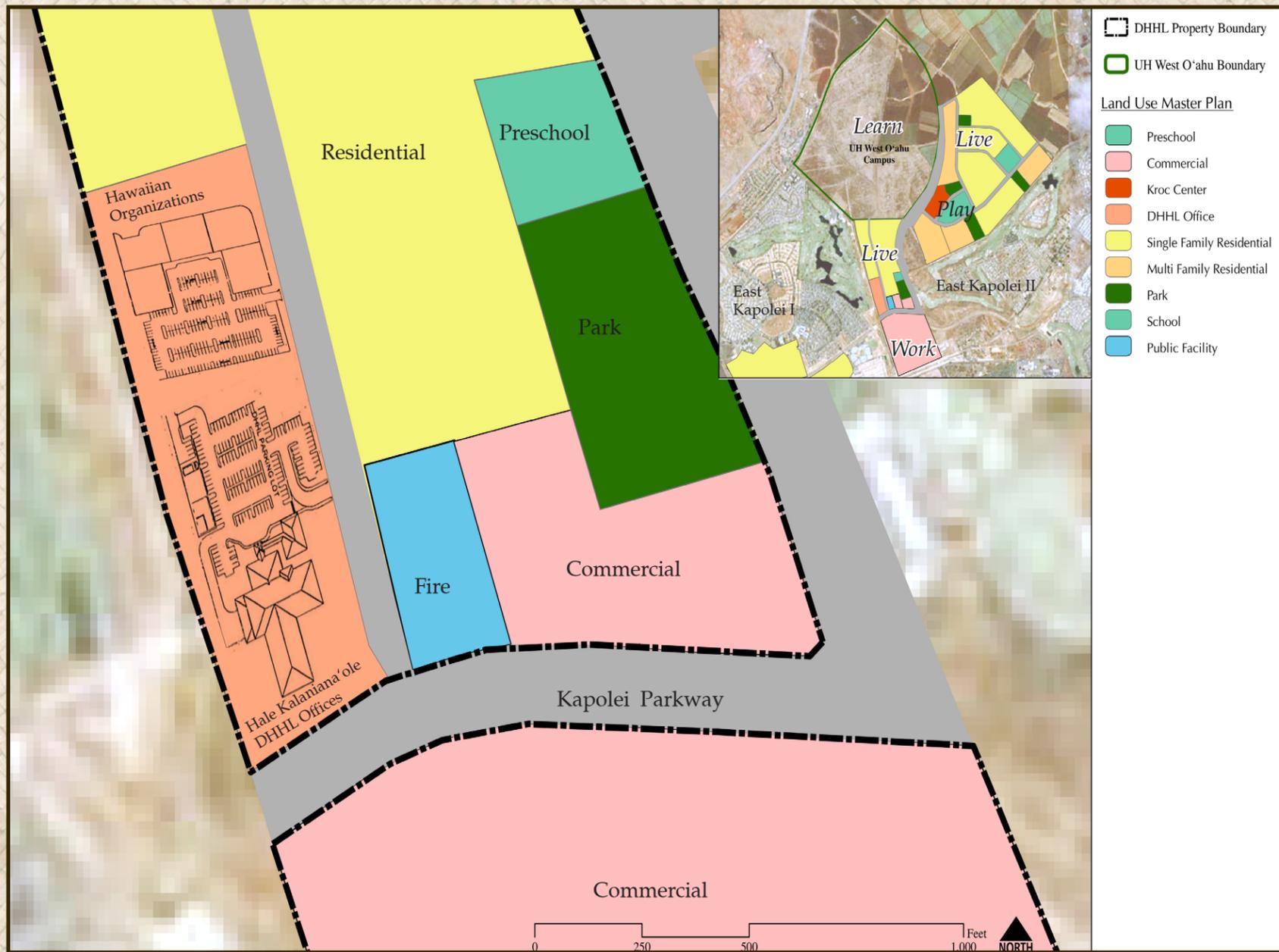
East Kapolei Commercial is a 67 acre parcel located ma kai of East Kapolei I. 1.5 million sf of retail/commercial space for a regional shopping center is planned.

LAND SUMMARY

	Acres	Hsg Units
A. Malu'ohai Village 6	38	326
B. Kaupe'a Village 8	52	326
C. East Kapolei I	92	350
D. East Kapolei II	186	1,099
E. East Kapolei Commercial	67	--
Total	435	2,101



East Kapolei I and II



East Kapolei represents DHHL's master planning community development efforts. The primary goal is to provide a thriving community where people can live, work, play and learn. Approximately 1,450 new housing units are planned for the East Kapolei along with the Headquarters for DHHL, an open park, and a preschool. Also planned for East Kapolei are public and community services including a fire station, spaces for Hawaiian organizations and a Hawaiian Homestead Heritage Center.

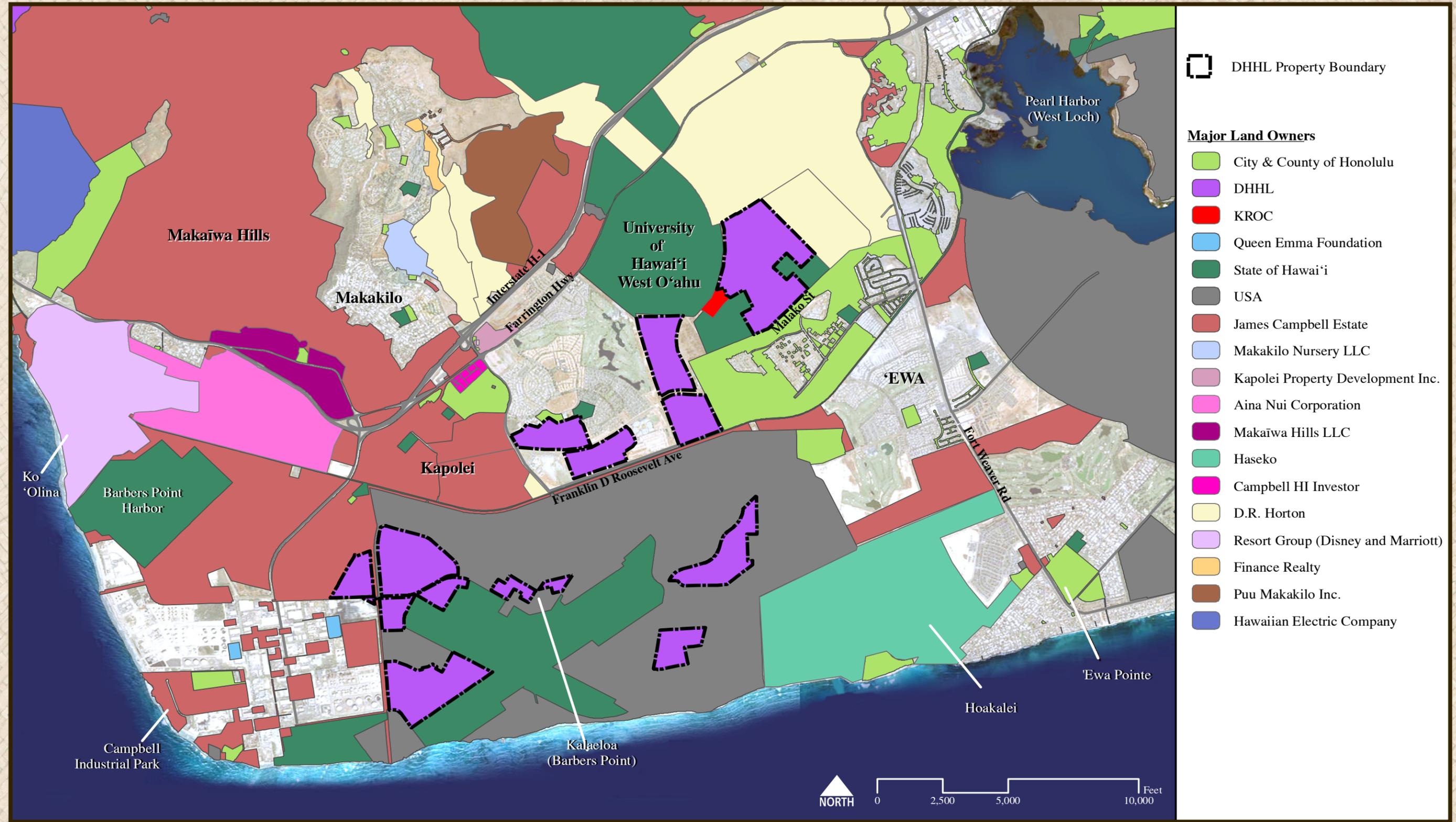
The East Kapolei parcel is further surrounded and supported by other work, live, play and learn opportunities. The University of Hawai'i West O'ahu campus will be located adjacent to the East Kapolei parcel providing learning opportunities. Recreational opportunities are provided at proposed parks and the Kroc Center, which is situated within walking distance from residential units. A 1.5 million square foot super mall is planned in the commercial parcel of East Kapolei I.

The East Kapolei developments also seeks to bring benefits to the region beyond the DHHL parcels. Aside from on site infrastructure improvements such as roads, drainage, sewer, water and electrical, regional infrastructure investments have been committed which include a 4 million gallon water reservoir; extension of Kapolei regional parkway road; connection to the North South Road and improvements to drainage.

Hale Kalamiana'ole DHHL Office

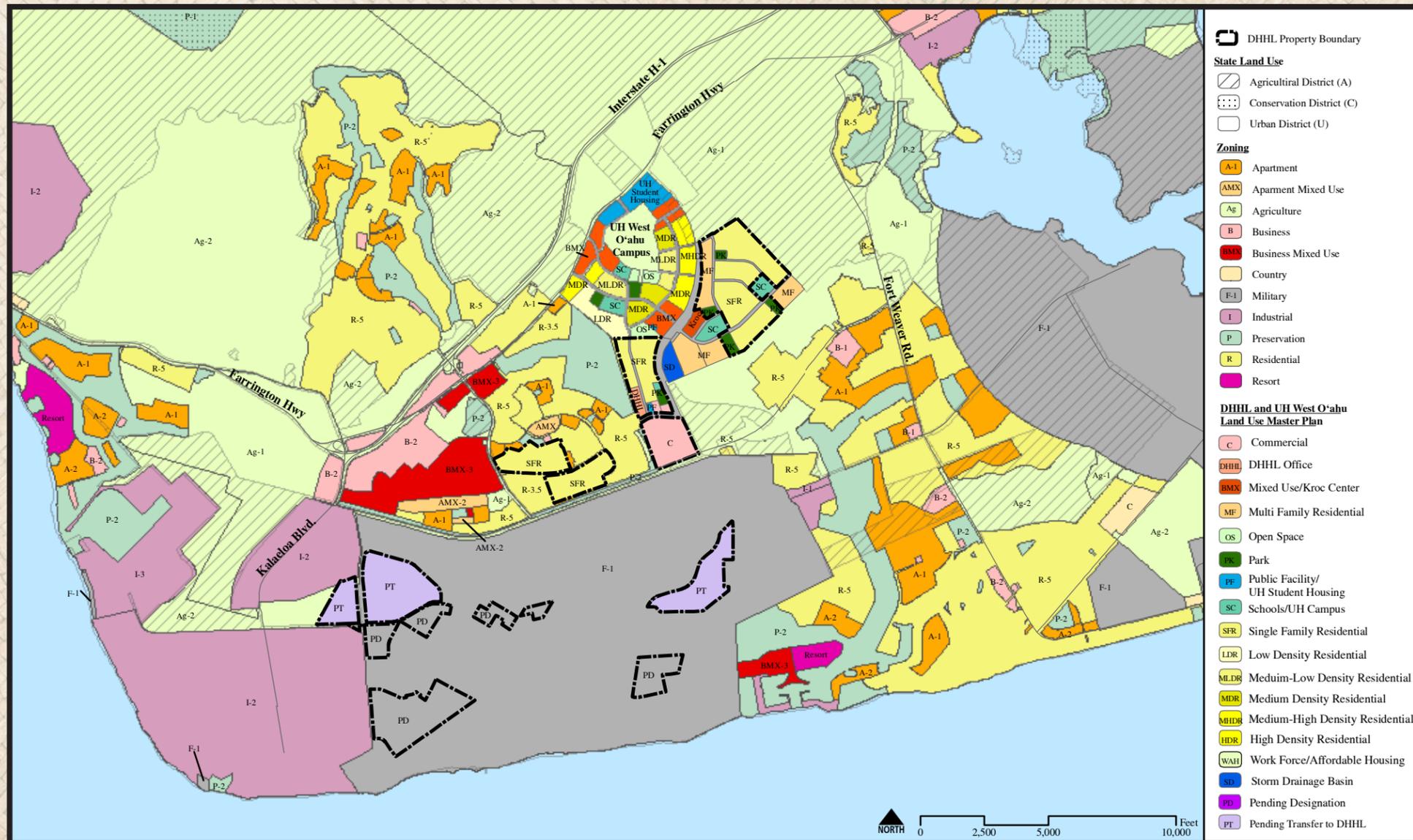


Major Land Owners in the Region



Regional Demographics and Characteristics

Zoning Land Use Map



<u>General Characteristics</u>	<u>Kapolei</u>	<u>O'ahu</u>	<u>State</u>	<u>U.S.</u>
Total Population	85,150	868,751	1,227,008	--
Median Age (Years)	31.2	37.9	38	35.3
<u>Social Characteristics</u>				
High School Graduate or Higher	71,952 (84.5%)	87.7%	87.2%	80.4%
Bachelor's Degree or Higher	19,201 (22.6%)	30.8%	29.1%	24.4%
<u>Economic Characteristics</u>				
Median Income	\$62,340	\$55,624	\$53,554	\$41,994
<u>Housing Characteristics</u>				
Total Housing Units	25,332	325,775	482,873	--
Owner Occupied Units	15,000 (59.2%)	171,775	251,808	66.2
Median Value - Single Family	\$465,000	\$620,000	\$364,840	\$119,600
Median Value - Condo	\$239,000	\$290,000	--	--
Renter Occupied Units	4,500 (30%)	128,291	175,865	33.8
Median Gross Rent	\$985	\$874	\$871	\$519
Vacant units	1,872 (7.4%)	25,729	55,200	9
Homeowner vacancy rate	2.7%	0.6%	0.6%	1.7%
Rental vacancy rate	5.9%	3.1%	4.1%	8.1%
Home ownership rate	70%	55%	--	--
Median Age - Owner	44.8	--	--	--
Median Age - Renter	36.2	--	--	--

Source: American Factfinder 2005, Campbell Estate 2005, & Honolulu Board of Realtors 2005



Development Characteristics and Trends

DRIVERS OF GROWTH

Kapolei is the fastest growing region in the State of Hawai'i. There are several public and private investments driving the growth of this secondary urban core on O'ahu. Major road and infrastructure projects, a University of Hawai'i West O'ahu campus (UHWO), major residential clusters, and nodes of commercial development are amongst the investments being supported as Kapolei continues to develop.

DHHL's Kapolei lands are in the middle of this prospering city. The investments in infrastructure, employment, education, recreation, housing and commercial opportunities being contributed by state, county, private and community commitments are building communities in the Kapolei region where families can live, work, play and learn.

Each project in the Kapolei region plays a critical role in creating a synergy that maximizes the investment dollars and facilitates a pace of development that maintains the quality of life for Kapolei residents.

UNIVERSITY OF HAWAI'I WEST O'AHU

Another driver of growth in the region is the new University of Hawai'i West O'ahu campus. UHWO promises to be an essential educational resource, economic driver and partial traffic solution for this fastest growing region in the state. When finished, the campus is expected to have roughly 743,000 gross square feet of building space with room for expansion that could accommodate 7,600 students and 1,000 faculty and staff. The UHWO proposal attracted partnerships for infrastructure improvements including roads, water, sewer and drainage projects. The proposed campus will be surrounded by housing and commercial developments providing opportunity to create communities where one can work, play, live and learn.

DHHL supports the plans of the University of Hawai'i – West O'ahu campus to locate in East Kapolei. UHWO promises to be an essential educational resource, economic driver and partial traffic solution for this fastest growing region in the state. When finished, the campus is expected to have roughly 743,000 gross square feet of building space with room for

expansion that could accommodate 7,600 students and 1,000 faculty and staff. The UHWO proposal to locate in East Kapolei attracted partnerships for infrastructure improvements including roads, water, sewer and drainage. The proposed campus also attracts housing and commercial developments providing opportunity to create communities where one can work, play and learn.

RESIDENTIAL & COMMERCIAL

Currently there are a number of major housing and commercial projects under construction or planned for Kapolei. Over 2,000 housing units are planned and over 1 million square feet of commercial space is proposed.

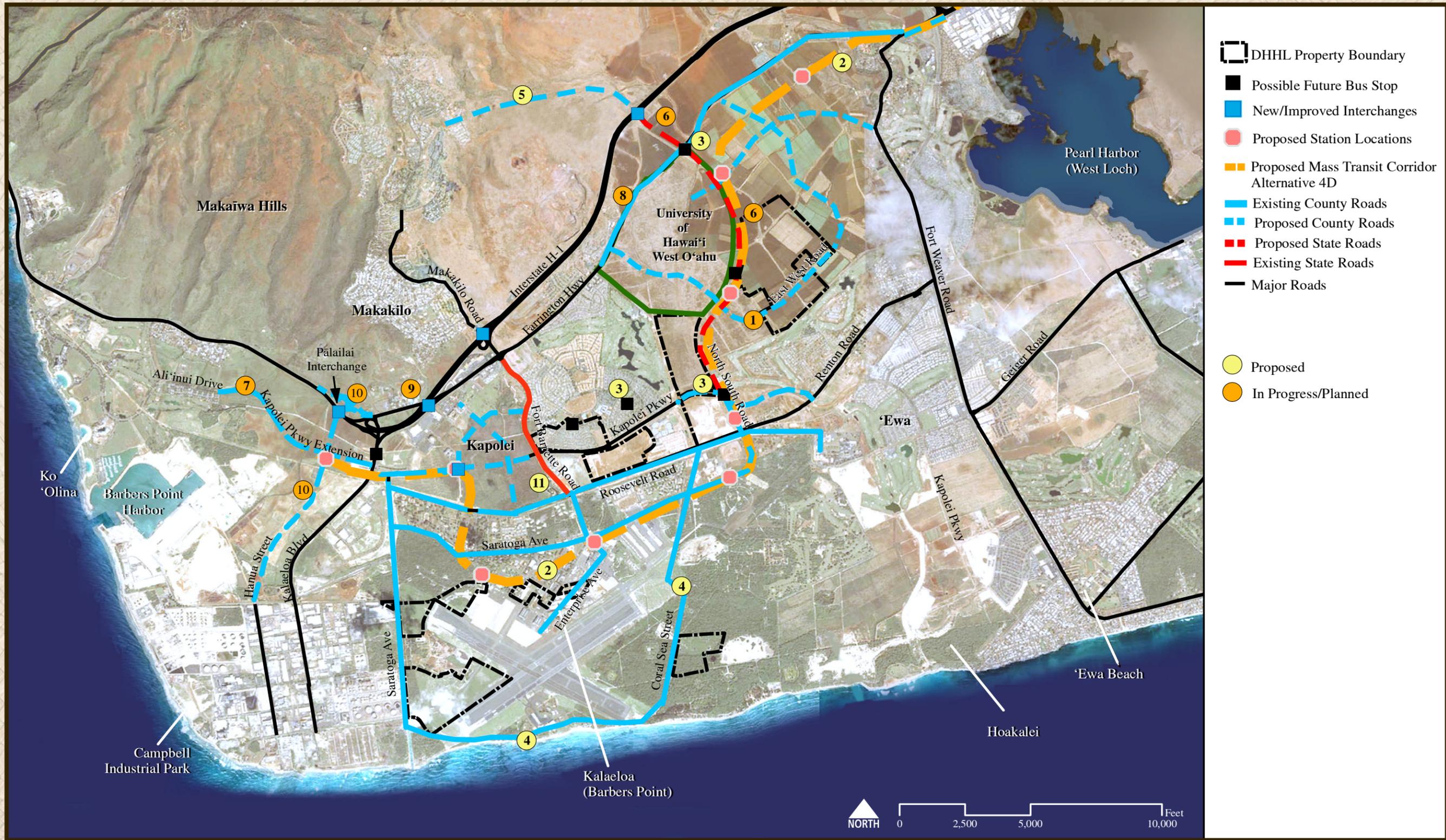
- Presently, 2,000,000 square feet of commercial, retail, and service sector space is located in region.
- The development of U.H. West O'ahu is anticipated to generate a localized demand for more than 150,000 square feet of retail and service sector space serving 8,600 students, faculty and staff by 2020 when it is fully developed.
- More than 4,000 hotel and visitor units are projected for the region by 2020. Ko 'Olina alone will constitute over 3,300 hotel and resort condominium units and over 8,000 resort residential units at buildout.
- Campbell Industrial Park is Hawai'i's largest industrial park at 1,367 acres. It is near capacity, with 98% leased or sold, leaving approximately 27 acres (or 1,200,000 square feet) available for new industrial and commercial purposes.

EMPLOYMENT

Kapolei's tremendous growth and development creates a critical mass that will attract new employment opportunities. The University of Hawai'i, Ko 'Olina resort, the planned Ke Makana Ali'i regional shopping complex on DHHL land, and other commercial retail projects promise to provide future employment for some 2000 people and 1200 faculty and staff by 2020.



Infrastructure: Roads and Transit



Infrastructure: Roads and Transit Characteristics

1 East-West Road

The East West Road will provide circulation through the new U.H. West O'ahu campus area, East Kapolei II, and new residential developments in the area. The road is an important part of the proposed regional roadway system serving the growing East Kapolei area and will provide both a major thoroughfare for the planned 14,000 new homes in the area and relieve congestion on Fort Weaver Road. This is an extensive roadway that will be built in several phases. Ground breaking for the first segment that starts at the North South Road and extends to the east boundary of DHHL's East Kapolei II subdivision took place in May 2008 with mass grading to be underway by mid 2008. The roadway design is expected to be completed by the end of 2008. The start of construction is planned for early 2009.

2 Mass Transit Corridor

The City and County of Honolulu approved a plan to develop a fixed guideway 26 mile commuter rail transit system stretching from West Kapolei to the University of Hawai'i Mānoa and Waikiki. Locations of 34 transit stations along the rail route were approved on May 10, 2008 by the City Council. Construction on the \$3.7 billion elevated commuter train is hoped to begin in late 2009. Preliminary engineering studies and a Draft EIS will be prepared. The type of rail technology continues to be discussed. The City Council continues to discuss the type of rail technologies for the transit system including steel wheels, rubber tires or magnetically levitated vehicles.

3 TheBus

The Honolulu Public Transit Authority operates TheBus within the region. In Kapolei, service to Honolulu is provided by buses traveling from Mākaha (Routes C, 93, and 93A), Service, within the vicinity, is provided to and from Campbell Industrial Park (Route 413), Makakilo (Routes 411, 412, and 414), the Villages of Kapolei and 'Ewa Beach (Route 41), and the U.S. Veteran's Housing area (Route 415). New transit stops are planned along Kapolei Parkway and the future North-South Road.

4 Kalaeloa Roadway Improvements

Upgrade and/or reconstruct/rehabilitate the existing roadway, drainage systems, and other facilities to current standards on Enterprise Road, Roosevelt Road, Coral Sea Road, and West Perimeter Road are planned. Project will include the future North-South Road connector right-of-way and realignment of Coral Sea Road to Independence Road. The total estimated project cost is \$23,700,000 with \$900,000 requested in FY 2009 for design funds as S41 in the TIP FY 2008-2011.

5 Makakilo Drive Extension

The City and County Department of Transportation Services proposes to plan, design and construct the extension of Makakilo Drive from the existing terminus of the roadway in the Pālehua Subdivision to the H-1 Freeway. The roadway extension is approximately one mile long. Total estimated project cost is \$37,500,000. Design funds of \$3 million have been requested for FY 2008. \$2,136 million in construction funds has been requested for FY 2010 and Advanced construction funds of \$31,363,000 is programmed for FY 2010 as C06 in the TIP FY2008-2011.

6 North-South Road and Interchange

North-South Road and Interchange includes a new regional arterial and freeway access for East Kapolei. The 2.2 mile roadway includes three vehicular lanes in each direction, a raised median, sidewalks and transit easements. The North-South Road is under State DOT jurisdiction. Phase 1B consisted of constructing the interim roadway from Kapolei Parkway to Farrington Highway. Phase 1C involved constructing the roadway from Farrington Highway to the H-1 Freeway, including a full-diamond interchange at the H-1 Freeway. Phase II involves widening North-South Road from 3 to 6 lanes from Kapolei Parkway to the H-1 Freeway. Total projected cost \$200 million.

7 Kapolei Parkway Extension

Kapolei Parkway is planned to be extended in multiple phases. DHHL is responsible for the construction of the Kapolei Parkway Extension where it crosses its East Kapolei I development. The new roadway will be a divided, 6-lane arterial, with raised medians, at-grade intersections, sidewalks on both sides, and a bikeway. The road will be conveyed to the City at completion. Future phases include extensions from North-South Road to Renton Road to the east, from Fort Barrette Road to Kamokila Boulevard and from Kalaeloa Boulevard to Ali'inui Drive to the west. Engineering work is in process. Environmental mitigation require the implementation of the Habitat Conservation Plan for the endangered Ko'oloa'ula plant. The DHHL contribution to the roadway is projected to be \$2,453,700. Total cost for design and construction is \$12,030,000.

8 Farrington Highway Widening

The City and County of Honolulu is planning to widen Farrington Highway from Fort Weaver Road to the Kapolei Golf Course. The work will increase the existing two lanes to four lanes, create turning pockets and pedestrian walkways. The project is estimated at \$36 million. The project is designed to accommodate the increase in traffic that will result from the future U.H. West O'ahu campus and various subdivisions planned in East Kapolei. Planning and design work are underway.

9 Kapolei Interchange

A new H-1 Freeway interchange is being planned by the State DOT for the City of Kapolei. Phase 2 completes the Kapolei Interchange Complex. Phase 1 involved adding a westbound ramp from Makakilo Drive to the H-1 west and installing eastbound on and off ramps from the new Kapolei Interchange. This project was called Interstate H-1 Addition and Modification of Freeway Access, Makakilo Interchange to Pālailai Interchange (Kapolei Interchange Complex) in previous TIP documents. Total Estimated project cost is \$100,000,000. This project is listed as S21 in the TIP FY 2008-2011.

10 Hanua Street & Pālailai Interchange

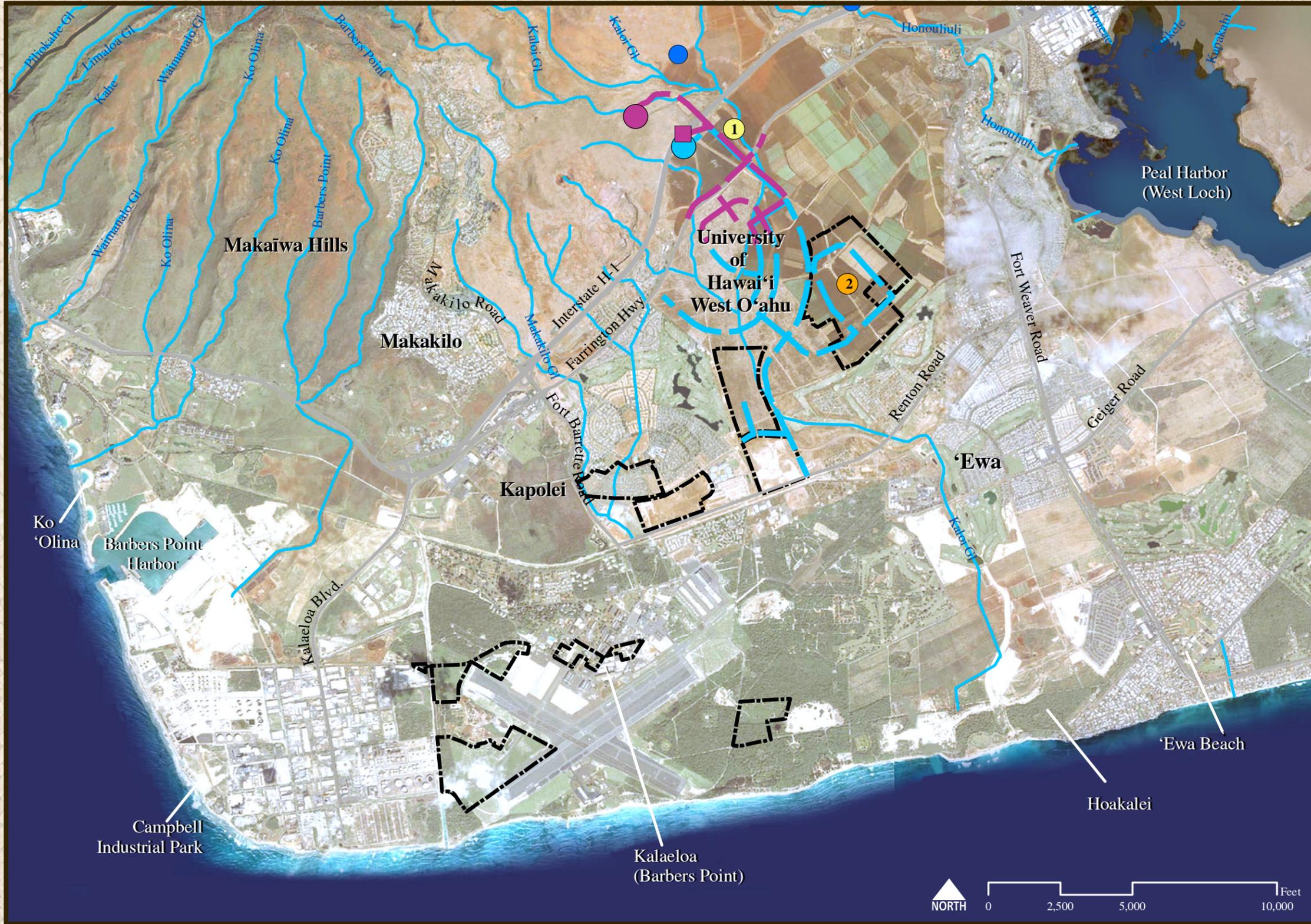
Hanua Street is planned as a future primary north-south road serving Kalaeloa/Barbers Point Harbor. Pālailai Interchange is being expanded to add new on- and off-ramps to Hanua Street. The Hanua Street project is currently estimated at \$61 million. There is no cost estimate for the Pālailai Interchange improvements. The Hanua Street and Palailai Interchange projects are listed as numbers 84 & 111, respectively, on the 2006-2008 O'ahu Regional Transportation Program (ORTP). These have not been placed on DOT's construction schedule.

11 Fort Barrette Road Widening

The State of Hawai'i DOT proposes to widen Fort Barrette Road from Farrington Highway to Barbers Point gate to four lanes and construct other improvements, including right and left turn lanes, sidewalk, bikeway, highway lighting, drainage, traffic signals, landscaping and other improvements. Total estimated project cost is \$23 million. The state has requested \$200,000 in right of way funding for FY 2008 and \$20 million for FY2010 in the TIP FY 2008-2011 as project S09.



Infrastructure: Water



- DHHL Property Boundary
- Proposed Pumping Site
- Pumping Station
- Proposed Water System Tank**
- Proposed
- 440' Trans Line
- 440' Tank
- In Progress/Planned Water System Tank**
- In Progress/Planned
- 215' Trans Line
- 215' Tank
- Streams



Infrastructure: Water Characteristics

Existing Regional Water System

Potable, artesian groundwater underlies most of the 'Ewa/Kapolei region. The area is serviced by the Southern O'ahu Basal Aquifer (SOBA) and the Pearl Harbor Aquifer. The fresh water in the basal aquifer is recharged in the Wai'anae Mountains and the central plain by direct rainfall, infiltration of stream runoff and irrigation water. These sources provide potential for up to 68 million gallons per day (mgd) of potable water. Additionally, another 64 million mgd of non-potable water and 12 mgd of recycled water are available for irrigation or other purposes.

The planned developments of DHHL's East Kapolei subdivisions and U.H. West O'ahu, as well as future development in Kalaeloa will require the construction of new water storage and transmission infrastructure to be integrated into the existing aquifer system. DHHL developments expect to demand up to 12 mgd, which is within the sustainable yield of regional aquifers.

Proposed Water Projects

① 440' Water System

DHHL's East Kapolei Water System Study recommends constructing two systems at the 440-foot and 215-foot levels to serve new developments in the region. The DHHL's East Kapolei Water System at the 440-foot level is necessary to support the development of U.H. West O'ahu. The system includes a two million gallon reservoir and pipelines of 16", 12", and 8". The University of Hawai'i and D.R. Horton are currently in negotiations to determine use and occupancy.

Status:

The Board of Water Supply has reviewed and approved the Water Master plan. Engineering work is now in progress. Improvements require an Environmental Assessment, allocation of easements and financing.

② DHHL 215' Water System

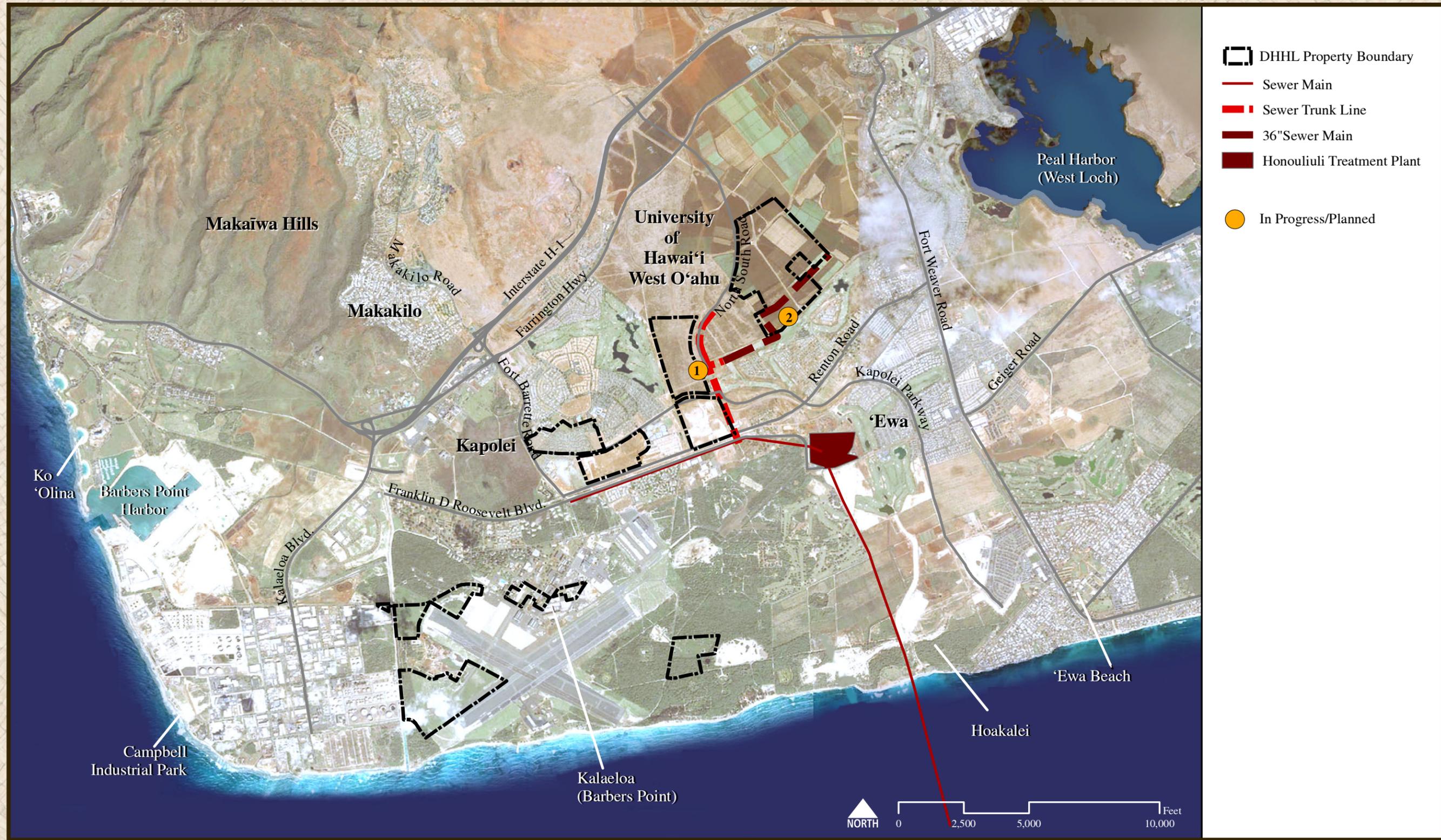
The 215-foot system is required for the proposed DHHL developments. It is also necessary for U.H. West O'ahu development. This system proposes a linear/looped system that will include a new four million gallon reservoir, three booster pumps, and pipelines of 30", 24", 16", and 12". The new water system is estimated to cost \$15,000,000 and has been included in DHHL's FY 2007 budget.

Status:

Construction of the 215' 4.0 mg reservoir is underway. Completion is expected in May 2009.



Infrastructure: Wastewater/Sewer



Infrastructure: Wastewater/Sewer Characteristics

Existing Wastewater Conditions

East Kapolei is located within the service area of the Honouliuli Wastewater Treatment Plant (WWTP). Wastewater collected from this area will be transported to the new 42-inch Kapolei Interceptor, which parallels the existing 30-inch Makakilo Interceptor along the northern boundary of Kalaeloa. The Honouliuli WWTP presently has a design capacity of 38 mgd, with plans to expand to 51 mgd. The primary means of disposal is through ocean outfall. The plant has been upgraded to produce 12 mgd of R-1 quality effluent which is suitable for irrigation use. The 12 mgd water recycling facility was purchased by the Honolulu Board of Water Supply and currently distributes recycled water to West Loch and 'Ewa Villages Golf Course, 'Ewa Mahiko District Park, and Fort Weaver Road (Community Planning Inc., 2004).

Proposed Wastewater/Sewer Projects

① East Kapolei Sewer Trunk Line

The East Kapolei Sewer Trunk Line will connect sewer lines from DHHL and other properties in East Kapolei to the recently completed Kapolei Interceptor Sewer. In addition to DHHL, partners include U.H. West O'ahu, and D.R. Horton. Each will pay for a share of the construction costs. The total cost is projected at \$4,890,000. A cost sharing agreement has been executed between the partners, with each paying a pro rata share. DHHL will work with DOT on User Occupancy Agreement for North-South Road.

Status:

Construction is complete on the portion from Kapolei Parkway to Kapolei Inceptor Sewer along Roosevelt Boulevard. It is awaiting final inspection reports and acceptance is awaiting final inspection reports and acceptance by the City and County of Honolulu. Construction of Phase 1B of the North-South Road project including the East Kapolei Sewer Trunk Line is underway.

② East Kapolei II 36" Sewer Trunk Main

The 36" Sewer Trunk Main located along the southern boundary of DHHL's East Kapolei II property will service the property and the adjoining D.R. Horton development. Construction is underway and completion is expected by March 2009.



Infrastructure: Drainage Characteristics

Existing Drainage Conditions

Run-off that drains into Kalo'i Gulch and Hunehune Gulch enters modified drainage channels, portions of which are man-made consisting of levees built on relatively flat ground. The Kalo'i Drainage Basin is 11 square miles and 7,000 acres in size and has a channelized flow capacity of 2,500 cubic feet per second (*cfs*). Drainage problems associated with Kalo'i Gulch have limited development of the East Kapolei region. The area is subject to shallow inundation and requires on- and off-site retention to mitigate 100-year runoff flows.

DHHL East Kapolei I and II developments are impacted by regional storm runoff from the Kalo'i Gulch and the Hunehune Gulch drainage basins. Without drainage improvements to the gulches and to the outlet, DHHL properties are required to limit on-site runoff to pre-development conditions, provide for a channelized flow of 2,500 cfs and retain any excess runoff on property. This will require 10-20 percent of developed areas to be set aside for stormwater retention. Detention and retention basins, as well as timely realignment of Kalo'i and Hunehune Gulches and improvements to the gulch outlet are required for development. The proposed drainage facilities of North-South Road plans to intercept flows from the gulches and divert it into the roadway's drainage channel and retention/detention basin.

Proposed Drainage Projects

① Kalo'i Gulch and Hunehune Gulch Realignment

The East Kapolei Drainage Master Plan and the North-South Road Revised EIS recommend diverting Kalo'i Gulch to a channel and align with the east side of the North-South Road. The plans also propose a box drain system to divert flow from Hunehune Gulch to detention basin at the southern boundary of the U.H. West O'ahu property. Phase 1A of the North-South Road will construct a retention/detention basin and about 4,400 feet of the drainage channel. Phase 1B of the North-South Road will install the remaining channel, culverts under the North-South Road to the accommodate development parcels west of North-South Road, and the diversion of the Kalo'i Gulch. With the development of U.H. West O'ahu, storm flows from Hunehune Gulch will be redirected to the North-South Road drainage system via culverts under North-South Road.

Until the storm water flows are diverted by the North-South Road drainage system and development of U.H. West O'ahu, DHHL's East Kapolei developments will be partially impacted by storm water runoff from the Kalo'i and Hunehune Gulch drainage basins. To mitigate adverse impacts during this interim period, a 10-foot high earth berm will be constructed on site as part of the mass grading construction to protect early phases of DHHL's East Kapolei developments.

Status:

Phase 1A of the North-South Road is complete. Phase 1B of the North-South Road is underway.

② Kalo'i Gulch Drainageway Improvements

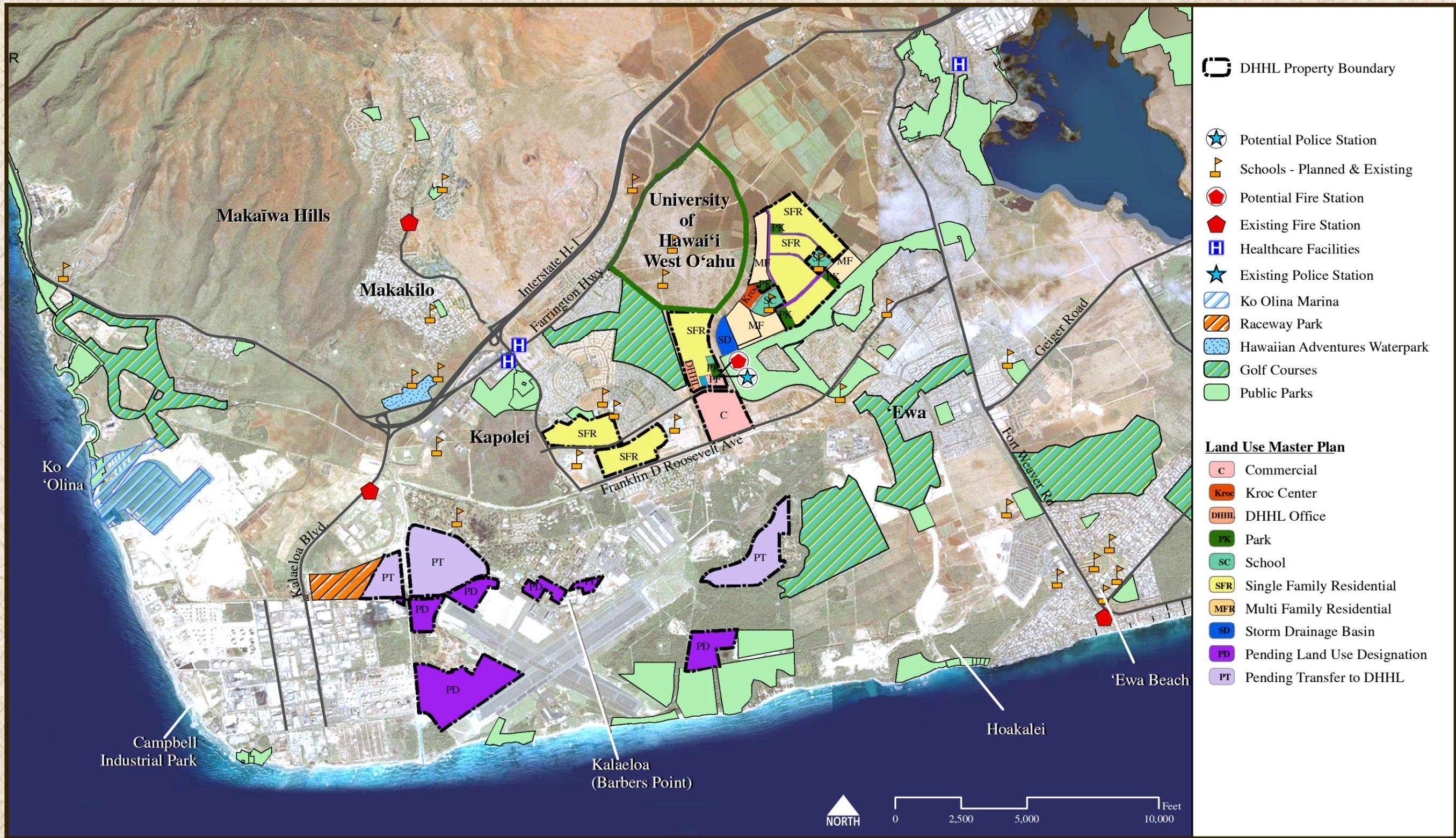
The original drainage plan consisted of an outlet into 'Ewa Marina. At the present time, the Kalo'i Gulch Watershed drainage system lacks an ocean outlet. Haseko is proposing a new outlet at One'ula Beach Park, which would be developed by Haseko and maintained by the City. Development of the drainage outlet will increase the storm water conveyance capacity to accommodate a 100-year flood flow as specified by the drainage standards of the City. The drainage outlet improvements are estimated at \$2.1 million. Construction is pending State CDU permit.

Status:

The SMP/SSV for Kalo'i was granted on June 6, 2007 by the City Council. The State CDUP process is underway.



Regional Services: Public Facilities



Regional Services: Public Facilities Characteristics

Schools - Within the region are ten elementary schools, four intermediate / high schools, and six private schools.

Future Need - Based on construction estimates, the Department of Education has plans for: one elementary school in the Mehana subdivision in the City of Kapolei; one elementary in the DHHL Easy Kapolei project, Phase II; and at least one elementary in the U.H. West O’ahu lands. A number of additional elementary schools will be needed in the Ho’opili project. One middle school is going to be built in the Gentry ‘Ewa Makai project and another middle school in the DHHL East Kapolei project, Phase II. A high school is being proposed on State-owned land north of the UHWO project. Other middle and high schools will be built in the Ho’opili project. DHHL’s East Kapolei project is expected to support approximately 900 elementary students, 300 middle school students and 260 high school students. DHHL is reserving land for preschools in the area.

	Grades	Actual Enrollment 2007/2008	2007/2008 Capacity*	Projected Enrollment 2012
KAPOLEI COMPLEX				
Barbers Point Elementary	K-5	493	674	628
Kapolei Elementary	K-5	1,100	1,215	905
Kapolei II Elementary				550
Makakilo Elementary	K-5	505	595	563
Mauka Lani Elementary	PK-5	580	681	598
Kapolei Middle School	6-8	1,616	1,805	1,737
Kapolei High School	9-12	2,341	1,956	2,302
‘EWA COMPLEX				
‘Ewa Beach Elementary	K-6	415	461	416
‘Ewa Elementary	K-6	925	881	944
‘Ewa Makai Middle				1,570
Holomua Elementary	K-6	1534	1,348	1,496
Iroquois Point Elementary	K-6	653	956	573
Kaimiloa Elementary	K-6	661	759	557
Keoneula Elementary	K-6	431	748	916
Pohakea Elementary	K-6	526	661	472
‘Ilima Intermediate	7-8	1,212	1,352	725
Campbell High School	9-12	2,370	1,917	2,627
PRIVATE				
Friendship Christian Schools	PK-12			N/A
Lanakila Baptist Schools	PK-12			
Messiah Lutheran School	K-8			
Out Lady of Perpetual Help School	K-8			
TOTAL				

Health Care Facilities - In the region, residents have more than 25 choices of health care options, with major health care services being provided at:

- (1) St. Francis Medical Center – West (nearest hospital to DHHL lands),
- (2) Pali Momi Medical Center,
- (3) Wahiawā General Hospital,
- (4) Kaiser Permanente Pūnāwai Clinic in Waipahu,
- (5) Nānāikeola Clinic,
- (6) Kapolei Medical Park, &
- (7) Kapolei Park Square

Future Need - Existing facilities and their planned improvements are adequate to serve anticipated needs.

Police Facilities - All of West O’ahu is within Honolulu Police Department District 8. In 2000, the City and County of Honolulu opened the Regional Kapolei Police Station.

Future Need- Based on population estimates, the City and County of Honolulu anticipates the need for two additional substations to service the region. These are planned to be in service by 2020 at the following locations:

- (1) ‘Ewa Villages &
- (2) Ko ‘Olina

Fire/EMT Facilities - Honolulu Fire Department (HFD) operates 3 fire stations in the region.

- (1) ‘Ewa Beach Fire Station (engine company),
- (2) Makakilo Fire Station (engine company), &
- (3) Kapolei Fire Station (engine/ladder company and Battalion 4 Headquarters)

Future Need - Based on population estimates, the City and County of Honolulu anticipates the need for three additional fire stations to service the region. These are planned to be in service by 2020 at the following locations:

- (1) ‘Ewa Villages,
- (2) Ko ‘Olina, &
- (3) Makaīwa Hills

Other community services

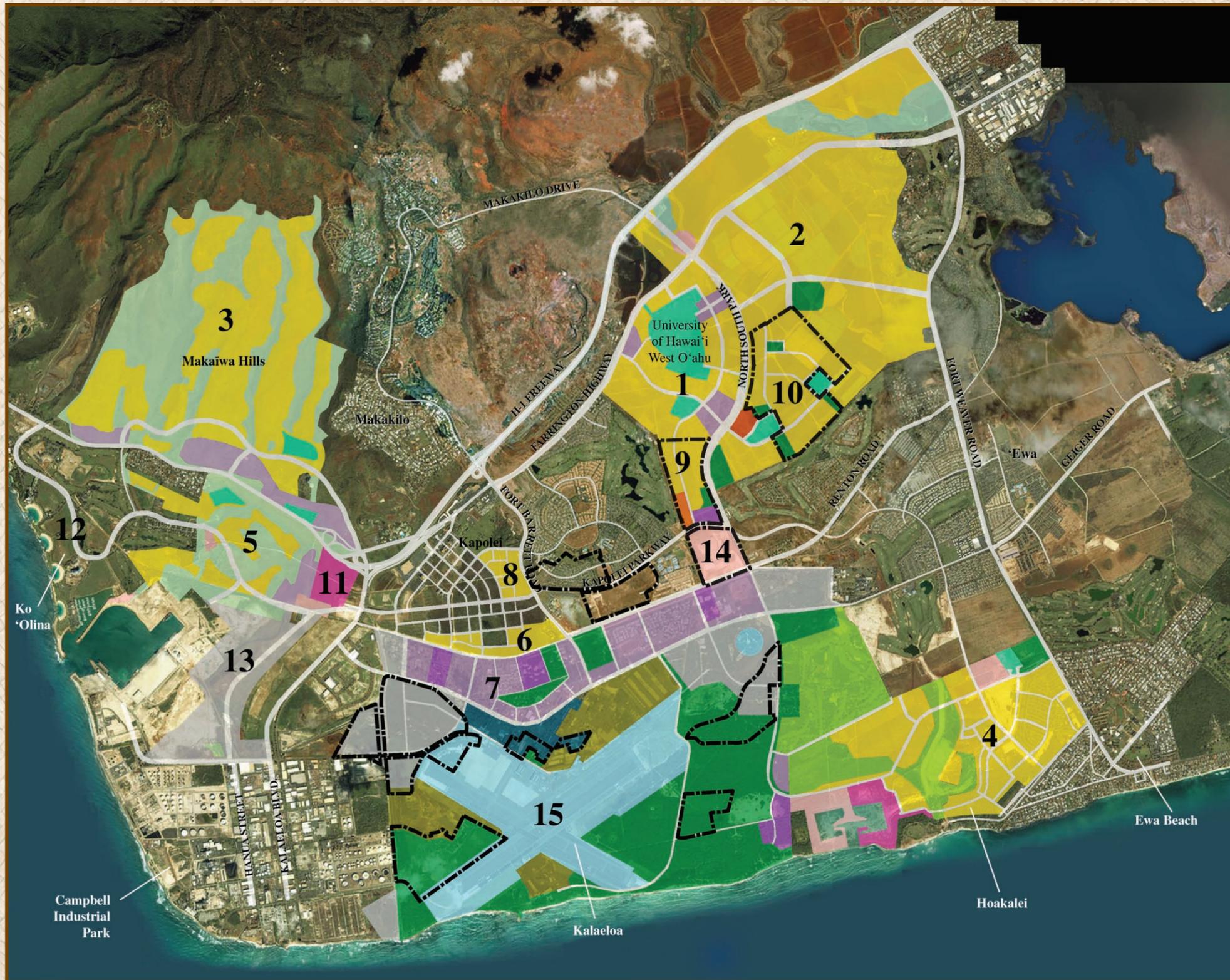
Sandwich Isles Communications - Exclusive telecommunications provider for DHHL parcels, that utilizes the latest technology fiber optic cables and linkups. All upfront infrastructure is provided at no cost to DHHL. Services are offered to customers at rates at, or below, market competition. SIC provides residents of DHHL lands tele-med services, distance learning courses and a community learning center as part of its agreement with DHHL to provide telecommunications infrastructure and networking.

Kamehameha Schools’ Extension Education Division provides career education and lifelong learning opportunities for Hawaiian youth and adults.

Recreation - 8 golf courses, 4 more planned; a multifunctional entertainment center; adventure park; access to 2 marinas; Waipi’o Regional Park; Kapolei Regional Park; Camp Timberline; Barbers Point Naval Air Station (Kalaeloa); numerous civic clubs; churches; youth, family & senior organizations; & community & environmental associations.



Land Development Projects



DHHL Property Boundaries

- Residential
- Commercial
- Park/Open Space
- Schools
- Kroc Center
- DHHL
- Public Facilities
- Mixed Use
- Industrial
- Golf
- Military
- Airport
- Airport Related
- Resort
- Agricultural Preservation

1. U.H. West O'ahu
2. Ho'opili (East Kapolei)
3. Makaīwa Hills
4. Ocean Pointe and Hoakalei
5. Kapolei West
6. Mehana
7. Barbers Point
8. Leihano
9. East Kapolei I
10. East Kapolei II
11. Kapolei Commons
12. Ko 'Olina Disney Vacation Club
13. Kapolei Harborside
14. East Kapolei Commercial
15. Kalaeloa



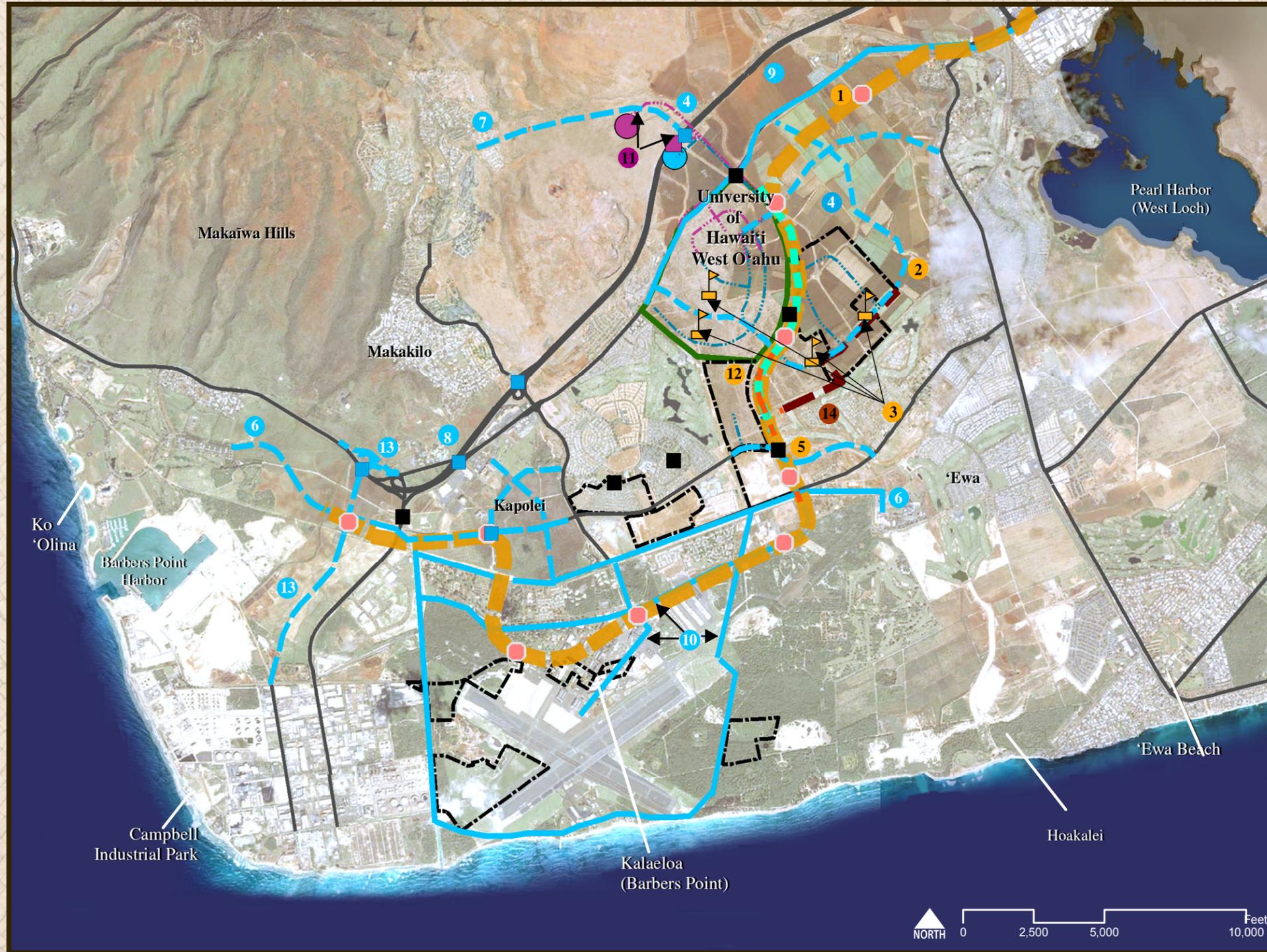
Consolidated Land Development Project Characteristics

- 1. U.H. West O‘ahu** - University of Hawai‘i
 - 500 Ac campus & new town community, 4,000 housing units
 - Status: needs SLUBA amendment, PRU and Zone Change, various permits, infrastructure development
- 2. Ho‘opili (East Kapolei)** - D.R. Horton
 - 1,500 Ac, 10,000-15,000 housing units - Est. Completion Date: 2012
 - Status: needs SLUBA and Zone Change, environmental planning studies in progress
- 3. Makaiwa Hills** - Kapolei Property Development, LLC
 - 1,781 Ac, 4,100 housing units - Est. Completion Date: 2020
 - Status: EIS accepted, Zone Change in progress, infrastructure development
- 4. Ocean Pointe and Hoakalei** - Haseko
 - 4,850 housing units, 950 visitor units, One golf course - Est. Completion Date: 2010
 - Status: Zone Change, SMA, easements
- 5. Kapolei West**- ‘Aina Nui Corporation
 - 516 Ac, 2,370 residential units - Est. Completion Date: 2020
 - Status: EIS complete, Zone Change in progress, SLUBA received
- 6. Mehana** - D. R. Horton
 - 110 Ac, 1,100 housing units - Est. Completion Date: 2010
 - Status: partially under construction
- 7. Barbers Point** - Hunt Building Company, Ltd.
 - 675 Ac, 548 housing units - Est. Completion Date: N/A
 - Status: N/A
- 8. Leihano** (previously known as Luana Koa, Hoakalei Senior Village and Kapolei Senior Village)
 - 40 acre retirement campus next to Kapolei Park. 694 units
 - Status: CUP approved with conditions - Est. Completion Date: 2011
- 9. East Kapolei I** - DHHL
 - 92 Ac, 350 housing units - Est. Completion Date: 2008 - 2011
 - Status: EA completed, engineering in progress, site plan and sewer connection application submitted to City for approval, requesting bids from contractors
- 10. East Kapolei II** - DHHL
 - 318 Ac, 2,300 housing units - Est. Completion Date: 2015
 - Status: Site acquisition & topographical survey in process, need to do planning, engineering, and determination of school sites
- 11. Kapolei Commons** - MacNaughton Group/Kobayashi Group
 - 40 Ac regional retail center, 300K sq ft (1st phase) - Est. Completion Date: 2010
 - Status: land purchased, needs SLUBA, Zone Change
- 12. Ko ‘Olina Disney Vacation Club** - A Walt Disney Company
 - 21 Ac, 800 unit resort hotel and timeshare - Est. Completion Date: 2011
 - Status: N/A
- 13. Kapolei Harborside** - Kapolei Property Development LLC
 - 345 Ac industrial/business park - Est. Completion Date: 2018
 - Status: EIS accepted, SLUBA received, Zone Change in progress
- 14. East Kapolei Commercial** - DHHL
 - 67 Ac regional retail center - Est. Completion Date: N/A
 - Status: 1.5 million sf for supermall being planned in partnership with developer (DeBartolo)
- 15. Kalaeloa - HCDA**
 - 3,700 Ac former Naval Air Station Barbers Point to be developed into residential, commercial, office space, and industrial
 - Status: Master plan completed - Est. Completion Date: 2025 in three (3) phases

***Drivers of Growth (see page 11)**



Infrastructure Development Projects



1. Mass Transit Corridor
2. East-West Road
3. New Schools
4. North-South Road + Interchange
5. East Kapolei Sewer Trunk Line
6. Kapolei Parkway Extension
7. Makakilo Drive Extension
8. Kapolei Interchange
9. Farrington Highway Widening
10. Kalaeloa Roadway Improvements
11. Water Storage & Transmission
12. Kalo'i Gulch Relocation
13. Hanua Street & Pālailai Interchange
14. East Kapolei II 36" Sewer Main



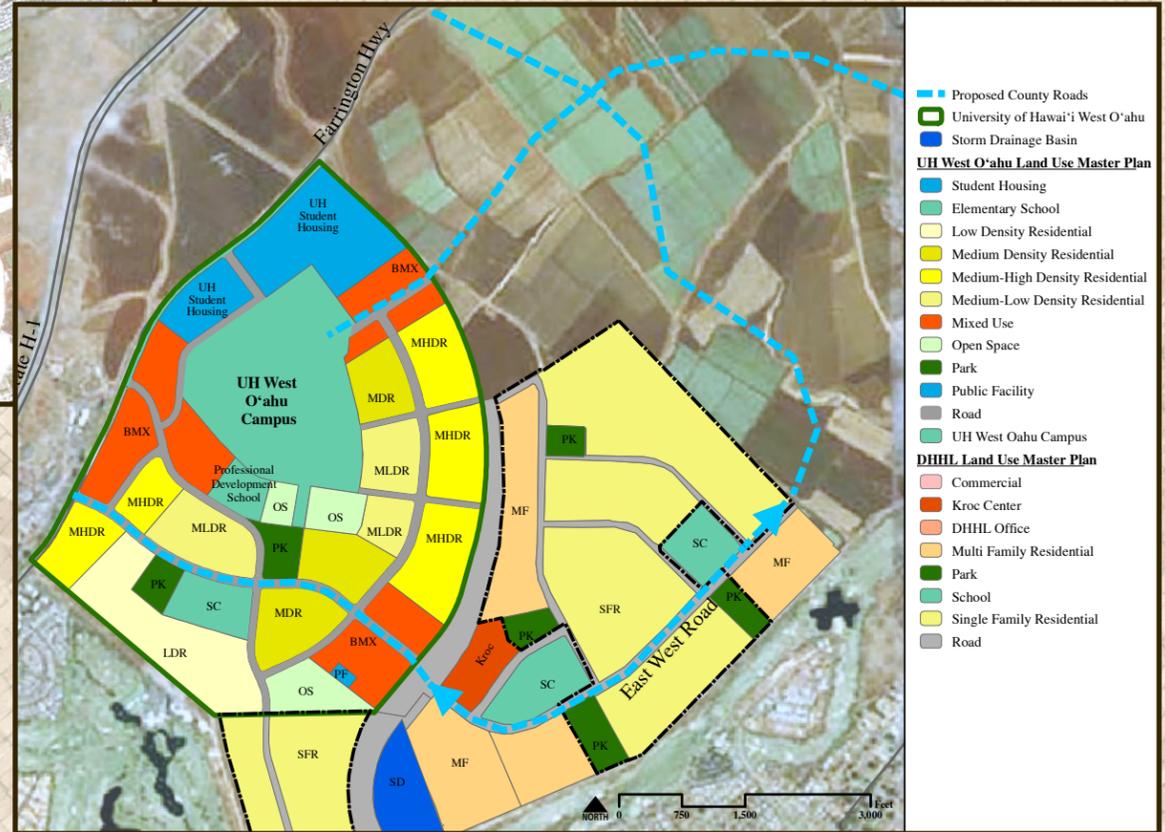
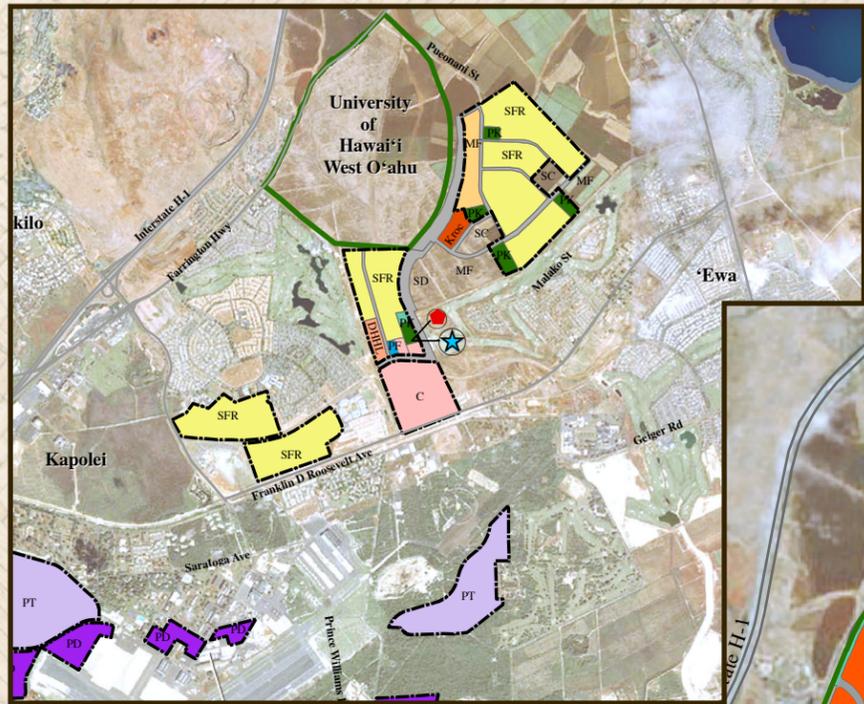
Consolidated Infrastructure Development Project Characteristics

- 1. Mass Transit Corridor** - DOT, City & County of Honolulu
 - Est. Cost: \$2.8 Billion
 - Est. Start Date: 2009
 - Status: Awaiting alignment & technology decision by City Council
- 2. East-West Road** - City & County of Honolulu, DHHL, UHWO, D.R. Horton
 - Est. Cost: \$17,225,000
 - Est. Completion Date: 2009/2010 (DHHL section)
 - Status: DPP conducting connectivity study
- 3. New Schools** - DOE, UHWO, DHHL
 - Est. Cost: \$25 million Elementary, \$40 million Intermediate, \$90 million High
 - Status: Development dependant on demand
- 4. North-South Road + Interchange** - U.S. DOT, State DOT, City & County of Honolulu
 - Est. Cost: \$200 million
 - Est. Completion Date: End of 2009
 - Status: Phase 1A completed. Phase 1B in progress
- 5. East Kapolei Sewer Trunk Line** – DHHL, UHWO, D.R. Horton
 - Est. Cost: \$2,220,000
 - Est. Completion Date: 2009
 - Status: Finalizing cost sharing agreement, plans with City for approval
- 6. Kapolei Parkway Extension** - City & County of Honolulu DHHL
 - Est. Cost: \$3,800,000
 - Est. Completion Date: 2007 (for DHHL portion)
 - Status: Engineering in progress, connection to Renton Road is expected in 2008
- 7. Makakilo Drive Extension** - City & County of Honolulu
 - Est. Cost: \$37.5 million
 - Est. Completion Date: n/a
 - Status: \$31 million advanced construction funds in programmed for FY2010.
- 8. Kapolei Interchange** - State DOT and City of Kapolei
 - Est. Cost: \$100 million
 - Est. Completion Date: 2010
 - Status: \$2.3 million requested in 2006 TIP for design, needs EA
- 9. Farrington Highway Widening** - City & County of Honolulu
 - Est. Cost: \$32 million
 - Est. Completion Date: N/A
 - Status: Planning and design work underway
- 10. Kalaeloa Roadway Improvements** - State DOT
 - Est. Cost: \$23,700,000
 - Est. Completion Date: N/A
 - Status: \$900,000 requested in 2009 TIP for design
- 11. Water Storage and Transmission** - DHHL, DLNR, UHWO
 - Est. Cost: \$8,426,000
 - Est. Completion Date: 2009
 - Status: Planning, design & engineering underway, BWS has approved master plan, construction underway
- 12. Kalo'i Gulch Relocation** - DHHL, UHWO, DLNR, DOT
 - Est. Cost: N/A
 - Est. Completion Date: Phase 1A & 1B completed in 2008
 - Status: Phase 1A under construction
- 13. Hanua Street & Pālailai Interchange** - DOT, Kapolei Property Development
 - Est. Cost: \$61 million
 - Est. Start Date: 2008
 - Status: Planning work underway
- 14. East Kapolei II 36" Sewer Main** - DHHL, D.R. Horton
 - Est. Cost: \$7.6 million
 - Est. Completion Date: 2009
 - Status: Planning work underway

*Drivers of Growth (see page 11)



Priority Project: East West Road



Partners - DHHL, City and County of Honolulu, UHWO, D.R. Horton

Location - Through DHHL East Kapolei II development connecting to UHWO (Farrington Hwy) to the north and 'Ewa (Ft. Weaver Road) to the east.

Cost - \$17,225,000 for the extent of road that traverses DHHL East Kapolei II property (includes all infrastructure improvements along roadway, i.e. drainage, sewer, water, street light, electrical systems)

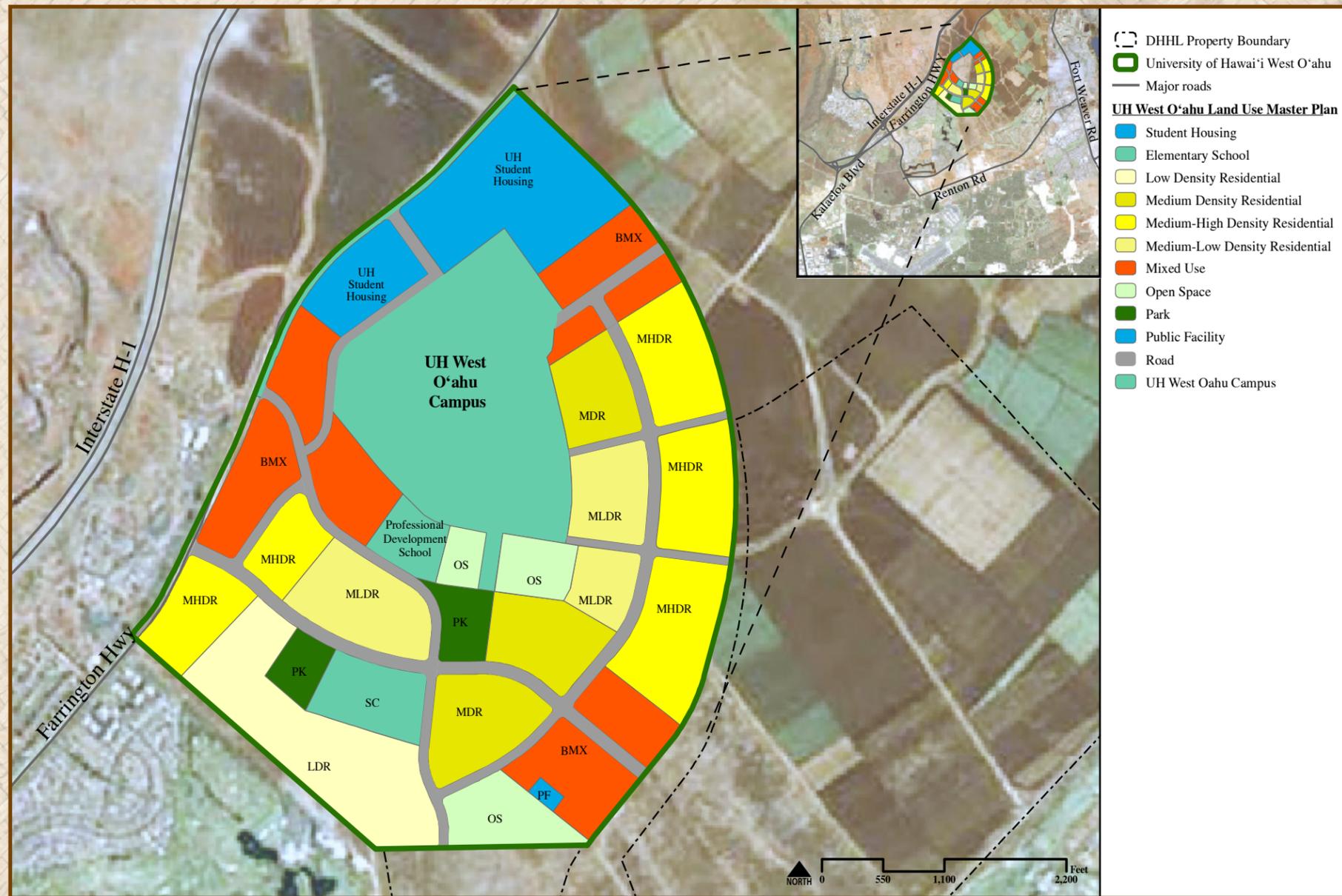
Status - Ground breaking for the first segment that starts at the North-South Road and extends to the east boundary of DHHL's East Kapolei II subdivision is scheduled for May 2008 with mass grading to be underway by mid 2008.

Description - The East West Road will provide circulation through the new U.H. West O'ahu campus area, East Kapolei II, and new residential developments in the area. The road is an important part of the proposed regional roadway system serving the growing East Kapolei area and will provide both a major thoroughfare for the planned 14,000 new homes in the area and relieve congestion on Fort Weaver Road. This is an extensive roadway that will be built in several phases.

Expected Completion Date - The roadway design is expected to be completed by the end of 2008. The start of construction is planned for early 2009.



Priority Project: University of Hawai'i West O'ahu Campus



Potential Partners - U.H., Hunt Development Team

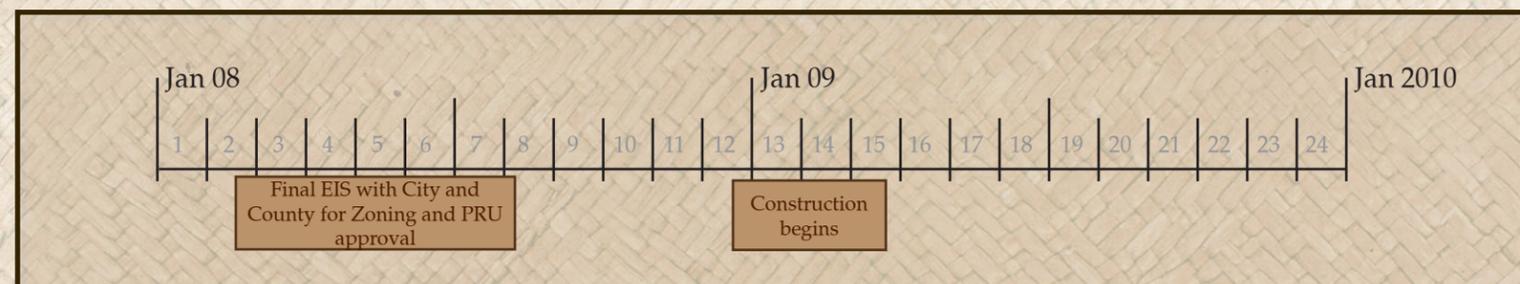
Location - East Kapolei

Cost - \$150,000,000 for Phase 1

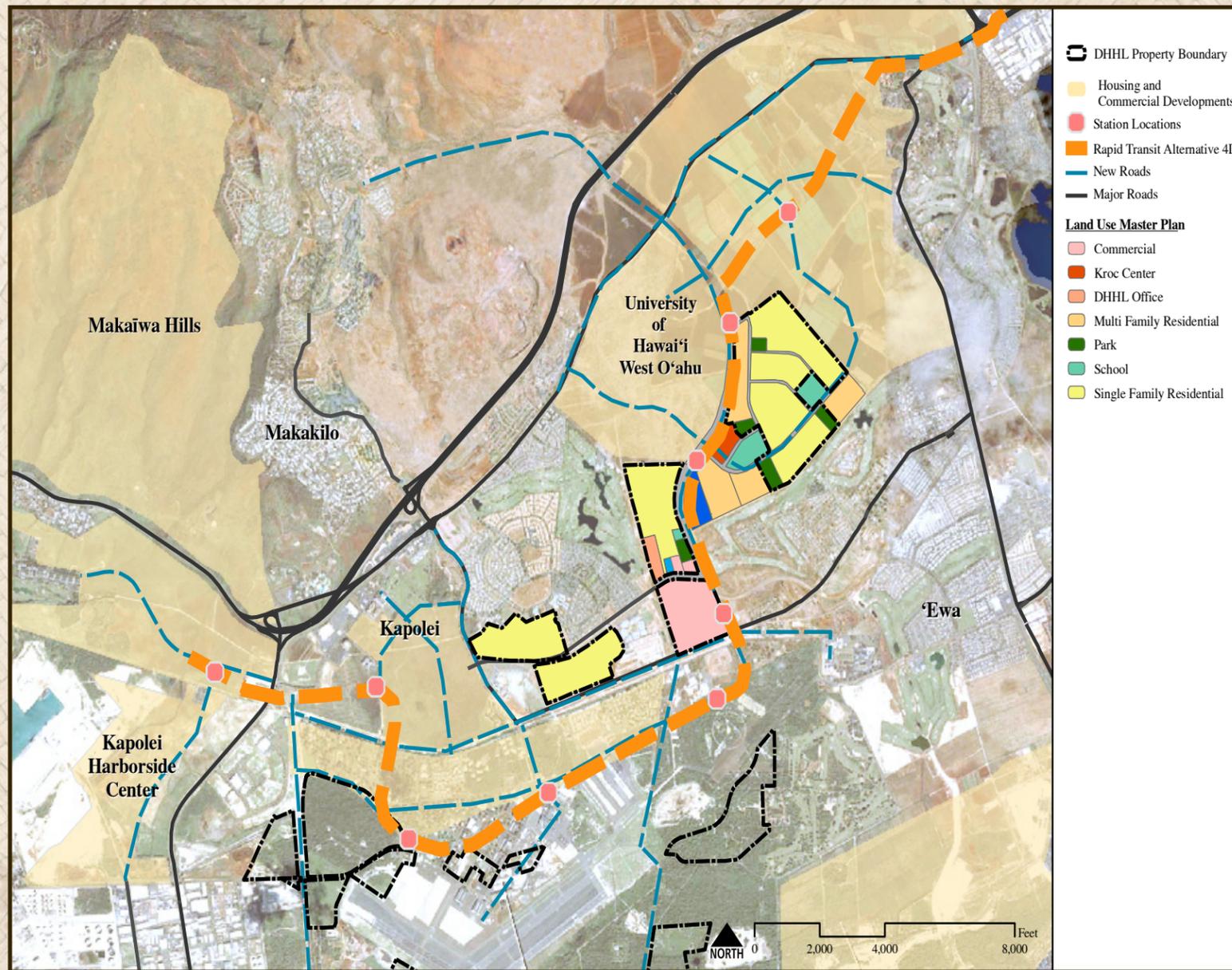
Status - Final EIS acceptance currently with City Council for zoning and PRU approval.

Description - The University of Hawai'i plans to develop a new four-year university campus in the 'Ewa region. The project includes the development of the U.H. West O'ahu campus and residential (including student housing and workforce/affordable housing), commercial, mixed, and public uses on a 500 acre property. The new campus will be built by funds provided by a private developer in exchange for the development rights to the non-campus/income-generating lands, which comprise approximately 298 acres of the 500-acre property. Additionally, the project involves the development of off-site infrastructure (i.e., water, wastewater, and drainage facilities) to accommodate the campus and community. Initially, the campus will serve approximately 1,500 students and provide some housing and commercial options. Ultimately, the campus will be expanded to accommodate 7,600 students. A mixed-use University Village will be developed, providing student, workforce and affordable housing, commercial, public facilities (schools, parks), a HECO substation, and necessary infrastructure.

Estimated Completion Date - Construction of Phase 1 is projected to begin in 2009.



Priority Project: Mass Transit Corridor



Potential Partners - DOT, City and County of Honolulu

Location - Ewa/Kapolei Region to Honolulu/U.H. Mānoa

Cost - \$3.7 Billion

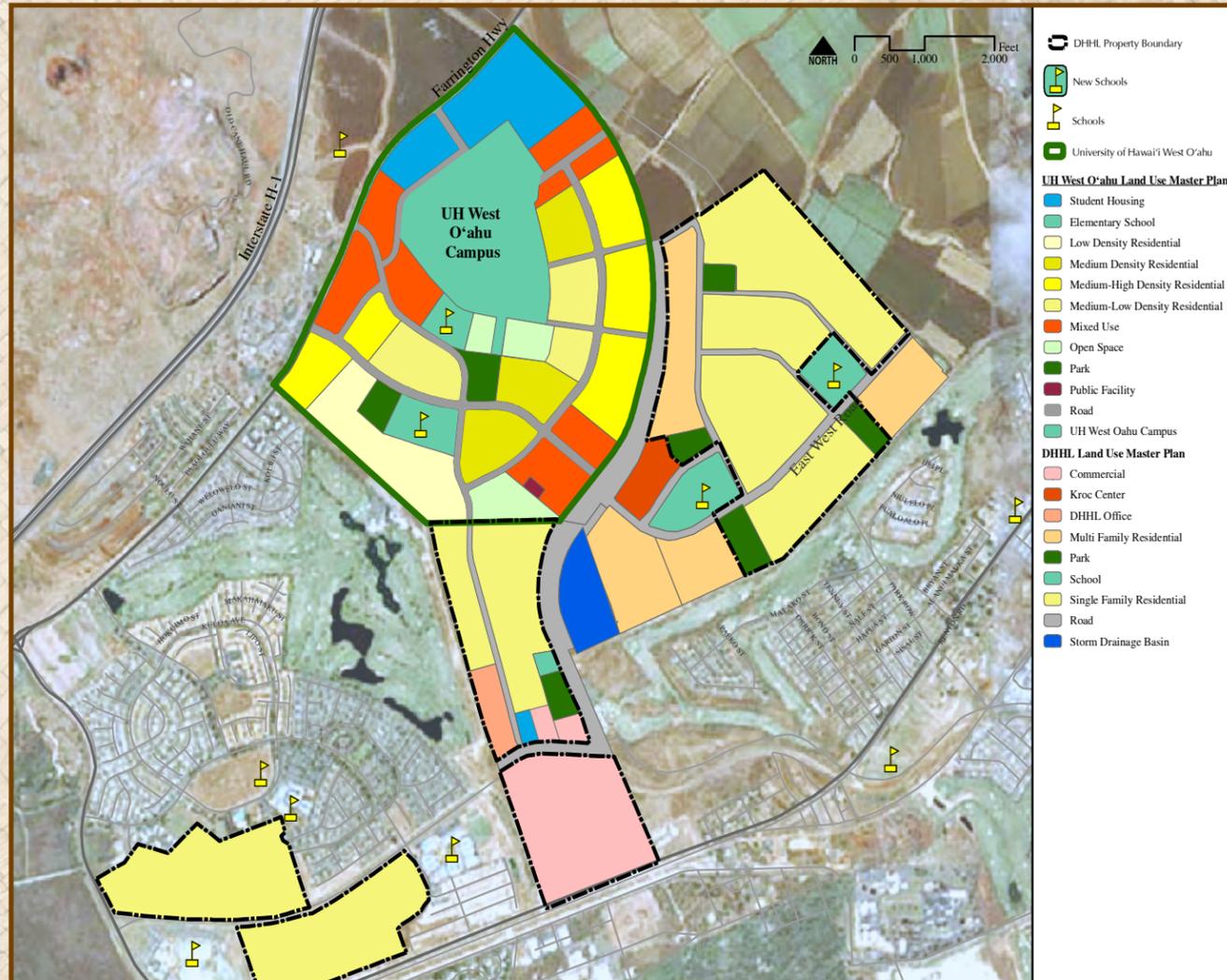
Status - The Honolulu High-Capacity Transit Corridor Project studied four options to improve the ability to move people in the highly congested east-west corridor between Kapolei and the University of Hawai'i at Mānoa. The Fixed Guideway Alternative (light-rail) has been selected as the preferred alternative. The City Council of Honolulu approved the locations of 34 transit stations along the planned 26-mile commuter rail route. The type of rail technology continues to be discussed. The City Council continues to discuss the type of rail technologies for the transit system including steel wheels, rubber tires or magnetically levitated vehicles. Preliminary engineering studies and an EIS continues to be prepared. Construction on the \$3.7 billion elevated commuter train is hoped to begin in late 2009.

Description - The city plans to build a 20 mile elevated train (fixed guideway / light-rail) transit system from U.H. Mānoa to Kapolei. DHHL supports alignment which serves the greatest percentage of the current and future population and which supports the economic viability of the future U.H. West O'ahu campus.

Estimated Completion Date - The rail system is to open in phases from 2012 to 2018.



Priority Project: New Schools



Potential Partners - DOE, DHHL, UHWO, Hunt Development Team

Location - East Kapolei

Cost - Elementary: \$42,000,000 to \$53,000,000; Middle: \$67,000,000; High School: \$134,000,000

Status - Schools will come online as needed and determined by demand established per DOE standards for new school construction. Schools described below would likely be built in conjunction with developed lands.

Description -

Elementary Schools - With the development of DHHL East Kapolei I & II and UHWO, DOE anticipates demand for almost 1,800 elementary students.

As part of the UHWO development a 12-acre elementary school is proposed within the southern portion of its property. The location would be in close proximity to the proposed residential areas within the property and the planned DHHL East Kapolei Development Areas. The school is projected to accommodate 550 students and 60 faculty and staff.

A 12-acre elementary school is proposed within the southern portion of DHHL's East Kapolei II development. The location would be in close proximity to the proposed residential areas within the property and those of 'Ewa Villages and the planned D.R. Horton Ho'opili Development Area. The school is projected to accommodate 550 students and 60 faculty and staff.

Middle School - With the development of DHHL East Kapolei I & II and UHWO, DOE anticipates demand for over 700 middle school students.

A 18-acre middle school is proposed within the southern portion of DHHL's East Kapolei II development. The location would be in close proximity to the proposed residential areas within the property and those of 'Ewa Villages and the planned D.R. Horton Ho'opili Development Area. The school is projected to accommodate 600 students and 75 faculty and staff.

High School - With the development of DHHL East Kapolei I & II and UHWO, DOE anticipates demand for over 700 high school students.

The DLNR is revisiting the possibility of developing a 50-acre high school on DHHL land immediately north of UHWO.

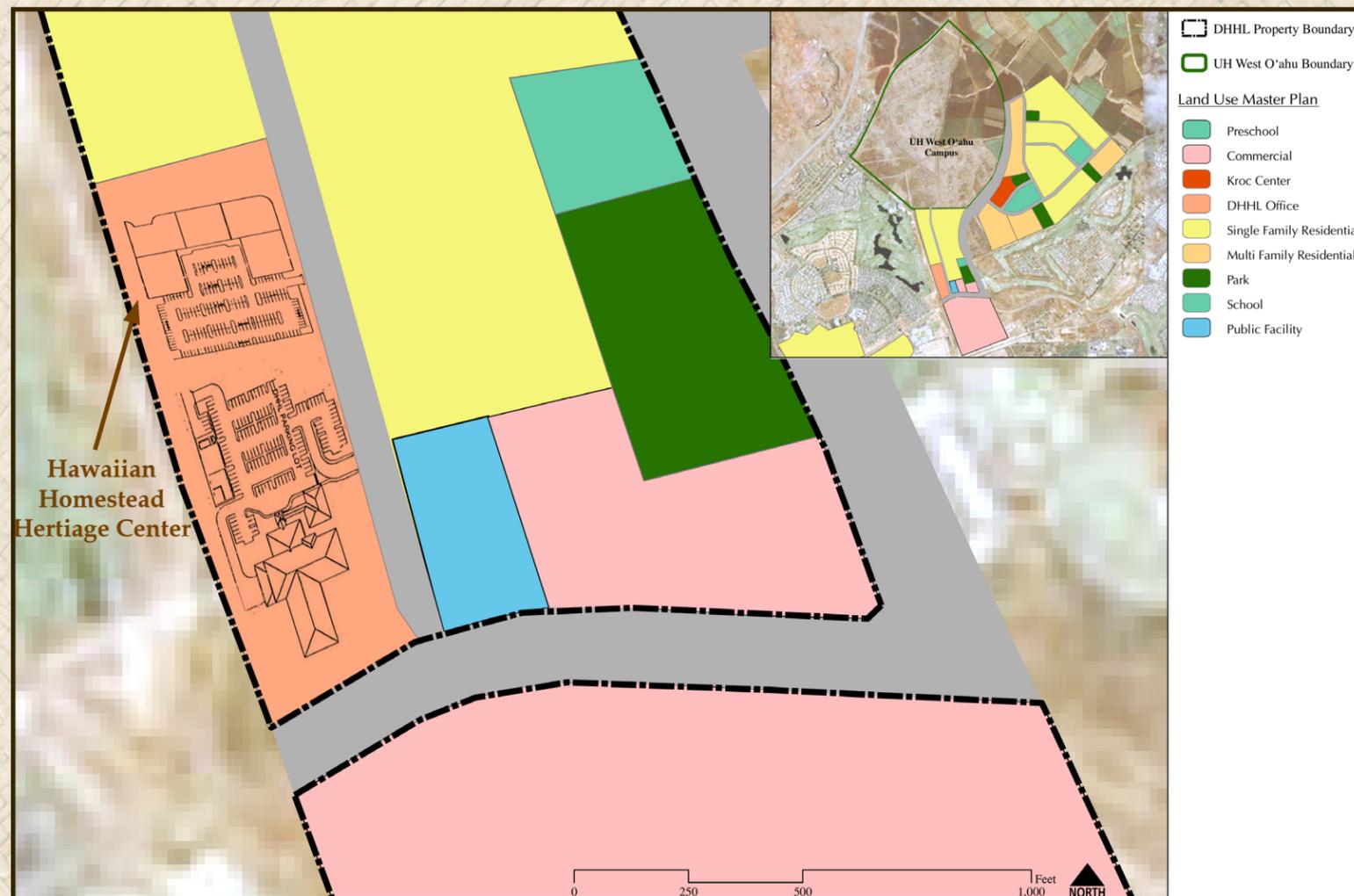
Estimated Completion Date - N/A

Project Schedule

- Schools will open as the student population grows and legislative funding is made available.



Priority Project: Heritage Center



Potential Partnerships - DHHL, OHA, SOH, Alu Like, Inpeace, Keola Mamo

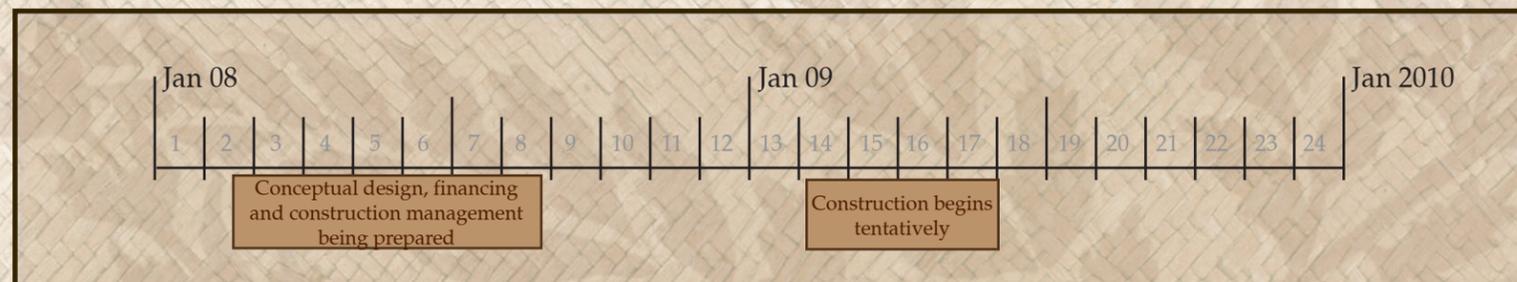
Location - East Kapolei

Cost - 1) \$4,257,000 (11,000sf) or 2) \$7,740,000 (20,000sf) at \$387/sf

Status - Malu'ohai Residents Association is conducting planning and feasibility studies - needs approval by DHHL. Still requires conceptual design, financing, and construction management.

Description - Malu'ohai Residents Association plans to develop a center where people can gather, learn of and appreciate the history and legacy of Hawaiian homesteads, renew cultural traditions while practicing Hawaiian values, and deliver educational programs to further the advancement of homestead communities. It will be designed as a multi-purpose center with a heritage room, a great hall, certified kitchen, administrative office and conference rooms, technology training room, restrooms, store room, and office space for native Hawaiian service providers. The facilities will provide venue for cultural learning, outreach services, health and wellness activities, community assemblies, and opportunities for micro-enterprise, technology education and job training. The mainstay of the center, the heritage room, will have artifacts, pictorial and literary displays that will educate visitors in the history and heritage of Prince Jonah Kuhio Kalaniana'ole, the intent and purpose of the Hawaiian Homes Commission Act, and the evolution and inheritance of its beneficiaries.

Estimated Completion Date - Construction for the project will begin in spring 2009 and be completed by summer 2010.



Project Tracking

Project	Type	Lead	Earlier Actions	1Q 2008	2Q 2008	3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009	4Q 2009	1Q 2010	2Q 2010
East Kapolei I	Residential	DHHL	Grading and Infrastructure construction began		House construction begins							Infrastructure completed	
East Kapolei II	Residential	DHHL				Phase 1 infrastructure begins				Phase 1 house construction begins	Phase 2 house construction begins		
U.H. West O'ahu	Campus Community	U.H.	FEIS accepted. Currently with C&C for Zoning and PRU approval								Phase 1 completed		
East-West Road	Road/Sewer	DHHL	Plans completed and approved		Construction begins				Project completed				
Mass Transit Corridor	Rail	DTS	Preliminary engineering studies and EIS being prepared								Construction begins		
Schools	Education	DOE											
Heritage Center	Community	DHHL			Conceptual design process begins				Construction begins				
East Kapolei Commercial	Commercial	DHHL	In planning stages										
Water Storage & Transmission	Water system	DHHL			Project completed								
North-South Road Interchange	Road	DOT					Project completed						
East Kapolei Sewer Main	Sewer	DHHL						Project completed					
Leihano	Residential	Kapolei Senior Village LLC	In design process										

 Priority Project

 Other Important Projects to Track



Contact Information



DEPARTMENT OF HAWAIIAN HOME LANDS

Hale Kalaniana'ole
91-5420 Kapolei Parkway
Kapolei, Hawai'i 96707

Phone (808) 620-9500

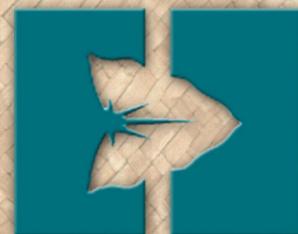
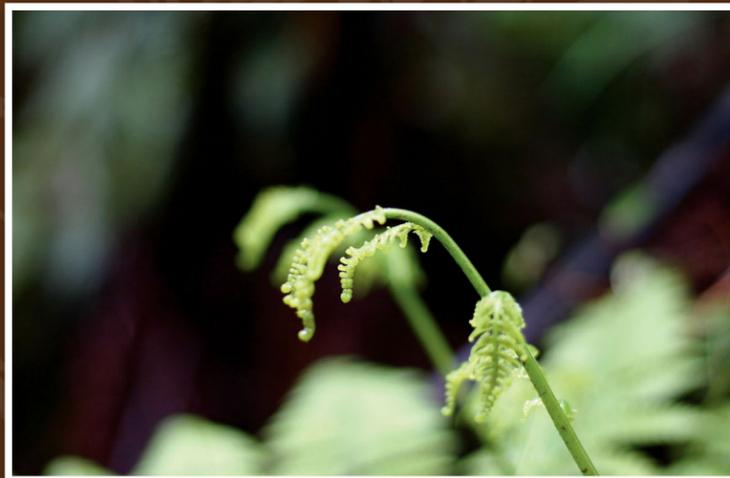
Fax (808) 620-9599

Micah Kane
Darrell Yagodich

www.hawaii.gov/dhhl

Prepared by:





DEPARTMENT OF HAWAIIAN HOMELANDS