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SCHULER DIVISION

July 16, 2014

Mr. Daniel Orodener, Executive Officer
State of Hawaii Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Re: Docket A06-771 D.R. Horton Schuler Homes LLC

Dear Mr. Orodener:

Petitioner D.R. Horton Schuler Homes LLC submits this update to its Annual Report dated June 19, 2014 in Land Use Commission ("LUC") Docket A06-771. Pursuant to LUC Findings of Fact, Conclusions of Law and Decision and Order condition 10.b., Petitioner D.R. Horton Schuler Homes LLC was required as follows:

- b. Petitioner shall submit an updated Traffic Impact Analysis Report ("TIAR") for review and acceptance by the DOT, the City and County Department of Planning and Permitting ("DPP"), and the City and County of Honolulu Department of Transportation Services ("DTS"). The updated TIAR shall include the most current updated traffic data, and shall provide an validate all recommended mitigation measures for potential project-related traffic impacts on State and City facilities to the satisfaction of the DOT, the DPP and the DTS. The updated TIAR shall include the construction status and timeline for the City's rail transit project, and shall specifically address the potential effects on traffic the rail project does not proceed as anticipated. Petitioner shall obtain acceptance of the updated TIAR from the DOT, the DPP, and the DTS, prior to submittal of a change in zoning application with the City and County.

As evidenced by the attached written correspondence from the State of Hawaii Department of Transportation dated July 1, 2014, City and County of Honolulu ("City") Department of Planning and Permitting dated April 2, 2014 and City Department of Transportation Services dated February 4, 2014 Petitioner has satisfied condition 10.b. Based on the foregoing,

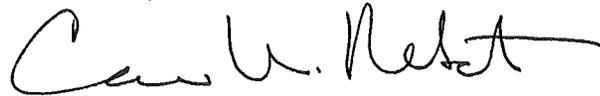
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LAND USE COMMISSION
STATE OF HAWAII

Petitioner will be submitting its change in zoning application with the City.

If you have any questions, please contact me at 528-9074.

Sincerely,

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Cameron W. Nekota
Vice President



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

July 1, 2014

Mr. Cameron Nekota
Vice President
D.R. Horton - Schuler Homes
130 Merchant Street, Suite 112
Honolulu, Hawaii 96813

HWY-PS 2.7537
STATE OF HAWAII
COMMISSION
JUL 17 A 7:46

Dear Mr. Nekota:

Subject: Acceptance of Revised Draft Final Traffic Impact Analysis Report for Hoopili Development, Issued on April 25, 2013, Revised May 30, 2014 ("TIAR")
Ewa, Oahu, TMK: (1) 9-1-017:04(POR), 59 and 72, (1) 9-1-018:001 and 004

Pursuant to the State Land Use Commission (LUC) Decision and Order (D & O) dated June 21, 2012, (Docket No. A06-771), Condition 10.b states that Petitioner ("Horton"):

"b. Petitioner shall submit an updated Traffic Impact Analysis Report ("TIAR") for review and acceptance by the DOT, the City and County of Honolulu Department of Planning and Permitting ("DPP"), and the City and County of Honolulu Department of Transportation Services ("DTS") . . . Petitioner shall obtain acceptance of the updated TIAR from the DOT, the DPP, and the DTS, prior to submittal of a change in zoning application with the City and County of Honolulu." [emphasis added].

We acknowledge that we have received and reviewed the above referenced Revised Draft Final TIAR, prepared by Austin, Tsutsumi & Associates, Inc. for the Hoopili Project and have worked with Horton toward the satisfactory mitigation of traffic impacts resulting from the development of the project.

Pursuant to the aforementioned LUC Docket A06-771 D &O Condition No. 10.b, the above referenced Revised Draft Final TIAR is acceptable to the Department of Transportation (DOT) for processing and inclusion in the zone change application; provided that:

1. Horton shall provide the Hoopili Project Phase I (3,373 residential units, 1,040,000 sq. ft. of commercial/retail space, and 200 acres of agricultural use) recommended roadway and traffic mitigation measures as set forth in the above referenced Revised Draft Final TIAR and that corresponds to development thresholds, as agreeable to the DOT, and at no cost to the State.
2. Horton shall continue to coordinate with the DOT to insure that all traffic impacts are adequately addressed and shall correct any recommended mitigations that are not operating to the DOT requirements at the build-out of Phase 1.
3. Horton shall provide one additional lane in each direction on H-1 Freeway from Kunia Interchange to Waiawa Interchange prior to the completion of the 5000th residential unit. Although the recommended H-1 Freeway improvements are acceptable to the DOT in concept, the design and design exceptions shall be subject to the DOT requirements and approval. Horton shall also evaluate the feasibility of providing an additional lane in each direction on H-1 Freeway between the Kunia Interchange and Kualakai Interchange.

Mr. Cameron Nekota
July 1, 2014
Page 2

HWY-PS 2.7537

4. A subsequent updated TIAR shall be completed by Horton and Horton shall obtain our Departments acceptance of the updated TIAR prior to the construction of more than 3,373 residential units and more than 1,040,000 sq. ft. of commercial/retail space.
5. Pursuant to LUC Docket A06-771 D & O Condition No. 10.a.vii, Horton shall "contribute additional lands for the Kunia Interchange as requested by the DOT". Horton and the DOT will reach an agreement on the approximate amount of land required to accommodate a south bound loop on ramp from Kunia Road to the east bound H-1 Freeway or other improvements in the southwest quadrant of the Kunia Interchange and additional lanes along the west side of Kunia Road between the H-1 Freeway and Farrington Highway, prior to the sale or development of the lands in that area.

Pursuant to LUC Docket A06-771 D & O Condition No. 10.e, a formal Memorandum of Agreement shall be established between Horton and the DOT, "documenting all aspects of the agreed-upon improvements required to mitigate project generated and/or related transportation impacts to State transportation facilities."

Horton shall satisfy all other conditions in the LUC Docket A06-771 D & O.

If there are any questions, please contact Alvin Takeshita, Highway Administrator, Highways Division, at (808) 587-2220. Please reference File Review No. 2013-102C in all contacts and correspondence regarding these comments.

Very truly yours,



FORD N. FUCHIGAMI
Interim Director of Transportation

c: Mr. George I. Atta, City & County of Honolulu, DPP

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL
MAYOR



MICHAEL D. FORMBY
DIRECTOR

MARK N. GARRITY, AICP
DEPUTY DIRECTOR

TP12/13-515466.1R

February 4, 2014

Mr. Matt K. Nakamoto, P.E.
Project Manager
Austin, Tsutsumi & Associates, Inc.
501 Sumner Street, Suite 521
Honolulu, Hawaii 96817-5031

Dear Mr. Nakamoto:

SUBJECT: Revised Draft Traffic Impact Analysis Report (TIAR) for Hoopili

We received your transmittal letter dated December 11, 2013, with a copy of the Revised Draft TIAR for Hoopili for our review and comment. After our review of the revised TIAR, we have no further comments beyond those in our letter of September 11, 2013, a copy of which is enclosed.

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,


Michael D. Formby
Director

Enclosure

cc: Mr. George I. Atta, Director
Department of Planning and Permitting

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.dpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

April 2, 2014

Mr. Cameron Nekota
Vice President
D. R. Horton, Inc.
130 Merchant Street, No. 112
Honolulu, Hawaii 96813

Dear Mr. Nekota:

**SUBJECT: Hoopili Development
State Land Use Condition**

This is in response to a transmittal from Austin, Tsutsumi and Associates, Inc. dated April 25, 2013, requesting our review of a draft Traffic Impact Analysis Report (TIAR).

Pursuant to the State of Hawaii Land Use Commission's Findings of Fact, Conclusions of Law, and Decision and Order:

"Petitioner shall submit an updated Traffic Impact Analysis Report ("TIAR") for review and acceptance by the City and County of Honolulu Department of Planning and Permitting ("DPP"). Petitioner shall obtain acceptance of the updated TIAR from the DOT, the DPP and DTS, prior to submittal of a change in zoning application with the City and County of Honolulu."

We understand you recently received a statement of "no further comments" from the Department of Transportation Services, and that a letter from the Department of Transportation is forthcoming.

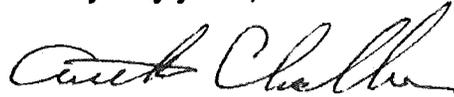
Based on our review, we find the draft TIAR acceptable for processing and inclusion in the zone change application.

Note that, as part of the unilateral conditions for zoning, the Applicant will be required to prepare and submit updated TIARs as more definitive information related to rapid transit and transportation becomes available. Additionally, there will be components for the preparation of a comprehensive roadway and transportation master plan, which will take into account the complete streets initiative and roadway connectivity, Transit-Oriented Development, and Traffic Demand Management strategies.

Mr. Cameron Nekota
April 2, 2014
Page 2

We look forward to working with you. Should you have any questions, please contact me at 768-8000.

Very truly yours,

A handwritten signature in black ink, appearing to read "George I. Atta". The signature is fluid and cursive, with a large initial "G" and "A".

George I. Atta, FAICP
Director