



March 26, 2012

Mr. Dan Davidson, Executive Officer
Land Use Commission
Department of Business, Economic Development & Tourism
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii 96804-2359

**Status Report on Compliance with State Land Use Commission's Decision
and Order re the Urban District Boundary Amendment for Tax Map Key 9-
1-075: 050, Kalaeloa, O'ahu (Docket No. BR94-711)**

This is a status report on the Declarant's compliance with the conditions of approval for the above land use district boundary change. Please note that this report is on behalf of only the successor in interest to Tax Map Key 9-1-075: 050, which is AG/CW Raceway Owner I, LLC, and AG/CW Raceway Owner II, LLC. The smaller of the two lots, Tax Map Key 9-1-075: 044, was sold to Webco in 2010, which is now responsible for its own compliance.

Enclosed is a table that summarizes the steps towards compliance to the conditions of approval for the subject land use district boundary amendment. The table also includes, for your information, the status of compliance with conditions of approval contained in the Unilateral Agreement pertaining to the City and County of Honolulu's zone changes for subject property (Ordinance No. 07-42) and the Memorandum of Agreement executed with the Department of Transportation related to the development of the subject property.

If you have any questions on this matter, please contact me.

Sincerely,


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**ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS**

Conditions To Be Satisfied	Status Of Satisfaction
UNILATERAL AGREEMENT CONDITIONS (Ordinance No. 07-42; DPP File No. 2006/Z-14)	
1. The Declarant shall submit a Wastewater Master Plan (WMP) to address on-site and regional wastewater system issues for approval by the Department of Planning and Permitting (DPP) and Department of Environmental Services (DES).	COMPLETED An August 20, 2009, letter from DPP confirms compliance with this condition.
2. The Declarant shall carry out the following requirements related to traffic and transportation improvements:	
a. The Declarant shall prepare and receive approval for an updated Traffic Impact Analysis Report (TIAR) for the Land prior to the issuance of major building permits for this development. The TIAR shall further refine and identify traffic impacts and associated mitigation measures directly attributable to vehicular rates being generated by the Project. The TIAR shall include but not be limited to, locations warranting traffic signals, provisions for auxiliary turn lanes and lengths, channelized right turn lanes, size of pedestrian islands, and other traffic considerations, as required. The TIAR shall also include a possible extension of Komohana Street at Malakole Street through the Project site. The TIAR shall be reviewed and approved by the DPP in consultation with the State Department of Transportation (DOT) and the Department of Transportation Services (DTS).	IN PROGRESS A TIAR was submitted on 9/14/2006, per the Memorandum of Agreement (MOA) with the State Department of Transportation (DOT). An amendment to the MOA, recorded on September 15, 2010 (see attached, page 3), two updates are required. The first update occurs at the time improvement plans are submitted for Kalaeoloa Boulevard and Malakole Street. The second update occurs when building permits are issued for development of 80% of the land area of the property. These events have not yet occurred.
b. The Declarant shall prepare a Construction Management Plan (CMP) prior to the issuance of grading or demolition permits and shall identify the type, frequency and route of heavy trucks and construction related vehicles traversing in and around the construction site, as it relates to the use of any public street. Every effort shall be made to limit and minimize impacts from these vehicles and the associated construction activities. The CMP shall include provisions to limit vehicle activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, utilizing off-site parking areas for construction workers and other traffic related considerations, as required. The CMP shall be reviewed and approved by the DPP in consultation with the DOT and DTS.	COMPLETED The Final CMP was submitted to DPP on August 11, 2010 based on review comments by DPP, DOT and DTS on the draft report.

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
<p>c. The Declarant and/or the assigned responsible party shall prepare a transportation management plan (TMP) prior to the issuance of the Certificate of Occupancy for any major buildings for the Project. The TMP shall identify traffic demand management (TDM) strategies to be utilized by the management company of the industrial park to minimize vehicular traffic directly attributable to the Project. These TDM strategies could include transit incentives, car pool program for employees and other similar TDM measure to reduce overall traffic to the site. The TMP shall be reviewed and approved by the DPP in consultation with the SDOT and DTS.</p>	<p>COMPLETED The Final TMP was submitted to DPP on August 11, 2010, based on review comments by DPP, DOT and DTS on the draft report.</p>
<p>d. The Declarant shall fund, construct or cause to be constructed, its fair share of roadway improvements to mitigate Project impacts directly attributable to the Project as described in the TIAR, and supplemental updates as may be required by State and City transportation agencies, prior to Project completion.</p>	<p>PENDING The property is subject to the Ewa Roadway Impact Fee requirements (see memo.) Actual road improvements can be applied as credit toward this impact fee requirement. If any fee is owed, it will be assessed at paid prior to building permit issuance.</p>
<p>e. The Declarant has executed and duly recorded a Memorandum of Agreement (MOA) with the DOT dealing with the Declarant's participation in the funding and construction of local and regional roadway improvements, including the dedication of rights-of-way. The MOA is attached to this Unilateral Agreement as Exhibit C and made a part hereof. The Declarant shall meet the applicable conditions of the MOA for highway improvements in the timeframe prescribed therein. The MOA maybe amended, provided that any amendment shall be approved by DOT.</p>	<p>IN PROGRESS As noted above, an amendment to the MOA was approved and recorded on September 15, 2010. The amendment was attached to the previous year's compliance report.</p>
<p>3. The Declarant shall determine the location of Well No. 1906-07. If the well is located within the Land and is not planned for future use, the Declarant shall properly abandon and seal the well and show Commission on Water Resource Management (CWRM) approval of the completed sealing of the well prior to building permit approval. If the well is located on the Land and is planned for future use, the Declarant shall show submittal of a Water Use Permit Application to the CWRM</p>	<p>COMPLETED The parcel on which is well is located (TMK 9-1-075: 044) was sold to another party that is now responsible for the disposition of this matter.</p>

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
prior to building permit approval.	
4. The Declarant shall construct a nonpotable water system on the land and connect to the area nonpotable water system, as required by the Board of Water Supply (BWS).	PENDING Most likely, BWS will require that subdivision improvements include pipes to accommodate a dual water system.
5. The Declarant shall, in order to ensure that all proposed uses, activities, and structures within the Land are screened for hazards to aircraft, either establish its own screening process that shall involve the DOT or else grant an avigation easement that shall allow DOT review, prior to the subdivision of the property into individual industrial lots or development of a condominium property regime to establish individual industrial lots.	COMPLETED DOT confirmed compliance in the attached August 11, 2010 letter.
6. The Declarant shall inform all prospective purchasers or lessees of properties in the Project of the potential impacts, including but not limited to aircraft operations and noise in the vicinity.	COMPLETED DPP's July 9, 2010 letter and DOT's August 11, 2010 letter confirmed compliance with this condition.
7. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.	NO SPECIFIC ACTION NECESSARY
8. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report will be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied. If a status report is not submitted within the time specified, the DPP may defer the processing of permits until a status report is submitted.	IN PROGRESS Annual status reports were filed with DPP and LUC on February 28, 2011, for the previous calendar year.
9. In the event of noncompliance with any of the conditions set forth herein, the Director of DPP shall inform the Council and may initiate action to rezone the Land, seek civil enforcement, or take appropriate action to terminate or stop the Project	NO SPECIFIC ACTION NECESSARY

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
<p>until applicable conditions are met. Failure to fulfill any of the conditions to the zone change may be grounds for revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.</p>	
<p>STATE LAND USE COMMISSION CONDITIONS (Docket No. BR94-711, 2/26/1996)</p>	
<p>1. The developer and/or landowner of the subject Property shall fund and construct adequate civil defense measures as determined by the County and State Civil Defense agencies.</p>	<p>PENDING City and State Civil Defense agencies requested in 2007 that a siren be installed near the east-southeast corner of the property. This portion of the property has been sold to another party, which is now responsible for satisfying this requirement.</p>
<p>2. The developer and/or landowner of the subject Property shall participate in the funding and construction of adequate wastewater transmission and disposal facilities, on a pro-rata basis, as determined by the State Department of Health and the County Department of Public Works.</p>	<p>IN PROGRESS The former owner (Estate of James Campbell) participated in the development of a relief sewer line extending from Ko Olina to the Honouliuli Sewage Treatment Plan along the OR&L right-of-way and developed a sewer mainline from the OR&L right-of-way through an existing industrial subdivision and a proposed industrial subdivision and along Kalaeloa Boulevard fronting the property to a sewage pump station. The Estate of James Campbell (now James Campbell Properties) has committed certain sewer connection credits to this property, subject to payment for the sewer connection credits. The amount that the property owner pays for these credits are, in</p>

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
	turn, applied to the payment to the City for the Wastewater Facilities Charge.
<p>3. The developer and/or landowner of the subject Property shall have an archaeological inventory survey conducted by a professional archaeologist prior to submitting an application to the City and County of Honolulu for rezoning or prior to applying for a building permit if county rezoning is not required. The findings of this survey shall be submitted to the State’s Historic Preservation Division in report format for adequacy review. This Division must verify that the survey report is acceptable, must approve significance evaluations, and must approve mitigation commitments for significant historic sites prior to the landowner and/or developer submitting an application to the county for rezoning or prior to applying for a building permit if county rezoning is not required.</p>	<p>COMPLETED The archeological survey report was submitted in February 2007 and approved by the State Historic Preservation Division as having fulfilled this condition by letter dated March 21, 2007.</p>
<p>4. If significant historic sites are present, then the developer and/or landowner of the subject Property shall agree to develop and execute a detailed historic preservation mitigation plan prior to any ground altering construction in the area. The State’s Historic Preservation Division must approve this plan, and that Division must verify in writing to the Land Use Commission that the plan has been successfully executed.</p>	<p>IN PROGRESS The archaeological survey found no cultural or paleontological remains in the single documented sinkhole on the property and the report recommended no further historic preservation work. The State Historic Preservation Division (SHPD) concurred with this recommendation, but with the following caveat:</p>
<p>5. Should any human burials or any historic sites such as artifacts, charcoal deposits, or stone platforms, pavings or walls be found, the developer and/or landowner of the subject Property shall stop work in the immediate vicinity and contact the State’s Historic Preservation Division. The significance of these finds shall then be determined and approved by the Division, and an acceptable mitigation plan shall be approved by the Division (if needed). The Division must verify that the fieldwork portion of the mitigation plan has been successfully executed prior to work proceeding in the immediate vicinity of the find. Burials must be treated under specific provisions of Chapter 6E, Hawaii Revised Statutes.</p>	<p>“We are concerned about the possibility of future construction impacting undocumented sinkholes that are presently buried under fill sediments, and request that the SHPD be immediately contacted if any subterranean sinkholes are exposed during future construction activities in the project area.”</p>
<p>6. The developer and/or landowner of the subject Property shall conduct a flora and fauna survey and prepare and agree to execute a mitigation plan which meets the</p>	<p>COMPLETED The flora and fauna survey report was</p>

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
<p>requirements of the Department of Land and Natural Resources prior to the developer and/or landowner applying for county zoning or prior to the developer and/or landowner applying for county building permits if county rezoning is not required. The Department of Land and Natural Resources must approve the plan and a copy of the approved plan must be submitted to the Land Use Commission prior to the developer and/or landowner applying for county zoning or prior to the developer and/or landowner applying for county building permits if county rezoning is not required.</p>	<p>submitted by biologist Phillip L. Bruner on February 24, 2007, and its findings were approved by the Department of Land and Natural Resources on April 4, 2007. No rare or endangered plants were found and no mitigation is necessary.</p>
<p>7. The developer and/or landowner of the subject Property shall conduct a site characterization of the Property prior to submitting an application to the City and County of Honolulu for rezoning or prior to applying for a building permit if county rezoning is not required. Before conducting the site characterization, the Office of Hazard Evaluation and Emergency Response of the State Department of Health shall be consulted to develop the scope of investigation and determine the type of analysis to be conducted. Findings of the site characterization shall be submitted to the Office to determine if further action is required. If the Office determined that the site poses a threat, the developer and/or landowner, prior to development, shall implement measures to mitigate the threat. Such measures shall be acceptable to the Office.</p>	<p>COMPLETED After reviewing a Phase II Environmental Site Assessment (site characterization), the Hawaii Department of Health, Hazard Evaluation and Emergency Response (HEER) Office wrote in a November 9, 2006, letter: “The HEER Office has determined that the Phase II ESA was sufficient in scope and design to adequately address our outstanding concerns and that no contaminants remain on State at levels of concern. Therefore, no further environmental action is necessary at this time.”</p>
<p>8. The developer and/or landowner of the subject Property shall prepare a Traffic Impact Analysis Report prior to applying for county zoning or prior to the developer and/or landowner applying for county building permits if county rezoning is not required. The developer and/or landowner shall also participate in the funding and construction of local and regional transportation improvements and programs including dedication of rights-of-way as determined by the State Department of Transportation (DOT) and County Department of Transportation Services (DTS). Agreement by the State Department of Transportation on the level of funding and participation shall be obtained prior to the developer and/or landowner applying for</p>	<p>COMPLETED Traffic Impact Analysis Report (TIAR) submitted on 9/14/2006 and approved by DOT and DTS. Based on the TIAR, the previous owner (Irongate) entered into a Memorandum of Agreement (MOA) to implement various roadway improvements and transportation management measures. The key provisions of the MOA are found in the later part of this</p>

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
county zoning or prior to the developer and/or landowner applying for county building permits if county rezoning is not required.	table.
9. The developer and/or landowner of the subject Property shall monitor the traffic attributable to the proposed project at on-site and off-site locations and shall undertake subsequent mitigative measures that may be reasonably required. These activities shall be coordinated with and approved by DOT and DTS.	IN PROGRESS The MOA with DOT (cited above) requires two updates of the TIAR: one at the submittal of off-site improvement plans for Kalaeloa Boulevard and Malakole Street, and the second at the time that building permits are issued for 80% of the land area of the property. These events have not yet occurred.
10. The developer and/or landowner of the subject Property shall appoint a permanent transportation manager whose function is the formulation, use, and continuation of alternative transportation opportunities that would optimize the use of existing and proposed transportation systems. This shall be done at no cost to the State if the developer and/or landowner is not the State of Hawaii. In the alternative, the developer and/or landowner of the subject Property may participate in a regional program for transportation management with other developers and/or landowners. This program shall address the transportation opportunities that would optimize the use of existing and proposed transportation systems. Either option will continue to be in effect unless otherwise directed by the State Department of Transportation. The program for either option shall be reviewed by the State Department of Transportation and the County Department of Transportation Services prior to implementation. The transportation manager or developer and/or landowner of the subject Property shall conduct periodic evaluations of the program's effectiveness and shall make reports of these evaluations available to the State Department of Transportation for program review and modification, if necessary.	COMPLETED The MOA with DOT includes a provision for the creation of a lot owners' association to fulfill this function (see below.)
11. The landowner/developer of the subject Property shall provide drainage improvements for the Property which are needed as a result of development of the Property and shall, to the extent necessary as determined by the City and County of Honolulu, coordinate off-site improvements with the Estate of James Campbell, the	IN PROGRESS Former owner, Estate of James Campbell, prepared a regional drainage master plan that included the property and was coordinated and

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
Barber's Point Naval Air Station, adjoining landowners and developers, and/or other Federal, State and County agencies.	reviewed with surrounding landowners and relevant public agencies. The new owner will need to prepare a submit a more site-specific drainage master plan for the property when application for subdivision and/or grading approval is made.
12. The developer and/or landowner of the subject Property shall participate in an air quality monitoring program as specified by the State Department of Health.	IN PROGRESS In an April 20, 2007, letter to the previous owner (Irongate), the Department of Health (DOH) stated that "Hawaii is in attainment with the National Ambient Air Quality Standards for the criteria air pollutants and since a monitoring station is located in Kapolei, no further action is required of you." DOH recommends that a dust control management plan be prepared for all phases of construction activities. This is normally required as part of the grading permit application to DPP.
13. The developer and/or landowner of the subject Property shall cooperate with the State Department of Health and City and County of Honolulu Department of Public Works to conform to the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, Hawaii Revised Statutes, and the County's approved integrated solid waste management plans in accordance with a schedule and timeframe satisfactory to the Department of Health.	PENDING This will take effect when specific uses of the property are identified.
14. The developer and/or landowner of the subject Property shall be responsible for implementing sound attenuation measures to bring noise levels from vehicular traffic on the Property down to levels acceptable to the State Department of Health and the State Department of Transportation.	NOT COMPLETED This refers to conditions that were present when the Hawaii Raceway Park (HRP) was in operation. Since the lease for HRP expired on April 30, 2006, the owner may petition the SLUC for a release from this condition (see

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
	item #18, below.)
15. The developer and/or landowner of the subject Property shall develop the Property in substantial compliance with the representations made to the Land Use Commission. Failure to do so may result in reclassification of the Property to its former classification, or change to a more appropriate classification.	NO SPECIFIC ACTION NECESSARY
16. The developer and/or landowner of the subject Property shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Property.	COMPLETED The present landowner notified the LUC about the ownership change by letter dated March 12, 2010 (see attached.)
17. The developer and/or landowner of the subject Property shall timely provide without any prior notice, annual reports to the Land Use Commission, the Office of State Planning, and the City and County of Honolulu Planning Department in connection with the status of the existing development and the developer's and/or landowner's progress made in complying with the conditions imposed herein. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.	PARTIALLY COMPLETED The most recent annual status report to the State Land Use Commission is dated February 28, 2011.
18. The Land Use Commission may fully or partially release these conditions provided herein as to all or any portion of the Property upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by the developer and/or landowner of the subject Property.	NO ACTION NECESSARY
19. Within 7 days of the issuance of the Commission's Decision and Order for the subject reclassification, the developer and/or landowner shall a) record with the Bureau of Conveyances a Statement that the Property is subject to conditions imposed herein by the Land Use Commission in the reclassification of the Property, and b) shall file a copy of such recorded statement with the Commission.	COMPLETED
20. The developer and/or landowner of the subject Property shall record the conditions imposed herein by the Commission with the Bureau of Conveyances pursuant to Section 15-15-92, Hawaii Administrative Rules.	COMPLETED

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
MEMORANDUM OF AGREEMENT WITH DEPARTMENT OF TRANSPORTATION (9/17/2007, as amended in 2010)	
<p>1. [Developer] shall construct the following improvements recommended by the Traffic Impact Study:</p> <p>a. Kalaeloa Boulevard at Malakole Street</p> <p style="padding-left: 20px;">i. Add a second (double) left-turn lane on the makai-bound Kalaeloa Boulevard approach. The dual left turn lanes shall provide 300 feet of full storage width per lane with appropriate taper.</p> <p style="padding-left: 20px;">ii. Widen Malakole Street to accommodate the dual makai-bound left-turn lanes. Widening is proposed to extend from Kalaeloa Boulevard to Oihana Street.</p> <p style="padding-left: 20px;">iii. Construct an exclusive left turn lane on the westbound approach of Malakole Street. The turn lane shall provide 250 feet of full storage with appropriate taper.</p> <p style="padding-left: 20px;">iv. Extend the westbound right turn lane on Malakole Street to provide 300 feet of full storage with appropriate taper.</p> <p>b. Revise the traffic signal phasing and timing to reflect the recommended geometric changes.</p> <p style="padding-left: 20px;">i. In conjunction with the Malakole Street widening to accommodate the dual left turn lanes, construct a left turn lane of the eastbound approach of Malakole Street at Access 1. The left-turn lane shall be a continuation of the widening of Malakole Street based on the dual southbound left-turn lanes proposed for the Malakole Street/Kalaeloa Boulevard intersection. In effect, the through lane adjacent to the centerline would end as the left-turn lane at the Oihana Street intersection.</p> <p style="padding-left: 20px;">ii. Construct a westbound right-turn lane on Malakole Street at Access 1. The turn lane shall provide 100 feet of storage with appropriate taper.</p> <p style="padding-left: 20px;">iii. Construct separate left- and right-turn lanes on the Access 1 approach to Malakole Street.</p> <p style="padding-left: 20px;">iv. Monitor and give consideration to installing a traffic signal if warranted</p>	<p>PENDING</p> <p>These improvements were identified in the 2006 Traffic Impact Assessment Report (TIAR). As noted in item #2 on the following page, two updates are required for the TIAR, through which alternative transportation improvements could be proposed. The first of the updates should coincide with the application for subdivision approval, which is when DPP will make decisions about the street layout, connecting roads and intersection improvements.</p>

ATTACHMENT A
STATUS OF COMPLIANCE WITH CONDITIONS OF LAND USE ENTITLEMENTS

Conditions To Be Satisfied	Status Of Satisfaction
<p>in the future.</p> <p>c. Malakole Street at Komohana Street / Access 2</p> <p>i. Construct a left turn-lane on eastbound Malakole Street at Access 2. The turn lane shall provide 100 feet of storage with appropriate taper.</p> <p>ii. Construct a right turn-lane on westbound Malakole Street at Access 2. The turn lane shall provide 100 feet of storage with appropriate taper.</p> <p>iii. Construct separate left-and right-turn lanes on the Access 1 approach to Malakole Street.</p> <p>The improvements noted in parts a through c of this paragraph 1 may be modified by [the Developer], subject to the prior written consent of DOT, based on the updates to the Traffic Impact Study discussed in paragraph 2 below.</p>	
<p>2. [Developer] shall provide two updates of the Traffic Impact Study. An update of the Traffic Impact Study shall be done at the time that off-site improvements plans (widening of Kalaeloa Boulevard and/or Malakole Street) are submitted to the City for review, and a second update to the Traffic Impact Study shall be submitted at the time that building permits are issued for Lots totaling eighty percent (80%) of the land area of developable Lots on the Property. [Developer] shall undertake subsequent mitigative measures that may be reasonably required and recommended by the updates to the Traffic Impact Study. These updates to the Traffic Impact Study and subsequent reasonable mitigative measures shall be coordinated with and approved by DOT and the City's Department of Transportation Services ("DTS").</p>	
<p>3. [Developer] shall establish an association which shall include all owners of the proposed Lots ("Association") that will have as one of its responsibilities the promotion of alternative transportation opportunities that would optimize the use of existing and proposed transportation systems. The Association shall either: (1) designate a transportation manager who shall facilitate the coordination of actions and promotions with DOT and DTS; or (2) join the Leeward Oahu Transportation Management Agency which serves to provide transportation management services to its members.</p>	