



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

IN REPLY REFER TO:  
HWY-PS 2.0442

August 12, 2015

TO: MR. LEO ASUNCION, ACTING DIRECTOR  
OFFICE OF PLANNING  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM

FROM: FORD N. FUCHIGAMI  
DIRECTOR OF TRANSPORTATION

SUBJECT: A06-771 D.R. HORTON SCHULER HOMES (HO'OPILI) MOTION FOR ORDER  
TO SHOW CAUSE (OSC)

The Hawaii Department of Transportation (DOT), Highways Division reviewed the subject Motion for OSC filed by The Friends of Makakilo with the Land Use Commission on July 23, 2015, and offers the following comments:

The Decision and Order (Docket No. A06-771) Condition No. 10 requires the Petitioner (Horton) to obtain acceptance of the updated Traffic Impact Analysis Report (TIAR) from the DOT prior to submittal of a change in zoning application with the City and County of Honolulu, Section IV of the subject Motion for OSC titled "Conditions Ordered By The Commission Which Have Not Been Performed Or Satisfied" includes Condition No. 10.

The DOT accepted the updated TIAR dated May 30, 2014, for the processing and inclusion in the zone change application on July 1, 2014 (letter attached). "Acceptance" of a TIAR does not necessarily mean that the DOT is in agreement with every aspect of the TIAR. "Acceptance" indicates that the DOT believes the TIAR is sufficient to allow the project to proceed. There may be some unresolved issues which do not affect the relevant conclusions for the DOT and other issues which may be resolved through future updates. In this case, the DOT was agreeable to a phased development. Horton is required to provide roadway and traffic mitigation measures for Phase 1 of the Ho'opili development (consisting of 3,373 residential units, 1,040,000 sq. ft. of commercial/retail space, and 200 acres of agricultural use) as set forth in the updated TIAR. The proposed mitigation and corresponding development thresholds must all be agreeable to the DOT. A subsequent updated TIAR must then be accepted by the DOT before proceeding beyond Phase 1 limits. A formal Memorandum of Agreement is also required and is being prepared 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."

LEO ASUNCION  
August 12, 2015  
Page 2

HWY-PS 2.0442

Our Department finds that with respect to the State DOT's acceptance requirement, the Petitioner is in compliance with Condition No. 10 and will continue to work with Horton to ensure the planning, design and construction of all traffic improvements required to mitigate local and regional project-generated related traffic impacts are funded by the developer.

If you have any questions, please contact Edward Sniffen, Highways Deputy Director, at (808) 587-2156. Please reference file review number PS 2015-155 in all contacts and correspondence regarding these comments.

Attachment

c: Land Use Commission

NEIL ABERCROMBIE  
GOVERNOR



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

July 1, 2014

FILE COPY

FORD N. FUCHIGAMI  
INTERIM DIRECTOR

Deputy Directors  
RANDY GRUNE  
AUDREY HIDANO  
ROSS M. HIGASHI  
JADINE URASAKI  
IN REPLY REFER TO:  
HWY-PS 2.7537

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

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 5000<sup>th</sup> 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