

ORIGINAL

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STATE OF HAWAII
LAND USE COMMISSION

Waiawa

A community for a better tomorrow

Land Use Commission Update 01.09.20



*Presented by: Walter Thoemmes,
Kamehameha Schools, Managing Director
Commercial Real Estate Division*



Kamehameha Schools®



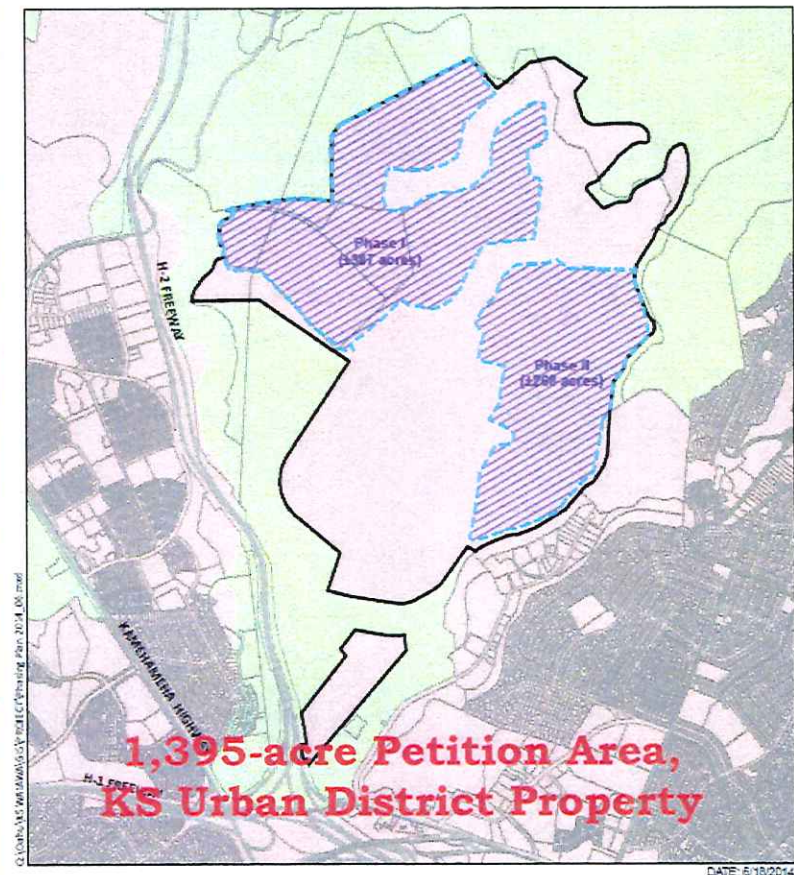
Papa kumumana'o (Agenda)

- Today's Purpose
- Who is Kamehameha Schools
- Our "Big Why"
- KS' Vision of Waiawa
- KS' Waiawa Master Plan

Today's Purpose...

State Land Use Commission's November 26, 2014 Order Granting Motion for Order Amending Findings of Fact, Conclusions of Law and Decision and Order Dated May 17, 1988, Condition No. 1 provides:

1. Revised Master Plan. Petitioner shall submit to the Commission a revised master plan and schedule for development for the approximately 1,395-acre KS Property within five (5) years from the date of the Commission's issuance of an order approving the Motion to Amend.

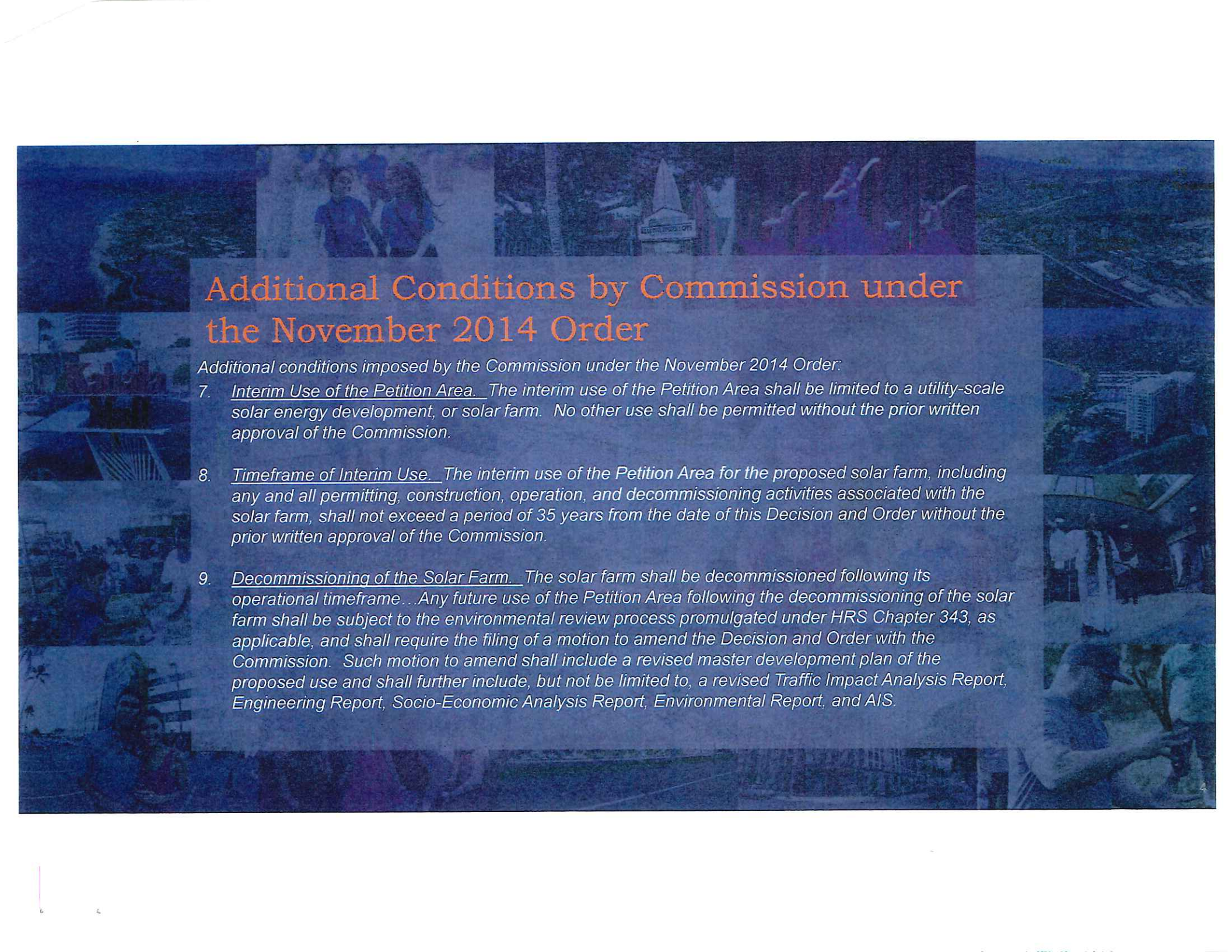


DATE: 6/18/2014

LEGEND

- KS Walawa Property (SLU Urban, Docket A87-610)
- Photovoltaic Locations
- Agricultural District
- Conservation District
- Rural District
- Urban District

Source: SunEdison (2014); State Land Use Commission (2014)
Disclaimer: This map was prepared for general planning purposes only and should not be used for boundary line purposes or other specific analysis.



Additional Conditions by Commission under the November 2014 Order

Additional conditions imposed by the Commission under the November 2014 Order:

7. Interim Use of the Petition Area. *The interim use of the Petition Area shall be limited to a utility-scale solar energy development, or solar farm. No other use shall be permitted without the prior written approval of the Commission.*
8. Timeframe of Interim Use. *The interim use of the Petition Area for the proposed solar farm, including any and all permitting, construction, operation, and decommissioning activities associated with the solar farm, shall not exceed a period of 35 years from the date of this Decision and Order without the prior written approval of the Commission.*
9. Decommissioning of the Solar Farm. *The solar farm shall be decommissioned following its operational timeframe...Any future use of the Petition Area following the decommissioning of the solar farm shall be subject to the environmental review process promulgated under HRS Chapter 343, as applicable, and shall require the filing of a motion to amend the Decision and Order with the Commission. Such motion to amend shall include a revised master development plan of the proposed use and shall further include, but not be limited to, a revised Traffic Impact Analysis Report, Engineering Report, Socio-Economic Analysis Report, Environmental Report, and AIS.*

Ke Ali'i Bernice Pauahi Bishop

A black and white portrait of Ke Ali'i Bernice Pauahi Bishop. She is a woman with dark, curly hair, wearing a dark dress with a white ruffled collar and a necklace. The portrait is set against a light background.

Great-Granddaughter
of Kamehameha 'Ekahi

Last lineal
descendent

During Her Lifetime

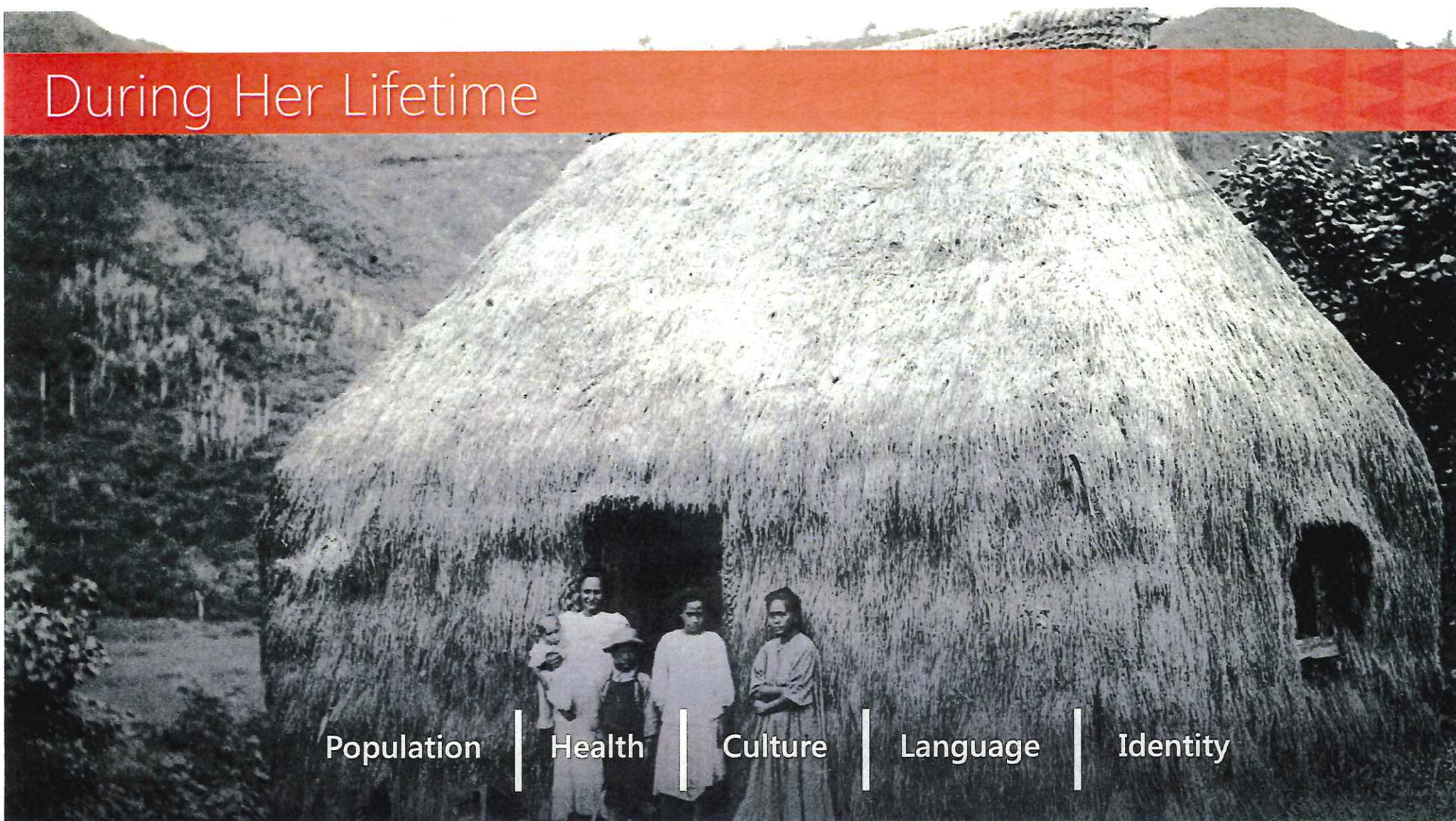
Population

Health

Culture

Language

Identity



Her Life and Legacy

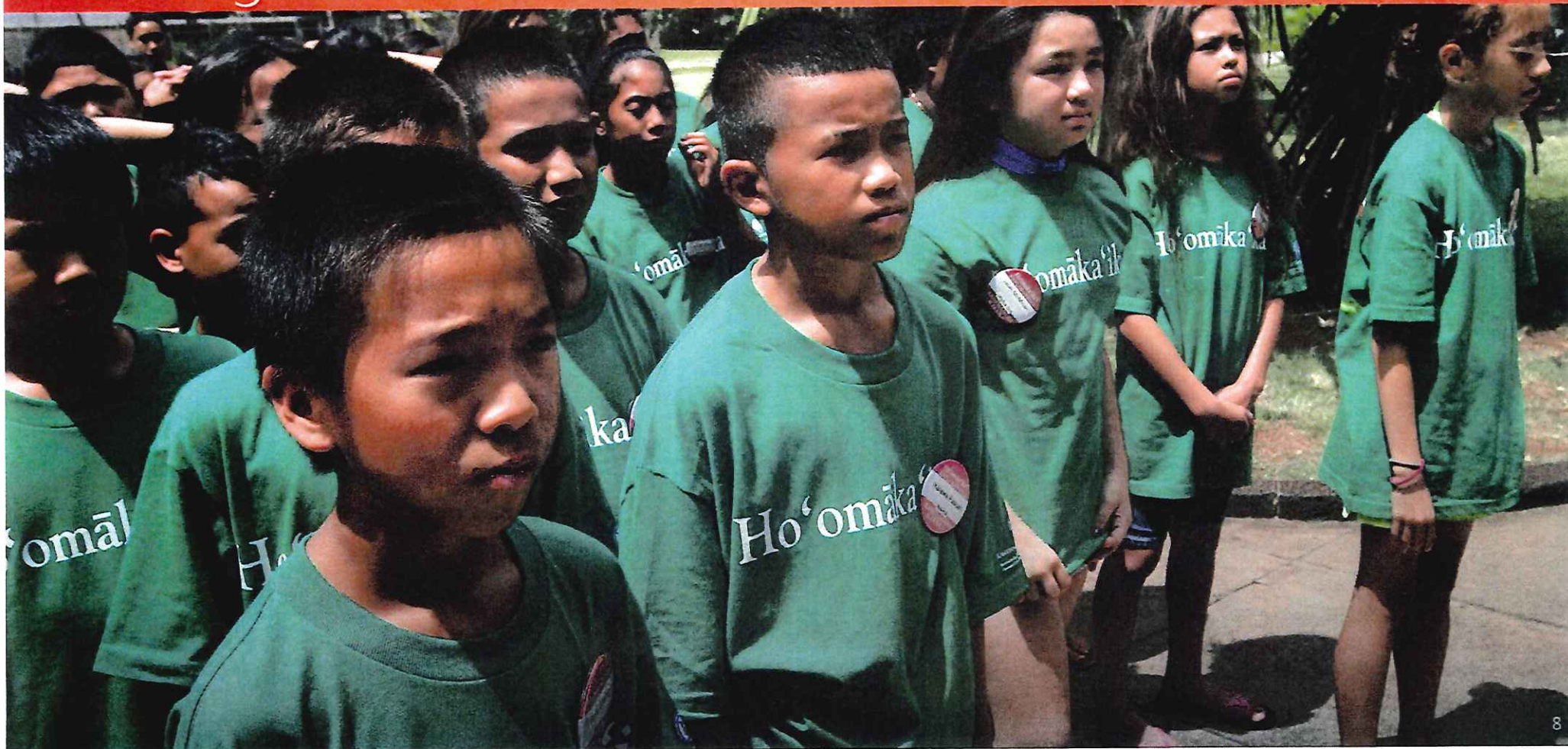
Establishes
Kamehameha
Schools

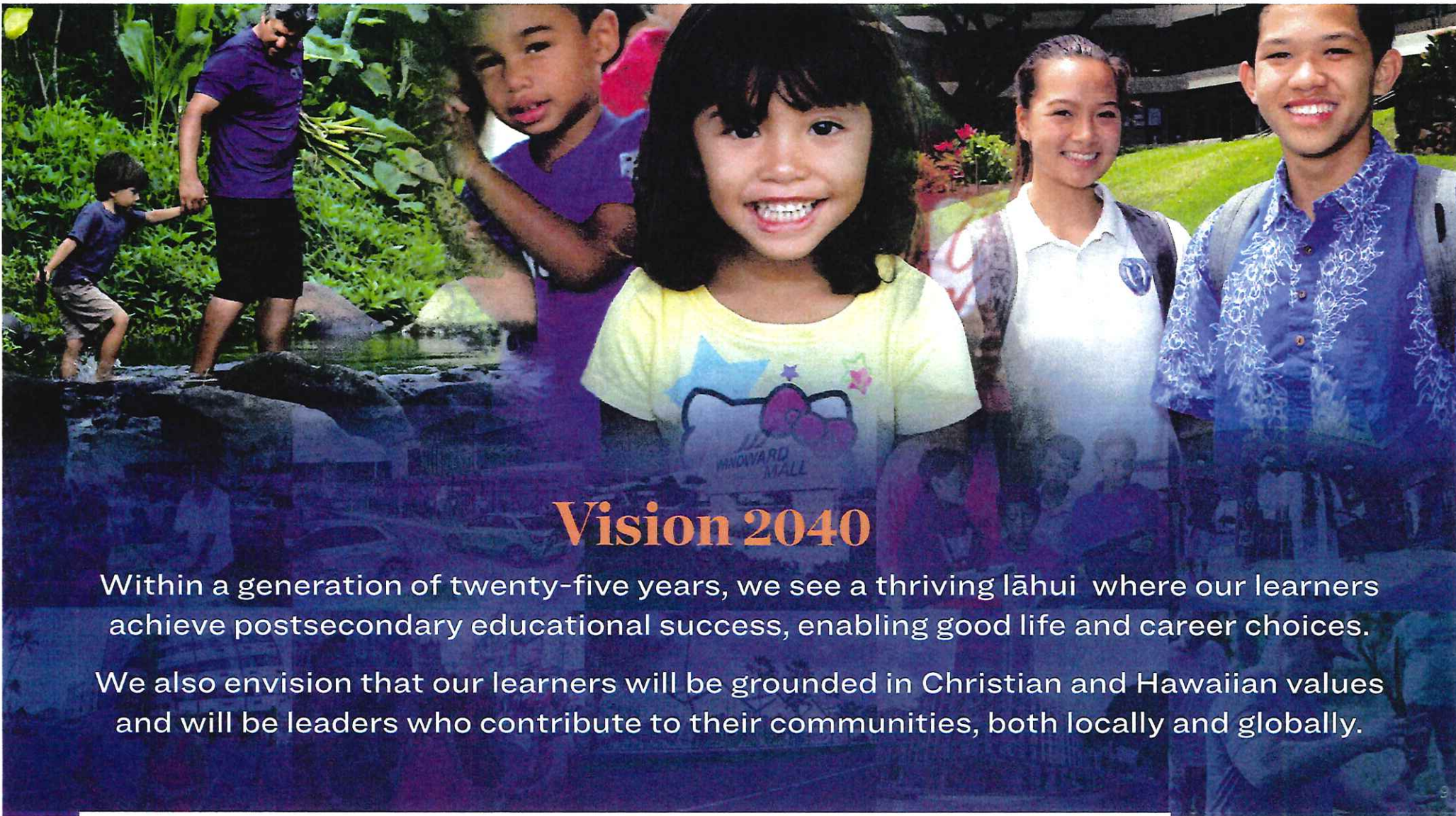
Change
Agent

Steward of
Native Hawaiian
education

Restores her
people through
education

Fulfilling Pauahi's Vision

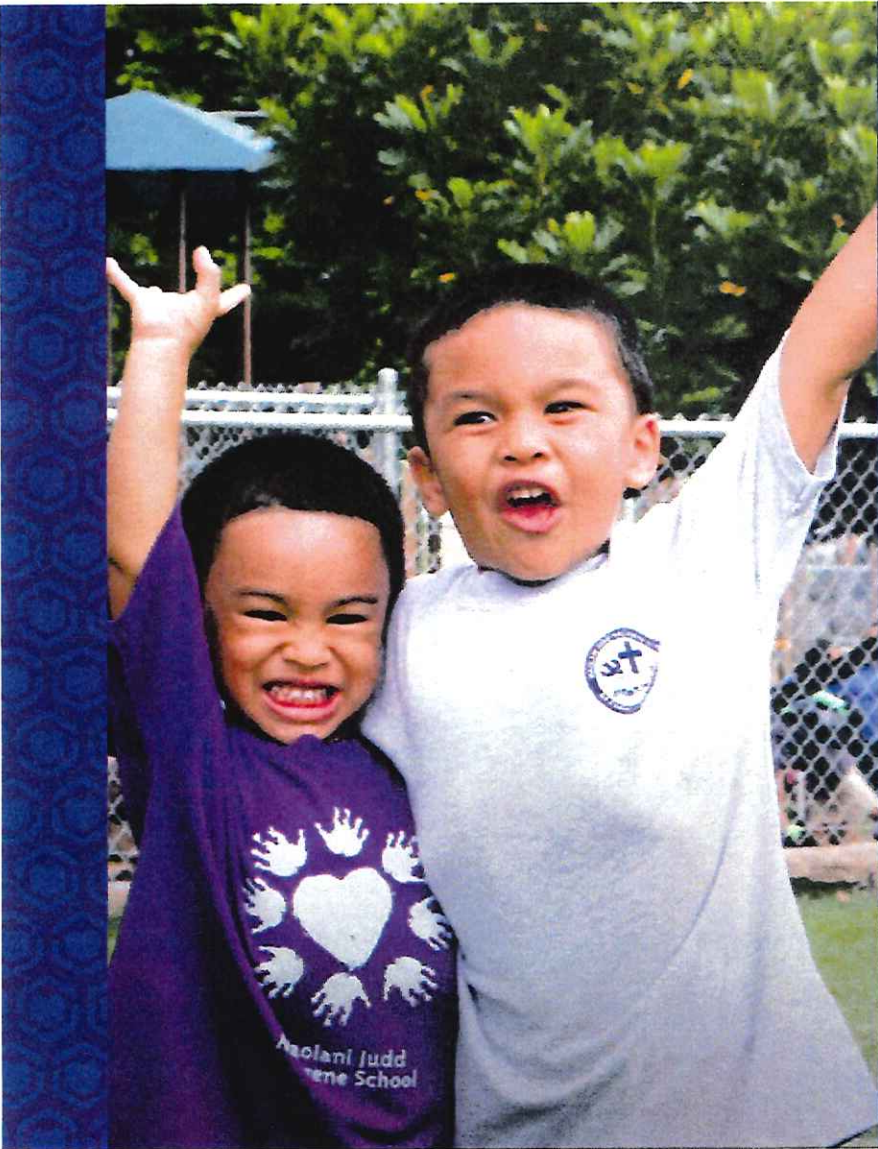




Vision 2040

Within a generation of twenty-five years, we see a thriving lāhui where our learners achieve postsecondary educational success, enabling good life and career choices.

We also envision that our learners will be grounded in Christian and Hawaiian values and will be leaders who contribute to their communities, both locally and globally.



Supporting Haumāna

61,565

Total number of learners
served in 2018

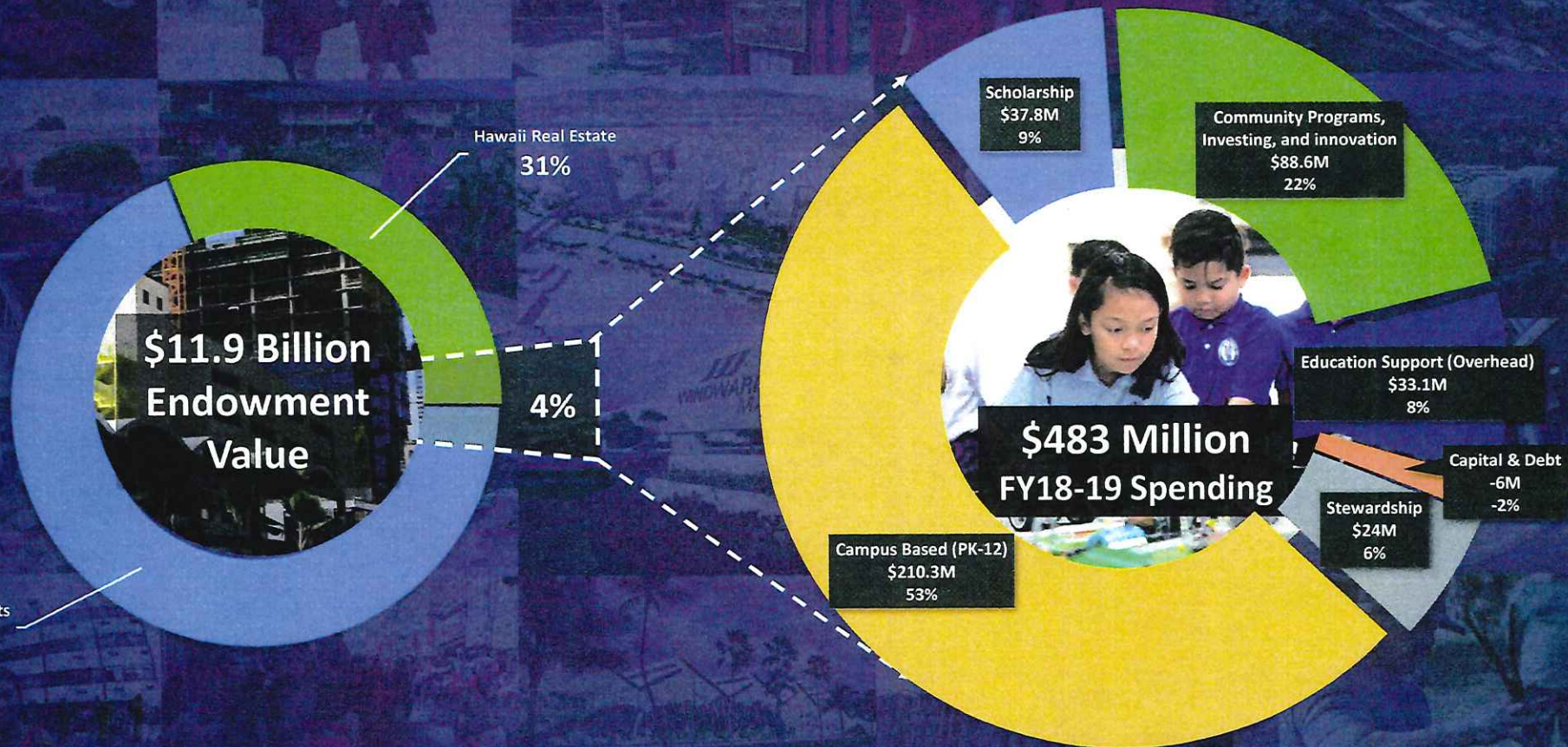
7,011

students supported
on 3 campus &
29 preschools

13,594

extension education
learners

Commercial Portfolio



Commercial Portfolio

Active Commercial
1%

'Āina Classification

Agriculture
48%

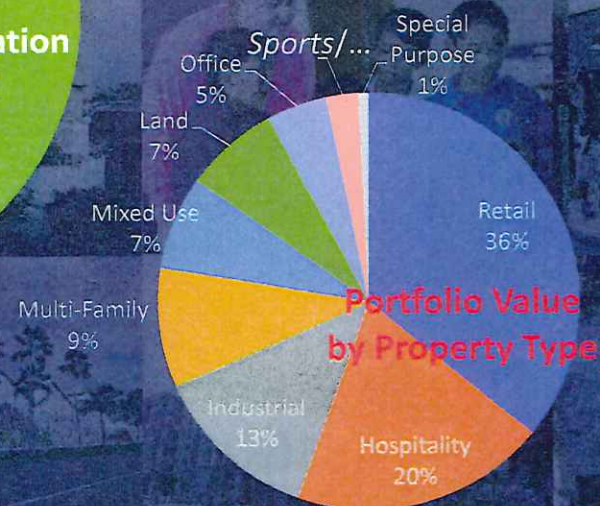
Conservation
51%

Commercial Acreage

15K acres

Productive Acreage

<1K acres

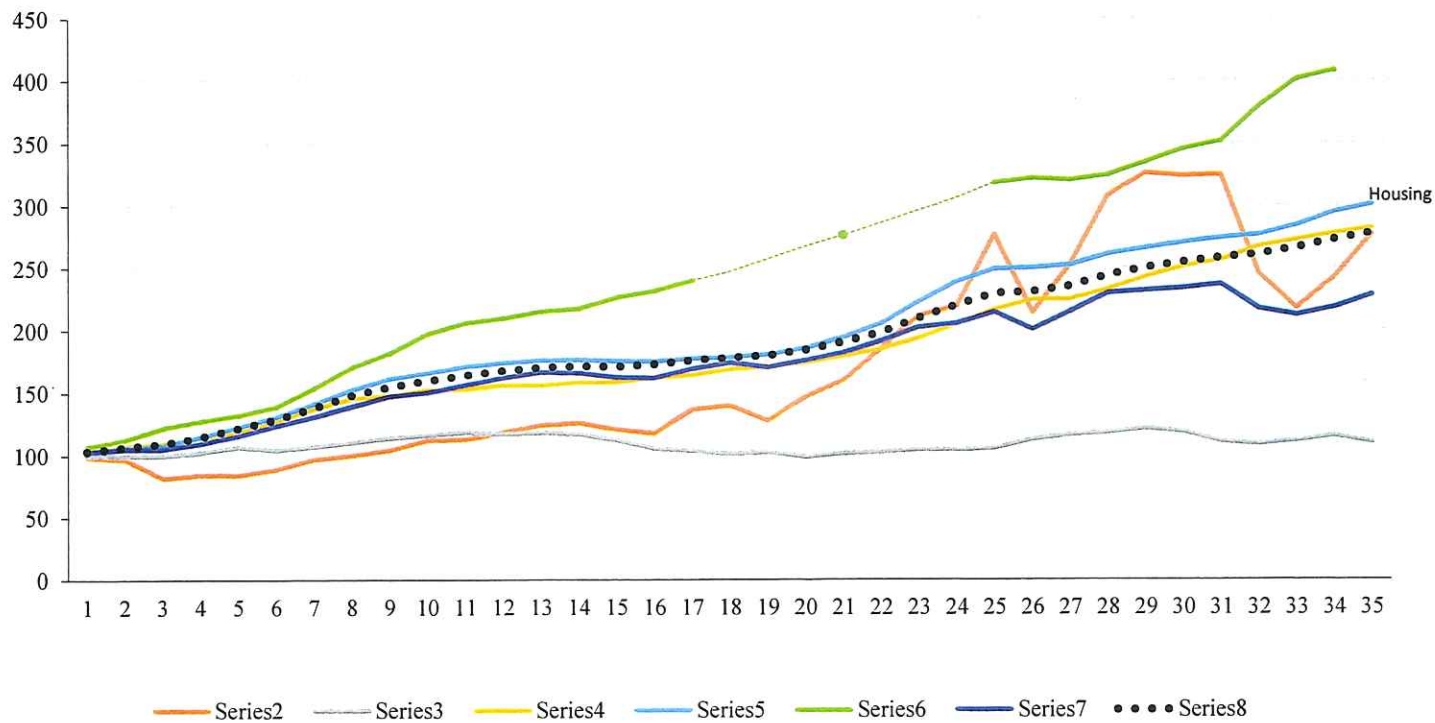


Why does KS manage real estate?



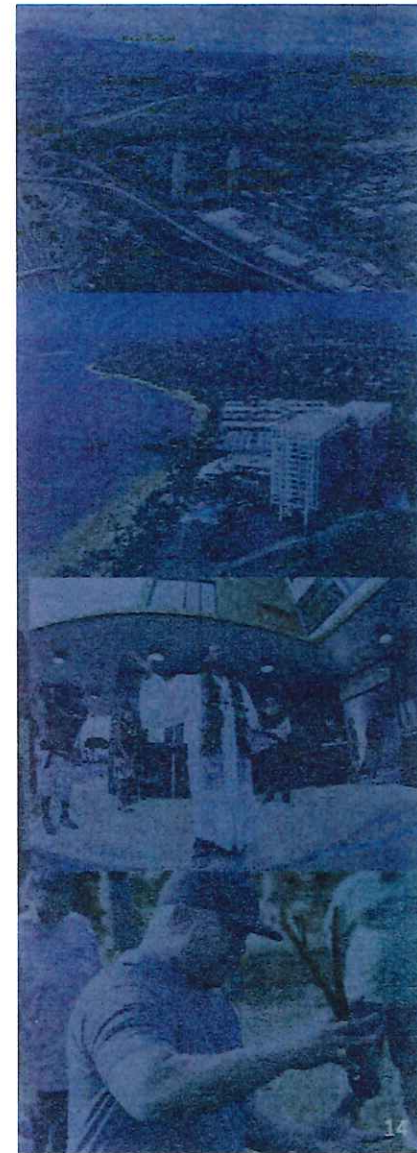
Honolulu Consumer Price Index for Selected Categories

Urban Honolulu Consumer Price Index, Selected Categories

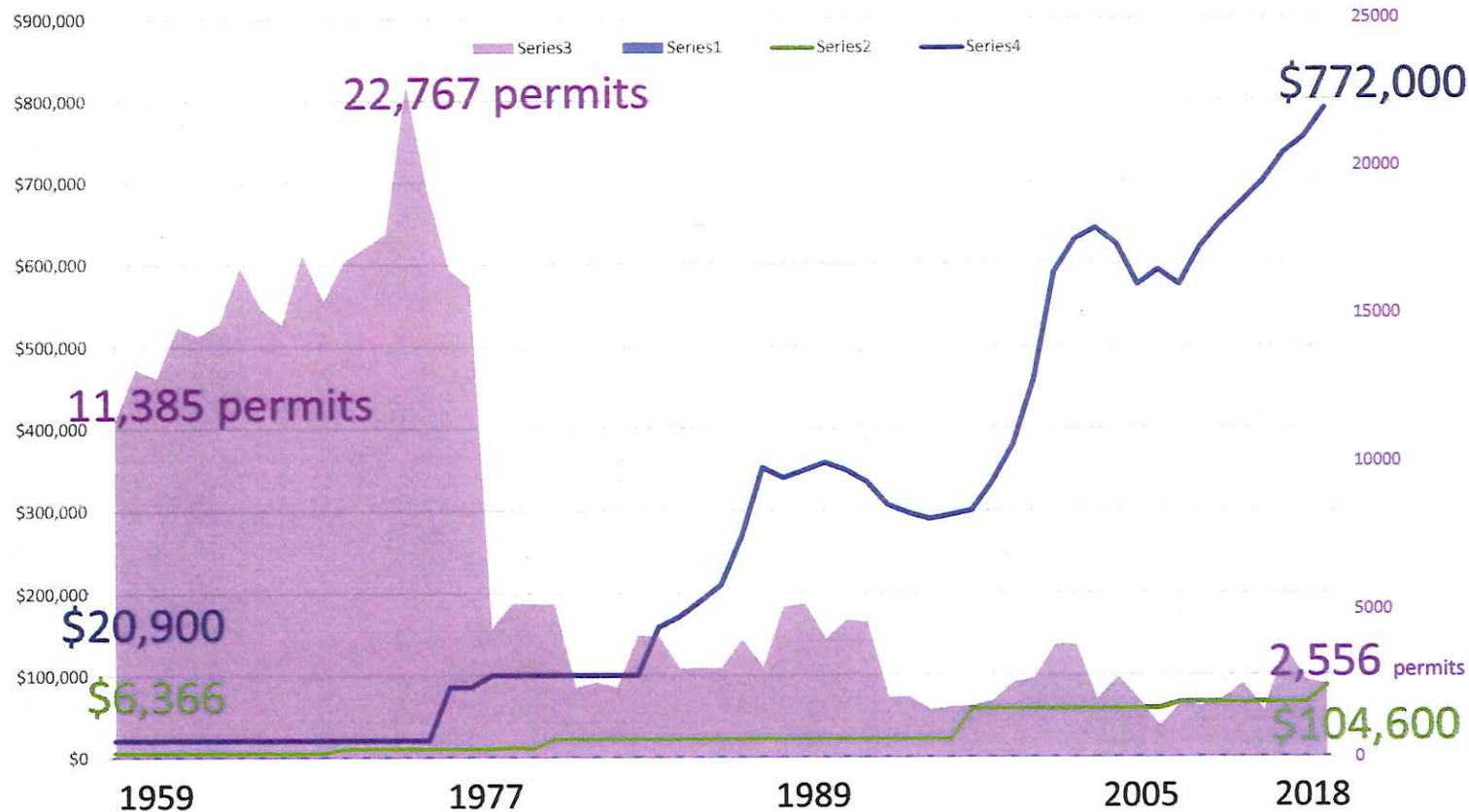


Source: U.S. Bureau of Labor Statistics

* Note: Data for Medical Care is missing for 2001-03, 2005-07, and 2018.



Housing Market vs. Family Median Income vs. New Building Permits



\$772,000

O'ahu Single Family
Median Sale Price

January 2018 - Honolulu Board of Realtors

\$104,600

Honolulu Median
Income of Family of 4

2017 - Hawaii Housing Finance Dev. Corp.

An aerial photograph of a city, likely Honolulu, showing a dense urban area with many high-rise buildings. In the foreground, there are industrial areas with large white storage tanks and parking lots. The city is surrounded by green hills. A large blue banner with orange text is overlaid in the center of the image.

Our Challenge – Our Strategy

Why a Regional Approach?

Improving the well-being and success of keiki, 'ohana and communities requires KS to recognize and influence drivers of healthy and sustainable schools, 'āina, and socio-economic systems



1 Education

- ✓ Access to quality education options
- ✓ Rooted in Hawaiian culture and community
- ✓ Empowered educators and school leaders



2 Housing

- ✓ Affordable housing
- ✓ Sustainable community development
- ✓ Homelessness



3 Infrastructure

- ✓ Transportation
- ✓ Water
- ✓ Energy



4 Business

- ✓ Jobs
- ✓ Economic growth & industries
- ✓ Entrepreneurship & innovation



5 Health

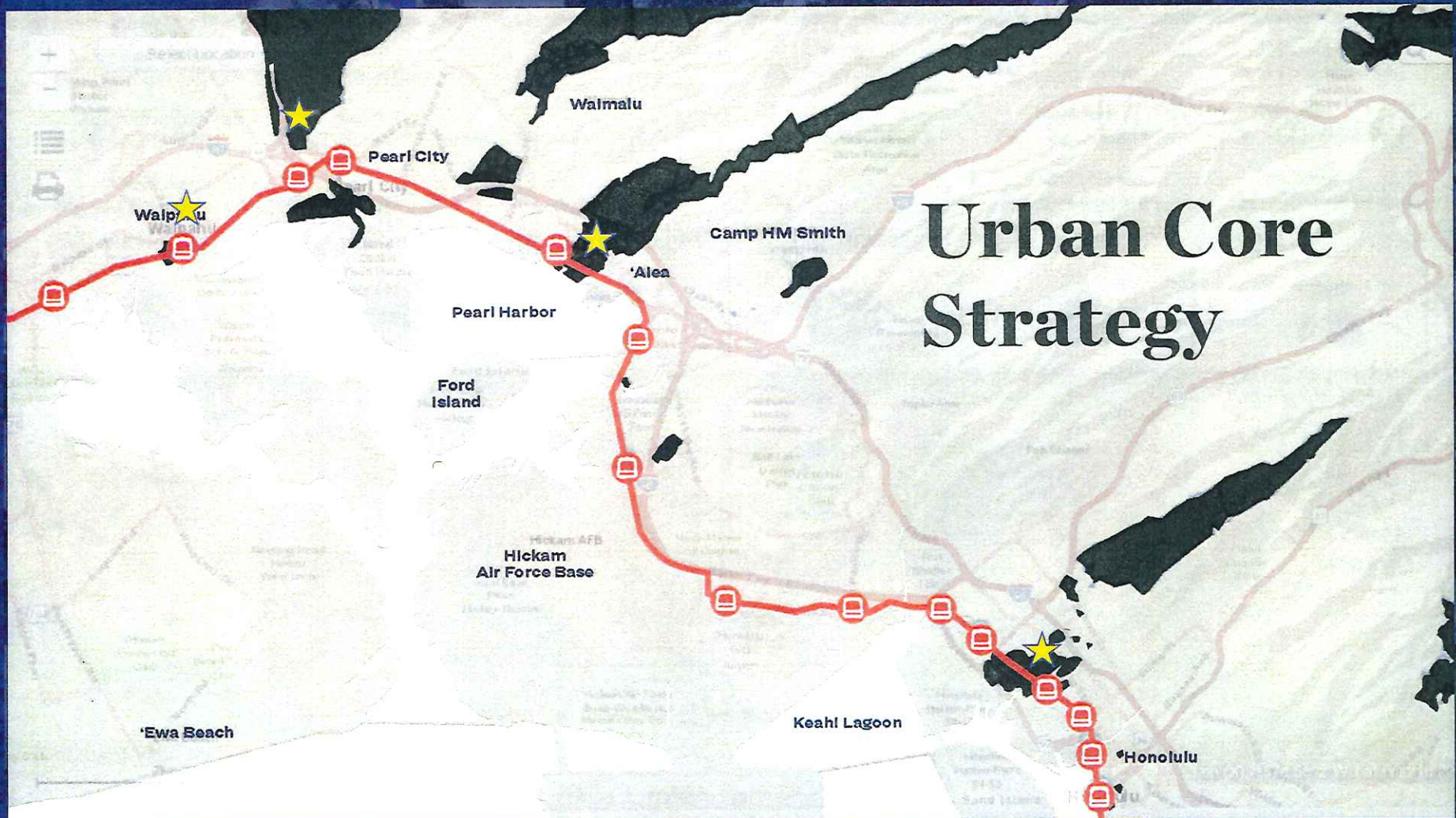
- ✓ Social services & support systems
- ✓ 'Ohana stability & engagement
- ✓ Food sustainability



6 'Āina

- ✓ Native Hawaiian identity & inspiration
- ✓ Provision of ecosystem services
- ✓ Linking educational mission & 'āina legacy

Urban Core Strategy





Waiawa

Central, O'ahu

KS Parcels

KS Regions

Native Hawaiian Density

< 200 NH per 1000 Acres

200 to 500 NH per 1000 Acres

500 to 1200 NH per 1000 Acres

1200 to 2000 NH per 1000 Acres

2000 to 2800 NH per 1000 Acres

2800 to 4800 NH per 1000 Acres

> 4800 NH per 1000 Acres

'Ewa Region

52,000
Native Hawaiian
residents

66%
Native Hawaiian
Population Growth by
2040

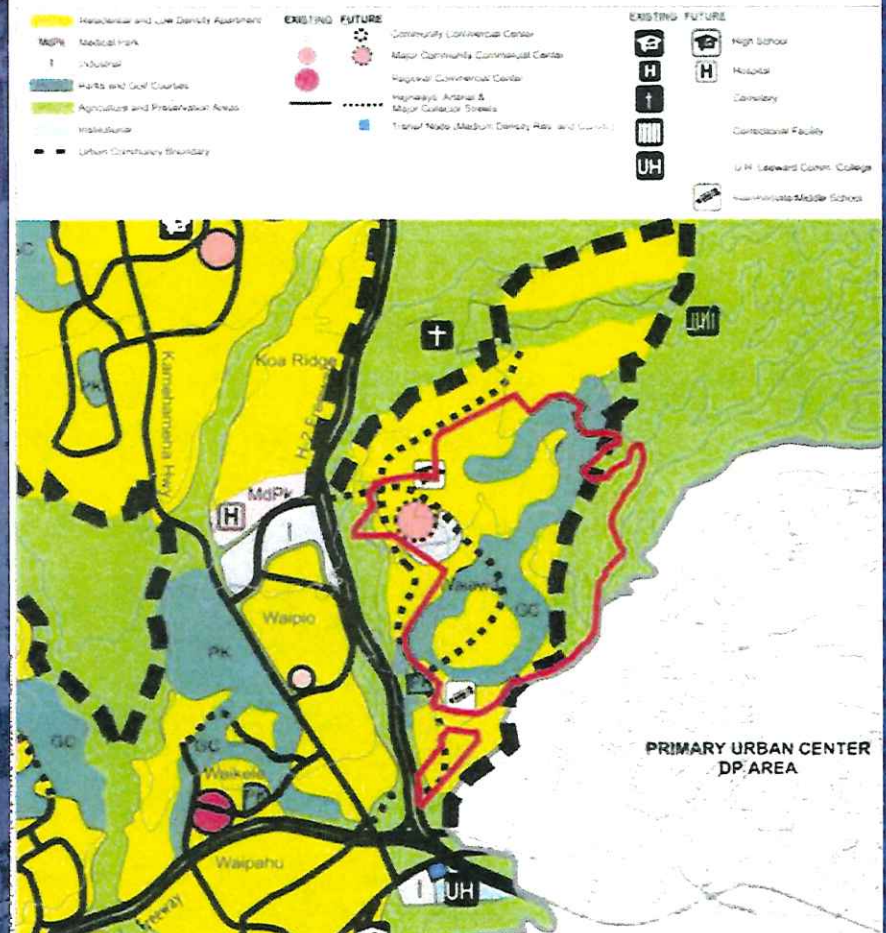


Waiawa Vision

Kamehameha Schools envisions an environmentally sustainable and thriving Waiawa that utilizes a traditional Native Hawaiian land management approach and modern technology to inform contemporary land uses and living unique to Hawai 'i. With its central location and proximity to transit, Waiawa residents can live, walk, create, and recreate in a community that nurtures ohana, aloha 'āina, and aloha.

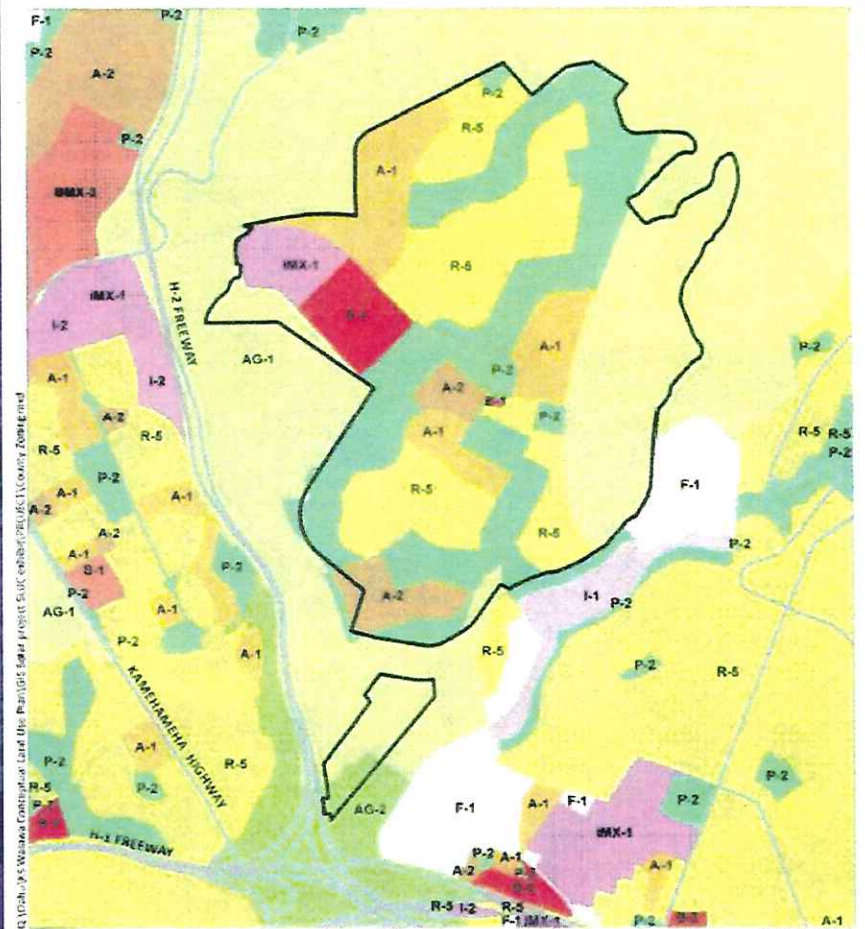


— 1,395-acre Petition Area,
KS Urban District Property



Existing County Zoning

— 1,395-acre Petition Area,
KS Urban District Property

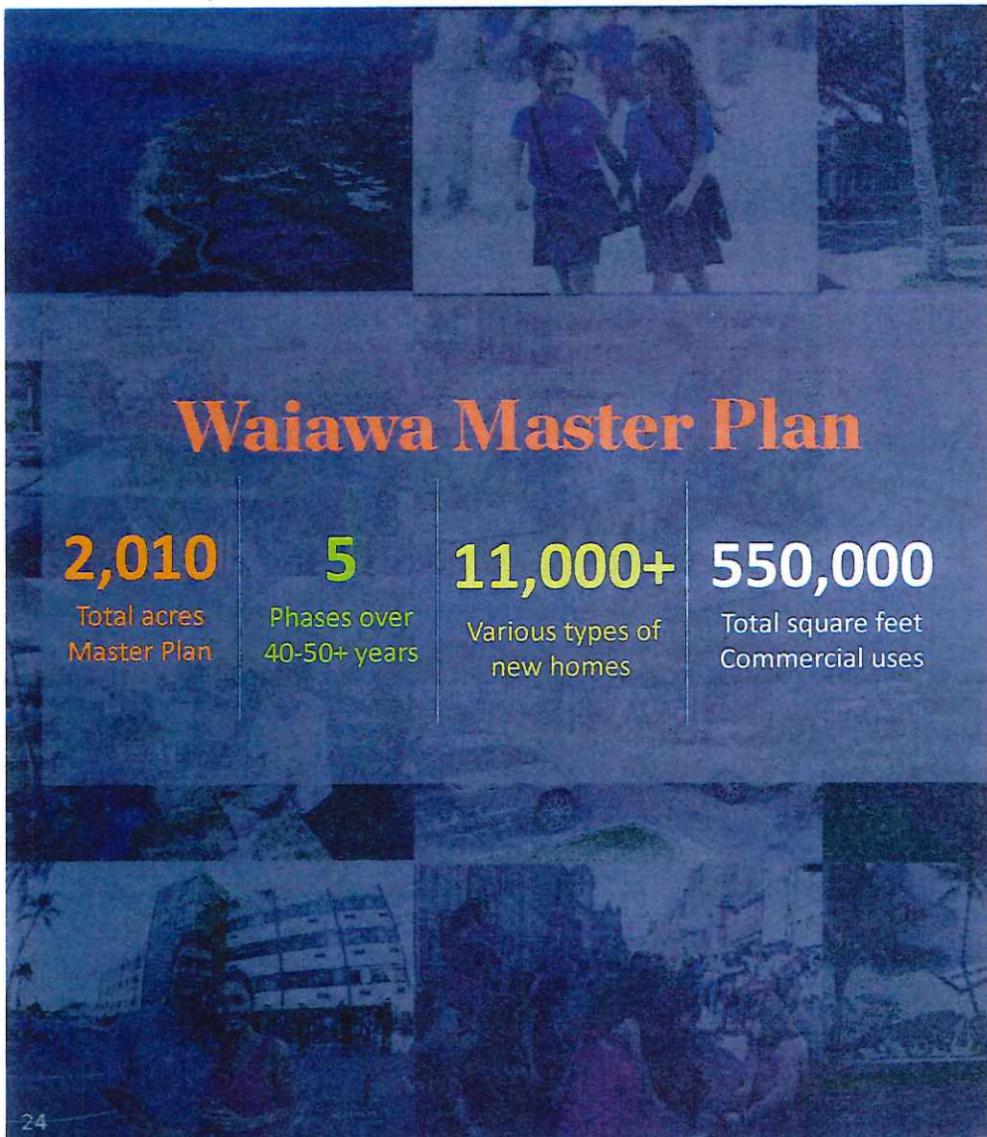


LEGEND

KS Walawa Property (SLU Urban, Docket A67-610)	AG-1	R-5	D-1	F-1
	AG-2	A-1	B-2	I-1
	P-2	A-2	IMX-3	I-2
			IMX-1	

Source: City and County of Honolulu, (2019)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other legal evidence.



Waiawa Master Plan

2,010	5	11,000+	550,000
Total acres Master Plan	Phases over 40-50+ years	Various types of new homes	Total square feet Commercial uses

24

Total acres
Master Plan

Phases over 40-50+ years

Various types of new homes

Total square feet
Commercial uses



Waiawa Contributions



1 Education

2 Housing

3 Infrastructure

4 Business

5 Health

6 'Āina

4

SCHOOLS

(2) ELEMENTARY
(1) MIDDLE
(1) HIGH SCHOOL

TOTAL HOMES
11,100+

\$630M+
ESTIMATED
INFRASTRUCTURE
COST

550,000 +
SQUARE FEET OF
COMMERCIAL SPACE

'ĀINA BASED
LEARNING

OPEN SPACE
371
Acres

PROGRAMS &
COMMUNITY-
BASED
PARTNERSHIPS

PHASE A & B
APPROXIMATELY
4,300
HOMES

WAIAWA SOLAR
PROJECT PHASE 1-
36MW
14,000+
HOMES

LEVERAGE
PARTNERSHIPS

SUSTAINABLE
DEVELOPMENT

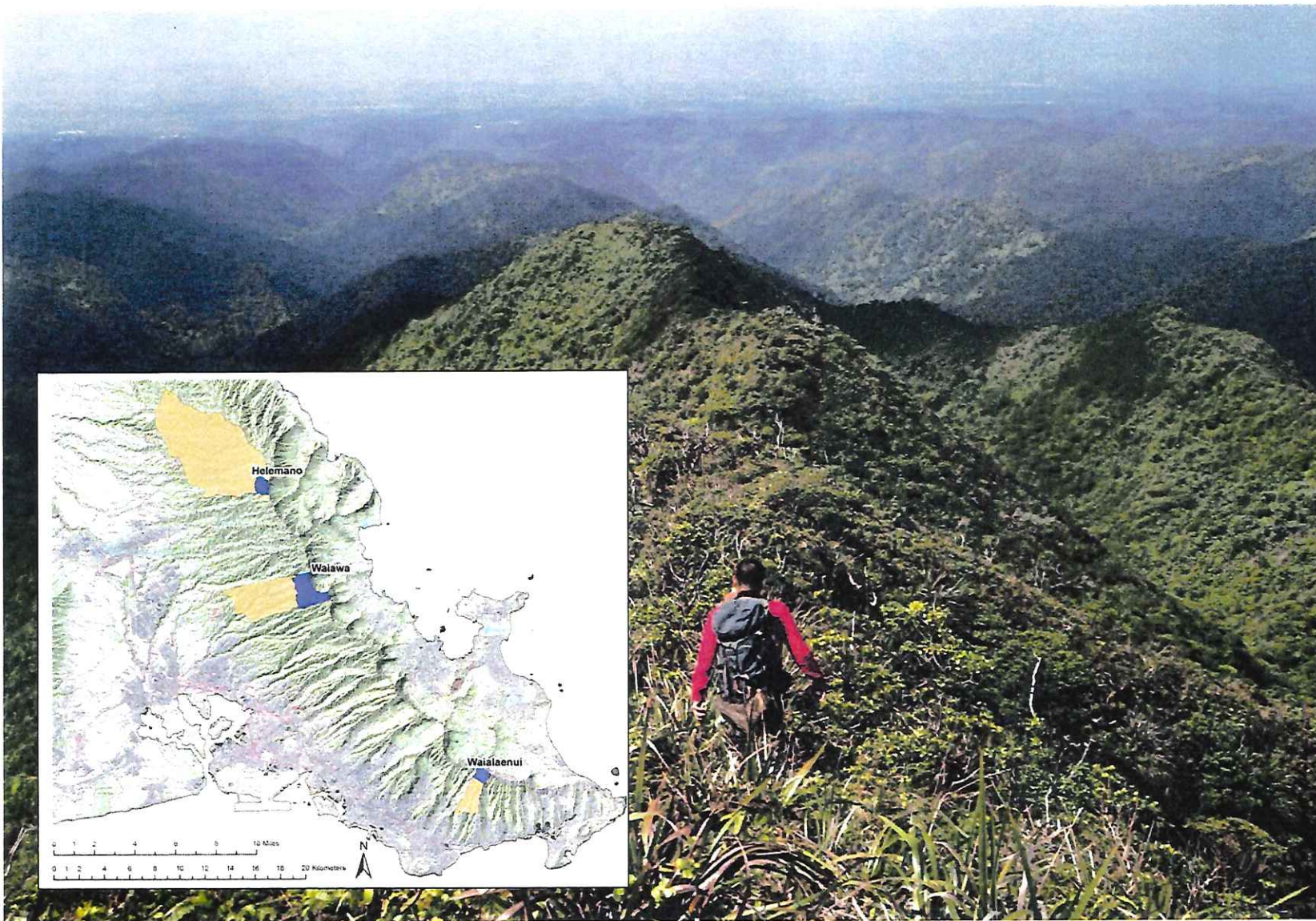
PARKS
134
Acres

SINGLE FAMILY
MULTI-FAMILY
MIXED USE
AG FARM LOTS

SOLAR PROJECT
PHASE 2
50-70MW

10+
MILES OF
ALA HELE
(TRAILS)

AG FARM LOTS
51



Environment

Aina, AG, Energy, Conservation

1,046 Acres

KS Conservation lands within
Waiawa for watershed
protection program

30%

Statewide Goal
priority watersheds by 2030

Partnership

DLNR, 'ohu'ohu Ko'olau
Watershed Alliance, BWS

Environment

Aina, AG, Energy, Conservation

Waiawa Solar
Phase 1

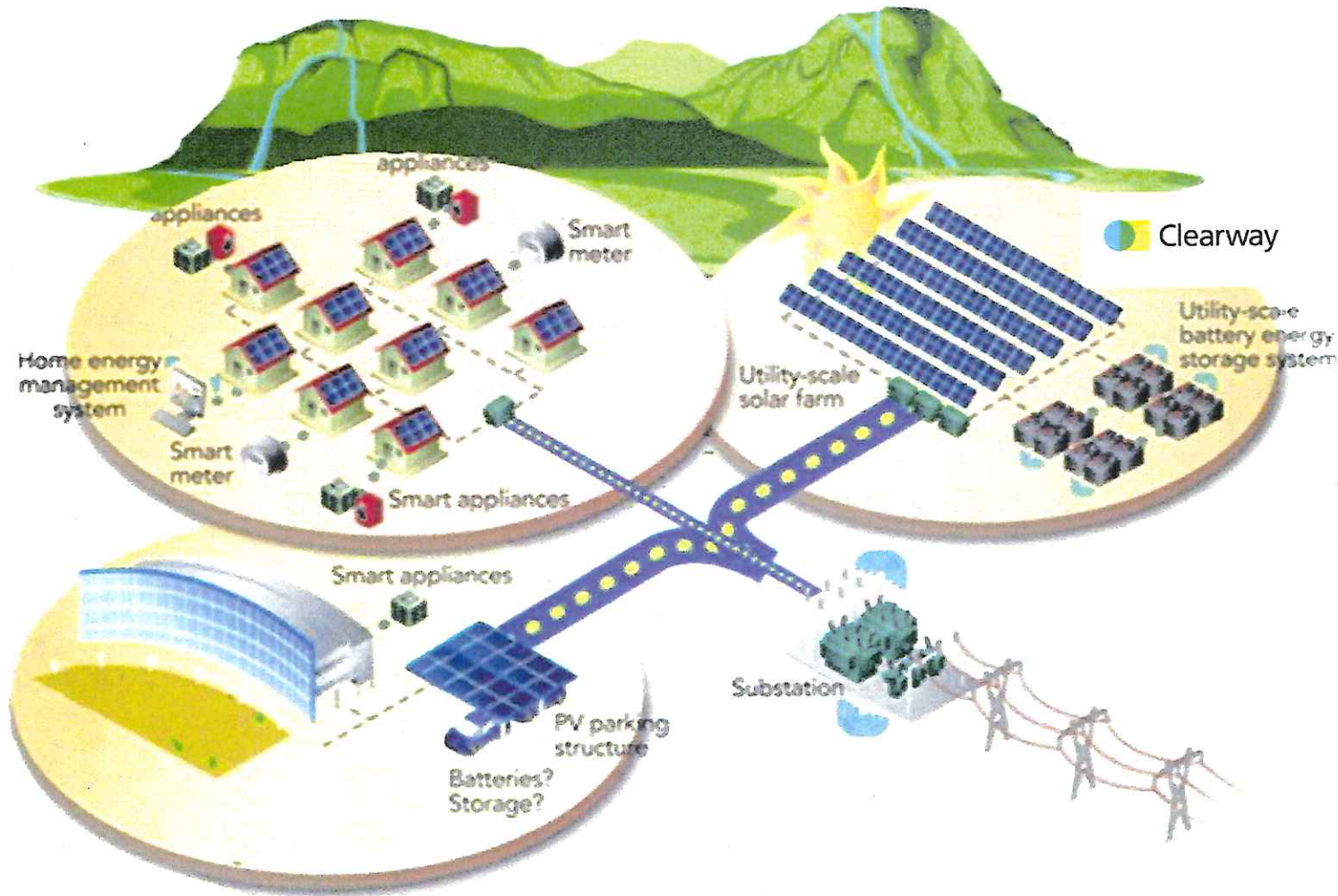
36MW

Solar Farm

14,000+

Homes Powered

 Clearway





WAIAWA KAI KĪPUKA

Community
Education, Health Culture

Waiawa Kai Kīpuka

Educating mālama
'āina/stewardship
(Kuhiawaho Partnership)

Community building
& service opportunities

Connecting
kānaka to 'āina for
lifelong learning and
civic engagement

WAIAWA ALIGNMENT

STATE OF HAWAII'S GOALS



- Solar Project 1 – 36MW (14,000 homes powered)
- Solar Project 2 - 50-70MW



- Agricultural farm lots
- Community gardens



- Zone Of Contribution
- 1,046 acres of KS' conservation watershed land within Waiawa



- Transit "proximate" oriented design
- 11,100+ new homes
- 550,000 + square feet commercial
- Phase A & B: approximately 4,300 homes near transit station
- 371 acres open space
- Indigenous planning practices incorporated



- Programs & community- based partnerships/'āina based Learning in Waiawa Ma Kai
- 104 Acres for education that include: (2) Elementary Schools, (1) Middle School and (1) High School
- \$200k Waiawa Solar Project contribution towards education

Type	Consultant	Update	Notes
Archaeological	TCP Hawaii, LLC	<ol style="list-style-type: none"> 1. Archaeological inventory accepted by Hawai'i Department of Land and Natural Resources State Historic Preservation Division (SHPD) in April 2015 2. Archaeological preservation plan accepted by SHPD in September 2015 	Prepared, submitted, and accepted 2015
Civil Engineering	Mitsunaga & Associates	<ol style="list-style-type: none"> 1. Refined engineering land use plan 2. Completed infrastructure costs estimate 3. Completed Preliminary Engineering Report that includes water, wastewater, drainage and utility designs. 	Working with City ENV to identify a more efficient route to accommodate wastewater flows
Transportation	Nelson\Nygaard	<ol style="list-style-type: none"> 1. Identified transportation solutions 2. Impact on H1/H2 and neighborhood roads 3. Reduce number of vehicle trips 	Potential reduction of traffic by 40%
Wastewater	Brown and Caldwell	<ol style="list-style-type: none"> 1. Explored onsite wastewater treatment options for sustainable solutions 	Onsite treatment plant found infeasible due to limited lands for disposal of effluent
Master Plan	PBR	<ol style="list-style-type: none"> 1. Conceptual design incorporating KS new vision 2. Identified areas for community space, commercial space, and landscaping. 	Improved street design for mixed-use pedestrian and bicyclist paths

**Waiawa
Completed**

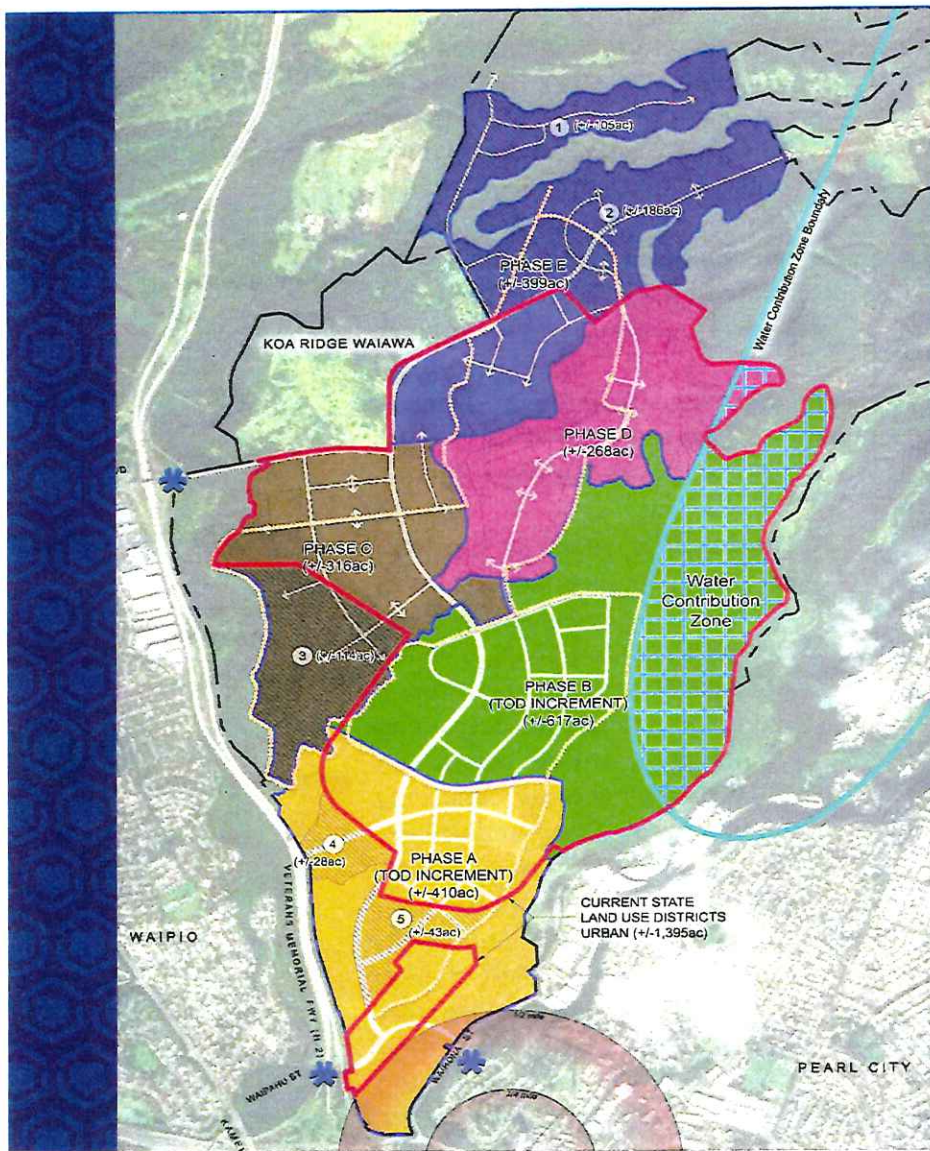
**Due
Diligence
Completed**

Linda Takeyama	Chief of Staff, Governor's Office
Roy Amemiya	Managing Director, Mayor's Office
Scott Glenn	State Energy Office
Mike McCartney	State Dept of Business Economic Development and Tourism
Ryan Yamane	Rep., Dist 37 Chair, Water and Land Cmte (Mililani, Waipio Gentry, Waikele)
Brandon Elefante	Councilman, District 8 (Lower Aiea, Pearlridge, Waimalu, Newtown, Pearl City, Waipio Gentry, Waipahu) Chair: Transportation
Ron Menor	Councilman, District 9 (Waikele, Royal Kunia, Mililani, Iroquois, Ewa Villages/Ewa Beach) Chair: Zoning, Planning & Housing
Roy Takumi	Rep., Dist 35 (Pearl City, Manana, Waipio)
Kimberly Pine	Council, Vice Chair Dist 1 Chair: Econ Dev. & Tourism
Joey Manahan	Council, Chair of Budget and Vice Chair of Infrastructure
Clarence Nishihara	Senator, Dist 17 (Waipahu, Crestview, Manana, Pearl City, Pacific Palisades) Chair: Public Safety, Intergovernmental, and Military Affairs
Michelle Kidani	Senator, Dist 18 (Mililani, Waipi'o Gentry, Waikele, Village Park, Royal Kunia)
Donovan Dela Cruz	Senator, Dist 22 (Mililani Mauka, Waipi'o, Wheeler, Whitmore, Wahiawa)

Joanna Seto	State Department of Health
Mary Alice Evans	Planning Program Administrator II, Planning (Office of Planning)
Dan Orodener	Director, State Land Use Commission
Jade Butay	State Department of Transportation
Ed Sniffen	Deputy Dir. Highways, State Department of Transportation
Kathy Sokugawa	Acting Director, DPP
Kaleo Manuel	Deputy Dir., Commission of Water Resource Management
Craig Hirai	Executive Dir, Hawaii Housing Finance and Development Corp (HHFDC- DBEDT)
Susan Lebo	Archeology Branch Chief, State Historical Preservation Division
Barry Usugami	Board of Water Supply
Lori Kahikina	Director, Department of Environmental Services
Marc Alexander	Exec. Dir., Office of Housing
Suzanne Case	Director, DLNR
Bob Matsuda	Deputy Director, DLNR
Heidi Meeker	DOE, Facilities Development
Diane Dohm	Oahu Metropolitan Planners Association
Kyle Chock	Carpenters Union
Nathaniel Kinney	Hawaii Construction Alliance

Initial Stakeholder Outreach Meetings

41+
Stakeholder Meetings (2019)



Phase A: 2030-2040

Phase B: 2038-2048

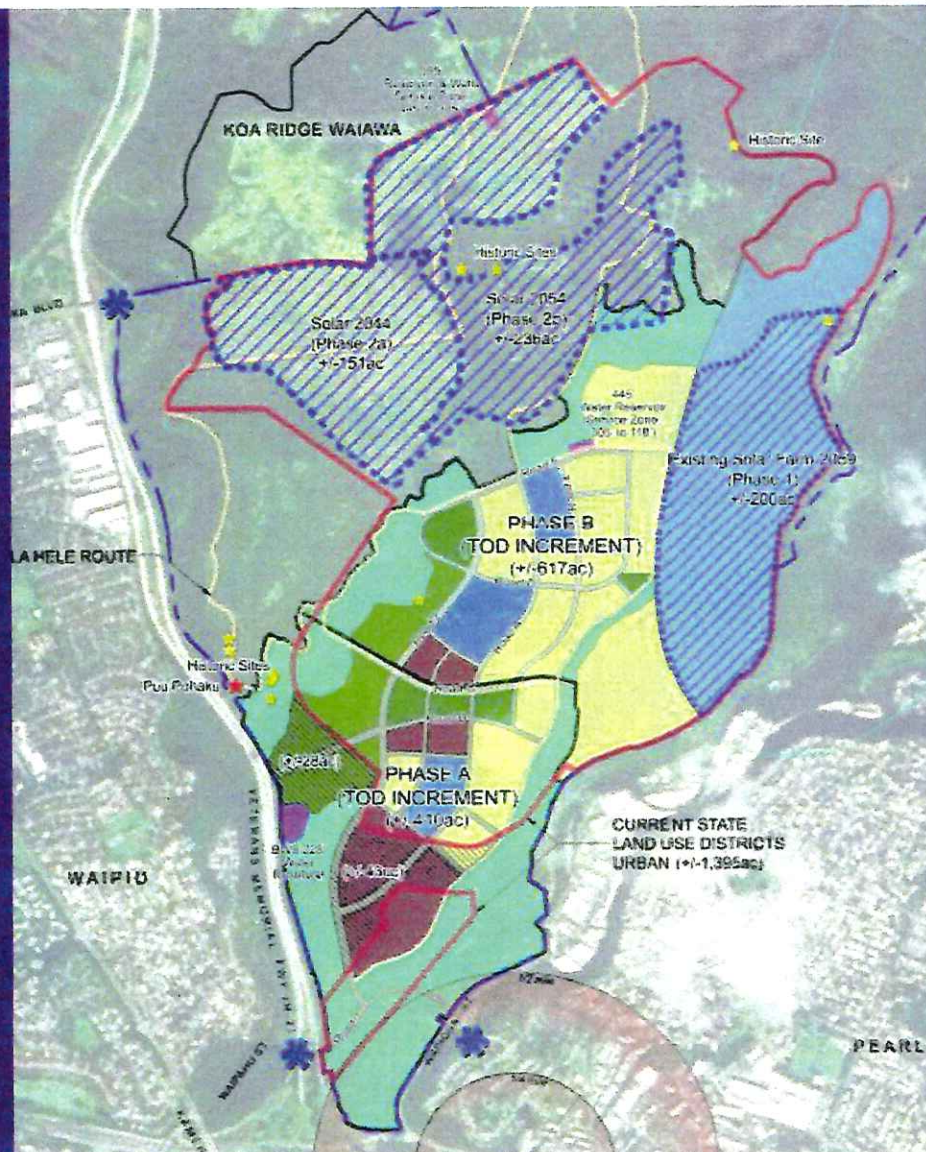
Phase C: 2052-2060

Phase D: 2060-2066

Phase E: 2066-2076

LEGEND

	PHASE A (TOD INCREMENT)	+/- 410 AC
	PHASE B (TOD INCREMENT)	+/- 617 AC
	PHASE C	+/- 316 AC
	PHASE D	+/- 268 AC
	PHASE E	+/- 399 AC
	WATER CONTRIBUTION ZONE BOUNDARY	
	PROPOSED ALA HELE ROUTE	
	PROPOSED ACCESS POINTS	
	CURRENT URBAN BOUNDARY	
	AREA PROPOSED TO BE RE-CLASSIFIED FROM SLUD AG TO URBAN (+/- 476 AC)	



Phase A

Housing, Commercial, Energy

- 2,024 Residential units
- 324,326 sf Commercial
- 56.7 acres Mixed use
- 20 Agricultural farm lots
- 14.5 acres - Park
- 193.8 acres - Open space
- 12.3 acres - Schools

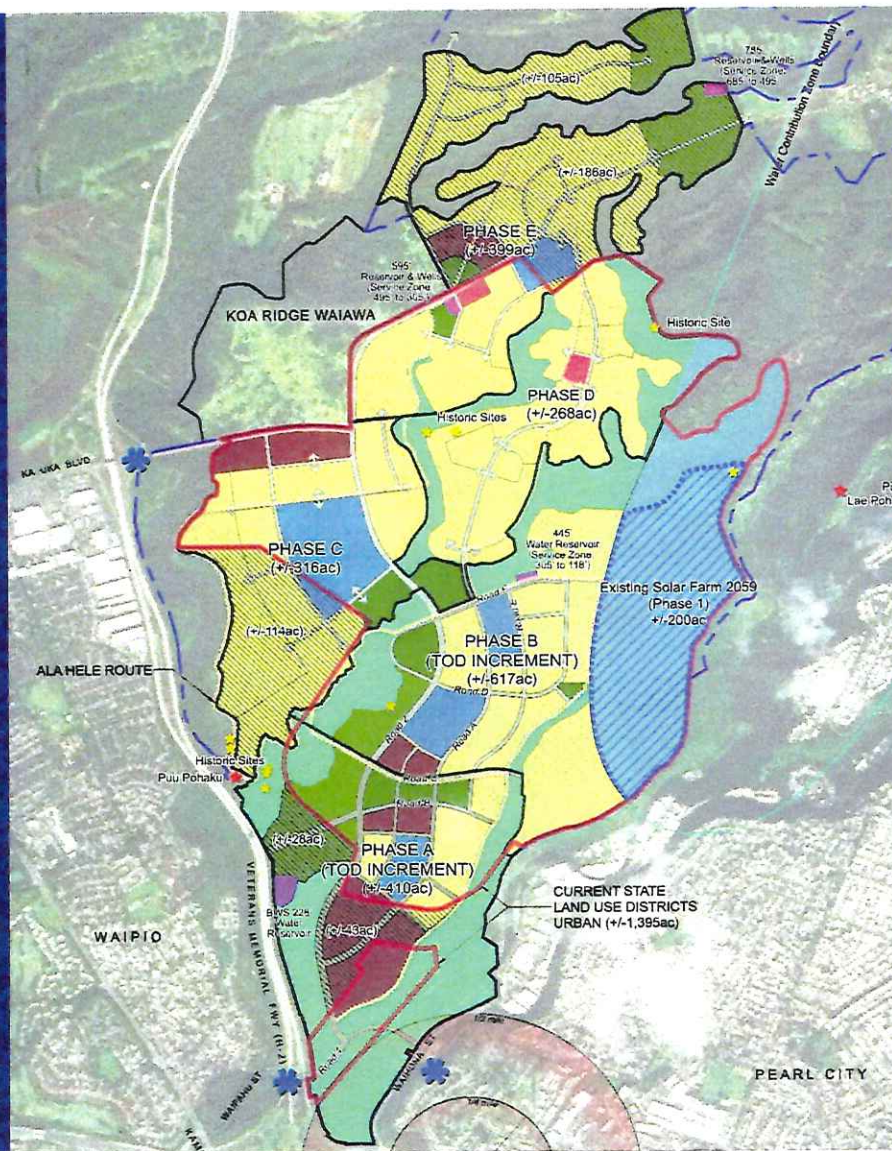
LEGEND

	Mixed-Use Development
	Commercial
	Residential
	Agricultural Farm Lots
	Schools
	Parks
	Open Space (Drainage, Agricultural Field)
	Water Contribution Zone
	Major Roadway
	Water Tank
	Solar Farm

Phase B

Housing, Commercial, Energy

- 2,338 Residential units
- 56,445 sf Commercial
- 8.6 acres Mixed use
- 8 Agricultural farm lots
- 12.1 acres - Park
- 99.5 acres - Open space
- 31.2 acres - School



Phase C

Housing, Commercial, Energy

- 2,636 Residential units
- 83,452 sf Commercial
- 23.1 acres - Mixed use
- 22 acres - Park
- 49.2 acres - School

Phase D

Housing, Commercial, Energy

- 1,436 Residential units
- 24,346 sf Commercial
- 78.1 acres - Open space

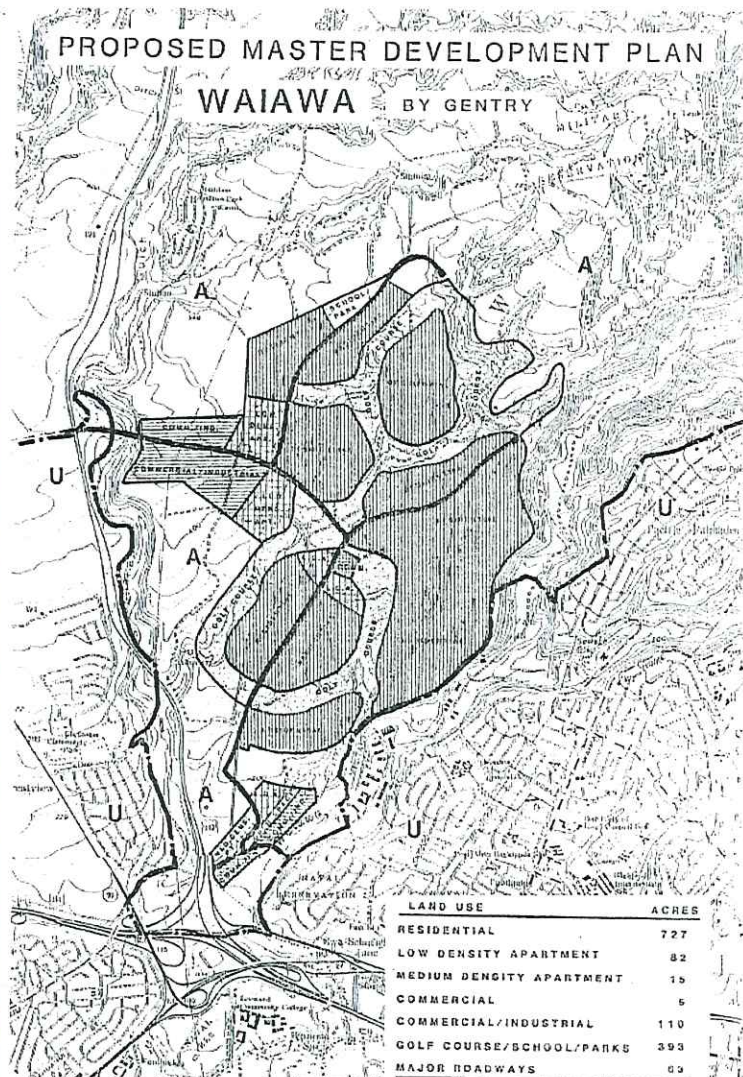
Phase E

Housing, Commercial, Energy

- 2,675 Residential units
- 70,097 sf Commercial
- 13 acres - Mixed use
- 23 Agricultural farm lots
- 7.7 acres - Park
- 4 acres - Open space
- 12.3 acres - School

LEGEND

	Mixed-Use Development
	Commercial
	Residential
	Agricultural Farm Lots
	Schools
	Parks
	Open Space (Drainage, Agricultural Field)
	Water Contribution Zone
	Major Roadway
	Water Tank
	Solar Farm



GENERAL COMPARISON BETWEEN 1988 GENTRY AND 2019 KS REVISED MASTER PLAN CONCEPT

Design Components	Gentry	Revised KS Master Plan Concept
Access	Start at Ka Uka	Start at bottom (closest to infrastructure)
Community	Retirement/Golf Course Golf Centric	Kama'āina Transit centric Increased density closest to Pearl Highlands Transit Station
Density	Less dense	
Renewable Energy Housing	No integration of renewable energy 7,000 homes	Solar energy development- 50-80+MW 11,000+ homes

WAIAWA MASTER PLAN MILESTONE SCHEDULE

Master Plan Pre-Development Tasks	Unit Count	2015-2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032-2034	2034-2035	2035-2038	2038-2040	2040-2042	2042-2044	2044-2045	2045-2048	2048-2050	2050-2052	2052-2054	2054-2055	2055-2058	2058-2060	2060-2062	2062-2064	2064-2065	2065-2068	2068-2070	2070-2072	2072-2074	2074-2075	
OVERALL PLANNING																																						
Visioning/Goal Setting/Community Review MP																																						
Masterplan update w/UC																																						
Identify Development Partner & Submit to DA																																						
Refine Plan																																						
ES Process																																						
File Secondary Amendment w/UC																																						
Resolving through City Council																																						
File Subdivision Docs																																						
SOLAR																																						
Solar Phase 1 (2022-2025)																																						
Solar Phase 2A (2022-2044)																																						
Solar Phase 2B (2022-2024)																																						
PROJECT DESIGN/BUILD-OUT - TOD INCREMENT																																						
Phase A																																						
Design/Architectural																																						
Infrastructure																																						
Vertical Construction																																						
Horizontal (Unit Subsets) (incl. ag farm lots)	2,544																																					
Phase B																																						
Design/Architectural																																						
Infrastructure																																						
Vertical Construction																																						
Horizontal (Unit Subsets) (incl. ag farm lots)	2,546																																					
TOD Increment Subtotal (incl. ag farm lots)	4,390																																					
PROJECT DESIGN/BUILD-OUT - MAUKA PHASES																																						
Phase C																																						
Design/Architectural																																						
Infrastructure																																						
Vertical Construction																																						
Horizontal (Unit Subsets)	2,450																																					
Phase D																																						
Design/Architectural																																						
Infrastructure																																						
Vertical Construction																																						
Horizontal (Unit Subsets)	2,450																																					
Phase E																																						
Design/Architectural																																						
Infrastructure																																						
Vertical Construction																																						
Horizontal (Unit Subsets)	2,470																																					
TOTAL RESIDENTIAL UNITS	11,309																																					
Total Ag lots	51																																					

WAIAWA SOLAR PROJECT NEXT STEPS

March 2019	Public Utilities Commission approved power purchase agreement between Waiawa Solar Power LLC ("WSP") and HECO
March 2019	KS and WSP met with State Department of Health and Department of the Navy to review solar farm plans and confer on Best Management Practices for the Zone of Contribution
March 2019 – October 2019	WSP commissioned studies (traffic, biological resources, cultural resources, viewshed, groundwater, preliminary engineering, etc.) to assess solar farm impacts
July 2019	KS filed Motion for Modification and Time Extension with the Land Use Commission in support of the WSP solar farm
November 2019	First LUC hearing on Motion for Modification and Time Extension
January 2020	Second LUC hearing on Motion for Modification and Time Extension
January 2020	WSP to complete and submit application for a Conditional Use Permit-Minor to the City Department of Planning & Permitting (assuming LUC approval is granted no later than January 2020)
April 2020	Estimated time for issuance of CUP-Minor (assuming LUC approval is granted no later than January 2020)
April 2020	WSP to complete and submit applications for grading, grubbing, stockpiling, and building permits
October 2020	Estimated time for issuance of grading, grubbing and stockpiling permits
October 2020	Deadline for start of construction in order to meet mandatory commercial operations date (beginning with civil work under the grading permit)
December 2020	Estimated time for issuance of building permits
January 2021	Deadline for full notice to proceed on construction of the solar facility under the building permit
December 2021	Deadline (under power purchase agreement) for WSP to start commercial operations of solar farm
COD + 34 yrs.	Preparation and submission of building permit applications for the decommissioning of WSP solar farm
COD + 35 yrs.	Deadline under extended lease provisions to end commercial operations
COD + 35-36 yrs.	Timeline to complete decommissioning and complete removal of WSP solar farm

WAIAWA MASTER PLAN NEXT STEPS

- 2021 Identify Development Partner and execute development agreement for the KS Waiawa land
- 2022 Refine development plan and continue with outreach regarding development plan

ENVIRONMENTAL REVIEW

- 2022 Coordinate with agencies to determine appropriate EIS accepting authority
- 2022 Prepare draft EIS Preparation Notice for agency review
- 2022 Publish EIS Preparation Notice in The Environmental Notice
- 2022 Public scoping meeting(s) on EIS scope
- 2022 Public comment period on EIS Preparation Notice
- 2022 Retain technical consultants for the preparation of studies to support the Draft EIS
- 2023 Preparation of technical studies to be included in Draft EIS
- 2023 Preparation and publication of Draft EIS and technical studies
- 2023 Public comment period on Draft EIS
- 2023 Prepare Final EIS to include responses to all substantive comments
- 2024 Submit proposed Final EIS to agency for review and acceptance determination
- 2024 Publication of accepted Final EIS in The Environmental Notice; start of 60-day legal challenge period

LAND USE COMMISSION

- 2024 File Petition for District Boundary Amendment with Land Use Commission
- 2024 Executive Officer deems Petition complete
- 2024 LUC notice of hearing published
- 2024 File Motion to Amend Findings of Fact, Conclusions of Law and Decision and Order dated May 17, 1988 with Land Use Commission
- 2024 Intervention hearings, if any
- 2024/2025 LUC evidentiary hearings on Petition and Motion
- 2025 LUC issues decisions on Motion and Petition

WALAWA MASTER PLAN NEXT STEPS

ZONING

- 2026 Pre-application meeting with DPP
- 2026 Neighborhood Board/Community Association presentations
- 2026 File requests to modify existing zoning
- 2026 Rezoning request received and accepted for processing
- 2026 Planning Director's report and recommendation transmitted to Planning Commission
- 2026 Planning Commission hearings on rezoning
- 2026 Committee hearings on rezoning
- 2026 Council hearings on rezoning (the Ordinance process involves three formal readings before the full City Council, a public hearing and at least two Zoning and Planning Committee meetings)
- 2026 Amendment of existing Unilateral Agreements

SUBDIVISION

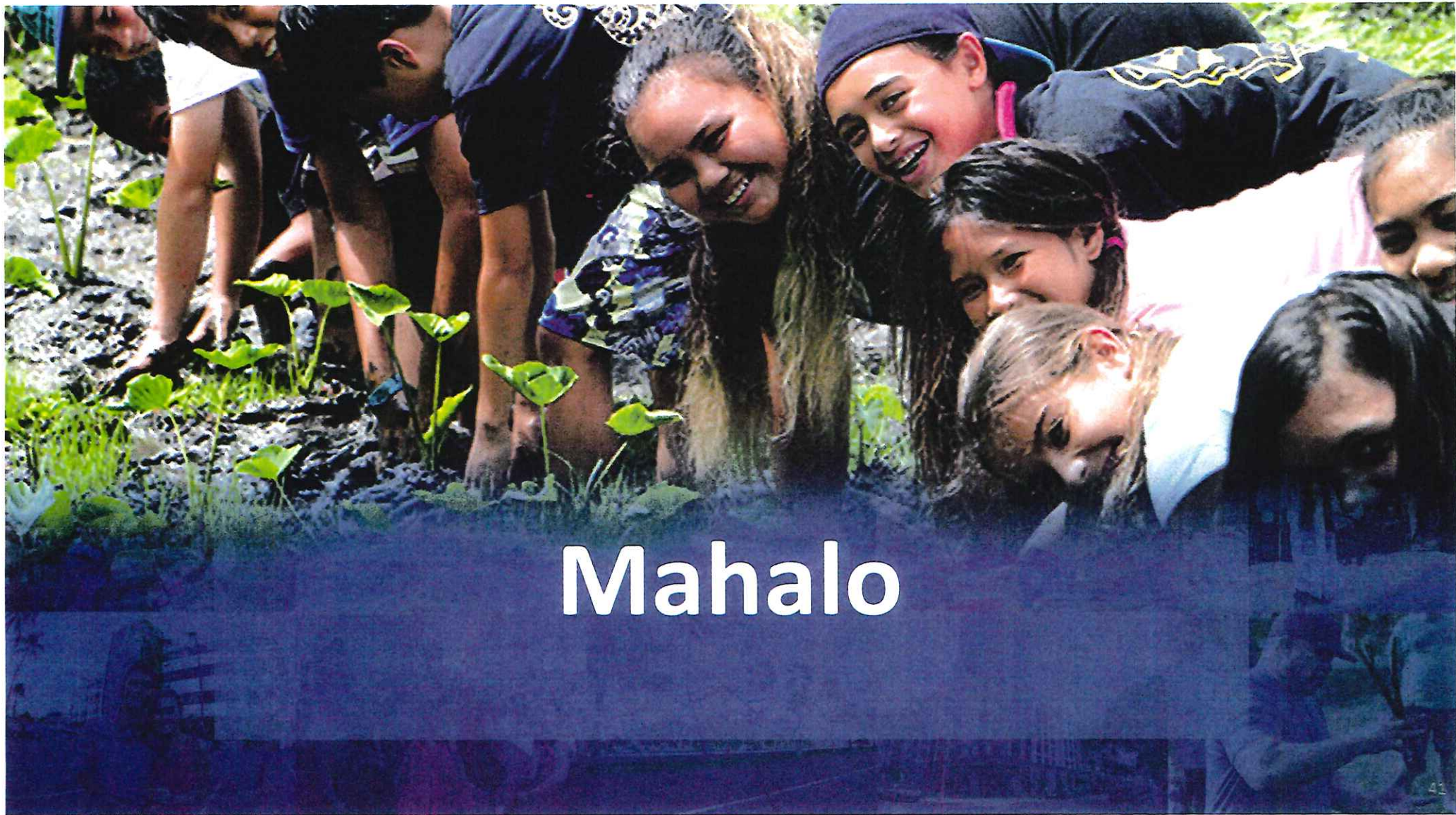
- 2027 Preparation of subdivision map
- 2027 Submission of subdivision documents to DPP
- 2027 Agency review of subdivision map
- 2027 Tentative approval of subdivision issued
- 2028 Final approval of subdivision issued

CONSTRUCTION

- 2030 Begin Phase A on site infrastructure
- 2032 Begin Phase A vertical construction



Today's Children. Tomorrow's Community.



**WAIAWA MASTER PLAN PRE DEVELOPMENT INFRASTRUCTURE TIMELINE
MASTER SCHEDULE**

[illegible]