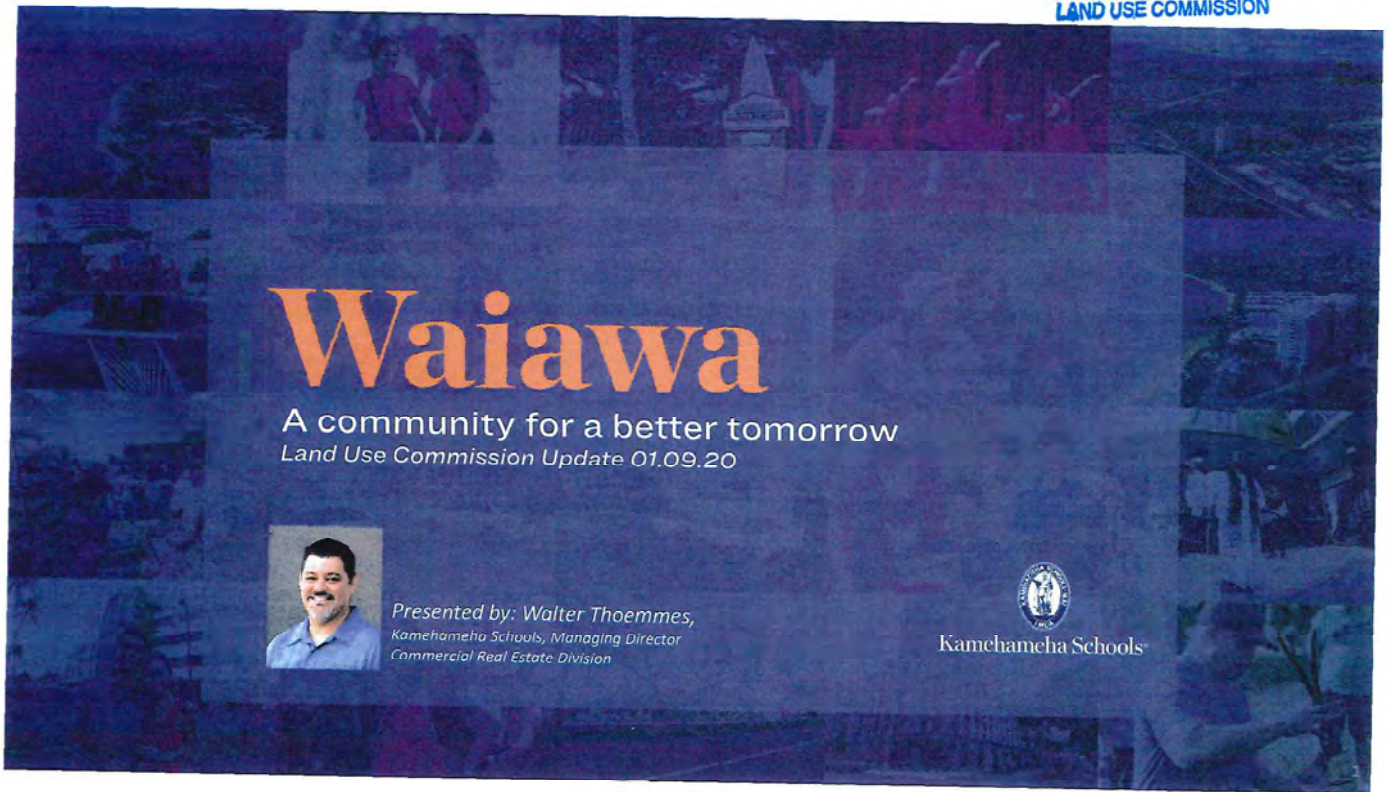



RECEIVED  
04/07/2022  
04:07 pm  
STATE OF HAWAII  
LAND USE COMMISSION

ORIGINAL RECEIVED  
JAN 09 2020  
20 6:44  
STATE OF HAWAII  
LAND USE COMMISSION




# Waiiawa

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

EXHIBIT "43"



## Papa kumumana'o (Agenda)

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

THE HAWAIIAN COMMUNITY  
SCHOOL FOUNDATION

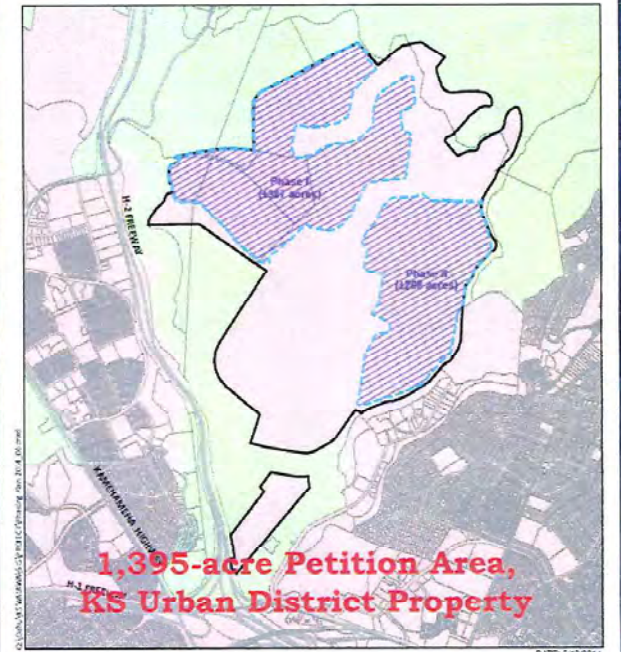
1000 KAMEHAMEHA DRIVE  
HONOLULU, HI 96813

TEL: 808-955-2000

# 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:

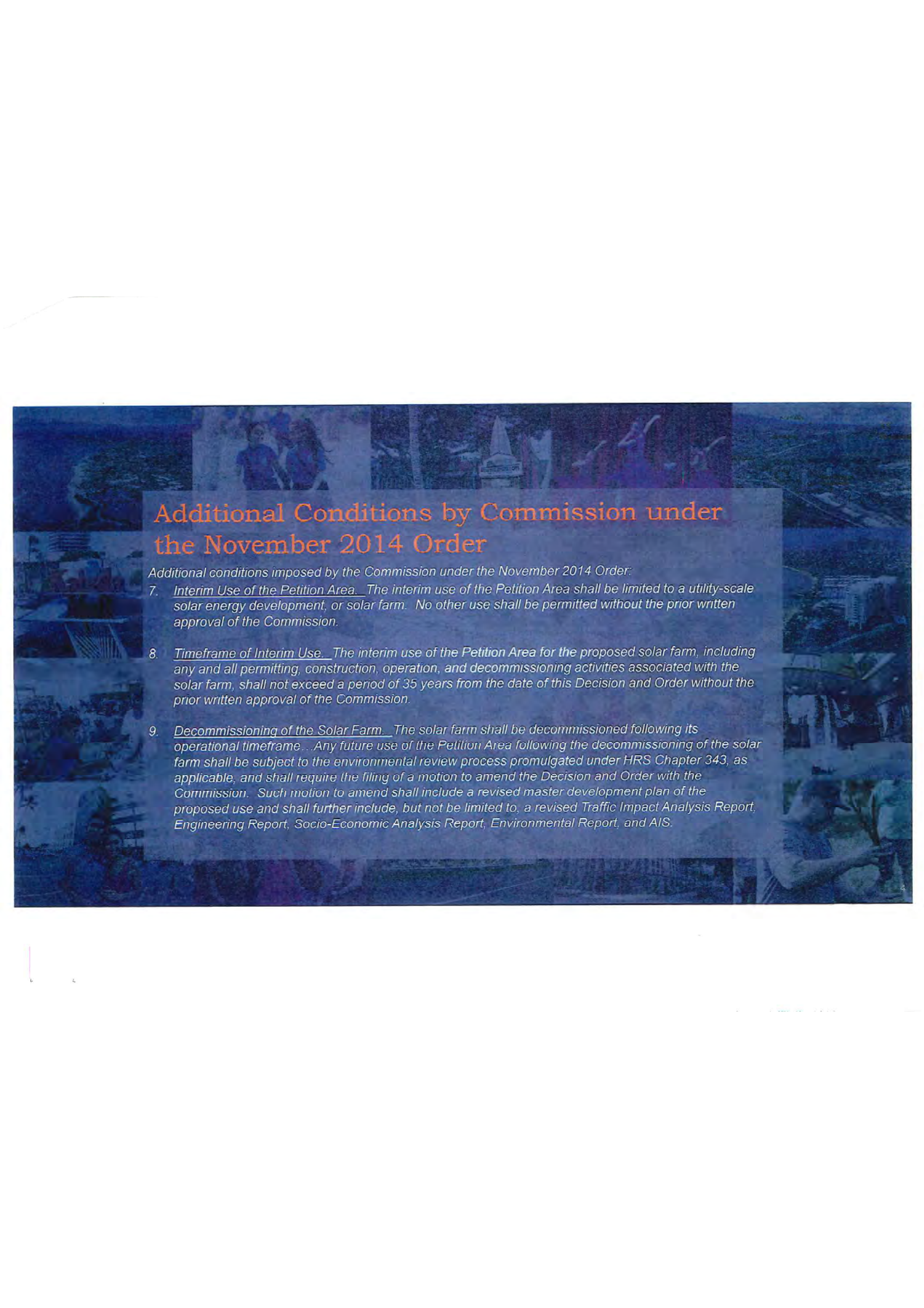
1. *Revised Master Plan.* Petitioner shall submit to the Commission a revised master plan and schedule for development for the approximately 1,395-acre KS Property within five (5) years from the date of the Commission's issuance of an order approving the Motion to Amend.



**LEGEND**

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

Source: Jurisdiction (2014), State Land Use Commission (2014)  
 Disclaimer: This map has been prepared for general planning purposes only and should not be used for purposes of transportation or other specific uses.

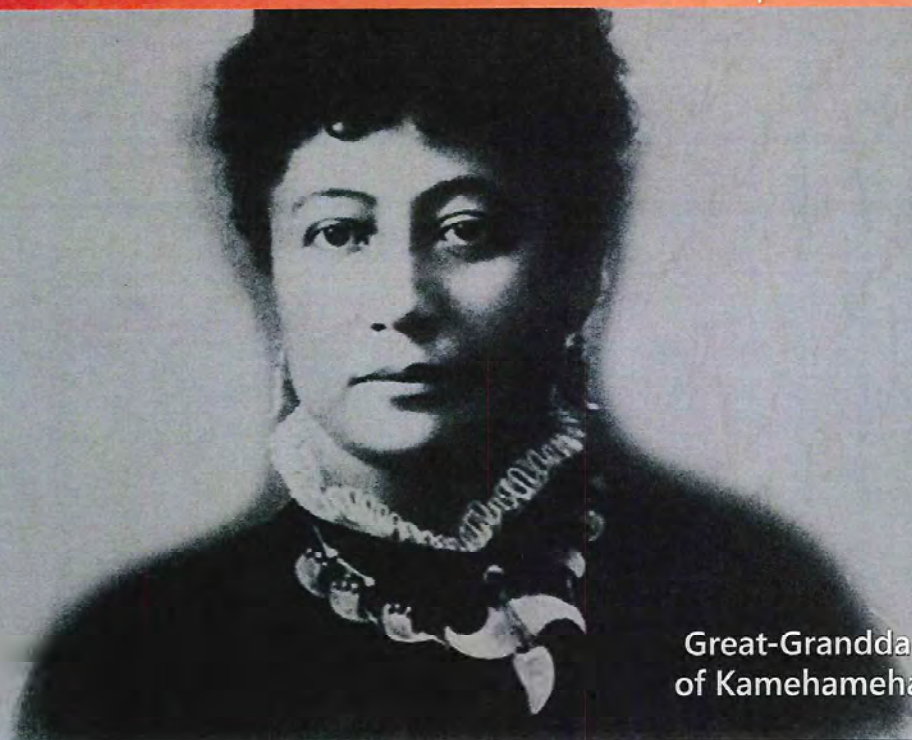


## Additional Conditions by Commission under the November 2014 Order

*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



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

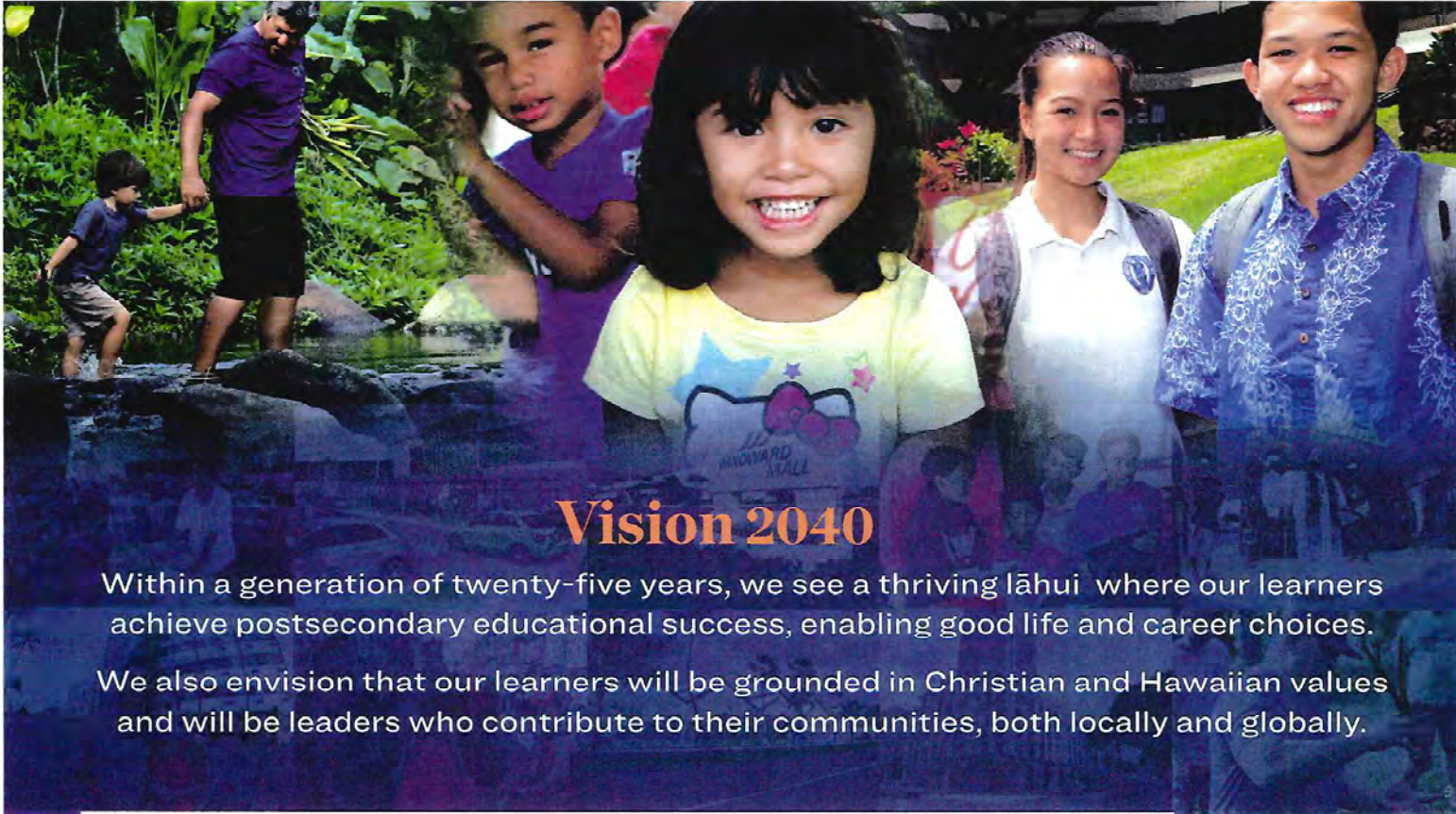
Steward of  
Native Hawaiian  
education

Restores her  
people through  
education

# Fulfilling Pauahi's Vision

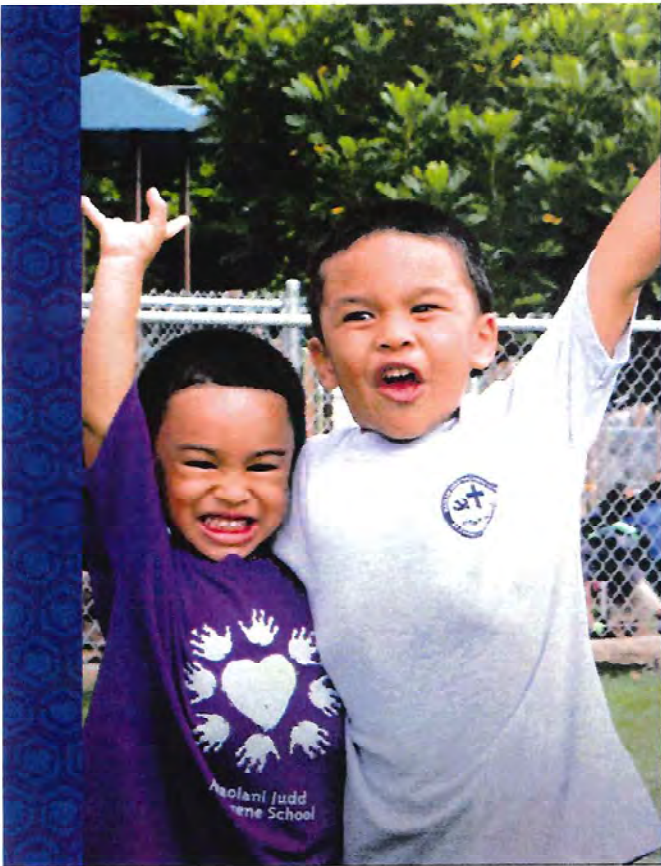






## Vision 2040

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

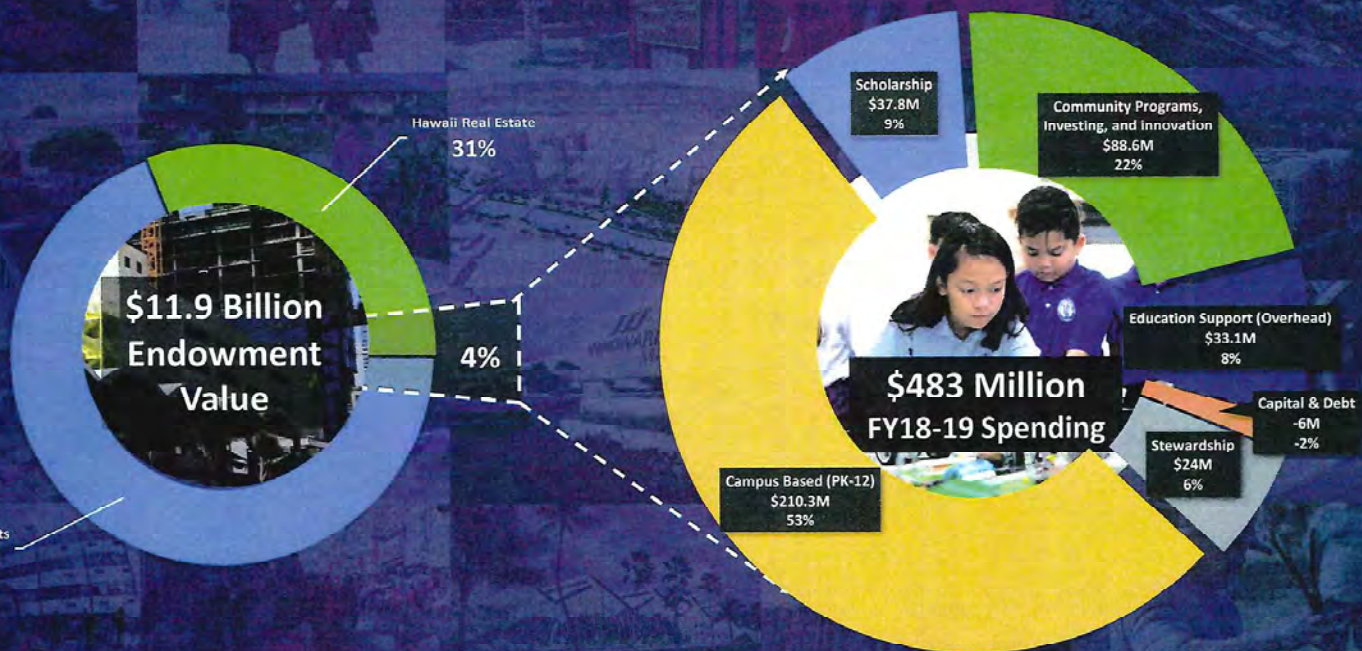
**7,011**

students supported on 3 campus & 29 preschools

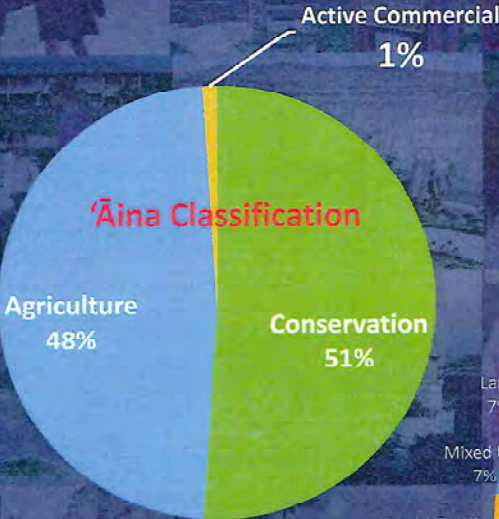
**13,594**

extension education learners

# Commercial Portfolio

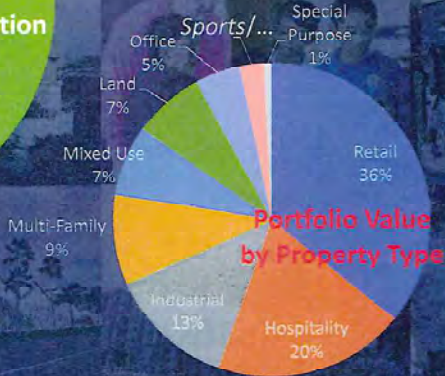
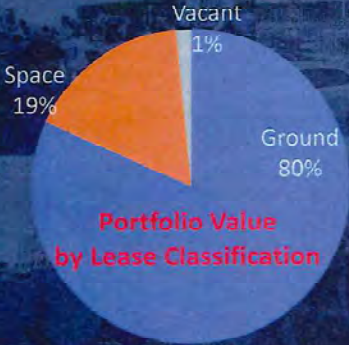


# Commercial Portfolio



Commercial Acreage  
**15K** acres

Productive Acreage  
**<1K** acres

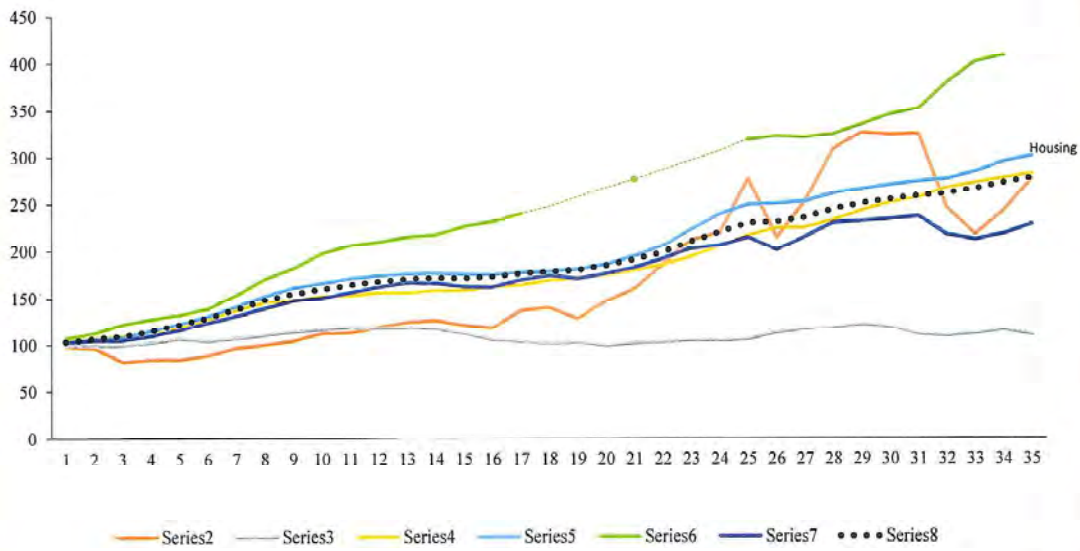


Why does KS manage real estate?



# Honolulu Consumer Price Index for Selected Categories

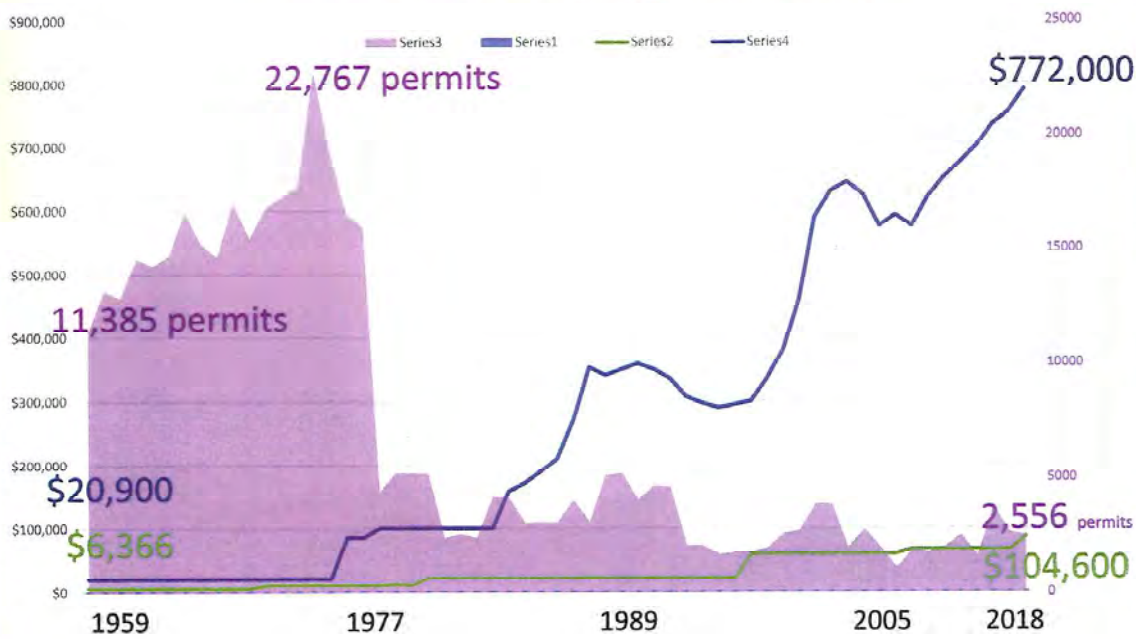
Urban Honolulu Consumer Price Index, Selected Categories



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 Port of Spain, Trinidad and Tobago, showing a dense urban area with many high-rise buildings. The city is situated in a valley with lush green hills in the background. In the foreground, there are industrial or commercial areas with large buildings and parking lots. A body of water is visible on the right side. A dark blue rectangular box with a subtle pattern is overlaid on the center of the image, containing the text "Our Challenge - Our Strategy" in orange, serif font.

***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

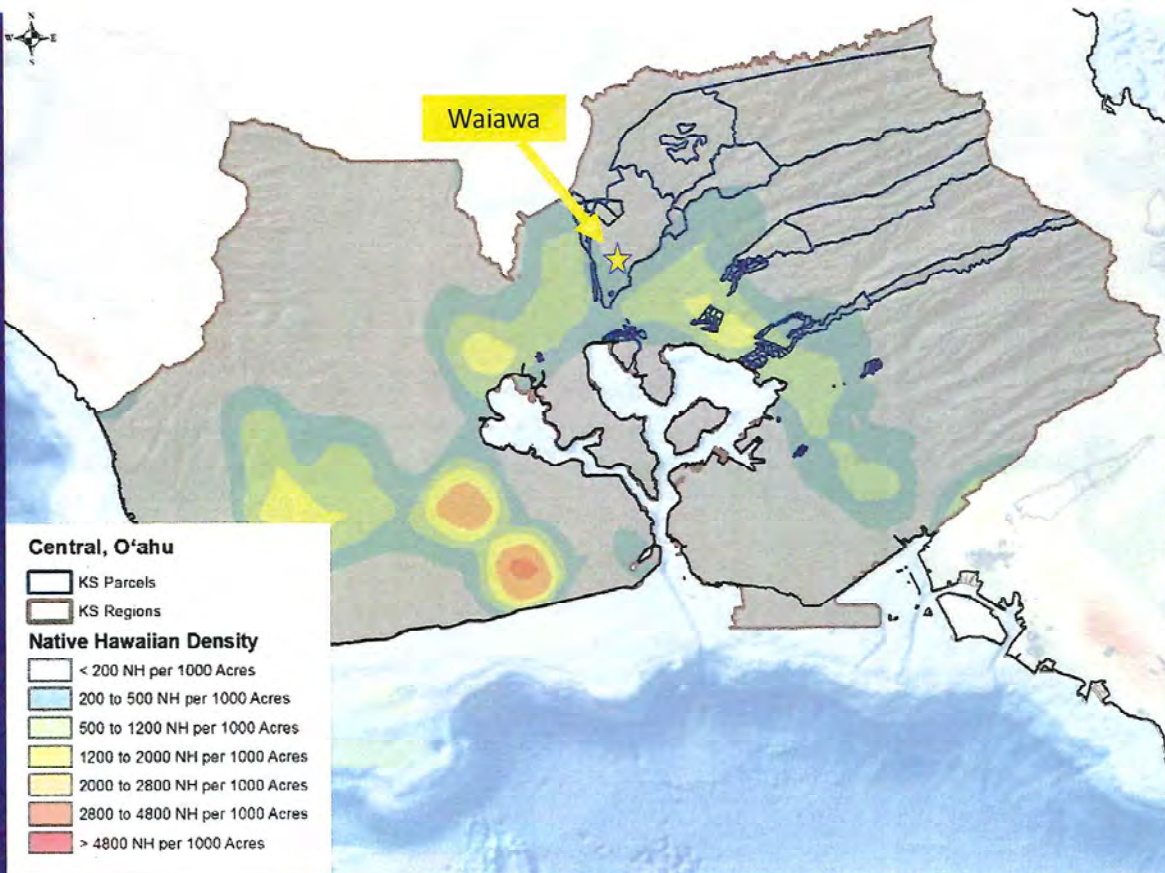


### 6 'Āina

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

# Urban Core Strategy





## 'Ewa Region

**52,000**  
Native Hawaiian  
residents

**66%**  
Native Hawaiian  
Population Growth by  
2040



# Waiawa Vision

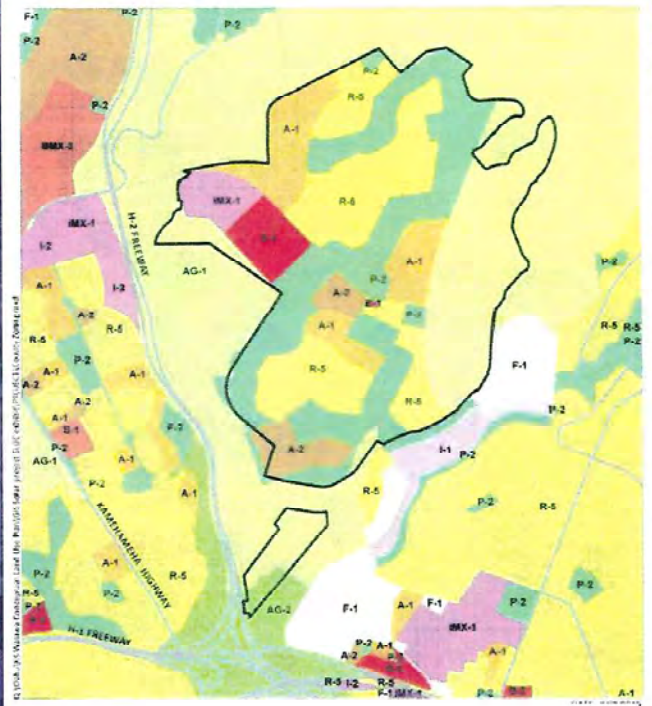
Kamehameha Schools envisions an environmentally sustainable and thriving Waiawa that utilizes a traditional Native Hawaiian land management approach and modern technology to inform contemporary land uses and living unique to Hawai 'i. With its central location and proximity to transit, Waiawa residents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





# Existing County Zoning

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



**LEGEND**

[Black Outline]	KS Waiana Property (SLU Urban, Docket AB7-610)
[Light Green]	AG-1
[Yellow]	A-1
[Light Blue]	P-2
[Light Orange]	R-5
[Light Purple]	A-2
[Light Red]	B-1
[Light Green]	B-2
[Light Blue]	BMX-3
[Light Purple]	I-2
[Light Orange]	IMX-1
[Light Green]	F-1
[Light Blue]	I-1

Source: City and County of Morrisville (2019).  
Disclaimer: This map has been prepared for general informational purposes only and should not be used for any other purpose without the express written consent of the City and County of Morrisville.

# Waiawa Master Plan

**2,010**

Total acres  
Master Plan

**5**

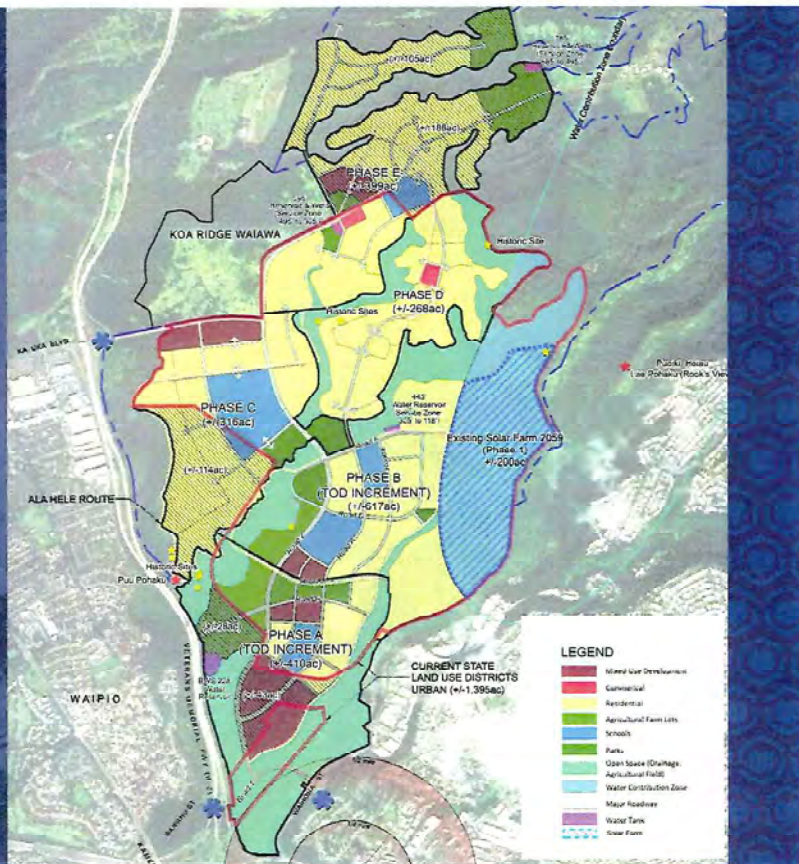
Phases over  
40-50+ years

**11,000+**

Various types of  
new homes

**550,000**

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

Aima, AG, Energy, Conservation

**1,046** Acres

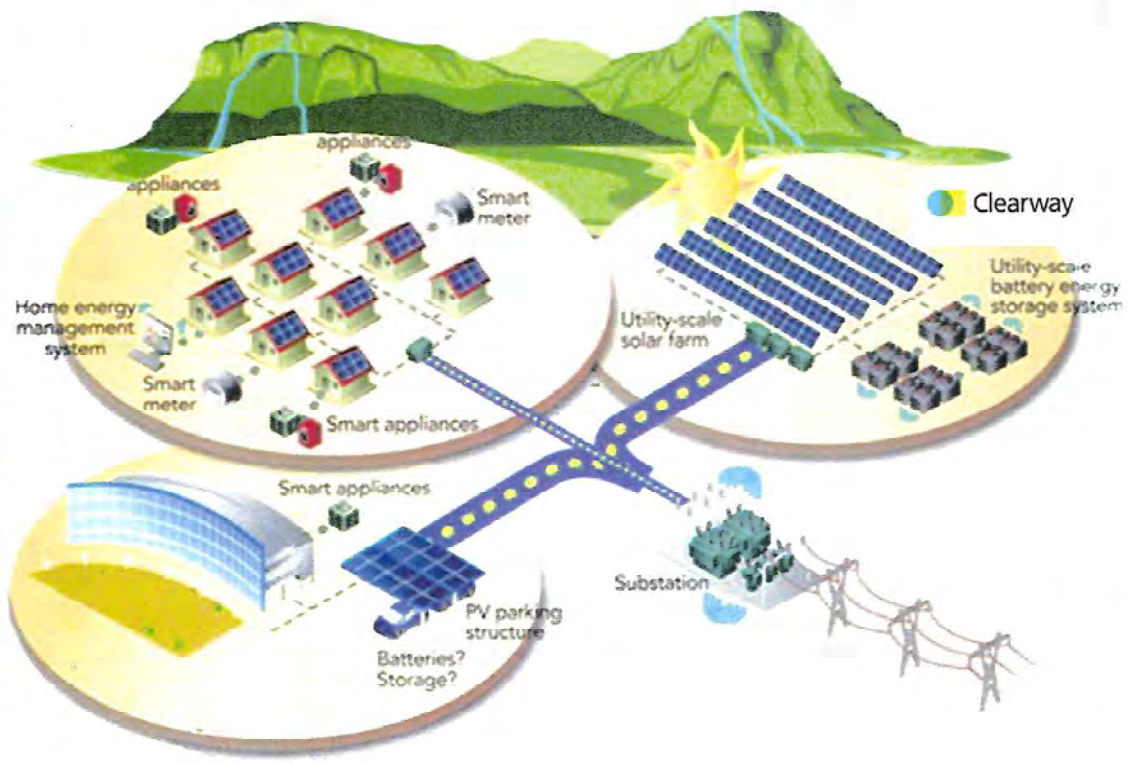
KS Conservation lands within Waiawa for watershed protection program

**30%**

Statewide Goal priority watersheds by 2030

## Partnership

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



**Environment**  
*Vinc. AG. Energy Conservation*

Waiawa Solar  
 Phase 1

**36MW**  
 Solar Farm

**14,000+**  
 Homes Powered





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

**Waiawa  
Completed**

**Due  
Diligence  
Completed**

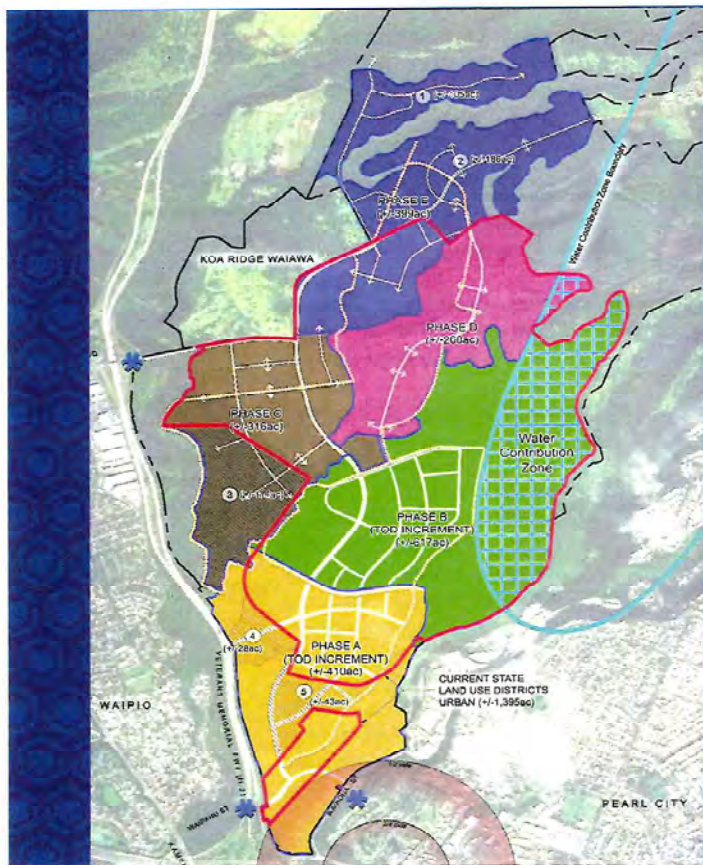
Linda Takeyama	Chief of Staff, Governor's Office
Roy Amemiya	Managing Director, Mayor's Office
Scott Glenn	State Energy Office
Mike McCartney	State Dept of Business Economic Development and Tourism
Ryan Yamane	Rep., Dist 37 Chair, Water and Land Cmte (Mililani, Waipio Gentry, Waikele)
Brandon Elefante	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**

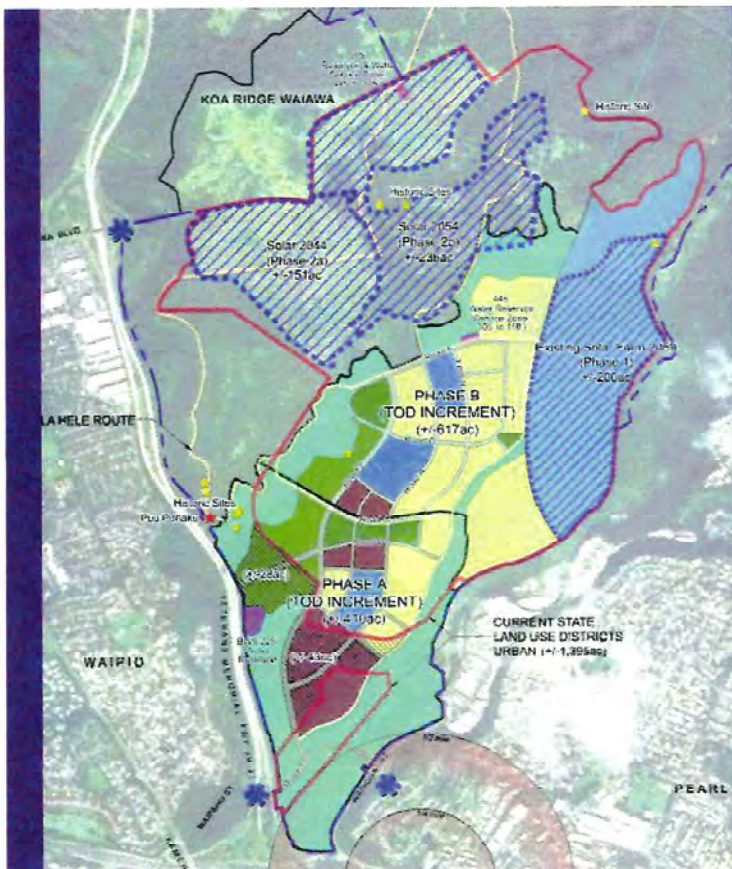
**Phase D: 2060-2066**

**Phase E: 2066-2076**

**LEGEND**

	PHASE A (TOO INCREMENT)	+1,410 AC
	PHASE B (TOO INCREMENT)	+1,617 AC
	PHASE C	+1,316 AC
	PHASE D	+1,028 AC
	PHASE E	+1,339 AC
	WATER CONTRIBUTION ZONE BOUNDARY	
	PROPOSED ALA HELE ROUTE	
	PROPOSED ACCESS POINTS	
	CURRENT URBAN BOUNDARY	
	AREA PROPOSED TO BE RECLASSIFIED FROM SLUDG AG TO URBAN (+1,410 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

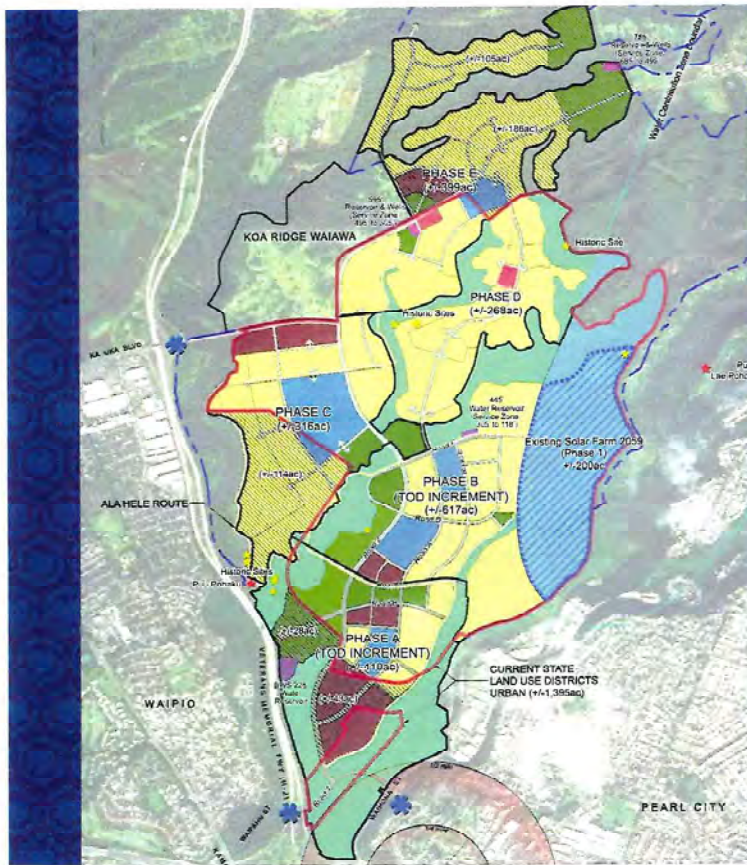
## Phase B

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

### 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 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

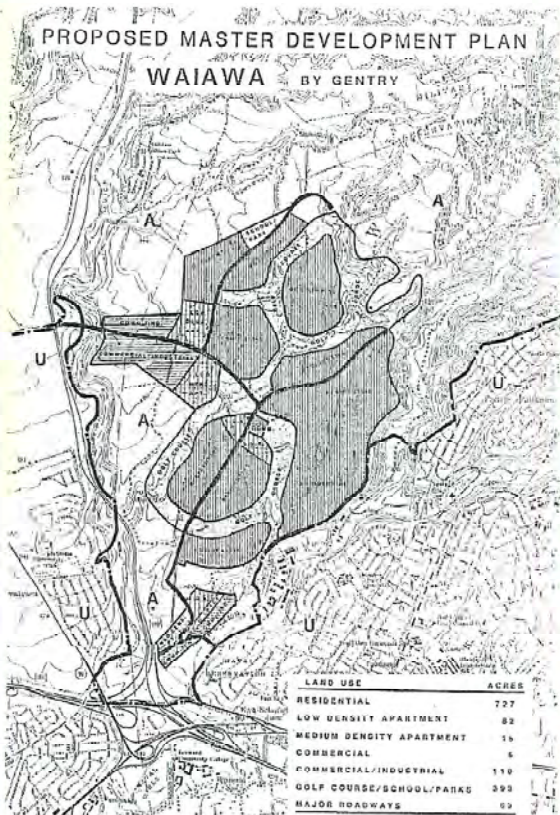
### Phase E

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
	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
Density	Less dense	Increased density closest to Pearl Highlands Transit Station
Renewable Energy	No integration of renewable energy	Solar energy development- 50-80+MW
Housing	7,000 homes	11,000+ homes



# 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

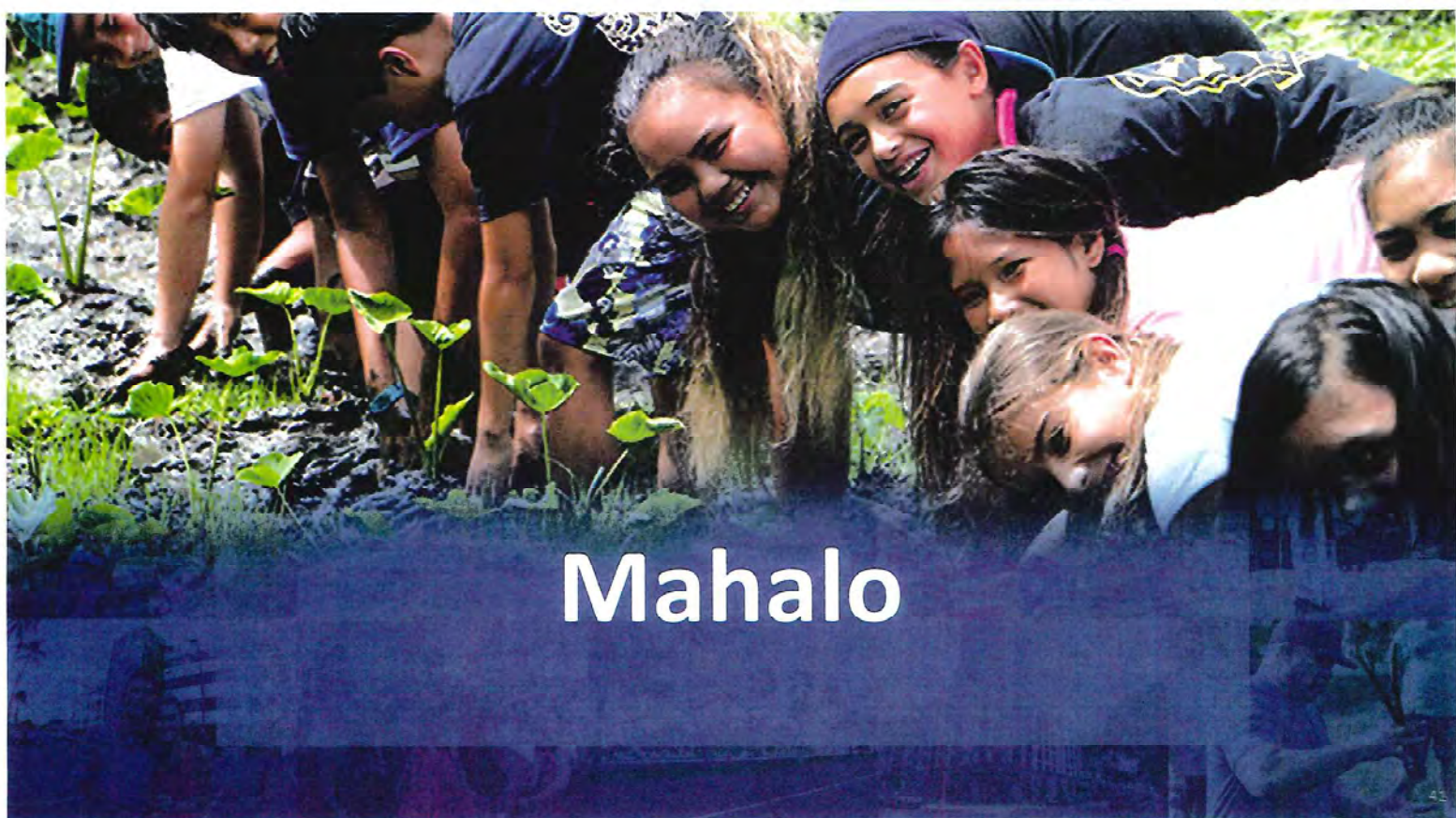
## CONSTRUCTION

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



**Today's Children. Tomorrow's Community.**





# Mahalo

