Waiawa
A community for a better tomorrow
Land Use Commission Update 01.09.20

Presented by: Walter Mookini,
Kamakameha Schools/Managing Director
Commercial Real Estate Division
Papa kumumanaʻo (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.
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 36 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 Fink's 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 A&E.
Ke Aliʻi Bernice Pauahi Bishop

Great-Granddaughter of Kamehameha ʻEkahi | Last lineal descendent
Her Life and Legacy

Establishes Kamehameha Schools
Change Agent
Steward of Native Hawaiian education
Restores her people through education
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 7,011 13,594
Total number of learners served in 2018
Students supported on 3 campuses & 29 preschools
extension education learners
Commercial Portfolio

$11.9 Billion Endowment Value

$483 Million FY18-19 Spending

- Scholarship
  $37.8M
  4%
- Community Programs, investing, and innovation
  $50M
  22%
- Education support (overhead)
  $118M
  8%
- Capital & Debt
  $24M
  6%
- Stewardship
  $202M
  53%
- Campus Based (FY18)
  $212M
  4%
Why does KS manage real estate?
Housing Market vs. Family Median Income vs. New Building Permits

- 22,767 permits
- 11,385 permits
- $772,000
- $104,600
- $20,900
- $6,366


Median Sale Price:
- O'ahu Single Family
- Honolulu Median Income of Family of 4
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, ʻōina, and socio-economic systems.

1. Education
   - Access to quality education systems
   - 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 & innovation
   - Entrepreneurship & innovation

5. Health
   - Social services & support systems
   - ‘Ohana stability & engagement
   - Food sustainability

6. ʻōina
   - Native Hawaiian identity & inspiration
   - Provision of ecosystem services
   - Linking educational mission & ʻōina legacy
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 ‘aina, and aloha.
Central Oahu Sustainable Communities Plan

- 1,395-acre Petition Area, KS Urban District Property
Existing County Zoning

1,395-acre Petition Area,
KS Urban District Property
Waiawa Master Plan

2,010
Total acres
Master Plan

5
Projects begin
40-50th years

11,000+
Various types of
new housing

550,000
Total square foot
Commercial uses

LEGEND
Industrial
Manufacturing
Agricultural
Open Space
Wetlands
Strategic Vision
Water Features
**Waiawa Contributions**

1. **Education**
   - Schools:
     - (2) Elementary
     - (1) Middle
     - (1) High School
   - Programs & Community-Based Partnerships

2. **Housing**
   - Total Homes: 11,100+
   - Phase A & B: Approximately 4,300 Homes
   - Single Family, Multi-Family, Mixed Use, Ag Farm Lots

3. **Infrastructure**
   - $630M+ Estimated LU Infrastructure Cost
   - Waiawa Solar Project: Phase 1 - 30MW, 14,000+ Homes
   - Solar Project Phase 2 - 50-70MW

4. **Business**
   - 550,000+ Square Feet of Commercial Space

5. **Health**
   - Aina Based Learning
   - Sustainable Development

6. **Aina**
   - Open Space: 371 Acres
   - Parks: 134 Acres
   - 10+ Miles of Ala Hele (Trails)
   - Ag Farm Lots: 51
- 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 Waiala

- 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/ʻāina based Learning in Waiala Ma Kai
- 104 Acres for education that include: (2) Elementary Schools, (1) Middle School and (1) High School
- $200k Waiala Solar Project contribution towards education
<table>
<thead>
<tr>
<th>Type</th>
<th>Consultant</th>
<th>Update</th>
<th>Notes</th>
</tr>
</thead>
</table>
| Archaeological | TCP Hawaii, LLC           | 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 | 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           | 1. Identified transportation solutions  
2. Impact on H3/H2 and neighborhood roads  
3. Reduce number of vehicle trips | Potential reduction of traffic by 40% |
| Wastewater    | Brown and Caldwell        | 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                       | 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 |
<table>
<thead>
<tr>
<th>Name</th>
<th>Organization/Position</th>
</tr>
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<tbody>
<tr>
<td>Linda Takeyama</td>
<td>Chief of Staff, Governor's Office</td>
</tr>
<tr>
<td>Roy Amemiya</td>
<td>Managing Director, Mayor's Office</td>
</tr>
<tr>
<td>Scott Glenn</td>
<td>State Energy Office</td>
</tr>
<tr>
<td>Mike McCartney</td>
<td>State Dept of Business Economic Development and Tourism</td>
</tr>
<tr>
<td>Ryan Yamane</td>
<td>Rep., Dist 37 Chair, Water and Land</td>
</tr>
<tr>
<td></td>
<td>Cmte (Millilani, Waipio Gentry, Waikele)</td>
</tr>
<tr>
<td>Brandon Elefante</td>
<td>Councilman, District 8 (Lower Aina, Pearlridge, Waimalu, New Town, Pearl City, Waipio Gentry, Waipahu)</td>
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<tr>
<td></td>
<td>Chair: Transportation</td>
</tr>
<tr>
<td></td>
<td>Councilman, District 9 (Waikele, Royal Kunia, Millilani, Iroquois, Ewa Villages/Ewa Beach)</td>
</tr>
<tr>
<td>Ron Menor</td>
<td>Rep., Dist 35 Chair, Planning &amp; Housing</td>
</tr>
<tr>
<td></td>
<td>Rep., Dist 35 Pearl City, Manana, Wai'pio</td>
</tr>
<tr>
<td>Roy Takumi</td>
<td>Council, Vice Chair Dist 1</td>
</tr>
<tr>
<td>Kimberly Pine</td>
<td>Chair: Econ Dev. &amp; Tourism</td>
</tr>
<tr>
<td>Joey Manahan</td>
<td>Council, Chair of Budget and Vice Chair of Infrastructure</td>
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<tr>
<td></td>
<td>Senator, Dist 17 (Waipahu, Crestview, Manana, Pearl City, Pacific Palisades)</td>
</tr>
<tr>
<td>Clarence Nishihara</td>
<td>Chair: Public Safety, Intergovernmental, and Military Affairs</td>
</tr>
<tr>
<td>Michelle Kidani</td>
<td>Senator, Dist 18 (Millilani, Waipi'o Gentry, Waikele, Village Park, Royal Kunia)</td>
</tr>
<tr>
<td>Donovan Dela Cruz</td>
<td>Senator, Dist 22 (Millilani Mauka, Waipi'o, Wheeler, Whitmore, Wahiawa)</td>
</tr>
<tr>
<td>Joanna Seto</td>
<td>State Department of Health</td>
</tr>
<tr>
<td>Mary Allist Evans</td>
<td>Planning Program Administrator II, Planning (Office of Planning)</td>
</tr>
<tr>
<td>Dan Orodenker</td>
<td>Director, State Land Use Commission</td>
</tr>
<tr>
<td>Jade Butay</td>
<td>State Department of Transportation</td>
</tr>
<tr>
<td>Ed Sniffen</td>
<td>Deputy Dir. Highways, State</td>
</tr>
<tr>
<td>Kathy Sokugawa</td>
<td>Department of Transportation</td>
</tr>
<tr>
<td>Kaleo Manuel</td>
<td>Acting Director, DPP</td>
</tr>
<tr>
<td>Craig Hiroi</td>
<td>Deputy Dir., Commission of Water Resource Management</td>
</tr>
<tr>
<td>Susan Lebo</td>
<td>Executive Dir, Hawaii Housing Finance and Development Corp (HHFDC-DBEDT)</td>
</tr>
<tr>
<td>Barry Usugami</td>
<td>Archeology Branch Chief, State Historical Preservation Division</td>
</tr>
<tr>
<td>Lori Kahikina</td>
<td>Director, Department of Environmental Services</td>
</tr>
<tr>
<td>Marc Alexander</td>
<td>Exec. Dir., Office of Housing</td>
</tr>
<tr>
<td>Suzanne Case</td>
<td>Director, DLNR</td>
</tr>
<tr>
<td>Bob Matsuda</td>
<td>Deputy Director, DLNR</td>
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<tr>
<td>Heidi Meeker</td>
<td>DOT, Facilities Development</td>
</tr>
<tr>
<td>Diane Dohm</td>
<td>Oahu Metropolitan Planners</td>
</tr>
<tr>
<td>Kyle Chock</td>
<td>Carpenters Union</td>
</tr>
<tr>
<td>Nathaniel Kinney</td>
<td>Hawaii Construction Alliance</td>
</tr>
</tbody>
</table>
Phase A: 2030-2040
Phase B: 2038-2048
Phase C: 2052-2060
Phase D: 2060-2066
Phase E: 2066-2076
Phase A
Housing, Commercial, Energy
- 2,024 Residential units
- 424,426 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
Phase C
Housing, Commercial, Energy
- 2,486 Residential units
- 88,452 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
- 2.7 acres - Park
- 4 acres - Open space
- 12.3 acres - School

LEGEND
- Mixed-use Residences
- Commercial
- Residential
- Agricultural Farm Land
- Schools
- Parks
- Open Space
- Greenbelt
- Waste Collection Zone
- Major Roads
- Water Tank
- Other Fences
### GENERAL COMPARISON BETWEEN 1988 GENTRY AND 2019 KS REVISED MASTER PLAN CONCEPT

<table>
<thead>
<tr>
<th>Component</th>
<th>Gentry</th>
<th>Revised KS Master Plan Concept</th>
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</thead>
<tbody>
<tr>
<td>Design</td>
<td>Gentry</td>
<td>Revised KS Master Plan Concept</td>
</tr>
<tr>
<td>Components</td>
<td>Start at Ka Uka</td>
<td>Start at bottom (closest to infrastructure)</td>
</tr>
<tr>
<td>Access</td>
<td>Retirement/Golf Course</td>
<td>Kama'āina</td>
</tr>
<tr>
<td>Community</td>
<td>Golf Centric</td>
<td>Transit centric</td>
</tr>
<tr>
<td>Density</td>
<td>Less dense</td>
<td>Increased density closest to Pearl Highlands Transit Station</td>
</tr>
<tr>
<td>Renewable Energy</td>
<td>No integration of renewable energy</td>
<td>Solar energy development-50-80+MW</td>
</tr>
<tr>
<td>Housing</td>
<td>7,000 homes</td>
<td>11,000+ homes</td>
</tr>
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### WAIAWA SOLAR PROJECT NEXT STEPS

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 2019</td>
<td>Public Utilities Commission approved power purchase agreement between Waiawa Solar Power LLC (&quot;WSP&quot;) and HELCO</td>
</tr>
<tr>
<td>March 2019</td>
<td>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 use of contribution areas.</td>
</tr>
<tr>
<td>March 2019 - October 2019</td>
<td>WSP commissioned studies (ecological, biological resources, cultural resources, viewshed, groundwater, preliminary engineering, etc.) to assess solar farm impacts</td>
</tr>
<tr>
<td>July 2019</td>
<td>KS filed motion for modification and time extension with the Land Use Commission in support of the WSP solar farm</td>
</tr>
<tr>
<td>November 2019</td>
<td>First LUC meeting on motion for modification and time extension</td>
</tr>
<tr>
<td>January 2020</td>
<td>Second LUC hearing on motion for modification and time extension</td>
</tr>
<tr>
<td>January 2020</td>
<td>WSP to complete and submit application for a Conditional Use Permit-Minor to the City Department of Planning &amp; Permitting (assuming LUC approval is granted no later than January 2020)</td>
</tr>
<tr>
<td>April 2020</td>
<td>Estimated time for issuance of CUP-Minor (assuming LUC approval is granted no later than January 2020)</td>
</tr>
<tr>
<td>April 2020</td>
<td>WSP to complete and submit applications for grading, grubbing, stockpiling, and building permits</td>
</tr>
<tr>
<td>October 2020</td>
<td>Estimated time for issuance of grubbing, stockpiling, and building permits</td>
</tr>
<tr>
<td>October 2020</td>
<td>Deadline for start of construction in order to meet mandatory commercial operations start date (beginning with civil work under the grading permit)</td>
</tr>
<tr>
<td>December 2020</td>
<td>Estimated time for issuance of building permits</td>
</tr>
<tr>
<td>January 2021</td>
<td>Deadline for full notice to proceed on construction of the solar facility under the building permit</td>
</tr>
<tr>
<td>December 2021</td>
<td>Deadline (under power purchase agreement) for WSP to start commercial operations of solar farm</td>
</tr>
<tr>
<td>COD + 14 yrs.</td>
<td>Preparation and submission of building permit applications for the decommissioning of WSP solar farm</td>
</tr>
<tr>
<td>COD + 15 yrs.</td>
<td>Deadline under extended lease provisions to end commercial operations</td>
</tr>
<tr>
<td>COD + 30-36 yrs.</td>
<td>Timeline to complete decommissioning and complete removal of WSP solar farm</td>
</tr>
</tbody>
</table>
WAIAWA MASTER PLAN NEXT STEPS

- 2021 Identify Development Partner and execute development agreement for the KS-Waiawa Land
- 2022 Note development plan and continue with outreach regarding development plans

ENVIRONMENTAL REVIEW
- 2022 Coordinate with agencies to determine appropriate EIS acceptance schedule
- 2022 Prepare draft EIS Preparation Notice for Agency review
- 2022 Publish draft EIS Preparation Notice in The Environmental Notice
- 2022 Schedule public meeting(s) on EIS stage
- 2022 Publish draft EIS Technical Notice
- 2022 Publish technical consultation for the preparation of studies to support the Draft EIS
- 2022 Preparation of technical studies to be included in Draft EIS
- 2023 Information and publication of Draft EIS and technical studies
- 2023 Public comment period on Draft EIS
- 2023 Prepare Final EIS in response to all substantive comments
- 2024 Submitter proposal Final EIS to agency for review and acceptance determination
- 2024 Publication of adopted Final EIS in The Environmental Notice, start of development application period

LAND USE COMMISSION
- 2024 File Petition for District Boundary Amendment with Land Use Commission
- 2024 Executive Officer determines Petition complete
- 2024 Notice of public hearing published
- 2024 Notice to Elderly Residents of East Kaaawa of Law and Procedures and Proposed May 17, 2004 with Land Use Commission
- 2024 Intake meeting held, plans
- 2024/2025 LUC evidentiary hearings on Petition and Motion
- 2025 LUC issues decisions on Motion and Petition
WAIAWA MASTER PLAN NEXT STEPS

ZONING
• 2025 Pre-application meeting with DPP
• 2025 Neighborhood Board/Community Association presentations
• 2026 File requests to modify existing zoning
• 2026 Rezonings requests received are 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
• 2026 Ordinance process involves three formal readings before the full City Council, a public hearing and at least two
  committee hearings.
• 2026 Amendments to existing Unilateral Agreements

SUBDIVISION
• 2027 Preparation of subdivision map
• 2027 Submission of subdivision documents to DPP
• 2027 Agency review of subdivision map
• 2028 Tentative approval of subdivision issued
• 2029 Final approvals for subdivision issued

CONSTRUCTION
• 2030 Begin Phase A on site infrastructure
• 2032 Begin Phase A vertical construction
Today's Children. Tomorrow's Community.
Mahalo