



‘Āina Pauahi: Waiawa Master Plan Update

May 2025

BUILDING RESILIENT COMMUNITIES



Kamehameha Schools®

Papa Kumumana‘o (Agenda)

- Today’s Purpose
- Who is Kamehameha Schools (KS)
- Our “Big Why”
- KS’ Waiawa Vision
- KS’ Waiawa Master Plan
 - How We Got To Where We Are Today
 - Development Partner Identification
 - Infrastructure Challenges
 - Development Schedule
 - Summary

A scenic view of a mountain range with a dark blue text box in the center. The mountains are covered in green vegetation and are set against a cloudy sky. The text box is a solid dark blue rectangle with the words "Today's Purpose" written in a white, serif font.

Today's Purpose

Present KS' updated **Waiawa master plan** and **development schedule**.

A plan to develop a **kama'āina-focused** community that addresses **major development challenges** and aligns with **KS' mission** as a private, educational, charitable trust **committed to improving the well-being of Native Hawaiians through education**.

A scenic view of a mountain range with a dark blue text box overlaid. The mountains are covered in green vegetation and have jagged peaks. The sky is overcast with grey clouds. The text box is a solid dark blue rectangle with white serif text inside.

Who is Kamehameha Schools

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

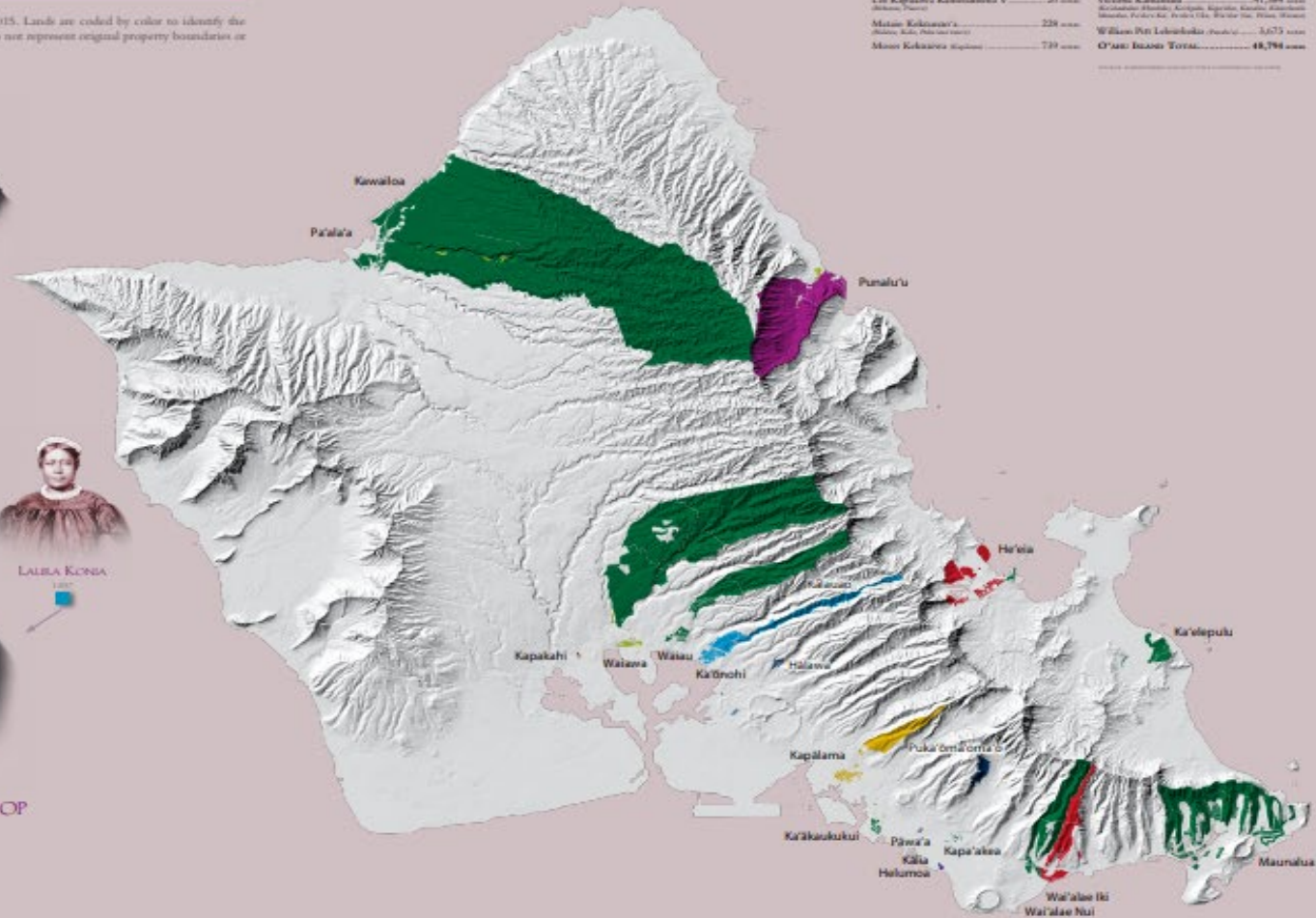
Restores her
people through
education

Mo'okū'auhau o Waiawa

KAMEHAMEHA SCHOOLS' LAND LINEAGE

NĀ 'ĀINA HO'OILINA O KAMEHAMEHA

This map depicts the lineage & ownership succession of Kamehameha Schools' current land holdings on Oahu as of 2015. Lands are coded by color to identify the individual that contributed to Kamehameha Schools' land holdings and includes the year of the land succession. Figures do not represent original property boundaries or original bequests and the acres are approximate.

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Fulfilling Pauahi's Vision



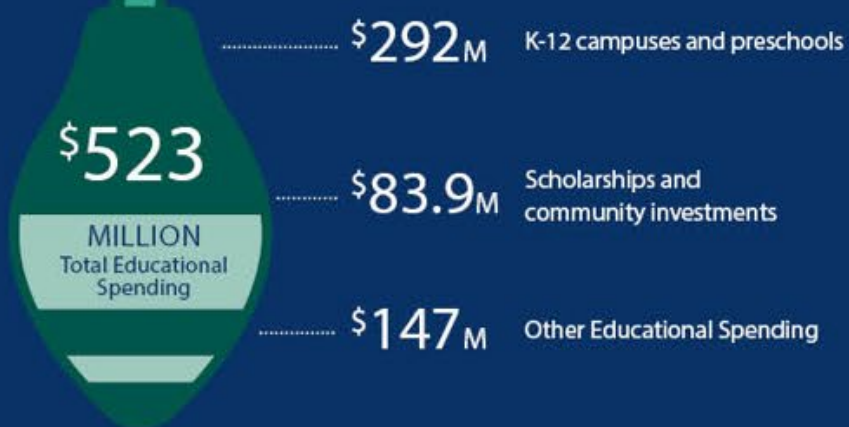


Vision 2040

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.

Endowment



\$247
MILLION
Spent on K-12 learners across three campuses

KS HAWAII

1,178	141
Enrolled	Graduated

KS MAUI

1,125	441
Enrolled	Graduated

KS KAPĀLAMA

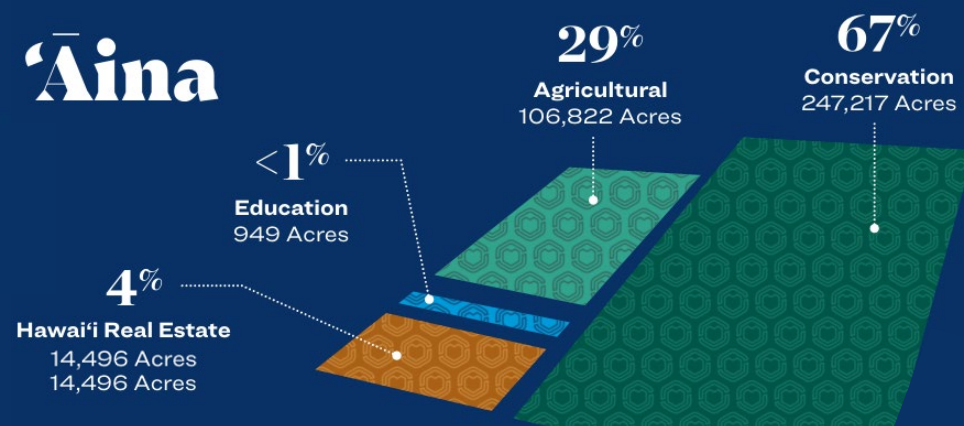
3,151	126
Enrolled	Graduated

Community

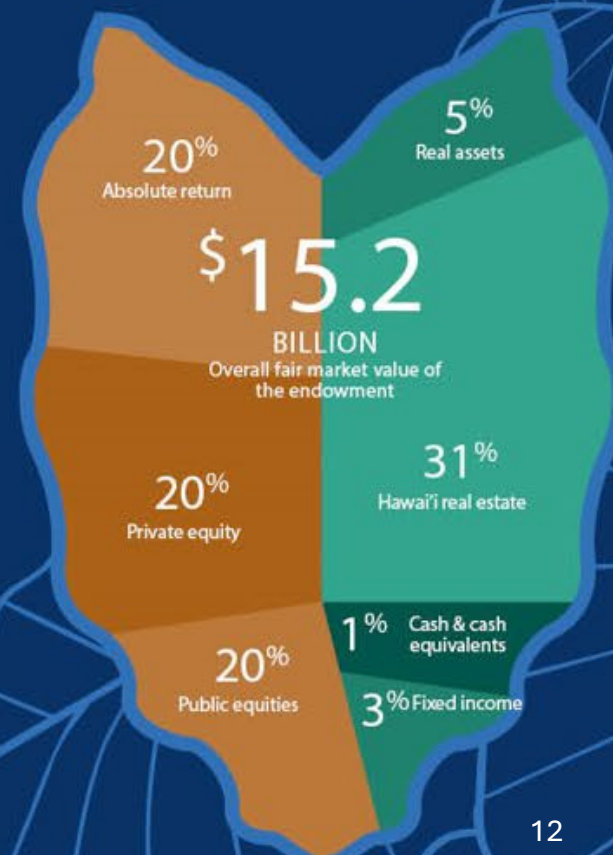


Campuses & Preschools

Aina



Endowment



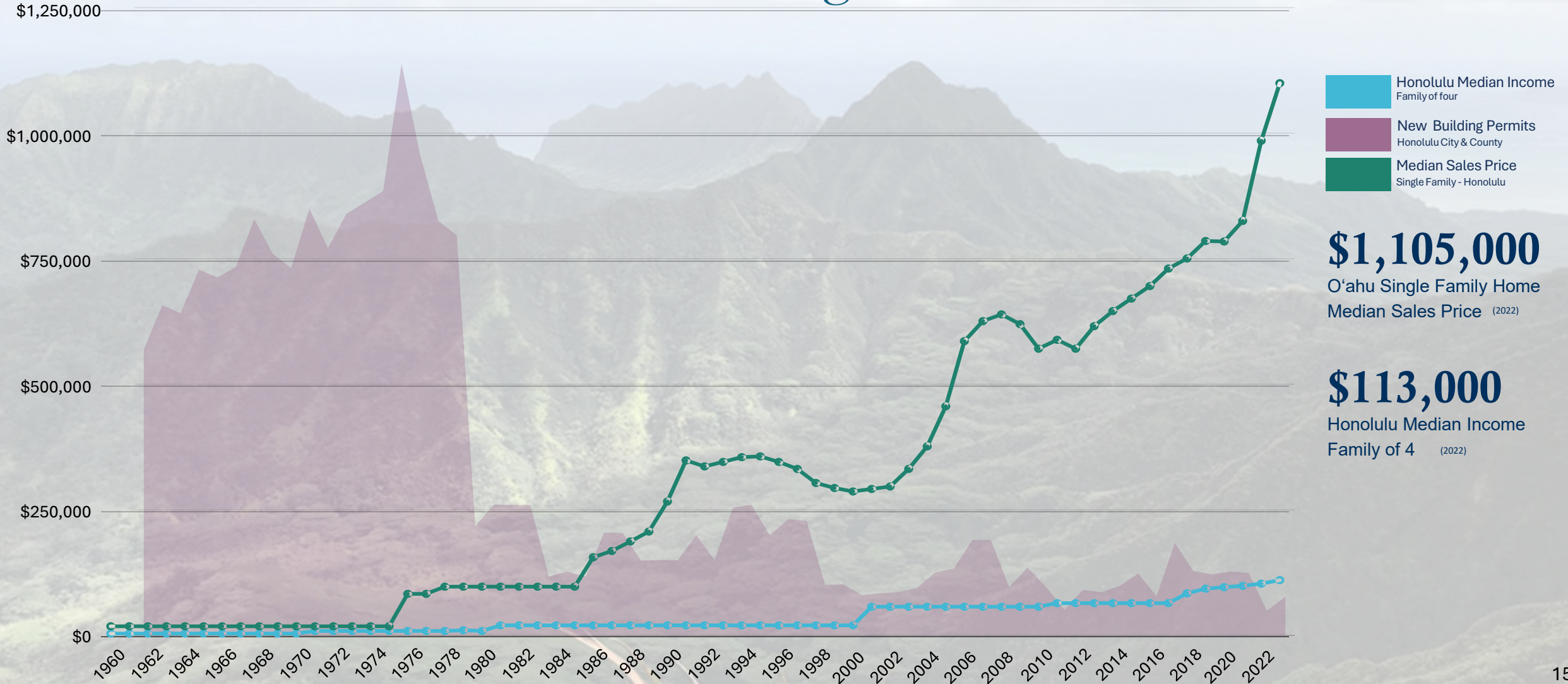
A scenic view of a mountain range with a dark blue text box overlaid. The mountains are covered in green vegetation and are set against a cloudy sky. The text box is centered and contains the text "Our 'Big Why'".

Our “Big Why”

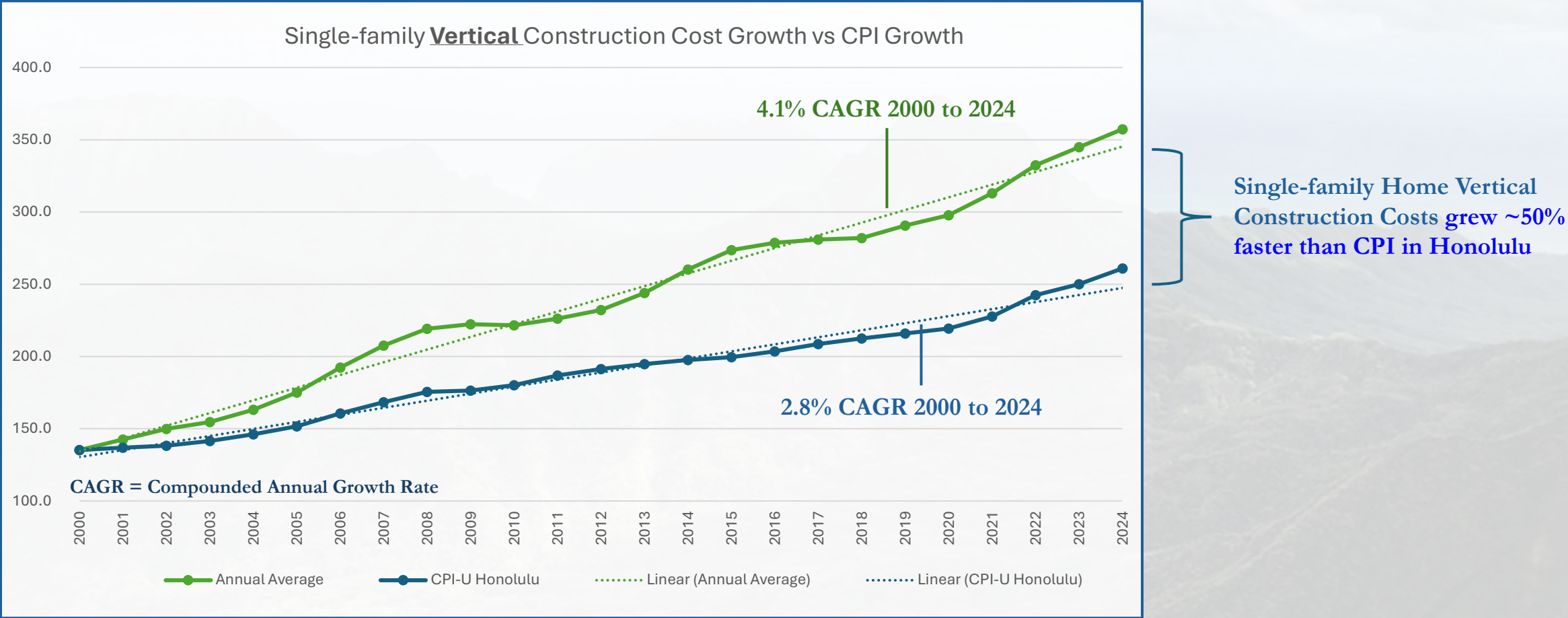
Why does KS Manage Real Estate?



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



DBEDT Honolulu Single-family Home Construction Cost Index



This index specifically excludes “site preparation” & “utilities-installation”; offsite infrastructure costs are not included¹

In addition, offsite (horizontal) construction costs for master planned communities on Oahu are \$165k to \$200k per unit². Meaning, a project with 12,400 homes costs approximately \$2 billion for offsite infrastructure today.

¹ https://files.hawaii.gov/dbedt/economic/data_reports/hawaii-econ/he0500.pdf (Page 12)
² Approximation based on data collected from experienced local master planned community developer

A scenic view of a mountain range with a dark blue text box overlaid. The mountains are covered in lush green vegetation, and the sky is filled with soft, white clouds. The text box is centered horizontally and contains the title "KS' Waiawa Vision" in a white, serif font.

KS' Waiawa Vision

I Hawai‘i Nō Nā Hawai‘i I Ka ‘Āina

This ‘ōlelo no‘eau captures Kamehameha Schools’ belief that **‘āina is core to Hawaiian identity and wellbeing**, framing our shared histories, traditions, and relationships. Ancestral perspectives of ‘āina stewardship are universal inspiring a sense of collective responsibility that begins with our island home and extends to the larger planet.



Prioritizing cultural histories and knowledge and emphasizes process, dialogue, and authenticity.



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



2 Housing



3 Infrastructure



4 Business



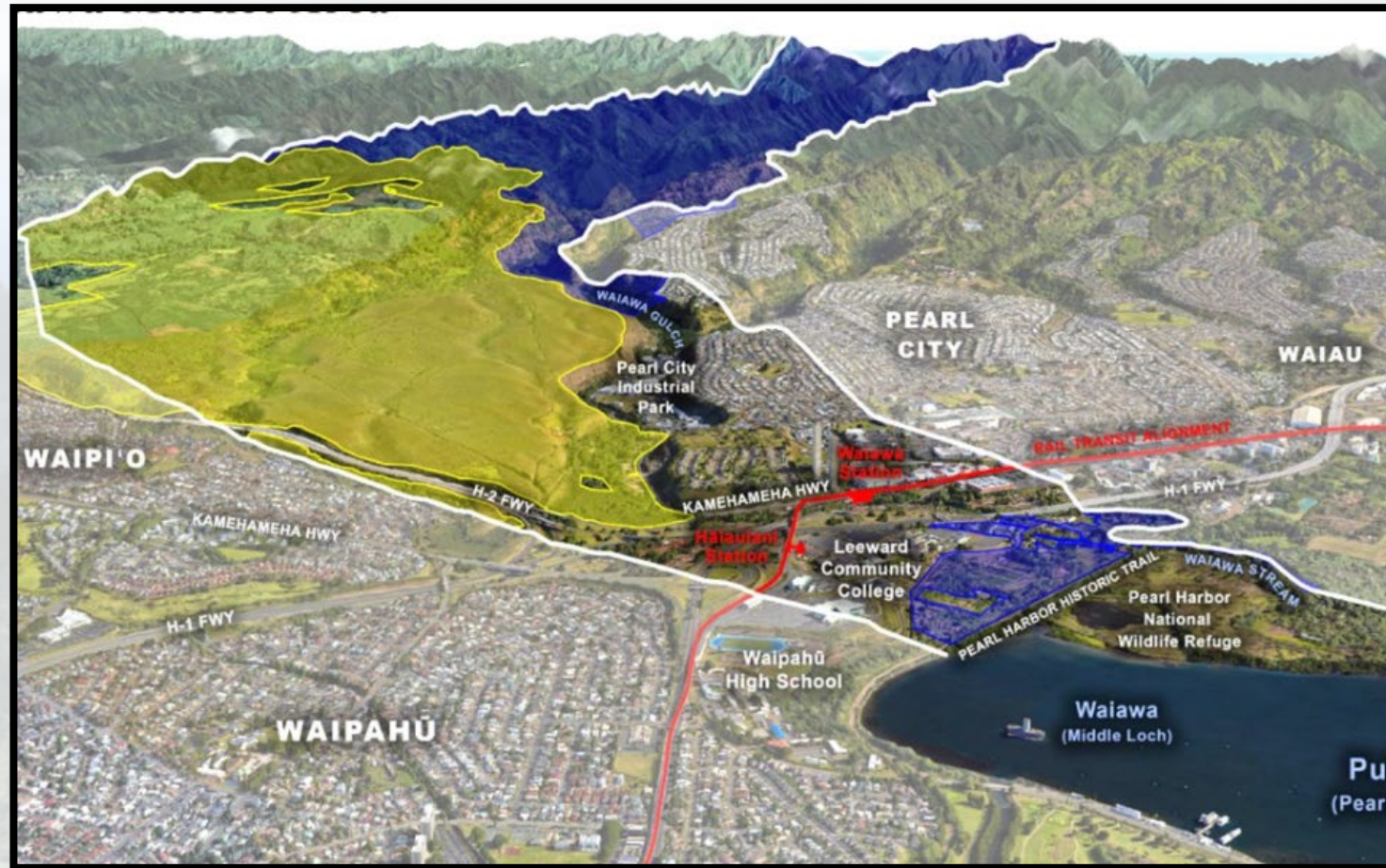
5 Health



6 'Āina



Waiawa Ahupua'a



Waiawa Impact Returns



1 Education

2 Housing

3 Infrastructure

4 Business

5 Health

6 'Āina

PROGRAMS &
COMMUNITY BASED
PARTNERSHIPS

HOMES FOR
KAMA'ĀINA

INTERIM USE:
SOLAR POWER FOR
APPROXIMATELY
32,000 HOMES

NEW COMMERCIAL
RETAIL

'ĀINA BASED
LEARNING

PRESERVED IN
AG/RAVINES
APPROXIMATELY
785 ACRES

NEW ELEMENTARY,
MIDDLE AND HIGH
SCHOOLS

HOMES FOR NATIVE
HAWAIIANS

TRANSIT
CONNECTION

LEVERAGE
PARTNERSHIPS

ALA HELE (TRAILS)
CONNECTING
COMMUNITY
PLACES & NEEDS

FOOD
SYSTEMS AND
AGRICULTURE
6 TENANTS
31.8 ACRES

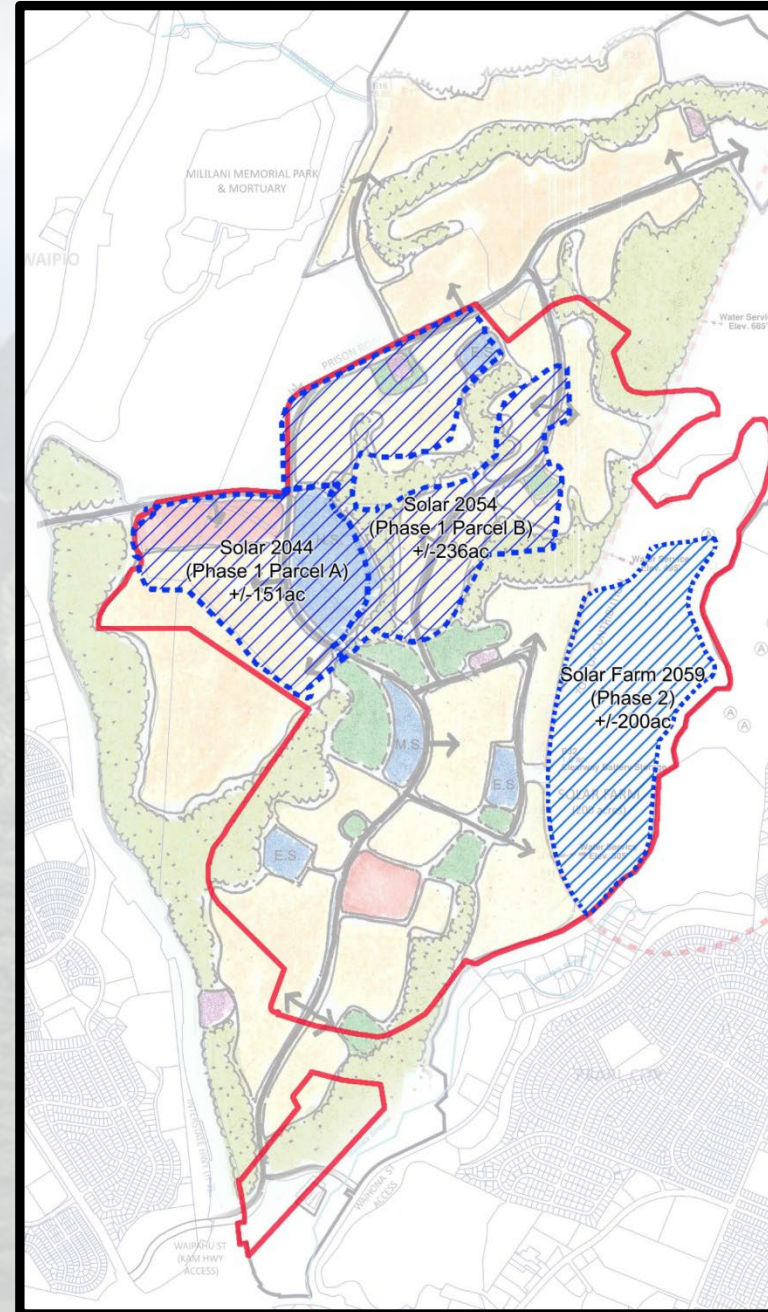
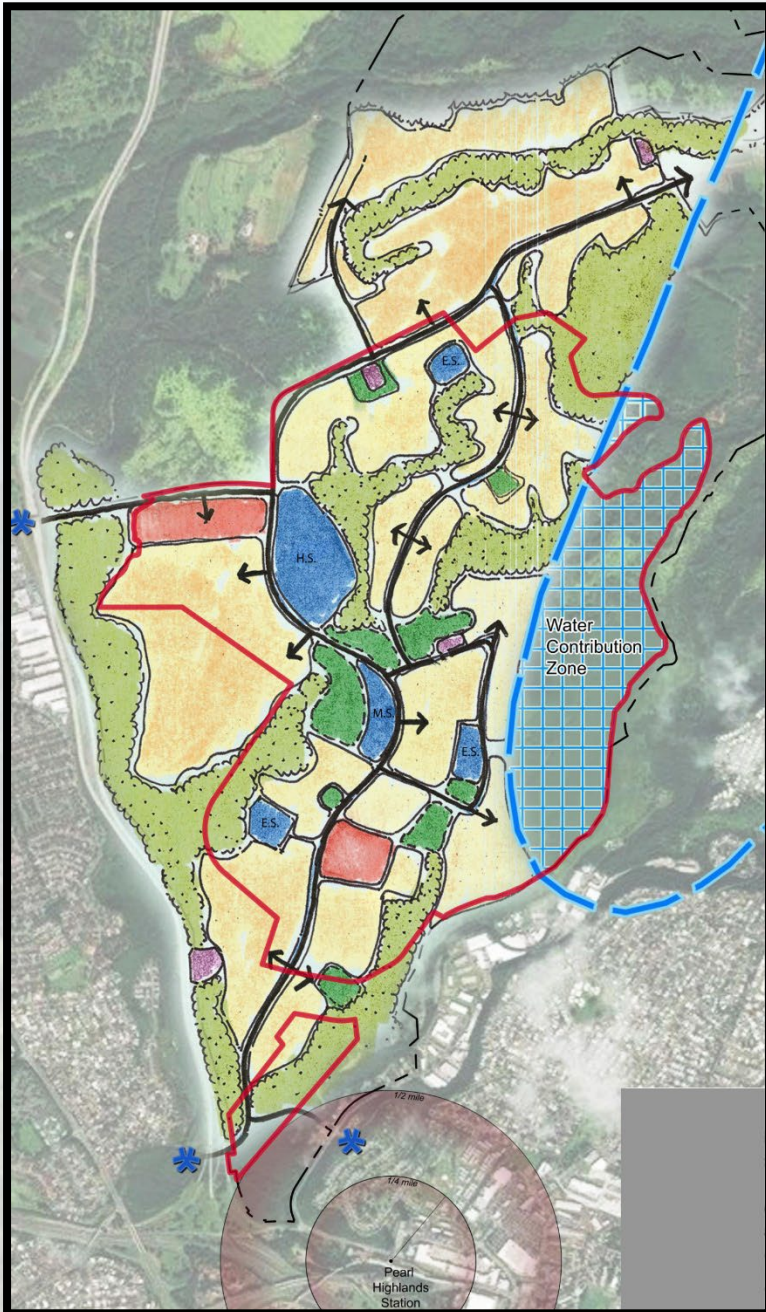
WAIAWA
KAI KĪPUKA
6 TENANTS
38.6 ACRES

CONSERVATION
AND WATERSHED
MANAGEMENT
1,046 ACRES

A scenic view of a mountain range with a dark blue text box overlaid. The mountains are covered in green vegetation, and the sky is overcast with grey clouds. The text box is centered horizontally and contains the title "KS' Waiawa Master Plan" in a white serif font.

KS' Waiawa Master Plan

KS Waiawa Master Plan



Waiawa History

Land Control – Gentry

1987

1,395 acres Urban Designation
1988 - 874 acres rezoned
2003 – 173 acres rezoned
2009 – Gentry Waiawa Ridge Development, LLC terminates MDA

2012

Solar Interim Use

Phase 1 – AES; to Energize 2025
Phase 2 – Clearway; Energized 2023

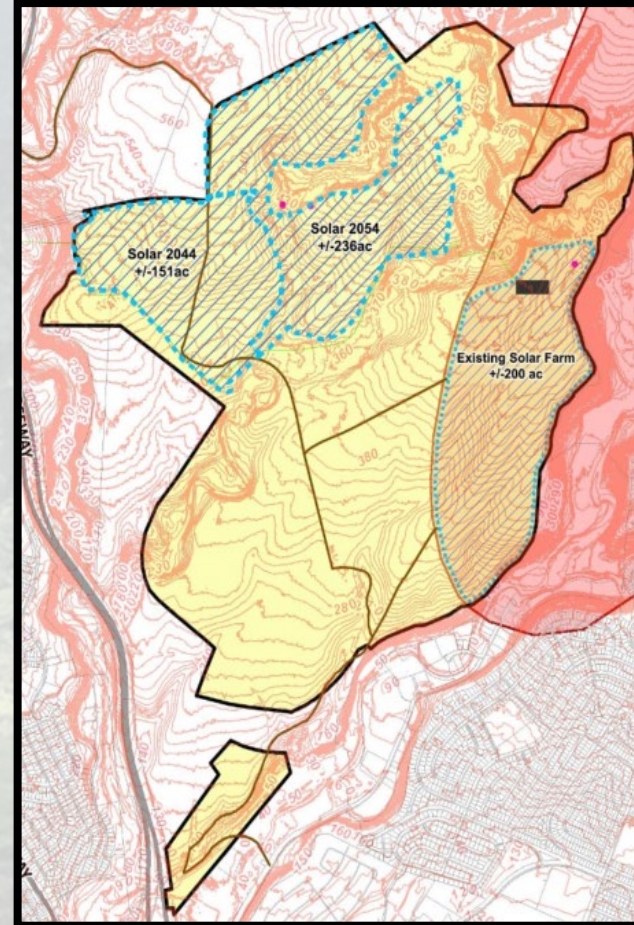
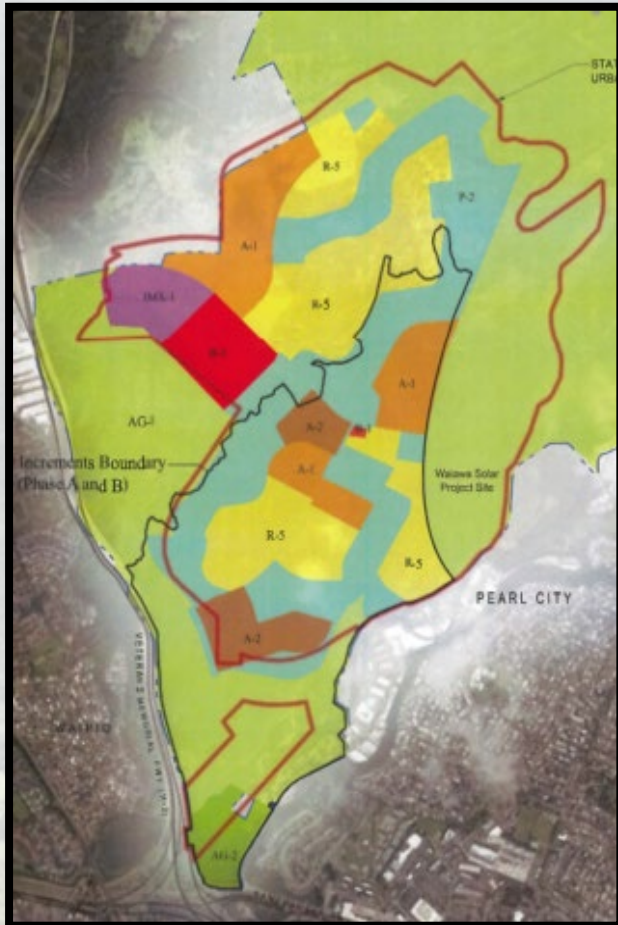
Land Control – KS

KS Planning & Feasibility Studies

2021 COSCP Update

LUC Update
February 2025

2025



2014- LUC authorizes use of 655 acres of KS' Waiawa land for utility scale solar

2020- LUC authorizes changes to previously approved Phase 2 solar site

2022- LUC authorizes changes to previously approved Phase 1 solar site(s)

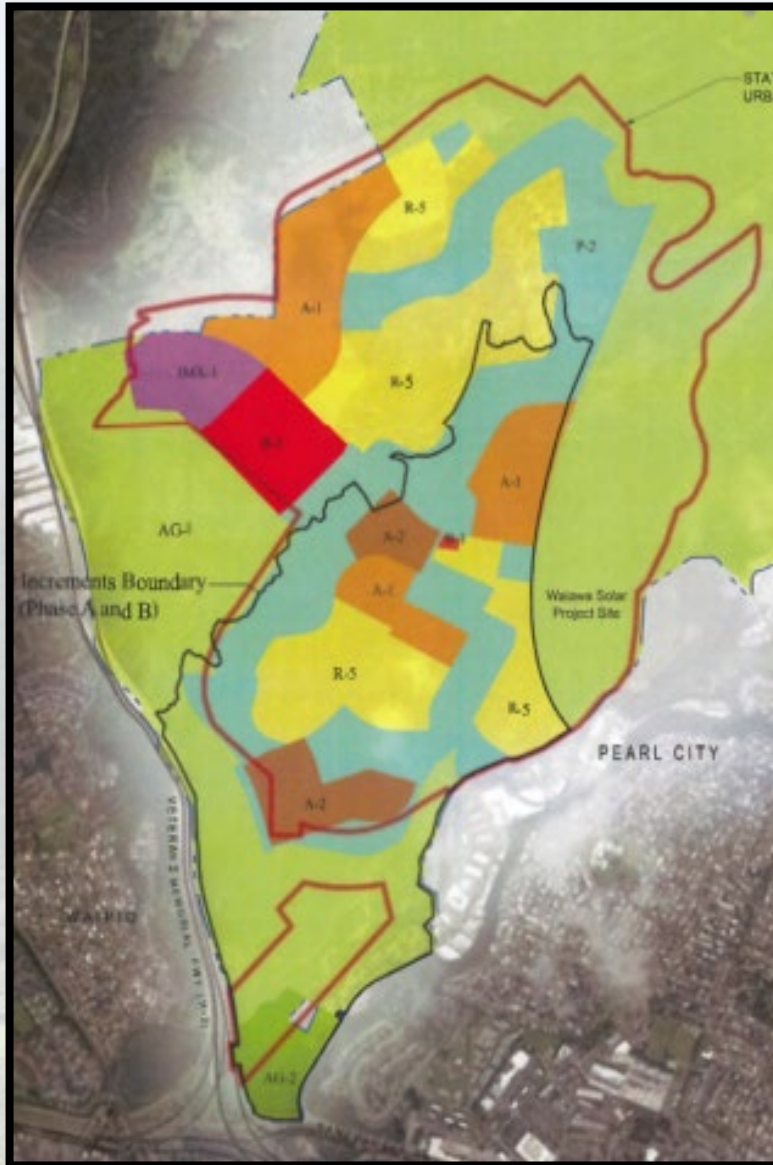
2023- Engagement with Castle & Cooke on Waiawa potential and feasibility

2024- Further feasibility analysis and MoA with Castle & Cooke

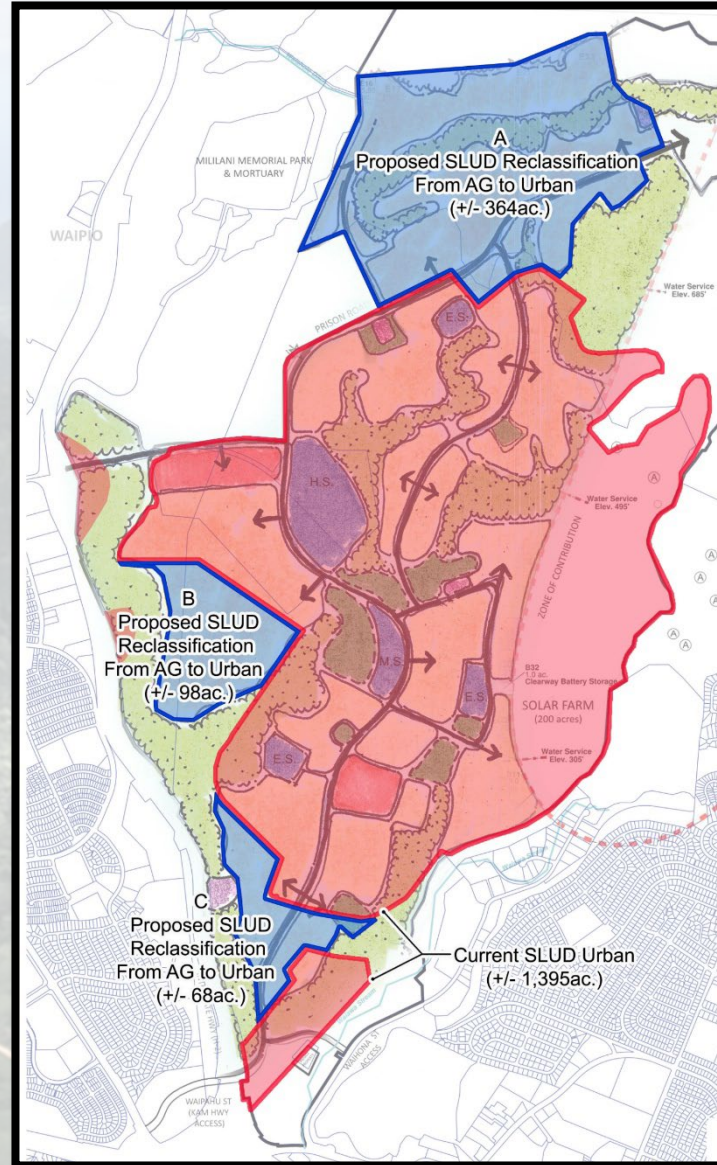
2025 – Engaged Land Planner

Comparison of KS Plan With Previous Gentry Plan

Gentry Plan
(Existing)



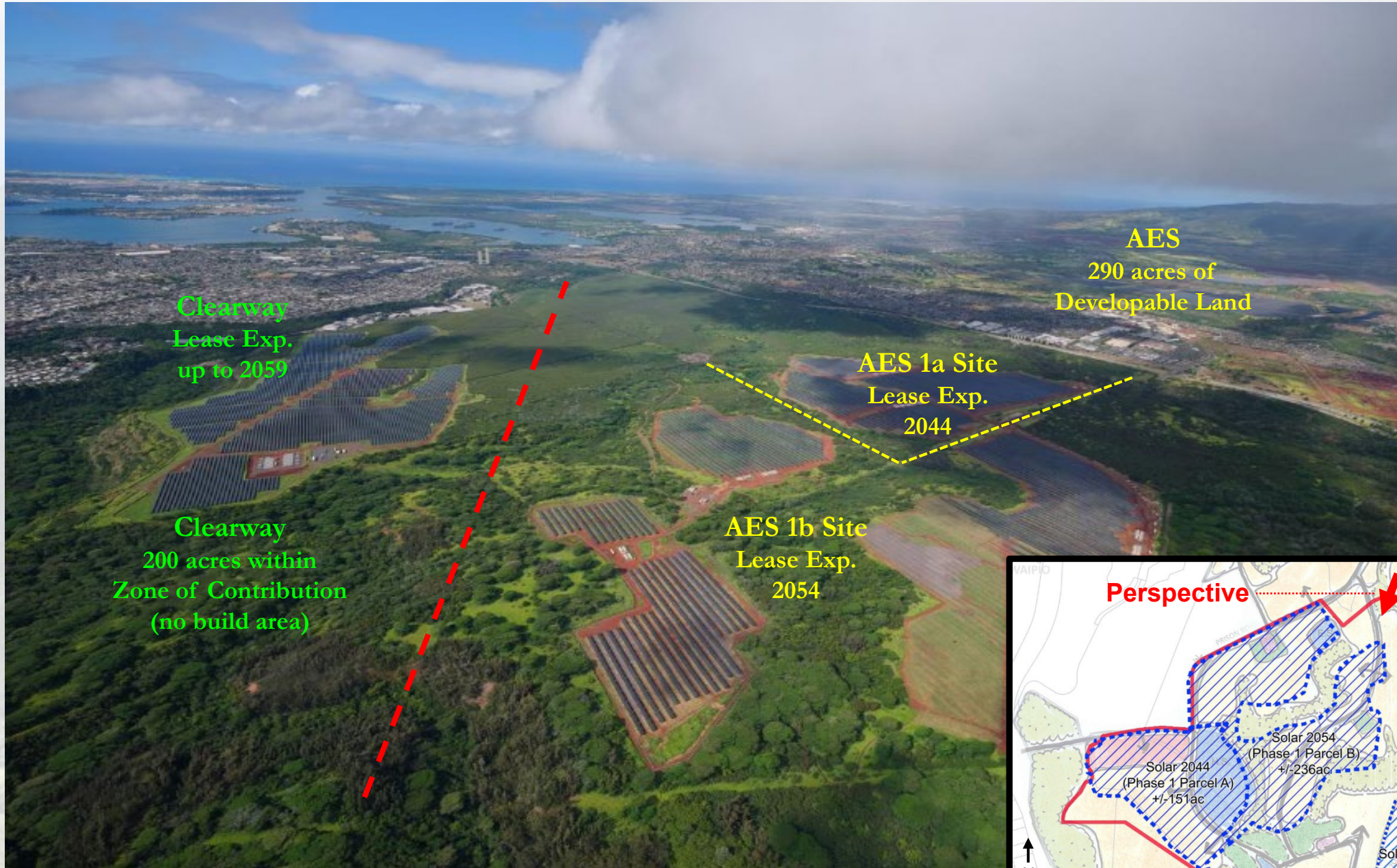
KS' Waiawa Plan
(2025 LUC Submittal)



Differences between the Gentry and KS' Waiawa Plan:

- The KS' Waiawa Plan eliminates the two golf courses.
- The KS' Waiawa Plan deviates from committing half of the total homes to the 55+ years of age owner occupants in the product mix.
- KS' Waiawa plan looks to offer a wider range of residential product to serve a broader market and affordability.
- Increase the number of homes from 7,906 to up to 12,400.

‘Āina Stewardship – Kū Manawa (Interim)



RENEWABLE ENERGY

2

Solar projects as a
partial interim use

66 MW

32,000

Oahu homes
Clean/reliable
source of power

Partnerships
Clearway & AES

Existing LUC Conditions

Subject Matter	Summary of Condition(s)	LUC Order (year)	Condition Number(s)	Current Status	Status Details
Groundwater Protection	Navy-funded study on potential for groundwater contamination within Zone of Contribution required before any construction. HDOH review & approval required before any urban development; potential for HDOH to impose mitigative measures. Solar farm operator in ZOC to adhere to mitigation measures presented.	1988, 2020	1, 2 (1988); 11 (2020)	Satisfied / On-going	Cond 1 (1988): HDOH completed ZOC study in 1991 with Navy concurrence. Cond 2 (1988): HDOH recommended future development in recharge require HDOH review and approval. Cond 11 (2020): HDOH and Navy approved mitigation measures proposed for solar development in ZOC.
Affordable Housing	Provide specific percentages of affordable housing for the first 1,000 units. Requirements for remaining property subject to City & HHFDC approval.	1988	3, 4	On-going	Conditions acknowledged.
Transportation & Traffic	Fund/construct HDOT-approved improvements. Appoint transportation manager or join regional transportation management program.	1988, 1990	5 (1988); 6 (1990)	Partially Satisfied / On-going	Cond 5 (1988): Lands dedicated valued at \$637k, \$1.4M paid for Ka Uka Blvd improvements pre-2012. Cond 6 (1990): Active participation in LOTMA until its dissolution. Petitioner has retained a consultant for transportation management solutions for Waiawa revised master plan.
Air Quality	Participate in air quality monitoring program as specified by HDOH.	1988	7	On-going	Will comply.
Access to SLU Conservation District Lands	Provide public access to Conservation District land mauka of Petition Area.	1988	9	Satisfied / On-going	DLNR-DOFAW letter confirming no public hiking trails or hunting areas that require access through Petition Area.
Master Plan	Submit revised master plan and schedule for development of Petition Area by 2/26/2019 and update by 2/11/2025.	2014, 2020, 2022	1 (2014); 1 (2020); 1 (2022)	Satisfied	Cond 1 (2014): Revised master plan submitted Oct 2019, presented Jan 2020. Cond 1 (2020 & 2022): Updated master plan and schedule submitted Feb. 10, 2025.
Motion to Amend; Motion to Release Conditions	File a motion to amend the Waiawa Order by 12/31/2030. LUC may fully or partially release conditions as to all or portion of Petition Area upon motion and assurance of satisfaction.	2020, 2022	16 (2020); 10, 17 (2022)	On-going	Cond 10 (2022): Motion to Amend Waiawa Order will be timely filed. Cond 16 (2020); Cond 17 (2022): Petitioner understands option to seek release of conditions exists.
Infrastructure	Complete backbone infrastructure for Waiawa Master Plan Phase A & B by specified deadlines (12/31/2030 & 12/31/2038).	2020, 2022	9 (2020); 11 (2022)	On-going	Cond 9 (2020); Cond 11 (2022): Petitioner acknowledges the conditions. At present, Petitioner does not see a viable path to compliance.
Annual Reports	Provide annual reports to LUC, OPSD/OP, DPP.	1988, 2020, 2022	10 (1988); 15 (2020); 16 (2022)	On-going	Cond 10 (1988); Cond 15 (2020); Cond 16 (2022): Petitioner has complied with annual reporting and will continue to do so.
Record Notice & Conditions	Record notice and conditions against Petition Area.	2020, 2022	17, 18 (2020); 18 (2022)	Satisfied	Cond 17, 18 (2020); Cond 18 (2022): Notice and declaration of LUC conditions recorded against Petition Area.

Existing LUC Conditions

Topic	Summary of Condition(s)	Condition Date(s) /Order Year(s)	Condition Number(s)	Current Status	Status Details
Change in Ownership	Notify LUC of ownership changes within Petition Area land.	2014, 2020, 2022	12 (2014); 14 (2020); 15 (2022)	Satisfied / On-going / N/A	Cond 12 (2014); Cond 14 (2020), 15 (2022): No changes in ownership of Petition Area. KS granted solar easements in May 2021 & Oct 2023; notice provided to LUC via annual reports.
Archaeological & Historic (incl. Solar)	Stop work if archaeological resources found during development. Prepare and obtain SHPD approval of supplemental AIS for entire 1,395-acre Petition Area prior to solar construction. Implement SHPD-approved Preservation Plan for Phase 1 solar site. Stop work protocols if new finds during construction.	1988, 2020, 2022	8 (1988); 3 (2020); 3 (2022)	On-going / Satisfied	Cond 8 (1988): Will comply. Cond 3 (2020): SHPD accepted AIS in April 2015 and Preservation Plan in Sept 2015. Phase 2 solar construction completed in compliance. Cond 3 (2022): Interim preservation fencing for Phase 1 solar installed per Preservation Plan.
Solar Farm - Access to Correctional Facility	Ensure solar farm construction does not block access to Waiawa Correctional Facility.	2020, 2022	2 (2020); 2 (2022)	Satisfied / On-going	Cond 2 (2020/2022): Construction of solar farm projects undertaken without interference to access to Correctional Facility.
Solar Farm - Provide Solar Metes & Bounds	Provide LUC metes and bounds map and description of solar farm areas.	2014, 2020	9 (2014); 10 (2020)	Satisfied	Cond 9 (2014)/Cond 10 (2020): Metes & bounds of solar farm sites submitted to LUC and updated as appropriate.
Solar Farm - Compliance with Representations	Require solar developers/operators to build and operate solar farms in substantial compliance with representations, including BMPs.	2020, 2022	13 (2020); 14 (2022)	On-going / Satisfied	Cond 13 (2020), Cond 14 (2022): KS has required solar farm developers to construct and operate solar projects in substantial compliance with representations and to implement applicable BMPs as were represented to LUC.
Solar Farm - General Use & Timing	Substantial completion of solar farms by specified deadlines. Interim use limited to utility-scale solar farms with specific operational timeframes; no other uses permitted without LUC approval. Solar use not "substantial commencement" per HRS Section 205-4.5(a)(21(A).	2020, 2022	6, 7, 8 (2020); 7, 8, 9 (2022)	Satisfied / On-going	Cond 6 (2020): Phase 2 Solar commercial operations began Feb 2023 (substantially completed within 5 years of 2020 Order). Cond 7 (2022): Phase 1 construction permits received, construction started Aug 2023. Target completion by 2025 YE (within 5 years of 2022 Order). Cond 7, 8 (2020), Cond 8, 9 (2022): Petitioner shall comply with use limitations; solar farm projects will comply with LUC imposed operational timeframes.
Solar Farm - Traffic & Transportation	Submit traffic construction management plans to HDOT for review and approval for construction of for solar projects.	2020, 2022	5 (2020); 6 (2022)	Satisfied	Cond 5 (2020): Phase 2 Solar TMP approved May 2021. Cond 6 (2022): Updated Phase 1 Solar TMP preliminarily approved by HDOT May 2023 with final approval to uccr during the construction permit review process which is on-going.

Existing LUC Conditions

Topic	Summary of Condition(s)	Condition Date(s) /Order Year(s)	Condition Number(s)	Current Status	Status Details
Solar Farm - Aircraft Hazard	Mitigate potential glint/glare or RFI hazards to aviation upon notification from HDOT or FAA.	2020, 2022	4 (2020); 5 (2022)	On-going	No notifications of aviation hazards reported.
Solar Farm - Decommissioning	Solar farms must be fully decommissioned after operations, components removed/recycled, no Hawaii landfill disposal. Future uses require LUC approval after completion of numerous studies.	2020, 2022	12 (2020); 12 (2022)	On-going	Petitioner has obligated solar farm developers to comply with decommissioning. Petitioner acknowledges obligations for future uses of Petition Area.
Solar Farm - Wildlife Protection	Petitioner to require operator of the Phase 1 solar project to implement specific measures for protection of wildlife within Phase 1 site (landscaping, invasive species, ROD protocols, bat season restrictions, no barbed wire, WEOP, seabird protections (lighting/activity restrictions, speed limits), pueo surveys/buffers, no rodent baiting).	2022	13 (a-n)	Satisfied / On-going	Solar farm developer has confirmed compliance with all conditions. Wildlife education and observation program education and training completed Feb. 2023. Pre-construction pueo survey done Mar. 2023; no pueo detected. Construction activities undertaken consistent with all wildlife protection conditions of approval.
Solar Farm - Cultural Practices	Finding limited to Phase 1 & 2 solar sites, no cultural resources/practices identified would be adversely impacted by interim solar farm.	2022	4	On-going	Petitioner acknowledges the limitations expressed in this condition

Progress Through Volatility

2020



Hawaii State Land Use Commission Update



COVID Pandemic and Rise in Interest Rates



Preliminary Land Plan Refinements



Developer Feasibility Assessment



Developer Partner Negotiation

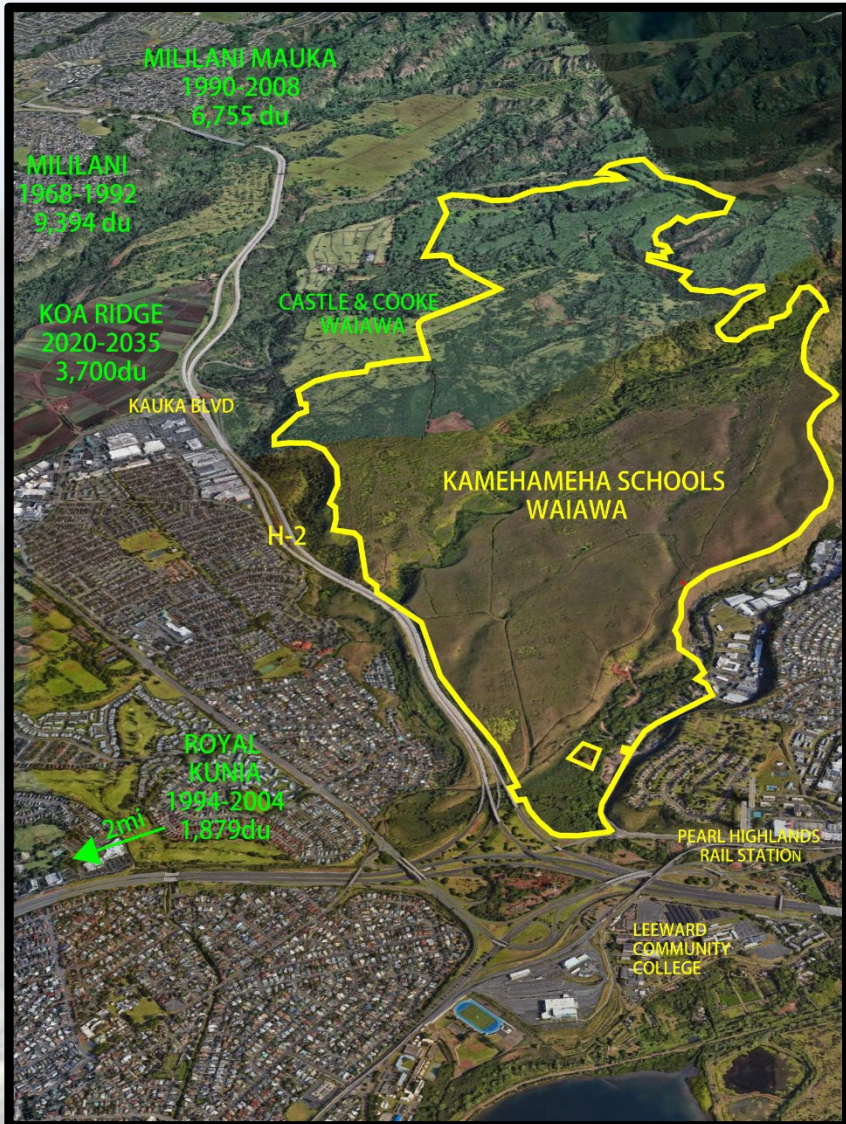


Consultant Team



Infrastructure Due Diligence, Engineering and Planning

2025



DESIRED ATTRIBUTES OF A DEVELOPMENT PARTNER

1. Direct Experience in Getting Master Planned Communities Built

1. Mililani/Mililani Mauka – 16,000 homes (completed)
2. Royal Kunia I – 2,000 homes (completed)
3. Koa Ridge – 3,500+ homes (in progress)

2. Ability to Navigate Development Challenges and Infrastructure

1. Direct real-time experience with the unique topography of the area
2. Direct real-time experience with utility connections in the area
3. Direct real-time experience with the Central Oahu community
4. Direct real-time experience with kama‘aina community development and desired amenities

3. Willingness to Collaborate on a Master Plan Aligned with KS Values

4. Commitment to Long Term Partnership with KS

Infrastructure Challenges



- **Regional Transportation:** Existing ma kai intersections for initial access are deficient ("F" LOS), and planned improvements are insufficient. Key past rail assumptions haven't materialized yet, requiring a developer to assume the additional cost of required improvements.
- **Regional Wastewater:** City & County plans have changed; connection to a regional sewer tunnel isn't projected to be completed until 2035. Interim and alternative wastewater solutions are potentially necessary.
- **Potable and Non-potable Water:** New water sources (wells), storage, and transmission facilities within Waiawa, coordinated with the BWS, are needed and require State approval (CWRM).
- **Mass Grading:** Sloping topography with gulches and ravines presents challenges for significant grading volumes and costs, impacting utilities and housing density.

The resolution of one infrastructure challenge impacts the feasibility of others, requiring an integrated approach.

Delays in government infrastructure projects will affect development.

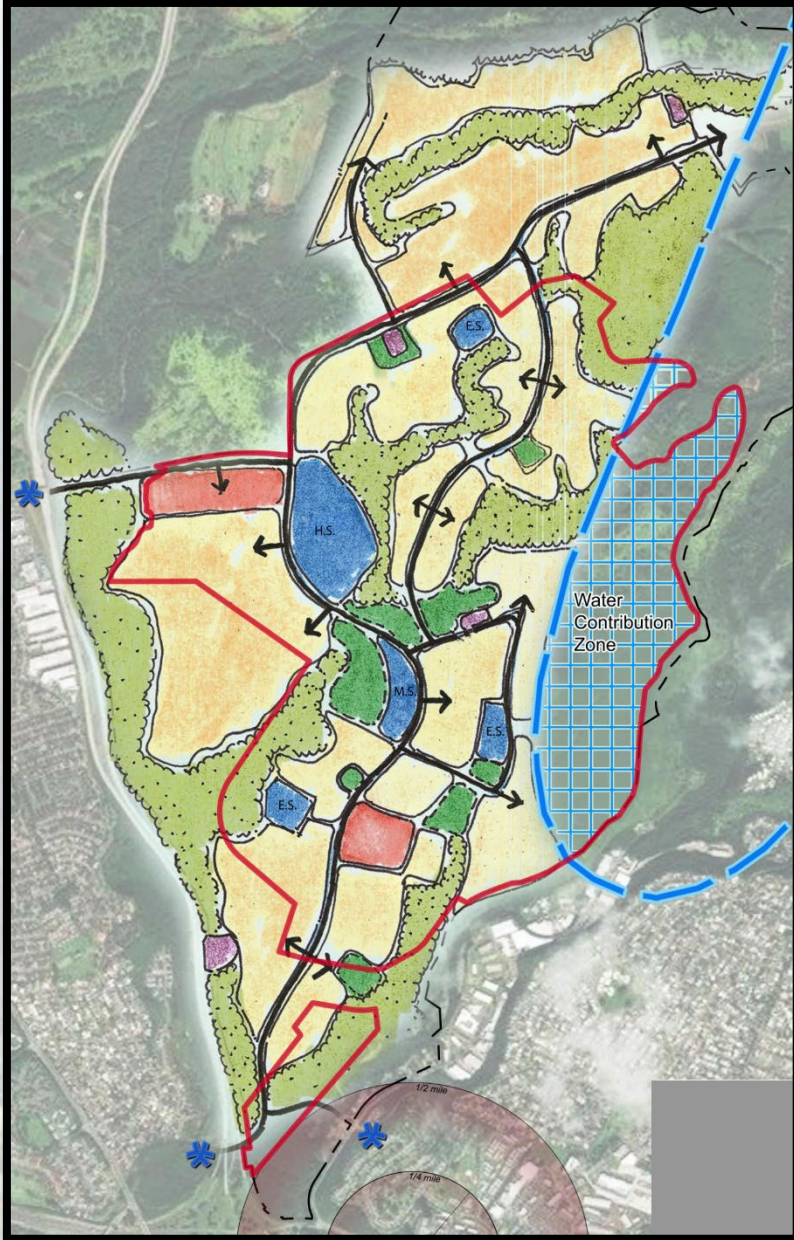
Next Steps – Ka Papa Manawa (Timeline)

- **JUN 2025** – Refine land plan, feasibility and alternatives with Land Planner
- **JUN 2025** – Start Community Engagement
- **SEP 2025** – Engage Government Agencies and Officials
- **NOV 2026** – Publish EIS Prep Notice
- **AUG 2027** – Publish Draft EIS
- **DEC 2027** – Publish Final EIS
- **JAN 2029** – Obtain LUC Approval: Motion to Amend and Petition for District Boundary Amendment
- **FEB 2030** – Complete Rezoning with City Council
- ...
- **2034** – Start Phase A Backbone Infrastructure
- **2036** – First Home Delivery

Development Schedule

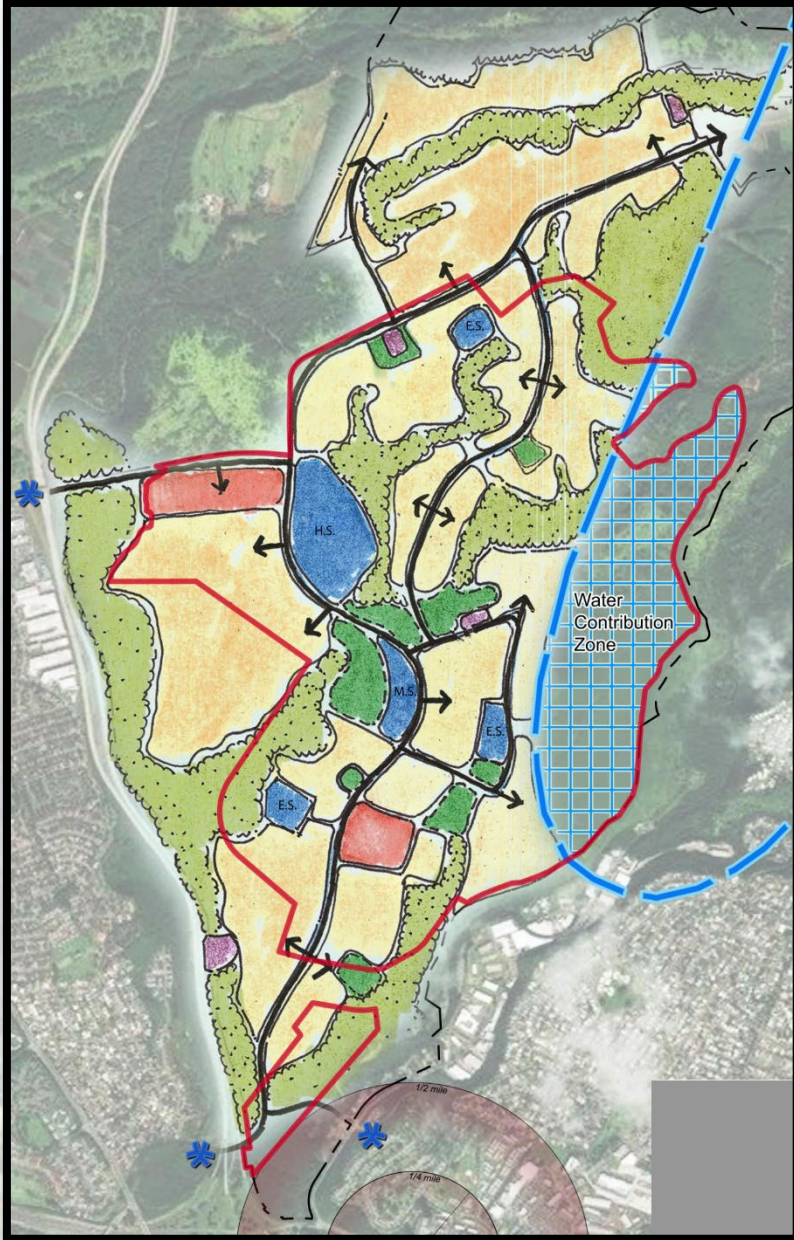
WAIAWA MASTER PLAN SCHEDULE SUMMARY		2024	2025	2026	2027	2028	2029	2030 - 2034	2035 - 2039	2040 - 2044	2045 - 2049	2050-2060	2060+
Pre-Entitlement													
Preliminary Plan Refinement													
Preliminary Engineering													
Community Outreach													
Government Engagement													
Elected Official Engagement													
Preliminary EIS Studies													
Environmental Impact Statement (EIS)													
EIS Prep Notice													
Draft EIS													
Final EIS													
State Land Use Commission													
2/11/25 Update			X										
Motion/Petition and SLUDBA													
Hearings													
FOF/D&O													
County Zoning													
Rezoning Application													
Community Engagement													
Government Engagement													
Council Hearings													
Design and Permitting													
Offsite Infrastructure													
Backbone Infrastructure													
Bulk Subdivision													
Civil													
Architectural													
Backbone Infrastructure Construction													
Phase A - Complete 2038													
Phase B - Complete 2043													
Phase C - Complete 2047													
Phase D - Complete 2054													
Phase E - Complete 2060													
Vertical Construction and Home Delivery													
Phase A - First Home 2036													
Phase B - First Home 2039													
Phase C - First Home 2045													
Phase D - First Home 2050													
Phase E - First Home 2056													
AES Solar (Phase 1a/1b) Decommissioning													
Phase 1a Decommissioning (2044)													
Phase 1b Decommissioning (2054)													

‘Āina Stewardship – I Kēia Mua Aku (In the Distant Future)



- Approximately 2,000 acres project area
- Up to 12,400 homes
- 30% of homes as affordable
- Commercial- and Commercial Mixed-Use-zoned land
- Public schools, parks, and open space
- AES Solar (Phase 1a/1b) Decommissioning - December 2044 & 2054
- Clearway Solar (Phase 2) Decommissioning - December 2054

Key Takeaways



1. KS wants a kama‘āina community built at Waiawa and believes the plan presented is viable
2. Significant additional due diligence is required to identify the best path forward in creating a vibrant Waiawa master planned community
3. Developing a master planned community of this size is complex and takes significant effort and time to identify a feasible approach to execute
4. The Waiawa master planned community must be feasible for KS to move forward