

Authorization George I. Atta

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DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HONOLULU

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September 14, 2015

MEMORANDUM

TO: Dean I. Hazama, Chair
and Members of the Planning Commission

FROM: *George I. Atta*
George I. Atta, FAICP, Director
Department of Planning and Permitting

SUBJECT: Transit-Oriented Development Proposed Changes in Zoning and Height Limits

In accordance with enabling Ordinance 09-4 relating to Transit-Oriented Development (TOD), the Department of Planning and Permitting (DPP) is pleased to present the Commission with proposed amendments to the following Zoning Maps and Revised Ordinances of Honolulu (ROH) 1990, as amended.

- Chapter 21 Land Use Ordinance (LUO), Sections 21-2, 21-3, 21-5, and 21-9
- Zone Change Proposal for Waipahu and West Loch Station Areas, approximately 282 acres

The subject of this memorandum is an individual proposal. However, the proposed amendments listed above are integrally related to each other so the DPP is submitting them at the same time and recommends they be processed concurrently.

While the proposed bills are accompanied by staff reports and recommendations, the purpose of this memorandum is to frame the amendments within the larger context of the City's TOD efforts. Ordinance 09-4 states, in part, that "... a general land use scheme must be created that provides for a deliberate, inclusive process to plan for TOD so that well-defined, meaningful, and appropriate regulatory and incentive programs can be adopted for each area around a transit station or type of station." The DPP has followed such a process to develop the Neighborhood TOD Plans and is recommending approval of the proposed zone changes and land use ordinance.

Land Use Planning: The Neighborhood TOD Plans identify opportunities for new development, orderly growth, and improved accessibility around the rail stations. Each Plan covers one to three station areas, and addresses land use, circulation, urban design, housing, community facilities, parking, pedestrian amenities, historic and cultural enhancements, and infrastructure. The Neighborhood TOD Plans are aligned with the General Plan and other development plans.

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The Waipahu and Aiea-Pearl City TOD Plans have been adopted by the City Council, another three are in draft form subject to public review, and another two are in the process of being prepared. The Aiea-Pearl City zoning maps are in development and other zoning maps will be amended after subsequent TOD Plans are adopted by the City Council.

Regulatory Programs: The proposed LUO amendments and zone changes will help direct and manage growth around the rail stations. As explained in the staff reports, one of the most important changes involves rezoning from single uses to mixed uses within ¼- to ½-mile of the rail stations. The City-initiated zone changes will expand the types of allowable uses, and are intended to stimulate development activity around the transit stations. The zoning maps also include revised height limits, with the potential for additional height and density in return for community benefits. The proposed zone changes cover approximately 282 acres for both station areas.

In addition to mixed-use zoning, properties in the TOD areas will be regulated by a new TOD Special District, as described in a separate report. The TOD Special District will apply to each rail station area as the zoning is adopted around each station (except for the two stations in Kakaako under the Hawaii Community and Development Authority jurisdiction). The proposed Ordinance is designed to supplement or modify the underlying zoning district regulations around rail stations to promote TOD, while providing opportunities for review and comment on major projects. It also specifies site layout and ground-floor building design requirements to promote walkable, active streetscapes, and usable public space. These development standards are intended to improve the pedestrian experience around the rail stations, particularly along designated "key streets," which are expected to handle the most pedestrian and business activity.

There are other ways to ensure that station areas are equitable, walkable, and vibrant. For example, as the Commission is aware, the City is proposing a variety of ways to create and/or preserve affordable housing in accordance with the draft *Affordable Housing Strategy*, introduced to the City Council in September 2014. The LUO amendments will rely, in part, upon the *Housing Strategy* for guidance regarding the implementation of certain community benefits.

The DPP will also be proposing amendments to existing regulations governing sidewalk areas in Chapter 14 of the Revised Ordinance of Honolulu, as amended. The intent is to provide opportunities for property owners to pave their private front yards as extensions of the public sidewalk or relocate public sidewalks closer to storefronts; create opportunities for canopies and awnings to extend over pedestrian zones; and provide incentives for improving sidewalk areas in the TOD Special District with consolidated permitting and reduced fees. These amendments will also be coordinated with the Complete Streets Design Manual being developed by the Department of Transportation Services.

Incentive Programs: Various incentives will help ease the burden of implementation. The construction of the rail system is already a major incentive, as is the City-initiated zoning. Other design and financial incentives are being planned. Besides reducing parking requirements and allowing for more extensive and varied use of private property, the TOD Special District will allow for increased height and density, commensurate with community benefits. For larger

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projects that seek more flexibility than a TOD Special District permit can provide, we are proposing a Planned Development – Transit permit, which will function similarly to the existing Interim Planned Development – Transit permit, i.e., it allows modified development standards for projects that provide additional community benefits. A series of financial incentives for the construction of affordable rental housing and infrastructure improvements are also being developed by the Administration.

Participatory Process: The Neighborhood TOD Plans were conceived and prepared with extensive community engagement, including public workshops, advisory committee meetings, community needs surveys, and business outreach. All drafts, data, and final reports are available online. A similar process was followed for the LUO and zoning maps, i.e., impacted property owners were notified and a community meeting was held in Waipahu on November 13, 2014. The Housing Strategy has also been subject to extensive review by stakeholders. The Waipahu Neighborhood Board did not take a position on the zone change proposal.

A similar process involving community meetings and submission of zone change bills will follow the adoption of future Neighborhood TOD Plans. Chapter 21 of the LUO will also need minor revisions as other station areas are added incrementally to the TOD Special District.

The DPP has found the proposed TOD Special District regulations and zone change proposal to be consistent with State and City land use plans and policies. Therefore, the DPP recommends approval. Please review the reports and recommendations and then forward them, together with your findings and recommendation through the Mayor, to the City Council. Thank you for your continued support of these efforts.

Enclosures

cc: Roy K. Amemiya, Jr., Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

FILE NO. 2014/GEN-5

DIRECTOR'S REPORT
WAIPAHU NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLAN
ZONE CHANGE PROPOSAL

- A. Proposal. The Department of Planning and Permitting (DPP) is proposing zone changes around the future rail stations of Waipahu Transit Center and West Loch in Waipahu to facilitate implementation of the Waipahu Neighborhood Transit-Oriented Development (TOD) Plan. The proposed zone changes cover approximately 282 acres for both station areas.

In general, properties currently in apartment zoning districts would become apartment mixed-use districts, which allow some neighborhood-oriented commercial uses; business districts would become business mixed-use districts, allowing residential uses; and in some cases, industrial districts would become industrial-commercial mixed-use districts (see Tables 1 and 2). In several cases, the new zoning districts would also legalize non-conforming uses. For example, many residential districts have existing business uses, which will be allowed under mixed-use districts. Preservation measures for envisioned greenways are also proposed along Kapakahi and Hoaeae Streams by changing them to the P-2 General Preservation District.

Height limits would generally remain the same, except for areas closer to rail stations, where additional heights would be allowed in exchange for community benefits, such as public plazas and affordable housing. The bonus/additional height and development standards would be reviewed through a TOD Special District Permit, which is being proposed in a separate report to amend the Land Use Ordinance (LUO).

Table 1: Waipahu Transit Center Station Area Summary			
EXISTING			
Zoning Districts	Height Limit	Acres	Acreage %
R-5 Residential	per LUO	22.76	21.7%
R-7.5 Residential	per LUO	11.17	10.6%
A-2 Medium-density Apartment	60'	4.84	4.6%
B-1 Neighborhood Business	per LUO	4.25	4.1%
B-2 Community Business	60'	48.07	45.8%
I-2 Intensive Industrial	60'	13.84	13.2%
TOTALS	n/a	104.93	100.0%
PROPOSED			
Zoning Districts	Height Limit	Acres	Acreage %
AMX-2 Medium-density Apartment Mixed Use	45' & 60'	7.95	7.6%
BMX-3 Community Business Mixed Use	45' & 60'	95.61	91.1%
P-2 General Preservation	per LUO	1.35	1.3%
TOTALS	n/a	104.91	100.0%
Notes: Acreage numbers are approximate. Rounding may cause summation differences.			

Table 2: West Loch Station Area Summary			
EXISTING			
Zoning Districts	Height Limit	Acres	Acreage %
R-5 Residential	per LUO	0.41	0.2%
R-7.5 Residential	per LUO	0.03	0.0%
A-2 Medium-density Apartment	60'	40.18	22.7%
B-2 Community Business	60'	81.16	45.8%
I-2 Intensive Industrial	60'	55.25	31.2%
TOTALS	n/a	177.03	100.0%
PROPOSED			
Zoning Districts	Height Limit	Acres	Acreage %
AMX-2 Medium-density Apartment Mixed Use	60'	33.26	18.8%
BMX-3 Community Business Mixed Use	60' (90')	90.96	51.4%
IMX-1 Industrial-Commercial Mixed Use	60' (90')	49.50	28.0%
P-2 General Preservation	per LUO	3.31	1.9%
TOTALS	n/a	177.03	100.0%

Notes: Acreage numbers are approximate. Rounding may cause summation differences.
(90') indicates maximum "bonus" height contingent on provision of community benefits.
Not all BMX-3 and IMX-1 Districts will include the listed bonus height.

Attachment 1 identifies parcels (396 in total: 188 in the Waipahu Transit Center station area and 208 in the West Loch station area) and streets affected by the proposed zone changes by station area. **Attachment 2** shows the existing zoning districts.

- B. Background. Section 21-9.100-1, Revised Ordinances of Honolulu (ROH), requires a set of TOD development regulations to foster and encourage TOD and redevelopment in TOD zones, based on completed neighborhood TOD plans. The Waipahu Neighborhood TOD Plan was adopted by City Council in April 2014 via Resolution 14-47, CD1.

In addition to the proposed zone changes, the DPP is proposing a TOD Special District to comprise the TOD zones surrounding the rail stations. The entire zone change proposal area would be within the TOD Special District, although the TOD Special District proposal consists of additional properties (the TOD Special District boundaries will be defined in the LUO). Several related implementing actions are also underway, including an update to the City's affordable housing strategies and requirements, sidewalk standards, and open space requirements. These land use regulation proposals are described in more detail in separate reports.

Within the TOD zones, more varied land uses, permitted under the proposed zoning, will encourage walking and active areas by locating housing, jobs, shops, and services within close proximity, while the accompanying TOD Special District will improve the pedestrian experience through more pedestrian-friendly building/site design.

- C. Public Agency Notification/Comments. On October 29, 2014, the following public agencies were requested to evaluate the impact of the proposed zone changes on their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have "no comments," "no objections," or "no impacts on services provided" are identified with an asterisk (*).

1. City Agencies:
 Board of Water Supply (BWS)+
 Department of Budget and Fiscal Services (BFS)
 Department of Community Services (DCS)
 Department of Corporation Counsel (COR)
 Department of Design and Construction (DDC)*
 Department of Economic Development (MAY)
 Department of Emergency Management (DEM)+
 Department of Enterprise Services (DES)
 Department of Environmental Services (ENV)
 Department of Facility Maintenance (DFM)+
 Department of Parks and Recreation (DPR)
 Department of Transportation Services (DTS)
 Honolulu Authority for Rapid Transportation (HART)
 Honolulu Fire Department (HFD)+
 Honolulu Police Department (HPD)

2. State Agencies:
 Department of Business, Economic Development & Tourism (DBEDT)
 Hawaii Housing Finance Development Corporation (HHFDC)+
 Office of Planning
 Department of Health (DOH)
 Environmental Planning Office (EPO)
 Department of Land and Natural Resources (DLNR)
 Historic Preservation
 Department of Education (DOE)+
 Department of Transportation (DOT)
 Oahu Metropolitan Planning Organization (OMPO)

3. Federal Agencies:
 Commander Navy Region Hawaii
 Naval Facilities Engineering Command Hawaii (NAVFAC HI)
 Department of Housing and Urban Development
 Fish and Wildlife Service

All written responses received prior to the signing of this report are included in their entirety in **Attachment 3**. Comments received after the signing of this report will be transmitted separately to the Planning Commission or the City Council for their consideration. Significant comments are addressed below.

- The BWS commented that a Water Master Plan (WMP) needs to be submitted for TOD areas subject to new roadway and water system infrastructure. The DPP recognizes that certain projects may need a BWS-approved WMP, and projects must ensure adequate water capacity is available before obtaining building permits. The BWS stated it will determine the availability of water when building permit applications are submitted for its review and approval; however, it reserves further comments on system adequacy until development plans are formalized. Other BWS requirements will be imposed for cross-connection control and backflow prevention, water conservation, and buildings with booster pumps. The BWS will have the opportunity to review and comment on major permit applications—projects which are most likely to involve significant infrastructure improvements.

- The DEM recommended community hurricane shelters to supplement the DOE school shelters, providing ohana housing and multi-family structures in addition to affordable housing, and increasing the capacity of outdoor sirens along the rail corridor. The DPP does not foresee the proposed zone changes preventing these items from being addressed by the appropriate party. In a separate report, the DPP proposed a revision to the LUO to permit construction of accessory dwelling units (ADUs) on most existing residential lots. ADUs would allow non-family occupants, as a way to address affordable housing needs. The zone change proposal will allow multi-family housing where not currently permitted.
- The DFM questioned who will maintain TOD infrastructure improvements, in order to determine how its services will be impacted. The DPP is not recommending specific infrastructure improvements as part of this zone change proposal, although improvements may occur in connection with new development. (Note that the proposed TOD Special District, presented in a separate report, will incentivize property owners to provide and maintain improvements, such as publicly accessible plazas, in exchange for additional heights and floor area.) Specific improvements are being planned strategically in the Mayor's TOD subcabinet. The DFM will have the opportunity to review and comment on major permit applications—projects which are most likely to involve significant infrastructure improvements.
- The HFD commented on its required access road and water supply standards for new projects, which includes submission of civil drawings for its review and approval. The DPP notes that the HFD requirements will be addressed during the standard special district and building permit process for new projects.
- The DOE commented that both Waipahu TOD station areas are within the Leeward Oahu School Impact Fee District, which assesses impact fees for new residential developments. The DOE believes the City's ability to address impact fees through development agreements is insufficient, specifically due to concern over (1) its ability to obtain land for schools if residential entitlements are parceled out by the master developer to smaller residential developers and (2) its ability to become aware of projects that would qualify for impact fees. Furthermore, the DOE is concerned with the amount of residential use allowed through the proposed zone changes, which they estimate could result in a 25 percent increase in student enrollment and require additional school capacity. The DPP notes the following:
 - Chapter 302A-1606, Hawaii Revised Statutes (HRS), requires an agreement between the DOE and owner or developer to determine land dedication and/or fees in lieu, prior to issuance of a building permit for residential developments. This requirement is independent of development agreements. Concern over parceling out development should be addressed in the agreement.
 - The DOE will have an opportunity to review and comment on major permit applications, including those related to the proposed TOD Special District (presented in a separate report).
 - The school impact fee is designed to address additional student capacity issues.

- The HHFDC requested that its property, identified as TMK: 9-4-17: 63, be included in the BMX-3 District. The parcel is currently used as a parking lot (HHFDC stated it can redevelop the land if it maintains the same number of parking spaces for the adjacent 201H housing projects). The HHFDC plans to redevelop the parcel in conjunction with its adjacent land that is already included in the proposed BMX-3 District. The DPP notes that the identified property was originally proposed to be in the AMX-2 District as part of the TOD zoning. The request is consistent with the principles of the Waipahu Neighborhood TOD Plan and surrounding zoning proposal; therefore, the DPP does not object and has included the property, as requested.

D. Community and Property Owner Notification/Comments. The DPP announced the zone change proposal as part of the Waipahu Neighborhood TOD Plan implementation at the Waipahu Neighborhood Board (NB) No. 22 meeting on October 23, 2014, and invited everyone to attend a community meeting on November 13, 2014 for more information and further discussion. On October 30, 2014, the DPP mailed notification to property owners affected by the (1) proposed zone changes, (2) proposed TOD Special District, and/or (3) property owners within 300 feet of a proposed zone change. These notices also informed the property owner of the November 13, 2014 community meeting.

On October 29, 2014, the DPP mailed copies of the proposed zone change material to the Waipahu NB No. 22, Ewa NB No. 23, Hawaiian Railway Society, Hawaiian Electric Company (HECO), Waipahu Neighborhood Improvement Association, Pearlridge Satellite City Hall, and Neighborhood Commission Office. Notices about the zone change proposal went out to media sources, area elected officials, island-wide organizations, and other stakeholders.

On November 13, 2014, the DPP held a community meeting at the Waipahu Intermediate School to present the proposed zone changes and other TOD implementation measures. There were 96 persons who signed in. Staff did not hear anyone request their property to be removed from the proposed project, although some attendees requested that their property be included. The majority of comments voiced regarded inquiries about land use implications. Other related comments, such as parking concerns and property tax implications, were relayed to the appropriate agencies.

The Waipahu NB No. 22 did not take a position on the proposed zone changes. Multiple phone inquiries were received during the DPP review period, most of which sought additional details about the proposed zone changes and/or TOD Special District regulations. All written responses received prior to the signing of this report are included in their entirety in **Attachment 4**. Comments received after the completion of this report will be transmitted separately to the Planning Commission or the City Council for their consideration. Significant comments are addressed below.

- The HECO stated it had no objections to the proposed zone changes, but requires continued access to its easements and facilities. Additionally, the HECO stated that development impacts on existing and proposed fiber and microwave facilities in the vicinity may need to be investigated in more detail. The DPP notes that the zone changes will not affect easement rights. Furthermore, the HECO will have an opportunity to review and comment on major permit applications.

- Sugar Mill Glen, LLC requested its property located at TMK: 9-4-161: 5 in the Waipahu Transit Center station area to be included in the BMX-3 District and TOD Special District. The DPP found the request consistent with the principles of the Waipahu Neighborhood TOD Plan and surrounding zoning proposal; therefore, the DPP does not object and have included the property, as requested.
- Mark A. Robinson Trusts and J.L.P. Robinson, LLC stated they did not object to their property located at TMK: 9-4-28: 25 in the West Loch station area to be included in the BMX-3 District. However, they stated the tenants of their adjacent properties located at TMKs: 9-4-28: 24 and 36 did not have sufficient information at the time to make a determination of whether to seek inclusion in the zoning proposal. The DPP found the request for TMK: 9-4-28: 25 to be consistent with the map of the Waipahu Neighborhood TOD Plan and surrounding zoning; therefore, the DPP does not object and have included the property, as requested. The other two properties at TMKs: 9-4-28: 24 and 36 will remain unaffected by the proposal.
- West Oahu Christian Church requested its property located at TMK: 9-4-10: 101 in the West Loch station area to be included in the BMX-3 District and TOD Special District. The subject property is under the same ownership as the adjacent parcel located at TMK: 9-4-27: 127. Both sites are under a joint development agreement. The DPP found the request consistent with the principles of the Waipahu Neighborhood TOD Plan and surrounding zoning proposal; therefore, the DPP does not object and have included the property, as requested.

E. State Land Use Legislation Considerations.

1. Chapter 205, Hawaii Revised Statutes, Land Use Commission. The proposed zone change area is entirely in the State Land Use Urban District (**Attachment 5**). The Urban District includes lands characterized by “City-like” concentrations of people, structures, and services, while also including vacant areas for future development. The proposed zone changes are consistent with the purpose of the Urban District.

F. City Land Use Legislation Considerations.

1. Oahu General Plan (amended October 3, 2002); Resolution 02-205, CD1. The zone change proposal adheres to the General Plan objectives and policies, including the following:

Transportation & Utilities, Objective D:

“To maintain transportation and utility systems which will help Oahu continue to be a desirable place to live and visit.”

Policy 2: “Use the transportation and utility systems as a means of guiding growth and the pattern of land use on Oahu.”

The zone change proposal area is within approximately ½ mile of two future rail stations. Generally, the mixed-use zoning being proposed allows for a wider variety of uses and, therefore, the transit users to

utilize the transportation infrastructure. The proposed zone change area is also located where existing utility systems already exist.

2. Central Oahu Sustainable Communities Plan (December 2002); Ordinance 02-62. Section 24-5.5(c), ROH provides that all proposed developments in the Central Oahu Sustainable Communities Plan (SCP) region be evaluated against their consistency with the vision, policies, and guidelines of the Plan. The zone change proposal is evaluated in this context below:

a. Central Oahu's Role in Oahu's Development Pattern. The Central Oahu SCP reaffirms the region's development pattern as outlined in the General Plan.

b. The Vision for Central Oahu SCP. The vision of Central Oahu, as outlined in Section 2, includes the following key element that pertains to the proposed project:

- Section 2.2.7: Communities Designed to Support Non-Automotive Travel. Medium density residential and commercial development will be developed at the two transit nodes.

The proposed mixed use districts will allow residential and commercial developments at moderate densities near the future rail stations to improve the pedestrian environment and support transit and other non-automotive uses, such as bicycling.

c. Land Use Policies and Guidelines. Specific land use items with direct application to the suitability of the zone change proposal consist of the following:

- Section 3.8.1.2 policy states, "Medium Density Apartment and Commercial mixed uses should be developed at two transit nodes, which would cover a one-quarter-mile radius around major transit stops."
- Section 4.1.3.2 policy defines the transit nodes as consisting of "shops, entertainment centers, restaurants, offices and residences within easy walk of the transit center. ... The objective is to create a land use pattern ... that would allow Waipahu residents to minimize use of the private automobile and encourage use of transit for longer trips and walking or biking for short trips."

The proposed zone changes are consistent with providing a mix of residential and commercial uses near the transit nodes. In addition, the proposal would also allow a mix of commercial and industrial uses where there is a large cluster of existing industrial uses in the West Loch station area, to provide for a similarly enhanced pedestrian environment with uses that support transit use.

d. Relation to Land Use Maps.

- Appendix A of the Central Oahu SCP indicates that the Urban Community Boundary contains the intended extent of developed or “built up” areas of urban and urban fringe communities. Map A2: Urban Land Use shows that the proposed zone change area is within the Urban Community Boundary.
- Map A2 also shows two designated transit nodes and the following land use designations in the zone change area: Regional Town Center (Waipahu Transit Center station area) and Medium Density Residential/Commercial Mixed Use (West Loch station area). Regional Town Center is defined as offering “a wide range of shopping and dining opportunities and professional, business and industrial services.” Medium Density Residential/Commercial Mixed Use is defined as “predominantly for medium-density apartment use,” while “mixed use, with retail activities at the ground level, is encouraged.”

The zone change proposal is consistent with these designations.

3. Waipahu Neighborhood TOD Plan (April 2014); Resolution 14-47, CD1. The Plan provides a vision for neighborhood improvements and future urban redevelopment around the Waipahu Transit Center and West Loch rail stations. The goal of the Plan is to foster more livable communities that take advantage of the benefits of transit and promote more efficient use of the land.

The Plan recommends a mix of complementary uses around the rail stations, such that people can live, work, shop, and participate in entertainment and community activities in close proximity to one another. The regulatory structure of these land uses would be accomplished through mixed use zoning districts. Additionally, the Plan recommends Kapakahi and Hoaeae Streams to serve as major “green” corridors and public amenities.

Building heights are recommended to generally be highest closer to the rail stations, with a maximum of 60 feet for both station areas and an additional bonus height up to 90 feet in the West Loch station area when community benefits are incorporated into a project. Community benefits are defined as part of a proposed TOD Special District, which the Plan also recommends, to supplement or modify the underlying zoning district regulations (this proposal is presented in a separate report).

Note that the proposed zone changes do not completely coincide with the TOD Special District boundaries recommended in the Plan due to more in-depth research of specific parcels and the desires of particular property owners. Furthermore, implementation of the Plan is not expected to occur all at once. Some Plan recommendations are deferred until more research can be completed and/or the real estate market better aligns with the TOD opportunities.

The proposed zone changes, as outlined in Sections A and B of this report, are in response to the Plan. The proposal will, therefore, help implement the Plan's vision as part of its recommendations.

4. Waipahu Town Plan (December 1995); Resolution 96-14. This community-based special area plan for Waipahu envisions its future as a harmonious blend of the old and new.

The Plan identifies the West Loch station area as a commercial anchor that includes light industrial, while the Waipahu Transit Center station area includes a pedestrian-oriented Old Town Commercial district with thematic architecture, specialty stores, restaurants, and other goods and services. Waipahu's Old Town is to retain and embrace its cultural and plantation heritage.

The proposed zone changes will allow for the desired mix of commercial and industrial uses, while also allowing residential, facilitating a more pedestrian-oriented environment that supports transit ridership.

5. Waipahu Livable Communities Initiative Report (May 1998); Resolution 98-328, CD1. This initiative includes a transit-oriented focus as an opportunity to improve transportation facilities and revitalization of the older areas of Waipahu. Both rail stations are identified as major transfer points appropriate for mixed use surroundings.

The proposed zone changes will allow for mixed uses around the rail stations, while increasing opportunities for revitalization in developed areas of Waipahu. The proposal also supports TOD, which will mutually benefit from the existing/planned transportation facilities.

6. Pearl Harbor Historic Trail Master Plan (May 2001); Resolution 03-188, CD1. The purpose of this plan is to focus attention and provide guidance on enhancements to the 18.6-mile historic trail that links together adjacent neighborhoods and various attractions.

The zone change proposal will facilitate connections to the trail by preserving future greenways. Additionally, properties near the trail would be able to establish businesses to accommodate trail users and support its use.

7. Public Infrastructure Map (PIM); Chapter 4, ROH. The Central Oahu PIM shows multiple symbols overlapping the project area (**Attachment 6**), listed below by rail station area.

- Waipahu Transit Center station area:
 - Wailani Stream Flood Control Symbol No. 6. This project is for approximately 1,600 linear feet of channel improvements, although its status is inactive.
 - Waipio Peninsula Recreation Complex Symbol No. 7. This project includes improvements to Waipahu Depot Road to provide access to the

recreation complex, which includes soccer fields, a stadium, support facilities, and parking.

- Waipahu Street (Peke Lane to Amokii Street) Symbol No. 19. This project is to widen the right-of-way (ROW) to improve circulation.
 - Paiwa Street Widening (Waipahu Street to 100 feet past Kahuailani) Symbol No. 20. This project is to improve a substandard segment into a four-lane arterial to improve circulation.
 - Leeward Transit Corridor Symbol No. 23. This symbol was included to preserve the ROW for a transit system. The ROW is currently used as a bike path. A plan has been proposed for an expansion of historic train rides from Waipahu's Plantation Village to Kaena Point.
 - Honolulu High-Capacity Transit Corridor Project Symbol No. 42. This is the City's rail transit project from East Kapolei to Ala Moana Center that is currently under construction.
- West Loch station area:
 - Waipahu Street (Amokii to Kunia Road) Symbol No. 22. This project is to widen the ROW to improve circulation.
 - Leeward Transit Corridor Symbol No. 23. See description above.
 - Honolulu High-Capacity Transit Corridor Project Symbol No. 42. See description above.

The proposed zone changes would not adversely affect the development of these PIM projects. In the case of the Honolulu High-Capacity Transit Corridor Project (PIM Symbol No. 42), the proposal would complement it by facilitating land use conditions that support transit ridership.

8. ROH (chapter unassigned), Flood Hazard Areas. The following Flood Insurance Rate Maps cover the project area: 15003C0238G, revised January 19, 2011; 15003C0220F, revised September 30, 2004; and 15003C0326G, revised January 19, 2011. The FIRMs show the project area located in Zone D, Zone X (unshaded), Zone X (shaded), Zone AE, and Zone AEF (**Attachment 7**). The flood zones are primarily located in the Waipahu Transit Center station area.

According to the Flood Zone Definitions of the Federal Emergency Management Agency, Zone D is comprised of areas with possible but undetermined flood hazard; Zone X (unshaded) is comprised of areas with minimal flood hazard above the 500-year flood level (0.2 percent annual chance of flood); Zone X (shaded) is comprised of areas with moderate flood hazard between the 100-year (1 percent annual chance of flood) and 500-year flood levels; and Zone AE is comprised of areas with high flood hazard within the 100-year flood level, while Zone AEF is a designated floodway within Zone AE.

Projects that occur in Zones AE and AEF must comply with flood hazard district regulations. In addition, the National Flood Insurance Program regulates developments within these zones. The entire project area is outside of the Tsunami Evacuation Zone.

9. Land Use Ordinance (LUO); Chapter 21, ROH. The proposed zone changes are discussed below for compliance with Article 3, LUO, Establishment of Zoning Districts and Zoning District Regulations.

Apartment Mixed Use Districts—Purpose and Intent, Section 21-3.90.

“The purpose of the apartment mixed use districts is to allow some commercial uses in apartment neighborhoods. The additional commercial uses shall be permitted under varying intensities and are intended to support the daily and weekly commercial service needs of the neighborhood, conserve transportation energy by lessening automobile dependency, create more diverse neighborhoods and optimize the use of both land and available urban services and facilities. Mixing may occur horizontally and vertically, but controls are established to maintain the character of these neighborhoods primarily as apartment neighborhoods.”

Business Mixed Use Districts—Purpose and Intent, Section 21-3.120.

- “(a) The purpose of the business mixed use districts is to recognize that certain areas of the city have historically been mixtures of commercial and residential uses, occurring vertically and horizontally and to encourage the continuance and strengthening of this pattern. It is the intent to provide residences in very close proximity to employment and retail opportunities, provide innovative and stimulating living environments and reduce overall neighborhood energy consumption.”
- “(b) The intent of the BMX-3 community business mixed use districts is to provide areas for both commercial and residential uses outside of the central business mixed use district and at a lower intensity than the central business mixed use district. Typically, this district would be applied to areas along major thoroughfares adjacent to B-2, BMX-4, A-3, AMX-2 and AMX-3 zoning districts. It is also intended that it be applied to areas where the existing land use pattern is already a mixture of commercial and residential uses, occurring horizontally, vertically or both.”

Industrial-Commercial Mixed Use Districts—Purpose and Intent, Section 21-3.140.

- “(a) The purpose of the industrial-commercial mixed use district is to allow mixing of some industrial uses with other uses. The intent of this district is to provide for areas of diversified businesses and employment opportunities by permitting a broad range of uses, without exposing nonindustrial uses to unsafe and unhealthy environments. To a limited extent, some residential uses shall be permitted.”

“(b) This district is intended to promote and maintain a viable mix of light industrial and commercial uses.”

Preservation Districts—Purpose and Intent, Section 21-3.40.

“(a) The purpose of the preservation districts is to preserve and manage major open space and recreation lands and lands of scenic and other natural resource value.”

“(e) It is also the intent that lands designated urban by the state, but well suited to the functions of providing visual relief and contrast to the city’s built environment or serving as outdoor space for the public’s use and enjoyment be zoned P-2 general preservation district. Areas unsuitable for other uses because of topographical considerations related to public health, safety and welfare concerns shall also be placed in this district.”

The desired uses, as proposed in the Waipahu Neighborhood TOD Plan, meet the intent of each proposed zoning district and fit within the allowable uses specified in Table 21-3, Master Use Table, LUO. In addition, Section 21-9.100, LUO, allows the TOD Special District to impose regulations to supplement and modify the underlying zoning district and, if applicable, other special district regulations in order to encourage appropriate TOD. The proposed TOD Special District, which overlaps the entire zone change area, and its regulations are presented in a separate report.

10. Shoreline Setback and Special Management Area (SMA); Chapters 23 and 25, ROH. The project site at the Waipahu Transit Center and West Loch station areas is partially inside the SMA near the Pearl Harbor shoreline (**Attachment 8**), but outside of the shoreline setback. Therefore, some parcels would continue to be subject to the requirements under Chapter 25.

G. Other Considerations. The City is developing regional infrastructure plans for the TOD corridor. The provision of public facilities and services will be evaluated on a project-by-project basis during permit application reviews. Individual projects will also be evaluated for compliance with other applicable policies and laws, including, but not limited to, Chapter 343, HRS, Environmental Impact Statements; and Chapter 6E-42, HRS, Historic Preservation.

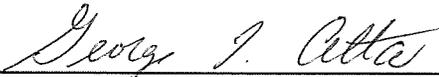
Rezoning of other properties recommended in the Waipahu Neighborhood TOD Plan may be proposed in the future should new conditions warrant their inclusion. Based on existing conditions, the properties of this proposal were determined to be most appropriate.

The following properties presented to the community at the November 13, 2014, public meeting have since been removed in consideration of the existing 201H approval exemptions, which will remain for the life of the projects: TMKs: 9-4-17: 1 (Hawaii Public Housing Authority), 55 (Independent Living Waipahu), 58 (Plantation Town Apartments), 59 and 62 (HHFDC), and 61 (Jesus Reigns Ministries, Inc.).

H. Recommendation. The zone change proposal was found to be consistent with State and City land use plans and policies. The Director of the Department of Planning and Permitting, therefore, recommends that the proposed zone changes, involving multiple zoning districts and height limits, be APPROVED as shown in Exhibits A and B of the Bill for an Ordinance (**Attachment 9**).

Dated at Honolulu, Hawaii, this 14th day of September, 2015.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By 
George I. Atta, FAICP
Director

GIA:js

Attachments

**ATTACHMENT 1
(LOCATION MAP W/LIST OF AFFECTED
PARCELS AND STREETS)**

WEST LOCH STATION AREA

TAX MAP KEYS:

9-4-010: 101

9-4-027: 2, 3, 8-10, 127

9-4-028: 1, 25, 26, 29, 30, 35 & 37

9-4-039: 1, 3, 4-19, 21-44, 48, 52-67, 71, 72, 74-76,
79-83, 89-91, 93-95, 97-109

9-4-047: 1-3, 8-10, 12, 13, 17-19, 23-25, 27-39

9-4-048: 10, pors. 11 & 12, 13-19, 25, 27, 28, 30-32, 34,
36-51, 55-57, 65-69, 71-73, 75, 76 & 78

9-4-049: 3, 9-14, 16-28, 50-55, 58-61, 63 & 64

STREETS:

Farrington Hwy. (portion)

Leokane St (portion)

Leoku St

Leoleo St (portion)

Leolua St

Leonui St

Leole St

Leowaena St

Leowahine St (portion)

Pupukahi St (portion)

Pupumomi St

Pupunohe St

Pupuole Pl

Pupuole St (portion)

Pupupani St

Pupupuhi St

Waikele Rd (portion)

WAIPAHU TRANSIT CENTER STATION AREA

TAX MAP KEYS:

9-4-010: Por. 4

9-4-011: 11, por. 27, 56, 72, 73, 99, 100 & 108

9-4-013: 3-5, 8, 9, 11-13, 15-17, 20, 46-53, 63,
67-70, por. 71, 72

9-4-014: 1, 3, 5-9, 14, 16-19, 22, 51-33, 56-67 & 73

9-4-015: 1-3, 5-12, 14-16, 18-23, 27-38, 41-45

9-4-017: 7, 11-13, 15, 17, 24, 25, 31-34, 36-46,
50-52, 64, 65

9-4-019: 1, 3, 5-17, 19-23, 50-62

9-4-020: por. 30, 31-37, 98 & 100

9-4-026: 98-105

9-4-161: 1-5

STREETS:

Awalau St (portion)

Farrington Hwy (portion)

Haakoa Pl

Hanawai Cir (portion)

Hikimoe St

Kahuailani St (portion)

Kahuamoku St

Malakeke St (portion)

Managers Dr (portion)

Mokuola St (portion)

Moloalo St

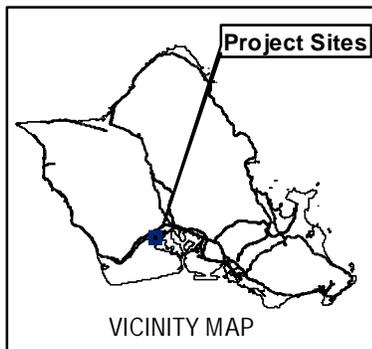
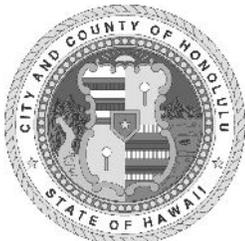
Oneha St

Pahu St (portion)

Puamano Pl (portion)

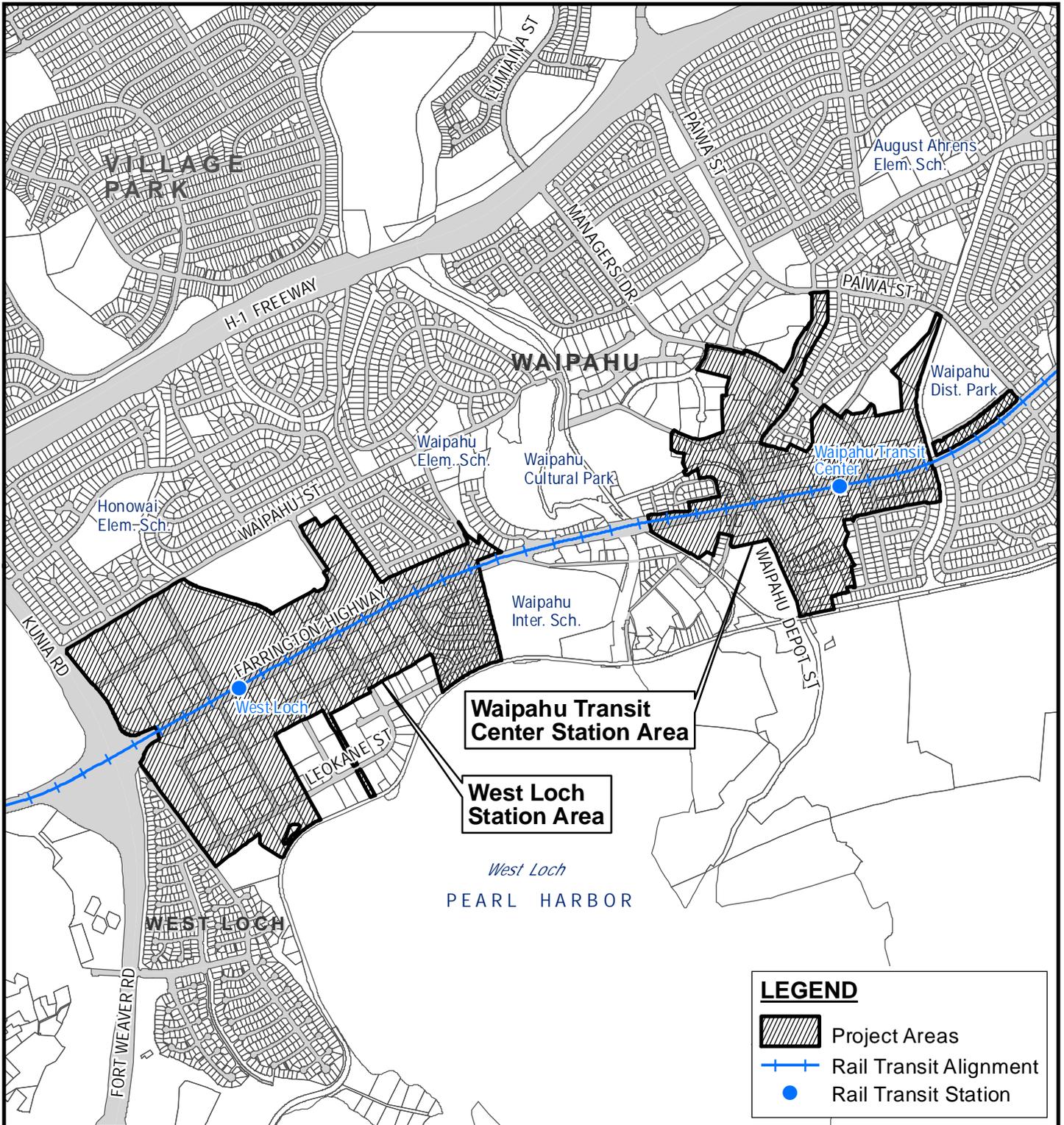
Waipahu Depot St (portion)

Waipahu St (portion)



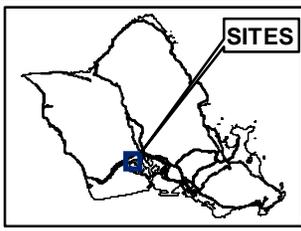
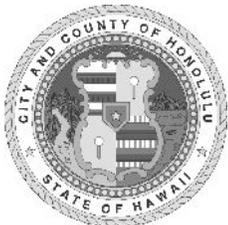
LIST OF AFFECTED PARCELS (TMK) AND STREETS BY STATION

FOLDER NO.: 2014/GEN-5



LEGEND

-  Project Areas
-  Rail Transit Alignment
-  Rail Transit Station



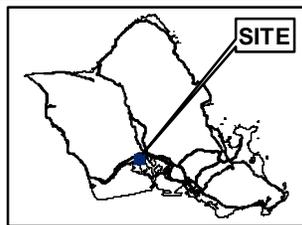
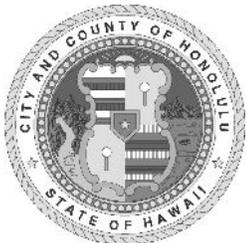
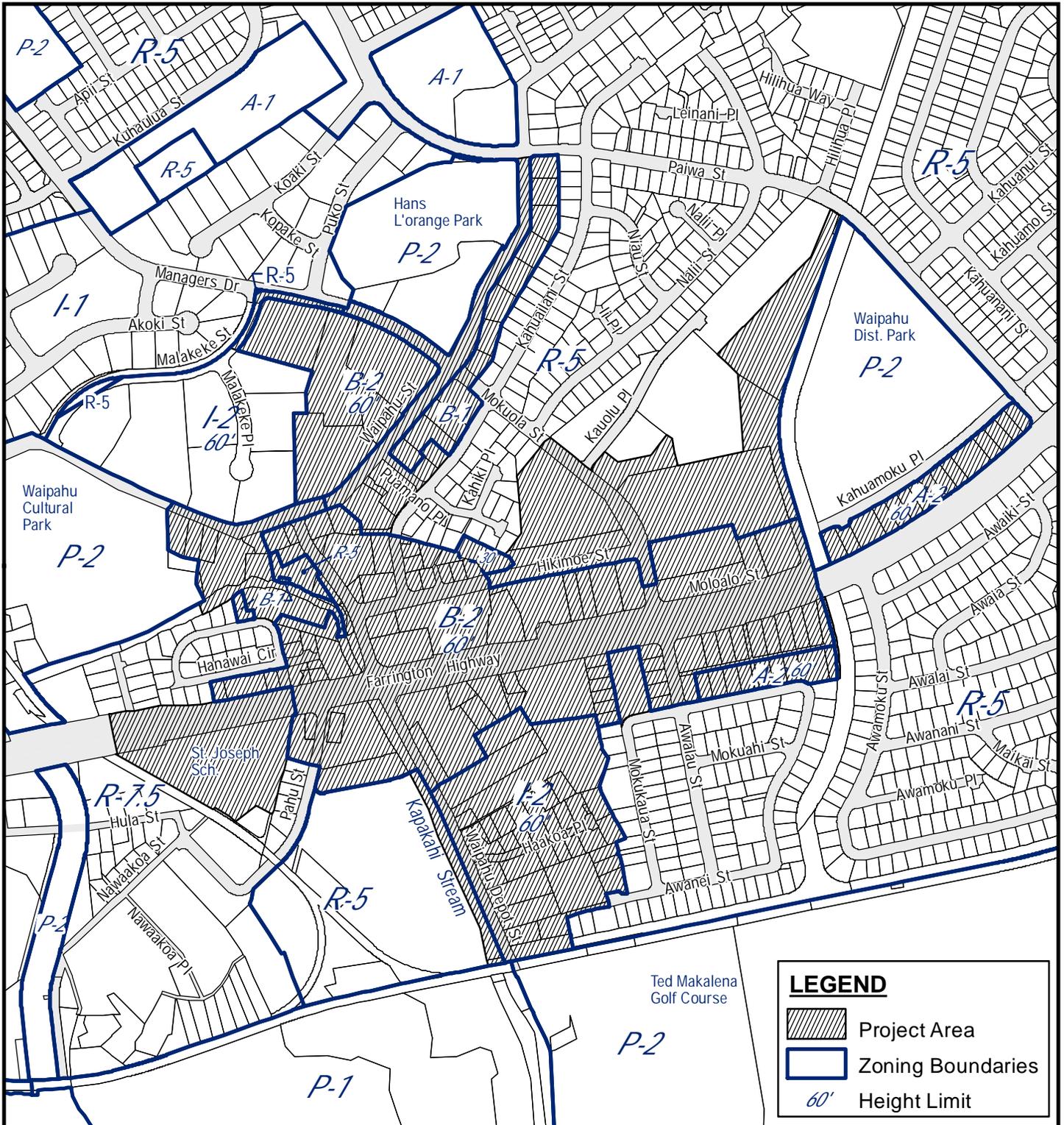
LOCATION MAP

West Loch & Waipahu Transit Center Station Areas

TAX MAP KEYS: See Attachment 1, List of Affected Parcels (TMK) and Streets by Station

FOLDER NO.: 2014/GEN-5

**ATTACHMENT 2
(EXISTING ZONING MAPS)**



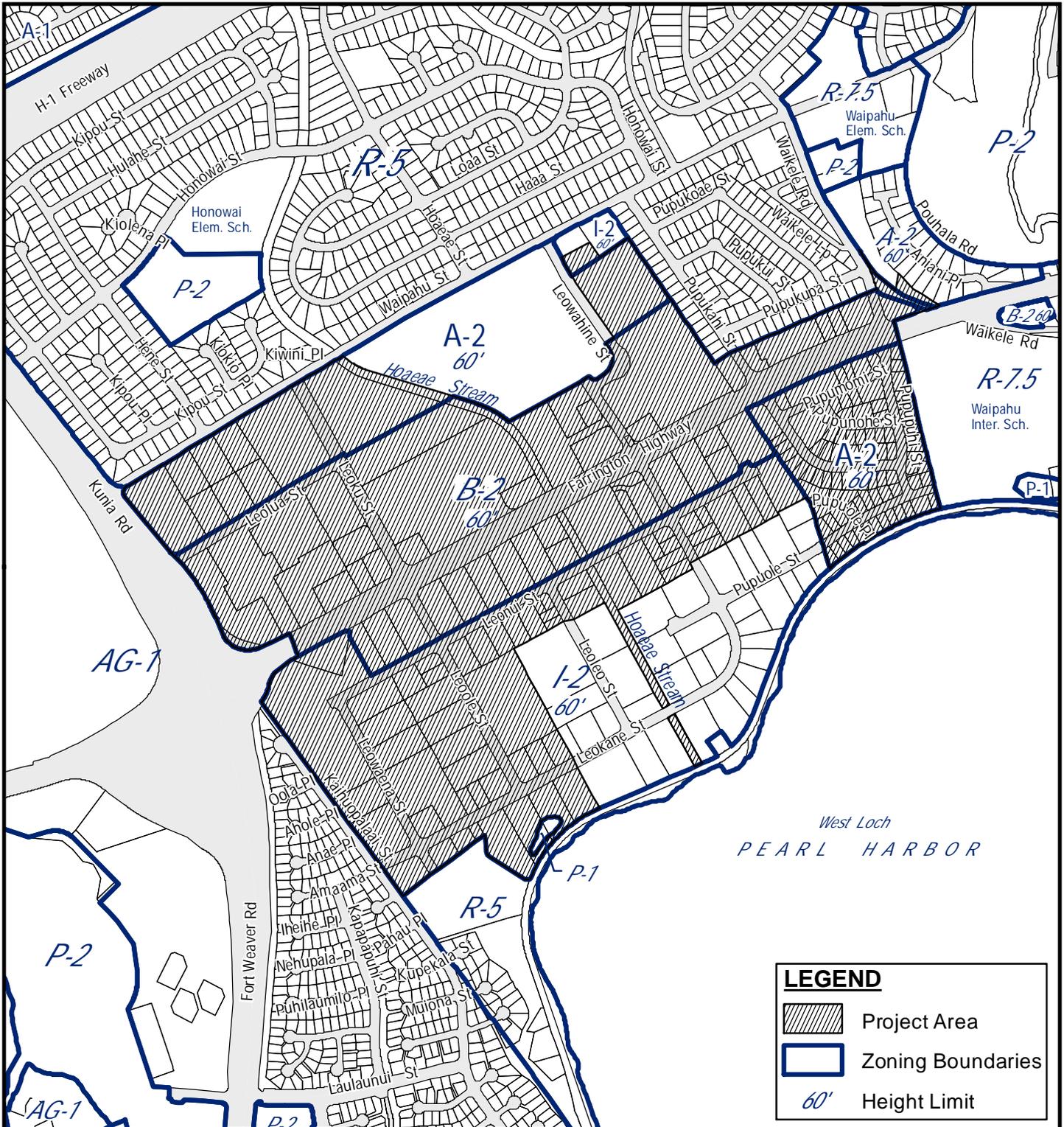
VICINITY MAP



PORTION OF WAIPAHU EXISTING ZONING MAP Waipahu Transit Center Station Area

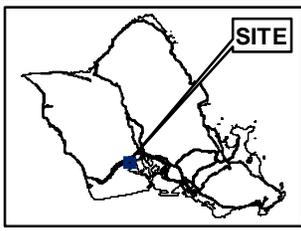
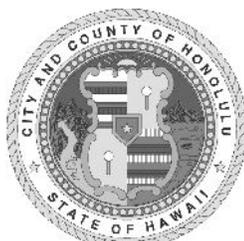
TAX MAP KEYS: See Attachment 1, List of Affected Parcels (TMK) and Streets by Station

FOLDER NO.: 2014/GEN-5



LEGEND

-  Project Area
-  Zoning Boundaries
- 60'* Height Limit



**PORTION OF WAIPAHU
EXISTING ZONING MAP
West Loch Station Area**

**TAX MAP KEYS : See Attachment 1, List of
Affected Parcels (TMK) and Streets by Station**

FOLDER NO.: 2014/GEN-5

**ATTACHMENT 3
(AGENCY COMMENTS)**

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843

RECEIVED



November 26, 2014

'14 DEC -2 A9:57

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chair
ADAM C. WONG, Vice Chair
MAHEALANI CYPHER
THERESIA C. McMURDO
DAVID C. HULIHEE

ROSS S. SASAMURA, Ex-Officio
ROSS M. HIGASHI, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

TO: GEORGE I. ATTA, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER

SUBJECT: YOUR MEMORANDUM DATED OCTOBER 29, 2014, REGARDING
THE WAIPAHU NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT
PLAN STATION AREA ZONING AND LAND USE REGULATIONS; WAIPAHU,
OAHU

We have the following comments to offer:

1. A Water Master Plan (WMP) shall be submitted for the transit-oriented development (TOD) areas subject to new roadway and water system infrastructure, including supporting hydraulic analysis and development phasing. The WMP is required to determine the adequacy of the water system to provide domestic water and fire protection in accordance with our Water System Standards. Approval of construction plans will be contingent on an approved WMP.
2. The proposed water demands within the subject TOD should be provided in accordance with Board of Water Supply (BWS) Water System Standards. The analysis should indicate whether the demands are based on existing or proposed zoning.
3. The availability of water will be determined when the building permit applications are submitted for our review and approval. When water is made available, the applicant will be required to pay the prevailing Water System Facilities Charges for resource development, transmission and daily storage.
4. High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in our water system.
5. The developers will be required to meet the BWS cross-connection control and backflow prevention requirements. The requirements will be determined when the building permit applications are submitted for our review and approval.

Mr. George I. Atta
November 26, 2014
Page 2

6. Water conservation measures are required for all proposed developments. These measures include low flow plumbing fixtures, utilization of nonpotable water for irrigation using rain catchment and chiller/air handler condensate, cooling tower conductivity meters and water softening recycling systems, drought tolerant plants, xeriscape landscaping, efficient irrigation systems and the use of Water Sense labeled ultra-low-flow water fixtures and toilets.
7. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
8. We reserve further comments on the adequacy of our system until the development plans are formalized.

If you have any questions, please contact Scot Muraoka, Long Range Planning Branch of our Water Resources Division at 748-5942.

Waipahu 1198580
2014/GEN-5

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

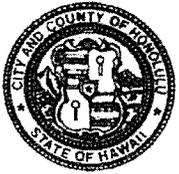
650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813

Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

RECEIVED

KIRK CALDWELL
MAYOR

'14 DEC -4 P2:57



ROBERT J. KRONING, P.E.
DIRECTOR

MARK YONAMINE, P.E.
DEPUTY DIRECTOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

December 3, 2014

Memorandum

To: George I. Atta, FAICP, Director
Department of Planning and Permitting

From: 
Robert J. Kroning, P.E., Director

Subject: Waipahu Neighborhood Transit-Oriented Development (TOD) Plan
Station Area Zoning and Land Use Regulations; Waipahu, Oahu

The Department of Design and Construction does not have comments to offer on the subject project.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me at x88480.

RJK:cf (586453)

Hiramoto, Kela M

From: Lum, Curtis B Y
Sent: Friday, December 19, 2014 4:16 PM
To: Balassiano, Katia; Arakawa, Bonnie K. N.; Sokugawa, Kathy K.
Cc: Espiau, Renee; Rue, Harrison; Hiramoto, Kela M
Subject: FW: Project File Number 2014/GEN-5

Wasn't sure who should get this from DEM.

From: Hirai, Peter J.S.
Sent: Friday, December 19, 2014 4:04 PM
To: Lum, Curtis B Y
Subject: Project File Number 2014/GEN-5

Curtis:

I apologize for being late, I know comments on the Waipahu Neighborhood TOD Plan was due on December 13.

If you can still accept comments, here are comments from DEM:

1. In addition to "enhancing the 'green network'", we also recommend community hurricane shelters. At this time, only DOE schools are used as shelters and no City parks are adequately protected against hurricanes.
2. In addition to affordable housing, offer Ohana Housing and multi-family structures
3. Increase the capability of outdoor warning sirens along the rail corridor

Thanks.

Peter
Peter J.S. Hirai, Certified Emergency Manager
Deputy Director
Department of Emergency Management
650 South King Street
Honolulu, Hawaii 96813-3078
Voice: (808) 723-8960 Fax: (808) 768-1458

Follow DEM—

On the World Wide Web: www.OahuDEM.org

On Facebook: www.facebook.com/OahuDEM

On Twitter: www.twitter.com/Oahu_DEM

Sign up for free alerts to your cell phone at www.nixle.com/DEM, provided by the City & County of Honolulu

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

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KIRK CALDWELL
MAYOR NOV 28 P3:42



ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER

EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 14-1023

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

November 25, 2014

MEMORANDUM

TO: George I. Atta, FAICP, Director
Department of Planning and Permitting

A handwritten signature in black ink, appearing to read "Ross S. Sasamura", is written over the "FROM:" field.

FROM: Ross S. Sasamura, P.E.
Director and Chief Engineer
Department of Facility Maintenance

SUBJECT: Waipahu Neighborhood Transit-Oriented Development (TOD) Plan
Station Area Zoning and Land Use Regulations; Waipahu, Oahu

Thank you for the opportunity to review and comment on the subject project.

Our comments are as follows:

- Who will be responsible to maintain all of the proposed infrastructure improvements, within the half mile radius of the two (2) Waipahu TODs? The proposed project will greatly impact the Department of Facility Maintenance (DFM), if we are to maintain these improvements.
- How will the maintenance of the proposed improvements for other TODs be handled? DFM will have to plan and budget their short- and long-range maintenance resources such as manpower, equipment, funding, etc.

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road Maintenance, at 768-3697.

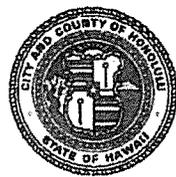
HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

RECEIVED

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL
MAYOR

14 NOV 20 P3:20



MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

November 19, 2014

TO: GEORGE ATTA, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: SOCRATES D. BRATAKOS, ASSISTANT CHIEF

SUBJECT: WAIPAHA NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT
PLAN
STATION AREA ZONING AND LAND USE REGULATIONS
WAIPAHA, OAHU

In response to your memorandum dated October 29, 2014, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1, Uniform Fire Code [UFC]TM, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1, UFCTM, 2006 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire

George Atta, FAICP, Director
Page 2
November 19, 2014

hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction].
(NFPA 1, UFC™, 2006 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.



SOCRATES BRATAKOS
Assistant Chief

SDB/SY:bh



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

RECEIVED

'14 DEC 18 P1:14

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

December 12, 2014

Mr. George I. Atta, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Re: Waipahu Neighborhood Transit-Oriented Development Plan

The Department of Education ("DOE") is responding to your invitation to evaluate and comment on the impact of proposed station area rezoning and land use and zoning regulations for the Transit Oriented Development ("TOD") plans for the West Loch Station Area and the Waipahu Station Area ("Waipahu station areas"). Both areas are located in the Leeward Oahu School Impact Fee District where we have been collecting school impact fees for new residential developments since September 2013.

The DOE has already expressed our concerns about the increase in permitted residential development planned for the two Waipahu station areas. Copies of our correspondence to various City officials about the impact of TOD zoning are attached.

Estimated Enrollment Projections

The DOE estimates that roughly 1,600 to 1,700 future school-aged students could reside in the additional 4,500 units permitted in the rezoning of the two Waipahu station areas. That represents a projected 25 percent increase in total enrollment from current total enrollment of 6,900 students in five schools that serve the Waipahu station areas today. These schools include Ahrens, Honowai, and Waipahu Elementary Schools; Waipahu Intermediate School, and Waipahu High School.

Current total enrollment in the three elementary schools is 3,136 students and is projected to grow to 3,355 students in 2019, without including the impact of the proposed TOD additional units. Current total classroom capacity at the three schools is 3,326 students. The additional 945 elementary students generated by TOD up-zoning would require at least one new elementary school.

All DOE students currently residing in the two station areas attend Waipahu Intermediate School and Waipahu High School. The 2014 enrollment at Waipahu Intermediate School is close to its classroom capacity so there would be a need for additional school capacity for several hundred additional students following full TOD residential build out. The situation is similar for Waipahu

Mr. George Atta
December 12, 2014
Page 2

High School where current enrollment is close to capacity, so projected growth, with or without the TOD generated enrollment, will require additional school capacity.

Requirement of the School Impact Fee Law

The DOE is required by the school impact fee law, Chapter 302A-1606, Hawai`i Revised Statutes (“HRS”), to notify the City of its decision whether school impact fees in the form of school land, a fee in lieu thereof, or a combination of both will be required when any new residential project of fifty or more units seeks any change of zoning, subdivision, or any other approval. DOE’s practice is to fix this decision in an Education Contribution Agreement (“ECA”) with the party seeking residential entitlements, prior to notifying the City.

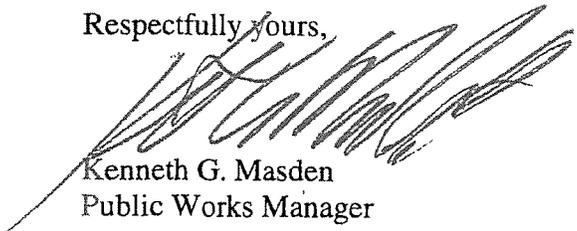
We understand the City’s policy is to address school impact fees only in the City’s Development Agreements (“DA”) with master developers. The DOE believes the City’s DA is insufficient to assume full enforcement responsibility for school impact fee payments, especially since the DOE is not a party to the DA. Specifically, DOE’s concern is that if residential entitlements are parceled out by the master developer to smaller residential developers, and school commitments are only required at this micro level, the full extent of the option for school land would be diminished or eliminated altogether.

A Lack of Notification Triggers

DOE has one other major concern. If school impact fees are not settled before the earliest possible City entitlements are sought, it is not clear how the DOE would be made aware of plans for a major residential development within the TOD special districts, since the projects will have already received their zoning. The City’s stated goal of a TOD special district in which a developer can proceed directly to building permit is problematic for the DOE. The DOE will need formal notification of applications for special district permits and the proposed “Planned Development – Transit permit” for any project with residential development.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Respectfully yours,



Kenneth G. Masden
Public Works Manager

KGM:jmb

Attachments

NEIL ABERCROMBIE
GOVERNOR



KATHRYN S. MATAY
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

December 20, 2012

Ms. Ka'iulani K. Sodaro, Chair
Planning Commission, City and County of Honolulu

c/o Mr. Jiro A. Sumada, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813

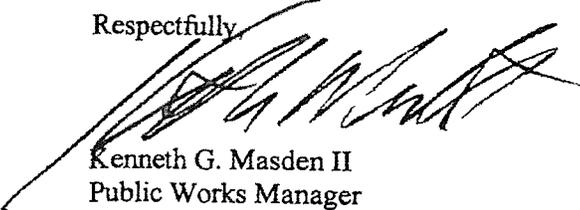
Subject: Waipahu Neighborhood Transit-Oriented Development Plan

The Department of Education (DOE) continues to have concerns about the Waipahu Neighborhood Transit-Oriented Development Plan (Waipahu TOD Plan). The Waipahu TOD Plan continues to ignore education and the impact that the project will have on public schools.

As shown in the attached correspondence, the DOE previously expressed concerns to the City and County of Honolulu that the Waipahu TOD Plan did not acknowledge or address impacts to the surrounding schools as a result of the proposed greater residential density. While the final draft of the Waipahu TOD Plan suggests that schools be a permitted use in TOD and TLZ zones, this does not address the impact that 4,520 additional residential units will have on DOE schools in Waipahu. The Plan recommends evaluating the creation of new schools without any review of the current capacity of area schools or the availability of additional school sites, or school funding, to serve the new development. We believe this oversight could have a negative impact on the success of your program and would offer to work directly with you to ensure that student needs are appropriately addressed in this new development.

Thank you for the opportunity to provide testimony. If you have any questions, please call Jeremy Kwock of the Facilities Development Branch at 377-8301.

Respectfully,



Kenneth G. Masden II
Public Works Manager
Planning Section

KGM:jmb

Attachments

c: Rodney Luke, CAS, Pearl City/Waipahu Complex Areas
Councilmembers, Honolulu City Council

LINDA LINGLE
GOVERNOR



KATHRYN S. MATAYOSI
INTERIM SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2380
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

April 22, 2010

Mr. Terry Ware, Program Administrator
Transit-Oriented Development Plan
Department of Planning and Permitting
City and County of Honolulu
650 South King St., 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Ware:

SUBJECT: Public School Requirements in Transit-Oriented Development Plans

The Department of Education is concerned that the impact of transit-oriented development on public schools is not being fully addressed in the rapid process of preparing Transit-Oriented Plans for Waipahu and the Aiea-Pearl City neighborhoods.

We expressed our concerns in the attached comment letter on the Waipahu Plan in May 2009 but the letter has not been acknowledged as far as we are aware. We are concerned that the impacts upon public schools in your Aiea-Pearl City Plan will not be addressed. Current school populations, enrollment projections, school facility capacities, or plans for future schools may also have an impact on transit plans.

We would like to suggest a meeting to exchange information in greater detail. Please call Heidi Meeker of the Facilities Development Branch at 377-8301 to assist with arrangements.

Sincerely yours,

A handwritten signature in black ink that reads "Randolph G. Moore".

Randolph G. Moore
Assistant Superintendent

RGM:jmb

Attachment

c: Sheldon Oshiro, CAS, Pearl City/Waipahu Complex Areas



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES
[REDACTED]

May 4, 2009

Mr. David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Ms. Bonnie Arakawa

Dear Mr. Yoshioka:

SUBJECT: Public Review Draft of the Waipahu Transit-Oriented Development Plan

The Department of Education (DOE) has reviewed the public review draft of the Waipahu Transit-Oriented Development Plan.

We are concerned that the Plan barely acknowledges education as one of the activities that will involve residents in the one-fourth mile and one-half mile areas radiating from the proposed transit stations. The Plan overlooks some existing schools in its maps of the district and makes no reference to the impact of 4,520 additional residential units on the area's public schools.

The DOE appreciates the opportunity to review the Waipahu Plan. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Sincerely,

A handwritten signature in black ink that reads "Randolph G. Moore".

Randolph G. Moore
Assistant Superintendent

RGM:jmb

c: Facilities Development Branch

NEIL ABERCROMBIE
GOVERNOR



CRAIG K. HIRAI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0600

In reply, refer to:

14:DEV/0151

November 10, 2014

Mr. George I. Atta, FAICP, Director
City and County of Honolulu
Department of Planning & Permitting
650 South King Street 7th Floor
Honolulu, Hawaii 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

14 NOV 13 P1:44

RECEIVED

Dear Mr. Atta:

Subject: Proposed Transit Oriented Development Zone Change and Special District Map (Waipahu Station Area) Covering a State-owned Parcel Located in Waipahu, Oahu, Identified by Tax Map Key: (1) 9-4-017:063

This letter is a follow up to our meeting with Kathy Sokugawa and Harrison Rue to review the City's proposed Transit-Oriented Development (TOD) Zone Change & Special District Map for the Waipahu Station Area.

The Hawaii Housing Finance and Development Corporation (HHFDC) is the owner of a Waipahu Station Area parcel identified as tax map key: (1) 9-4-17:63. The parcel is currently used as a parking lot for Hawaii Public Housing Authority's project called Kamalu Hoolulu Elderly Housing. Under the City's proposed Zoning Map No. 8 for the Waipahu Station Area, the properties adjacent to our parcel closest to the proposed train station will have their zoning changed from R-5 residential to BMX-3 with a 65 foot height limit. Our parcel's zoning will be changed from R-5 residential district to AMX-2 apartment mixed-use district. HHFDC believes that it would benefit our parcel if its zoning is also changed to BMX-3. BMX-3 zoning will allow us to redevelop this parcel and work with the adjacent property owners in creating a better mixed-use neighborhood with affordable housing opportunities in Waipahu. HHFDC believes that this modification would still fit in with the City's TOD plan for the Waipahu Station Area and be consistent with the City's transit oriented development initiative.

HHFDC sincerely hopes that you will consider this request to have the zoning for aforesaid parcel changed from R-5 to BMX-3. Should there be any questions or comments regarding this matter please call Mr. Richard Praher, Development Branch Chief at 587-0527.

Sincerely,


Craig K. Hirai
Executive Director

Waipahu Parcels Combined

Location: Waipahu, HI 96797

TMK: (1) 9-4-17:051, 52, 63, 64, and 65

Area: Total: 422,647 s.f or 9.7 acre

Zone: R-5

Involvements:

Hawaii Public Housing Authority
Plantation Town Apartment
Department of Accounting and General Services
Department of Education

Issues:

Land Area for TMK: (1) 9-4-17:063, 64, and 65 – 4.38 Acre

The Parcels next to Plantation Town Apt. (TMK: 63, 64, and 65) is used as a parking lot for the residents and has a drainage easement. The lease will expire on 2066 but HHFDC has an agreement on the lease; Further development of the premises. *At the Lessor's cost and expense, (1) the right to further develop the premises for other or additional uses and to utilize and enjoy all of the income therefrom and in furtherance of such reserved right, (2) to rearrange and relocate the parking facilities in a multistory or below ground facility, and (3) to equitably reallocate the cost of maintenance, among all users of the premises and improvements. Such exercise of the Lessor's rights shall not impair the Lessee's right to utilize not less than approximately 352 parking stalls and reasonably convenient access thereto on a twenty-four hour daily basis.*

Easements for TMK: 9-4-017:063

Easement 51 for underground drainage purposes, filed on August 15, 1988
Easement 54 (10 feet wide) for sanitary sewer line purposes, filed on March 8, 1993
Easement 55 (10 feet wide) for storm drain purposes, filed on March 8, 1993
Easement over Easement "54" and incidental purposes on December 21, 1994
Easement 67 for road and utility purposes, filed on January 17, 2008
Easement for sewer and incidental purposes, filed June 12, 2008

Easements for TMK: 9-4-017:064

Easement 38 (15 feet wide) for drain purposes, filed on August 13, 1976
Easement for City and County of Honolulu over Easement 38 and incidental purposes
Designation of Sight Line Distance Restriction, filed on January 17, 2008
Easement for sewer and incidental purposes, filed June 12, 2008

Easements for TMK: 9-4-107:065

Easement 6762 for storm drain purposes, filed on January 4, 2008

Easement 6763 for sanitary sewer purposes, filed on January 4, 2008
Easement 6772 for drainage purposes, filed on April 1, 2008
Easement 6 (10 feet wide), for Hawaiian Electric Company Inc. filed on March 13, 1962
Easement 38 for drain purposes, filed on August 13, 1976
Easement for Hawaiian Electric Company, filed April 22, 1996
Easement 67 for road and utility purposes filed on January 17, 2008
Easement 70 for access purposes, filed on January 17, 2008
Easement 71 for sanitary sewer purposes, filed on January 17, 2008
Easement 72 for sanitary sewer purposes, filed on January 17, 2008
Designation of Sight Line Distance Restriction, filed on January 17, 2008
Easement for sewer and incidental purposes, filed June 12, 2008

Land Area for TMK: (1) 9-4-17:052 – 4.5 Acre
Zone: R-5

The parcel in which Waipahu Library and Civic Center sits on is developed with 2 buildings built in the 1980s and a parking lot with roughly 200 stalls. The current Executive Order shows that the land is under the control and management of the Department of Accounting and General Services. There is also an easement for Hawaiian Electric Company.

Easement:

Easement for Hawaiian Electric Company filed on March 13, 1962
Easement 51 for underground drainage purposes on April 15, 1988
Easement 59 for water meter purposes filed on December 18, 1992
Easement for Board of Water Supply on June 24, 2010 – granting an easement for water meter and incidental proposes over said Easement 59.

Land Area for TMK: (1) 9-4-017:051 – 35,343 square feet
Zone R-5

The parcel is leased to Waipahu Community Adult Day Health Center and Youth Day Care Center.

Lease:

Lessor: Hawaii Housing Finance and Development Corp
Lessee: Waipahu Community Adult Day Health Center and Youth Day Care Center
Date: February 1, 2002
Term: 39 years, more or less, commencing upon the execution of this Lease, and expiring on January 31, 2041, unless earlier terminated

Easement:

Easement for Hawaiian Electric Company, Inc. and Hawaiian Telephone Company now known as Hawaiian Telcom Inc., filed on February 10, 1950

Easement for Hawaiian Electric Company granting an easement for utility and incidental purposes, filed March 13, 1962

Easement 49 for drainage purposes, filed on August 15, 1988

Easement 62 for flowage purposes, filed on January 21, 2003

Easement 64 for sanitary sewer purposes, filed on October 21, 2003

Easement 65 for bus shelter and restroom purposes, filed on October 21, 2003

Easement 66 for driveway purposes, filed on October 21, 2003

Easement for sewer system and incidental purposes, through, under and across Easement 64

Easement 45 filed on August 15, 1998

Easement 46, filed on August 15, 1988

Easement 63, for flowage purposes, filed on January 21, 2003

Easement, granting a non-exclusive and perpetual easement to discharge storm and surface waters and incidental purposes, upon and across said Easements "62" and "63", filed April 23, 2003

Easement, granting a non-exclusive and perpetual easement to discharge storm and surface waters and incidental purposes, upon and across Easement "62" and "63", filed October 4, 2004.

**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
Asset and Property Management Section**

**Waipahu Community Adult Day Meeting
677 Queen Street, Suite 300, Board Room
Honolulu, Hawaii 96813**

November 6, 2014

AGENDA

I. INTRODUCTIONS

II. ASSET AND SITE OVERVIEW

A

Waipahu Community Adult Health	
HHFDC Gound Lease Expiration	Jan 31,2041
Lease Rate	\$ 1.00
Construction Yr	2004
Site Area (sq ft)	35,344
On Site Parking	32
Leased Space	
Space A	5,928
Space B	1,743
Total	7,671

B Plat map and site plan attached

III. COMPLIANCE DISCUSSION

A. HHFDC Ground Lease

- a. Consent/approval**
- b. Non profit use**
- c. P&C Insurance**
- d. Financial reporting**

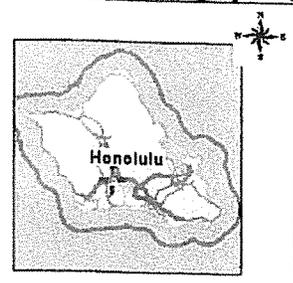
B. C&C CDBG Program

IV. TOD IMPLICATIONS AND TIMING

V. NEXT STEPS

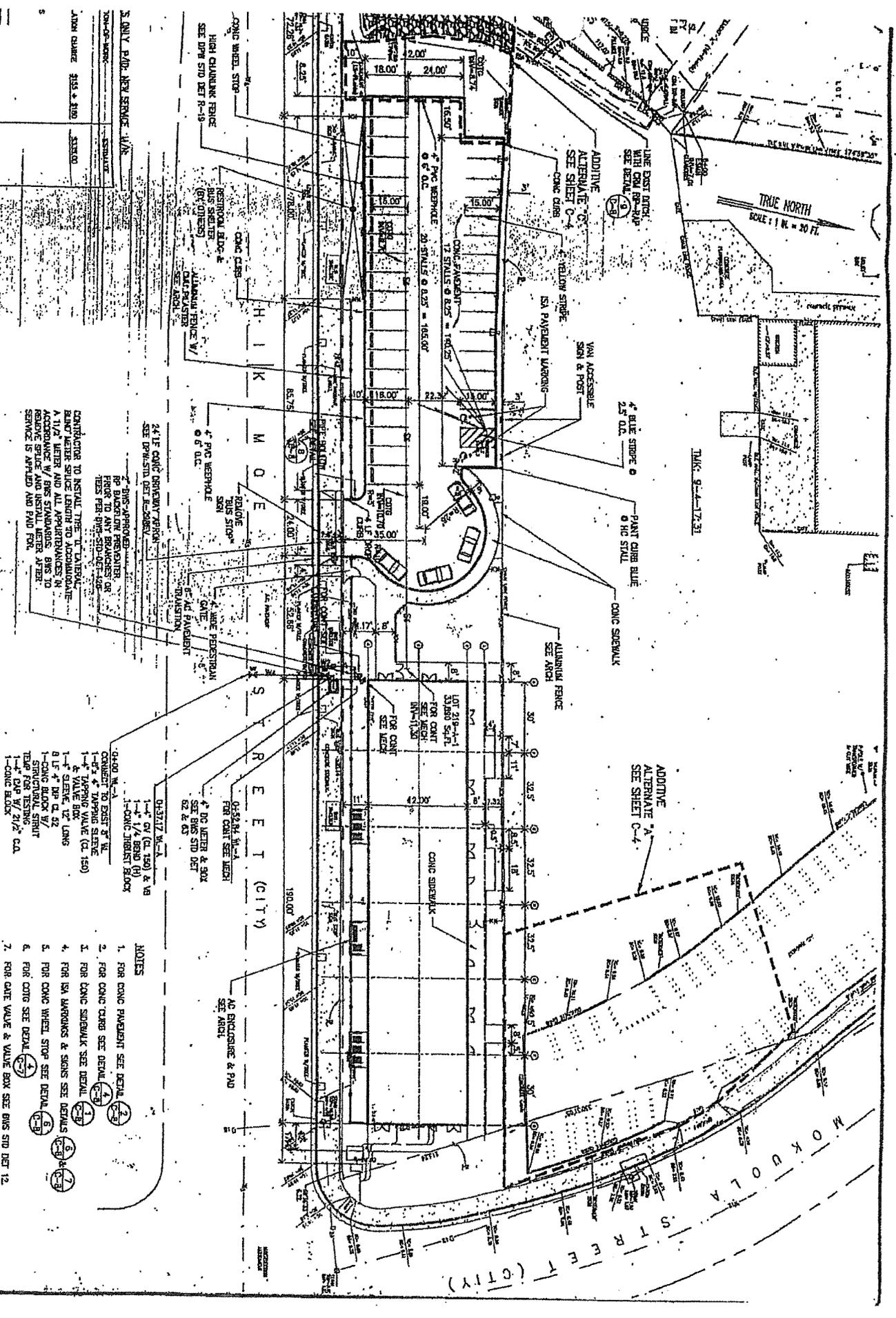


Waipahu Adult			
Parcel: 940170510000 Acres: 0.8114			
Name:	HAWAII HOUSING FINANCE AND DEV. CORP.	Land Value:	208900
Site:	94-830 HIKIMOE ST	Building Value:	0
Sale:	\$22000 on 1989-01-23 Reason=CV Qual=U	Exempt Value:	208900
	677 QUEEN ST STE 300	Taxable Value:	0
Mail:	HONOLULU, HI 96813		



*Honolulu County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. The 'parcels' layer is intended to be used for visual purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. The 'parcels' data layer does not contain metes and bounds described accuracy therefore, please use caution when viewing this data. Overlaying this layer with other data layers that may not have used this layer as a base may not produce precise results. GPS and imagery data will not overlay exactly.
 Date printed: 11/06/14 : 12:36:03

TRUE NORTH
SCALE: 1" = 20' FT.



CONTRACTOR TO INSTALL THE "C" CATEGORY
BARS WITH SPACING TO ACCOMMODATE
A 1/2" LETTER AND ALL APPURTENANCES IN
ACCORDANCE W/ BMS STANDARDS. BARS TO
REMOVE SPALL AND INSTALL LETTER AFTER
SERVICE IS APPLIED AND PAID FOR.

04-11-17 W.A.
CONCRETE TO EXIST "C" W/
1-2" x 4" IMPELLING STEEL
1-2" x 4" IMPELLING STEEL (CL. 150)
& VALVE BOX
1-4" SLEEVES, 12" LONG
8 LF 4" DR. CL. 32
1-CONC BLOCK W/
STRUCTURAL STRUT
TEMP FOR TESTING
1-4" CAP W/ 2 1/2" CA
1-CONC BLOCK

- NOTES
1. FOR CONC PAVEMENT SEE DETAIL (1)
 2. FOR CONC CURBS SEE DETAIL (2)
 3. FOR CONC SIDEWALK SEE DETAIL (3)
 4. FOR ISA BARRINGS & SIGNS SEE DETAILS (4) (5) (6) (7)
 5. FOR CONC WHEEL STOPS SEE DETAIL (8)
 6. FOR CURB SEE DETAIL (9)
 7. FOR CURB VALVE & VALVE BOX SEE BMS STD. DET. 12

SITE & UTILITY PLAN

APPROVED:
DATE: 04/11/17

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	04/11/17
2	FOR CONSTRUCTION	04/11/17
3	FOR CONSTRUCTION	04/11/17
4	FOR CONSTRUCTION	04/11/17
5	FOR CONSTRUCTION	04/11/17

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	04/11/17
2	FOR CONSTRUCTION	04/11/17
3	FOR CONSTRUCTION	04/11/17
4	FOR CONSTRUCTION	04/11/17
5	FOR CONSTRUCTION	04/11/17

**ATTACHMENT 4
(COMMUNITY COMMENTS)**

Hiramoto, Kela M

From: Streitz, Timothy
Sent: Friday, December 19, 2014 10:34 AM
To: Hiramoto, Kela M
Subject: FW: Response to Zone change Waipahu Neighborhood TOD Plan station area zoning and land use regulations - notice of Zone Change
Attachments: Waipahu TOD Microwave and Fiber Intersection.xlsx; Waipahu TOD Microwave and Fiber Google.jpg; Celebrate Waipahu TOD .pdf; Waipahu TOD zone change cover letter.pdf

Hi Kela,

Can you print and scan the email, Excel file, and JPG image (the rest is just copies of what we sent for comment) into the 2014/GEN-5 POSSE job? I'll take the hard copies for the file after.

Thanks,

Tim

From: Sokugawa, Kathy K.
Sent: Wednesday, December 17, 2014 6:48 PM
To: Arakawa, Bonnie K. N.; Balassiano, Katia; Peirson, James H.; Espiau, Renee; Streitz, Timothy
Subject: FW: Response to Zone change Waipahu Neighborhood TOD Plan station area zoning and land use regulations - notice of Zone Change

From: Atta, George I
Sent: Tuesday, December 16, 2014 10:01 PM
To: Sokugawa, Kathy K.
Cc: Chong, Blanche; Challacombe, Arthur D.
Subject: FW: Response to Zone change Waipahu Neighborhood TOD Plan station area zoning and land use regulations - notice of Zone Change

fyi

From: Liu, Rouen [<mailto:rouen.liu@hawaiianelectric.com>]
Sent: Monday, December 15, 2014 6:14 PM
To: Atta, George I
Cc: 'clum@honoulu.gov'
Subject: Response to Zone change Waipahu Neighborhood TOD Plan station area zoning and land use regulations - notice of Zone Change

Dear Mr. Atta,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objections to the project or the proposed zone change. Should HECO have existing easements and facilities on the subject properties, we will need continued access for maintenance of our facilities. We have identified existing and proposed fiber and microwave facilities in the vicinity of the proposed zone change areas. If/when construction designs are available for these areas, the impacts, if any, to the following telecom facilities need to be investigated in more detail to minimize any impacts to our telecom network.

Microwave Link: Mililani HECO SwitchYard to Ewa Beach

Fiber Link: Waiau to Barber's Point Tank Farm

Fiber Link: Waiau to Ewa Nui

Attached is preliminary research material that can be referenced as needed when projects arise in these areas.

We appreciate your efforts to keep us apprised of the subject project in the planning process. As the Waipahu Neighborhood TOD Plan comes to fruition, please continue to keep us informed. Further along in the design, we will be better able to evaluate the effects on our system facilities. If you have any questions, please call me at 543-7245.

Sincerely,
Rouen Q. W. Liu
Permits Engineer

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, copying, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender immediately by reply e-mail and destroy the original message and all copies.

Mokuola Station (Waipahu)

Microwave Link
PM

Waiau
3.18 miles from Waiau
Gnd Elev 81'
825'

Point A1
Point B1
2.33 miles from Waiau
Gnd Elev 20'
700'

Uwave Path Height at intersection

Fiber

Waiau PBX - BPTF WA-119
Waiau PBX - Ewa Nui WAIEN-1

Leoku Station (West Loch)

Microwave Link
PM

Makalapa
4.98 miles from PM
Gnd Elv 71'
1400'

Point A2
Point B2
5.7 miles from PM
Gnd Elev 0'
1300'

Uwave Path Height at intersection

Mililani II HECO Switchyard

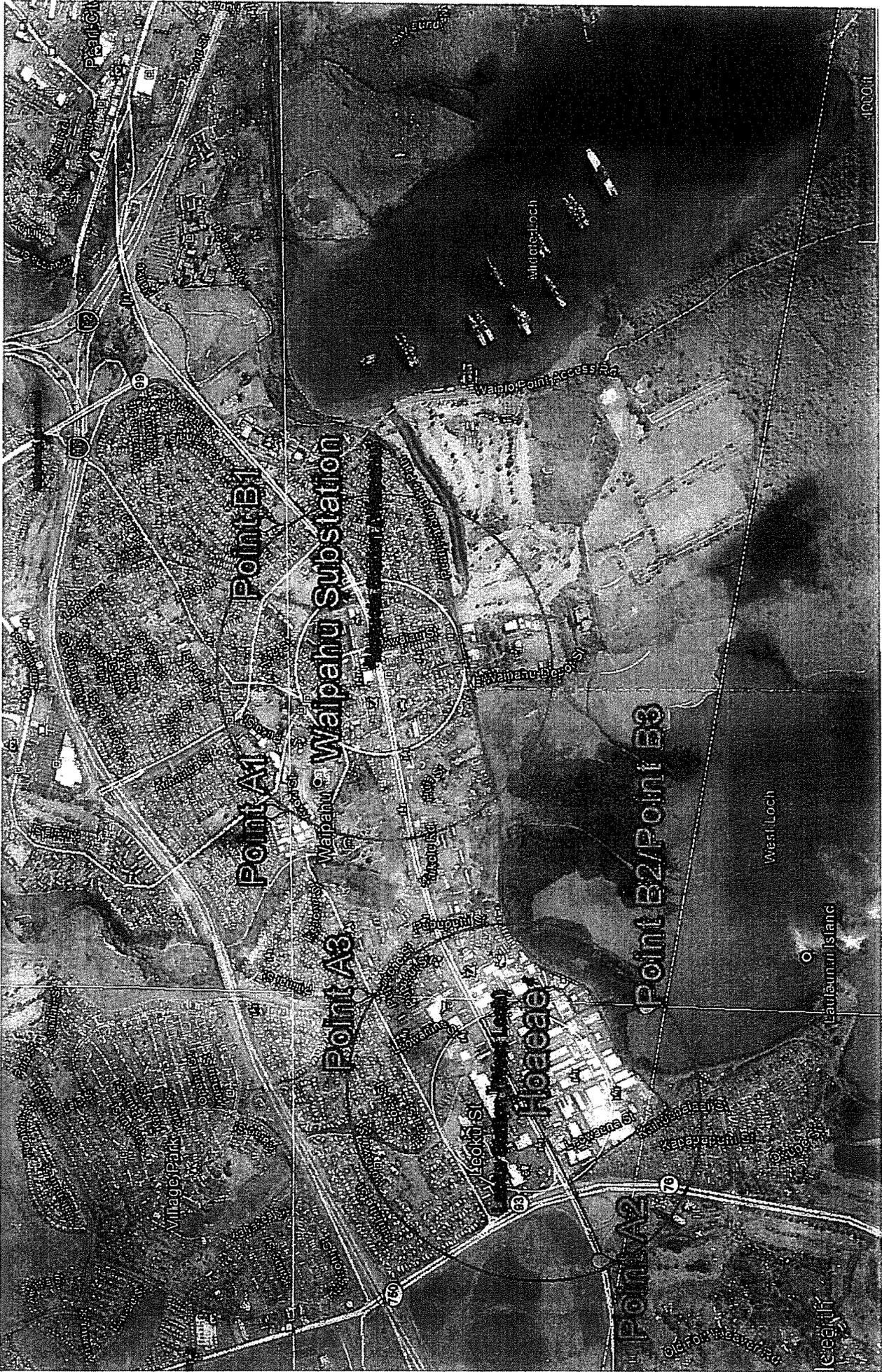
Ewa Beach
3.01 miles from Mililani II
Gnd Elev 61'
375'

Point A3
Point B3
3.84 miles from Mililani II
Gnd Elev 0'
280'

Uwave Path Height at intersection

Fiber

Waiau PBX - BPTF WA-119
Waiau PBX - Ewa Nui WAIEN-1





RECEIVED

75 JAN -9 P4:17

LETTER OF TRANSMITTAL

DEPT OF PLANNING AND PERMITTING CITY & COUNTY OF HONOLULU

To: Mr. George Atta
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Date: January 09, 2015

Transmitted herewith:

Original	Description
1	Waipahu Transit Oriented Development (TOD) Property Inclusion & Zoning Change Request
<input type="checkbox"/> For your information	<input type="checkbox"/> Per your request
<input checked="" type="checkbox"/> Signature Needed	<input type="checkbox"/> Per our conversation
<input type="checkbox"/> For your approval	<input type="checkbox"/> For your files
<input type="checkbox"/> For necessary action	<input checked="" type="checkbox"/> See Remarks Below

Remarks:

Enclosed please find the executed document referenced above for your records.

Sincerely,

Tiana Kobashigawa
Administrative Assistant

5/20/15

SUGAR MILL GLEN LLC

Mr. George Atta, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Waipahu Transit Oriented Development (TOD)
Property Inclusion & Zoning Change Request
Plaza at Milltown, 94-450 Mokuola Street, Waipahu, HI 96707
Tax Key: 1-9-4-161-005
("Subject Property")

Dear Mr. Atta,

Sugar Mill Glen LLC requests the inclusion of the Subject Property within the Waipahu Transit Oriented District ("Waipahu TOD"). Based on the current pattern of inclusion of real property surrounding the planned Farrington Highway/Mokuola Street transit station ("Transit Station"), we feel that the Subject Property should also be included. The basis for our request is as follows:

1. Distance from the planned Transit Station: The Subject Property is approximately 1,800 feet from the planned Transit Station, well within a half mile distance (see attached Exhibit "A").
2. Adjacent Commercial Property Inclusion: The adjacent Leeward YMCA, Filcom Center, and other commercial properties were included in the Waipahu TOD leaving the Subject Property as the only commercial zoned property not to be included (see attached Exhibit "A").
3. The Waipahu Special Area Plan: The Leeward YMCA, Filcom Center and the Subject Property are considered as part of the central "Old Waipahu Town 'Anchor'" boasting commercial and community facilities integral to the surrounding Waipahu community (see attached Exhibit "B").
4. Influence on Community: The Subject Property primarily boasts medical uses with such tenants like Liberty Dialysis and its 13,000 SqFt presence onsite and other complimentary medical-related services. These services are vital to the surrounding community, playing into the concept of delivering critical services within the Waipahu TOD district.
5. The inclusion would allow for the Subject Property's excess land area to be redeveloped into rental apartments which would help supplement current inventory of affordable rental properties.

The Subject Property is located next to the Leeward Family YMCA sharing the same zoning, B-2 (Business Community District). The Subject Property currently consists of approximately 30,000 square feet of retail and office space and an additional 4,000 sf of land that is ready to be developed into a mid-rise apartment use.

We appreciate the opportunity to be included in the Waipahu TOD.

Sincerely,



Christine Camp

Exhibit "A"
Location of Subject Property Relative to Waipahu TOD

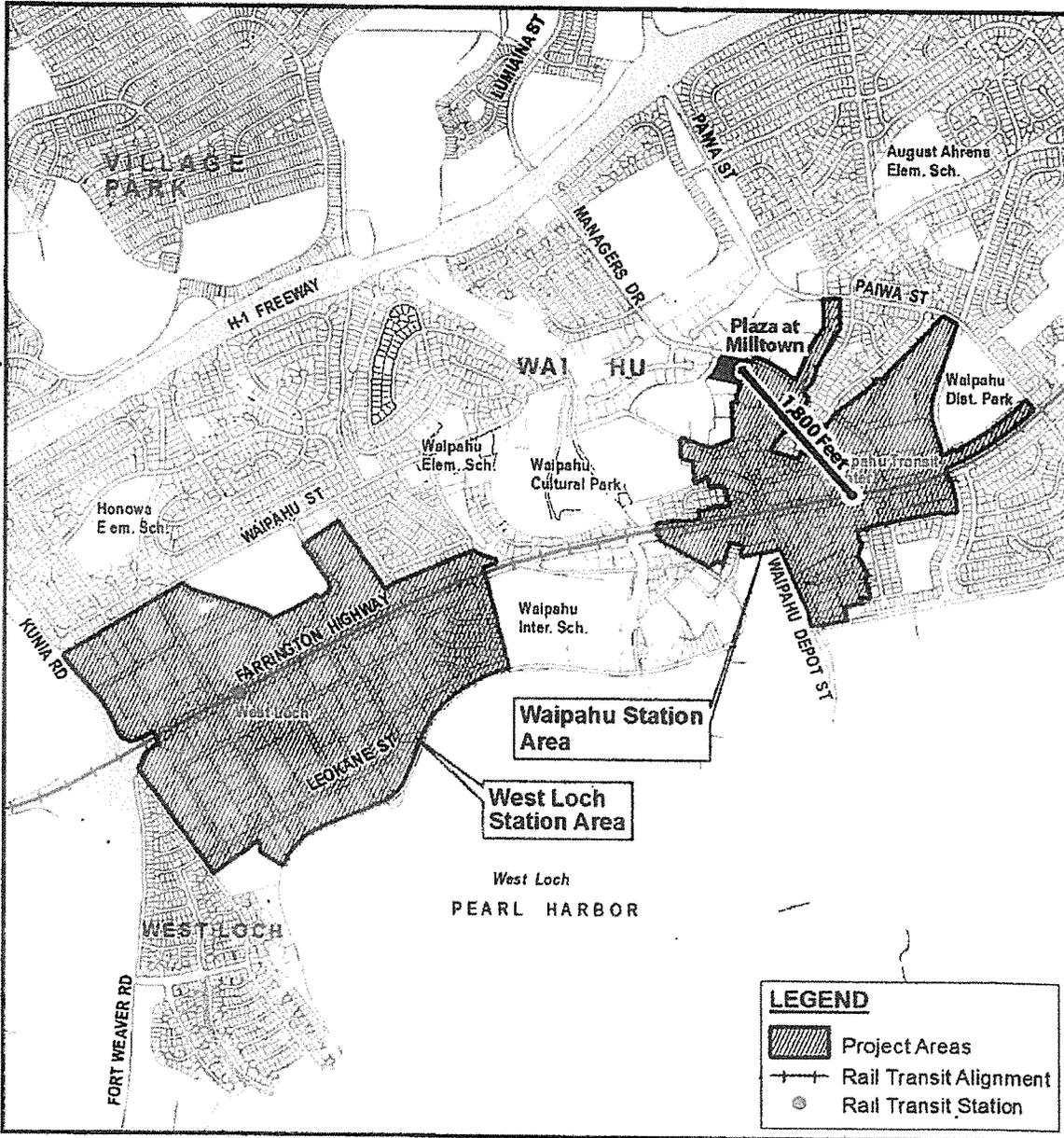
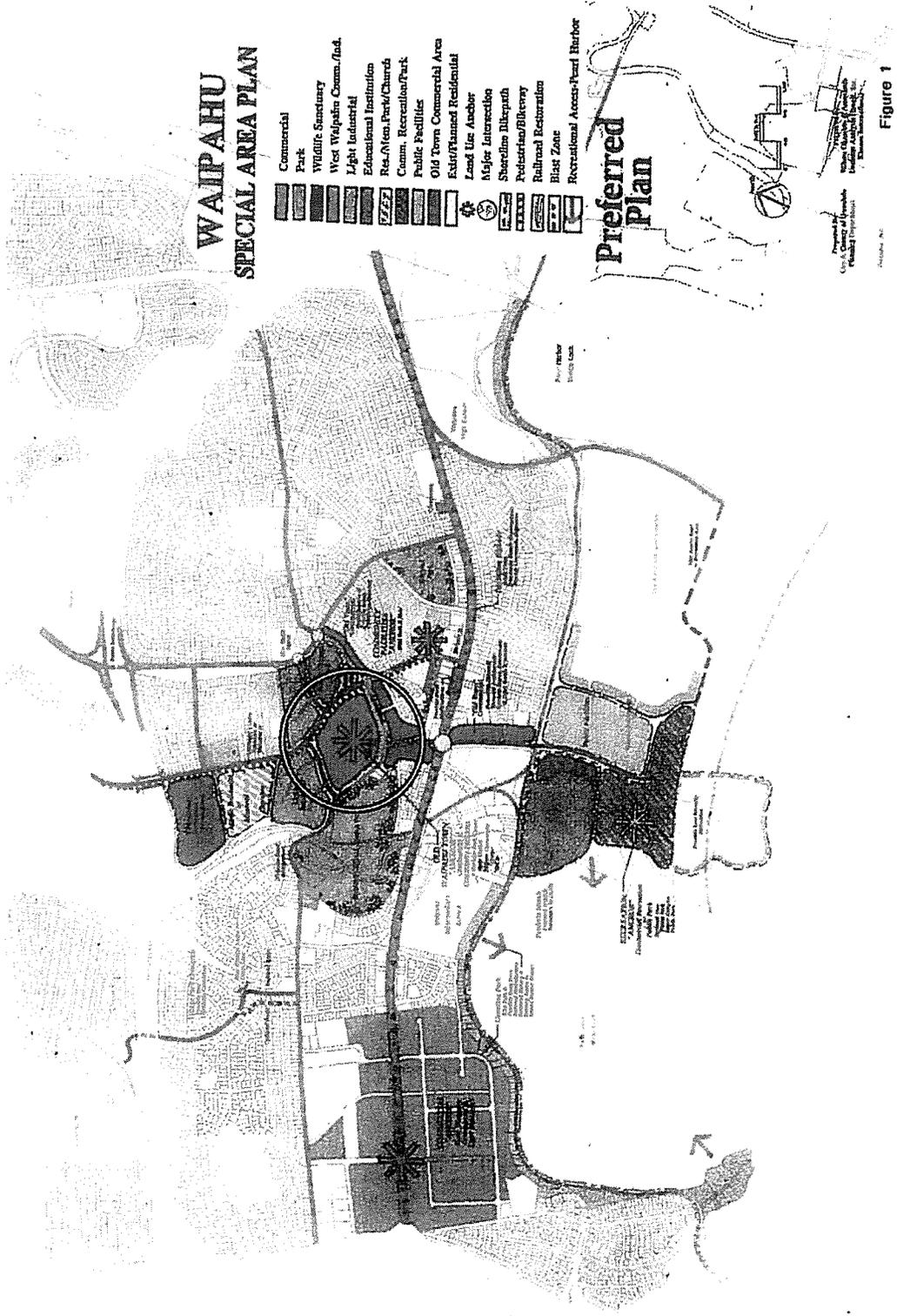


Exhibit "B"

Waipahu Special Area Plan



Mark A. Robinson Trusts J.L.P. Robinson LLC

1100 Alakea St., Suite 600 & 601, Honolulu, HI 96813

Phone (808) 440-2736 Fax (808) 440-2710

Email: susan@martroffice.com

January 16, 2015

Mr. George Atta
Director, Department of Planning and Permitting
City and County of Honolulu
650 So. King St., 7th Floor
Honolulu HI 96813

Re: Zoning at the Waipahu St. Property TMK: 9-4-028-024 (Ground Transport, Inc.)

Dear Mr. Atta:

The landowners do not have sufficient information at this time to make a determination of whether or not we support a change of zoning and possible inclusion of the above lot in the West Loch TOD area.

It is important to us that we, as the land owners, and our lessee, Ground Transport, Inc., be informed as to the date and location of future hearings. Notification to the landowners should be sent to the address or email address above. Contact information for our lessee, Ground Transport, Inc. is as follows: lgomes@groundtransportinc.com

Mr. and Mrs. Louis Gomes
Ground Transport Inc.
P.O Box 29540
Honolulu HI 96820

We appreciate that your office is seeking our input and including us in the City's process regarding this important zoning and TOD matter.

Sincerely,



Wm Rhett Taber
Trustee and Business Manager (Mark A. Robinson Trusts)
Executive Director (JLP Robinson LLC)

CC: Gomes

RECEIVED
15 JAN 20 P 1:30
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

Mark A. Robinson Trusts J.L.P. Robinson LLC

1100 Alakea St., Suite 600 & 601, Honolulu, HI 96813

Phone (808) 440-2736 Fax (808) 440-2710

Email: susan@martroffice.com

January 16, 2015

Mr. George Atta
Director, Department of Planning and Permitting
City and County of Honolulu
650 So. King St., 7th Floor
Honolulu HI 96813

Re: Zoning at the Waipahu St. Property TMK: 9-4-028-025

Dear Mr. Atta:

We understand from our recent meeting with your staff that the City intends to change the zoning for the above lot from I-2 to BMX-3 and will include this lot in the West Loch TOD area. On behalf of the land owners, we do not object to this change.

It is important to us that we, as the land owners, and our lessee, MGABA, be informed as to the date and location of future hearings. Notification to the landowners should be sent to the address or email address above. Contact information for our lessee, MAGBA is as follows: gsthnl@aol.com

MAGBA
225 Queen St. Suite 10-B
Honolulu HI 96813

We appreciate that your office is seeking our input and including us in the City's process regarding this important zoning and TOD matter.

Sincerely,



Wm Rhett Taber
Trustee and Business Manager (Mark A. Robinson Trusts)
Executive Director (JLP Robinson LLC)

CC: MAGBA

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

15 JAN 20 P1:30

RECEIVED

Mark A. Robinson Trusts J.L.P. Robinson LLC

1100 Alakea St., Suite 600 & 601, Honolulu, HI 96813

Phone (808) 440-2736 Fax (808) 440-2710

Email: susan@martroffice.com

January 16, 2015

Mr. George Atta
Director, Department of Planning and Permitting
City and County of Honolulu
650 So. King St., 7th Floor
Honolulu HI 96813

Re: Zoning at the Waipahu St. Property TMK: 9-4-028-036 (Ewa Repair Shop)

Dear Mr. Atta:

The landowners do not have sufficient information at this time to make a determination of whether or not we support a change of zoning and possible inclusion of the above lot in the West Loch TOD area.

It is important to us that we, as the land owners, and our lessee, MAGBA, and the sub-lessee, Ewa Repair Shop, be informed as to the date and location of future hearings. Notification to the landowners should be sent to the address or email address above. Contact information for the sub-lessee, Ewa Repair Shop, Inc. is as follows: winpest@hawaiiantel.net

Mr. Wendall Pestana
Ewa Repair Shop
94-303 Waipahu St
Honolulu HI 96797

Contact information for our lessee, MAGBA is as follows: gsthnl@aol.com

MAGBA
225 Queen St. Suite 10-B
Honolulu HI 96813

We appreciate that your office is seeking our input and including us in the City's process regarding this important zoning and TOD matter.

Sincerely,



Wm Rhett Taber
Trustee and Business Manager (Mark A. Robinson Trusts)
Executive Director (JLP Robinson LLC)

CC: Pestana, MAGBA

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

15 JAN 20 P 1 30

RECEIVED

Scanned 1/20/2015

West Oahu Christian Church

Rev. Stan Miyamoto
English Division
Phone/FAX: (808) 671-0699

94-420 Farrington Hwy
Waipahu, HI 96797-2647

Rev. Yuji Nakamura
Japanese Division
Phone/FAX: (808) 671-5161

Department of Planning and Permitting

February 9, 2015

650 S. King Street

Honolulu, HI 9813

Attn: Mr. Tim Streitz

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

'15 FEB 10 P1:19

RECEIVED

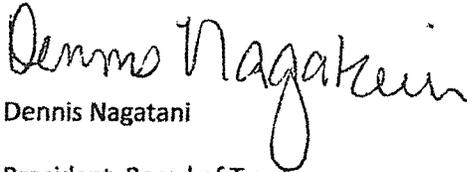
Dear Mr. Streitz:

The Board of Trustees of the West Oahu Christian Church requests that the property identified as Tax Map Key 9-4-010-101 be included as part of the Transit Oriented Development (TOD) zone for the Mass Transit System on Oahu.

Under the initial proposal, only one (TMK 9-4-027-127) of our two properties was initially designated as part of the TOD. Long term, we plan to build on the second property so it makes good sense for us to have both properties designated as part of the TOD to have the same zoning designation.

If you have any questions, please feel free to call me at 455-9665.

Sincerely,

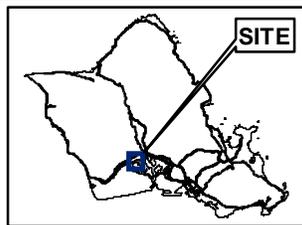
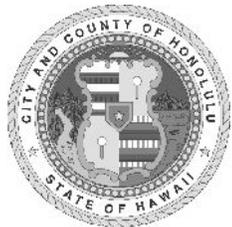
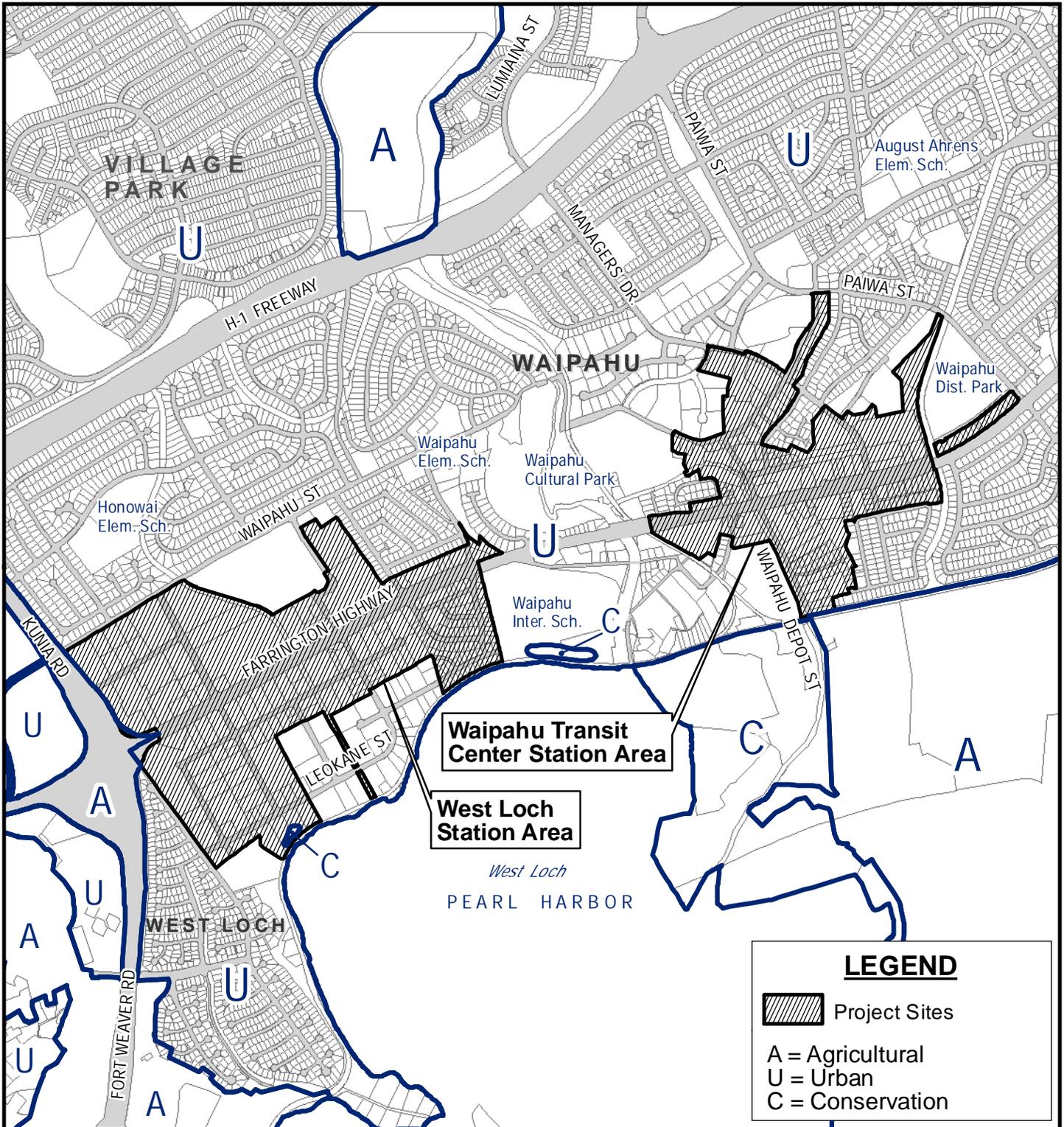


Dennis Nagatani

President, Board of Trustees

West Oahu Christian Church

**ATTACHMENT 5
(STATE LAND USE MAP)**



VICINITY MAP

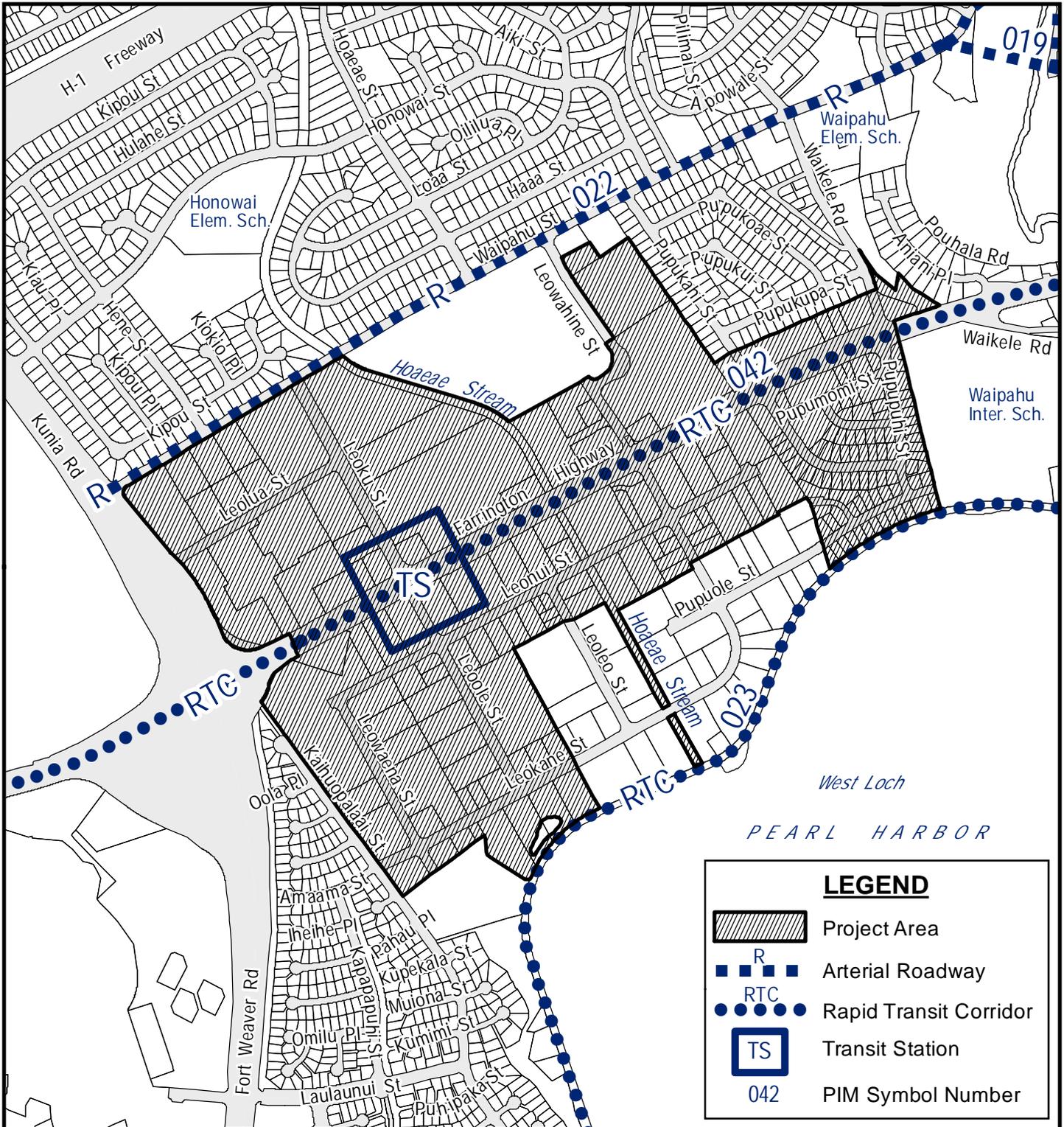


**PORTION OF
STATE LAND USE MAP
West Loch & Waipahu Transit Center
Station Areas**

**TAX MAP KEYS: See Attachment 1, List of
Affected Parcels (TMK) and Streets by Station**

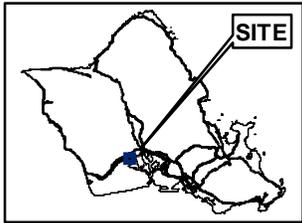
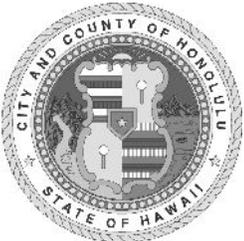
FOLDER NO.: 2014/GEN-5

**ATTACHMENT 6
(PUBLIC INFRASTRUCTURE MAPS)**



LEGEND

-  Project Area
-  Arterial Roadway
-  Rapid Transit Corridor
-  Transit Station
-  PIM Symbol Number



VICINITY MAP

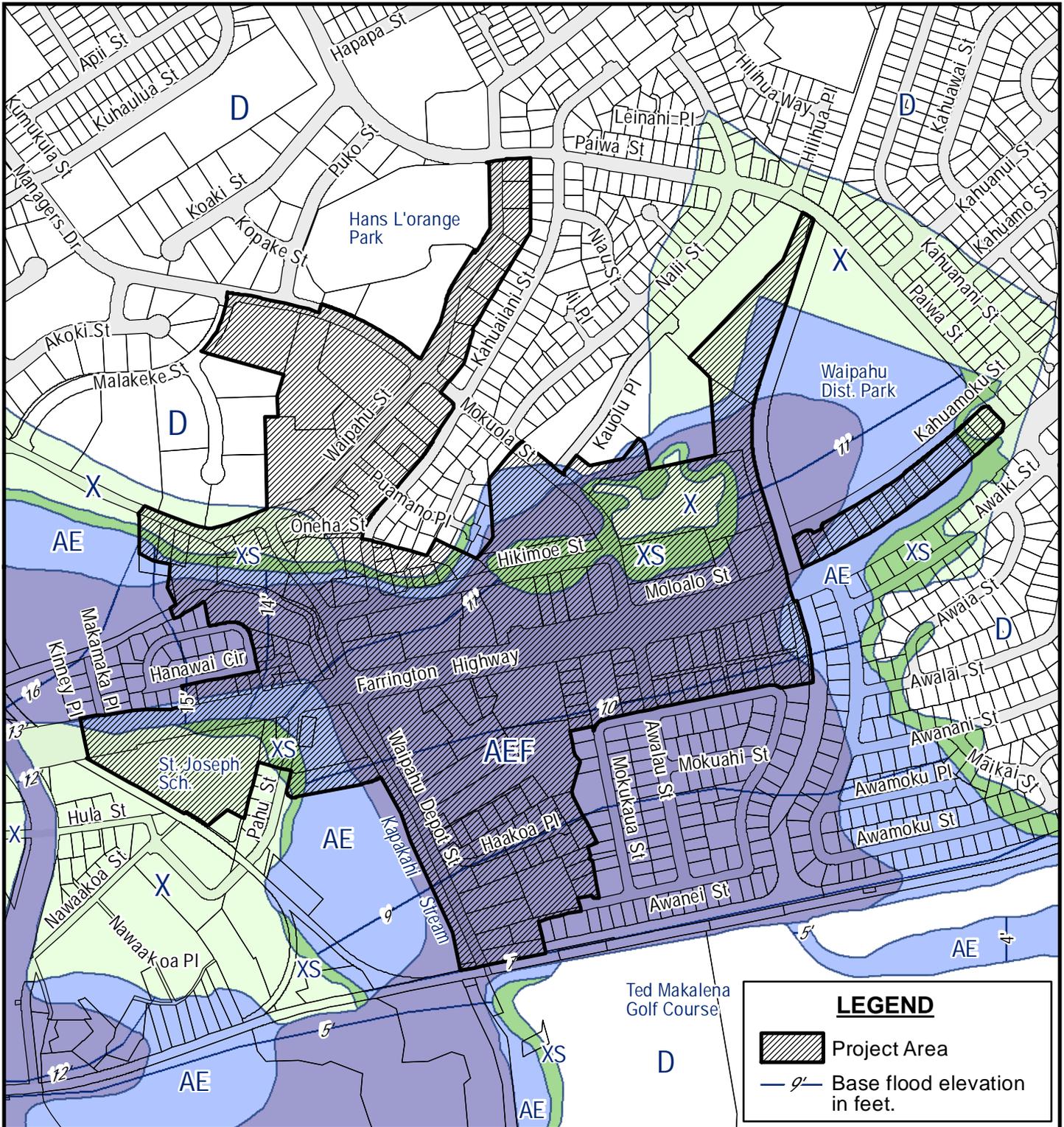


**PORTION OF
PUBLIC INFRASTRUCTURE MAP
Central Oahu**

**TAX MAP KEYS: See Attachment 1, List of
Affected Parcels (TMK) and Streets by Station**

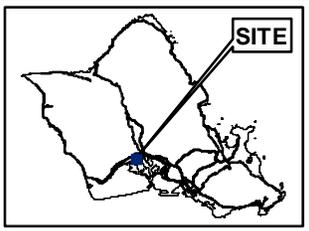
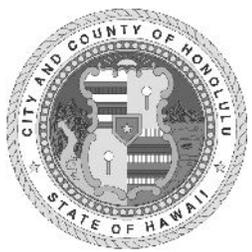
FOLDER NO. : 2014/GEN-5

**ATTACHMENT 7
(FLOOD HAZARD MAPS)**



LEGEND

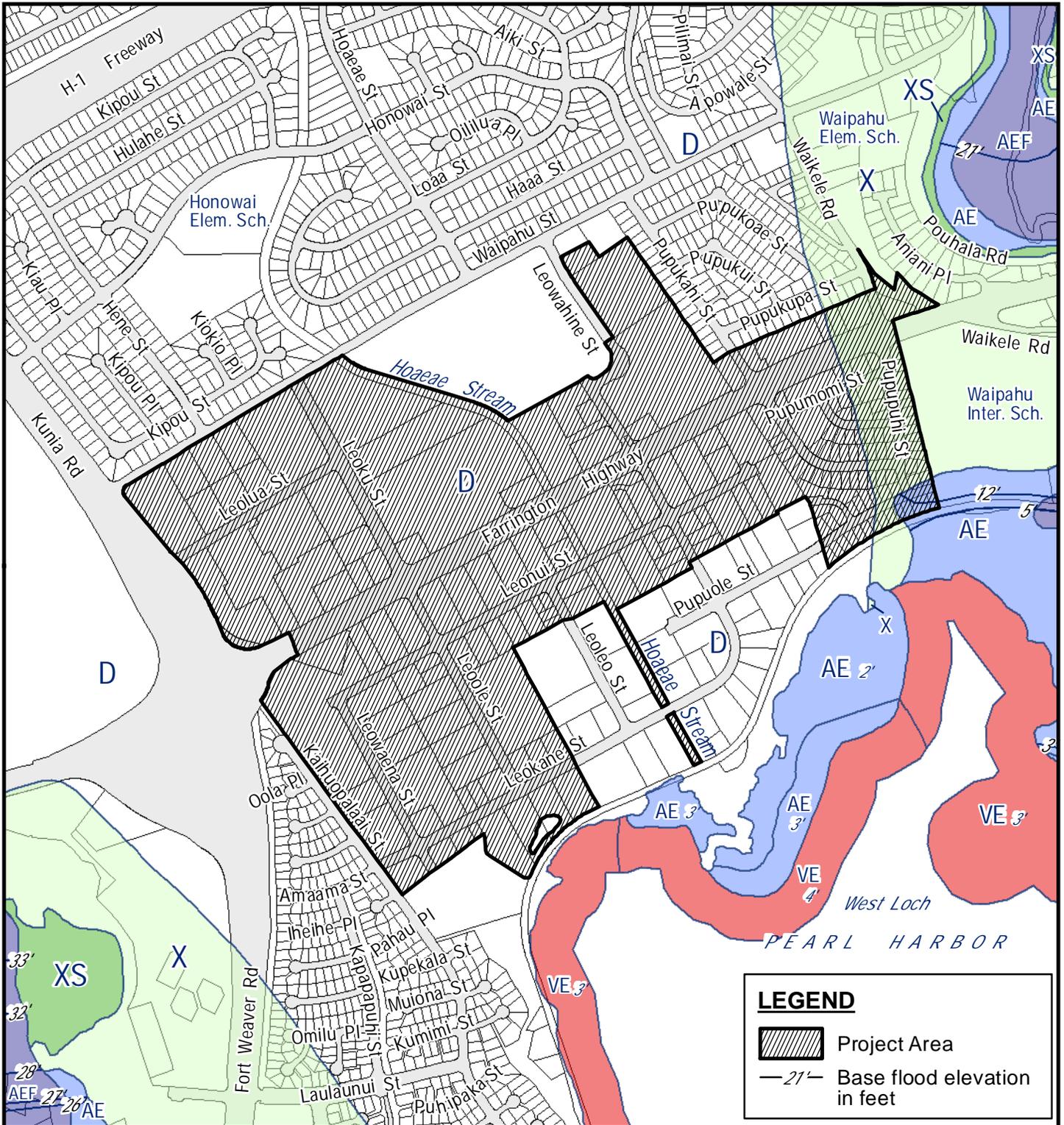
- Project Area
- Base flood elevation in feet.



PORTION OF FLOOD HAZARD MAP
Waipahu Transit Center Station Area

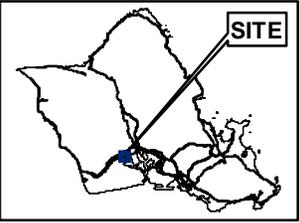
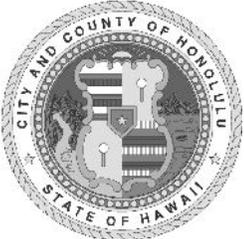
TAX MAP KEYS: See Attachment 1, List of Affected Parcels (TMK) and Streets by Station

FOLDER NO.: 2014/GEN-5



LEGEND

-  Project Area
-  — 27' — Base flood elevation in feet



VICINITY MAP

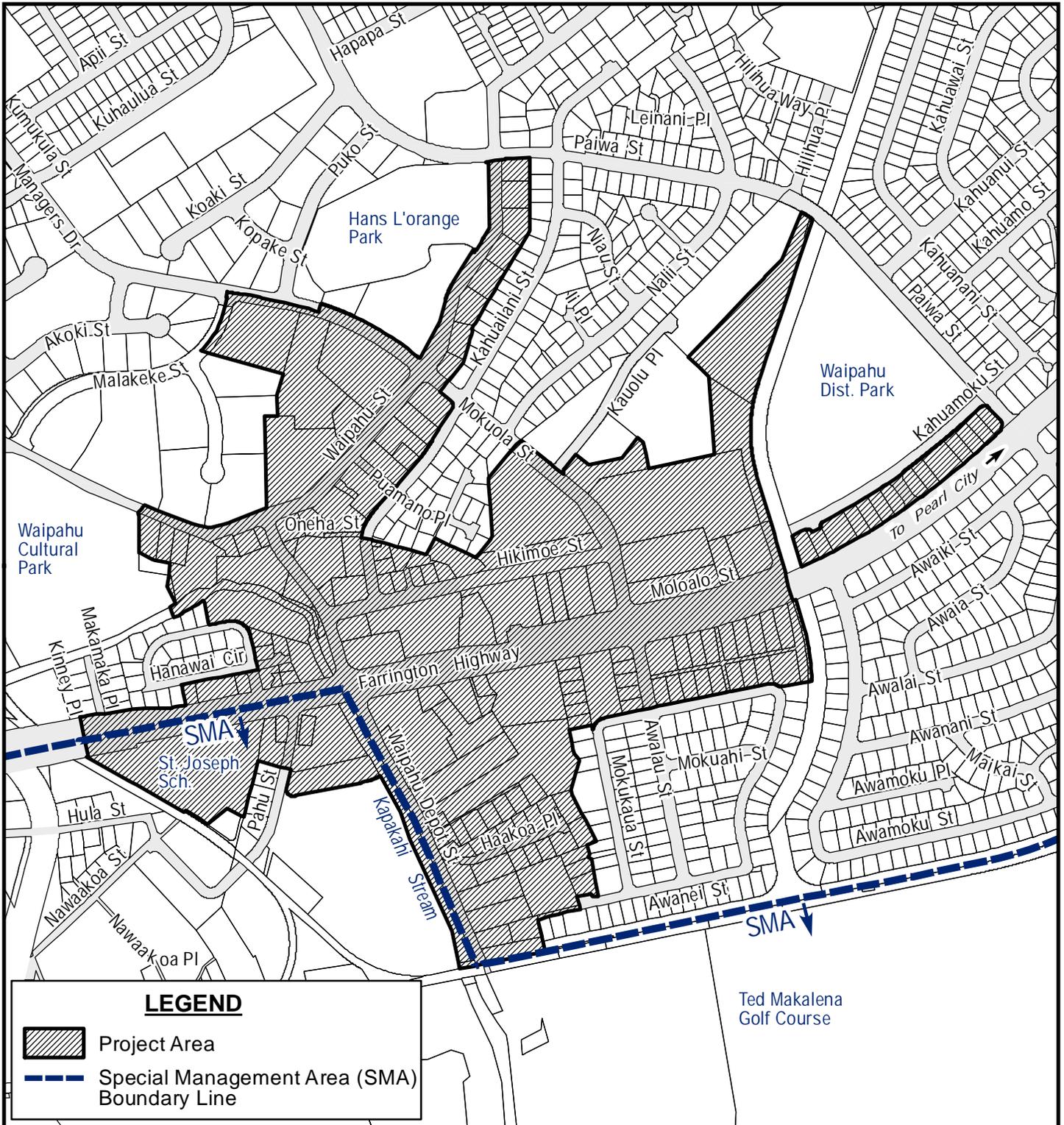


**PORTRION OF FLOOD HAZARD MAP
West Loch Station Area**

TAX MAP KEYS : See Attachment 1, List of Affected Parcels (TMK) and Streets by Station

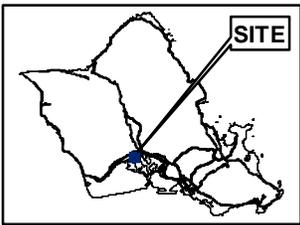
FOLDER NO.: 2014/GEN-5

**ATTACHMENT 8
(SPECIAL MANAGEMENT AREA MAPS)**



LEGEND

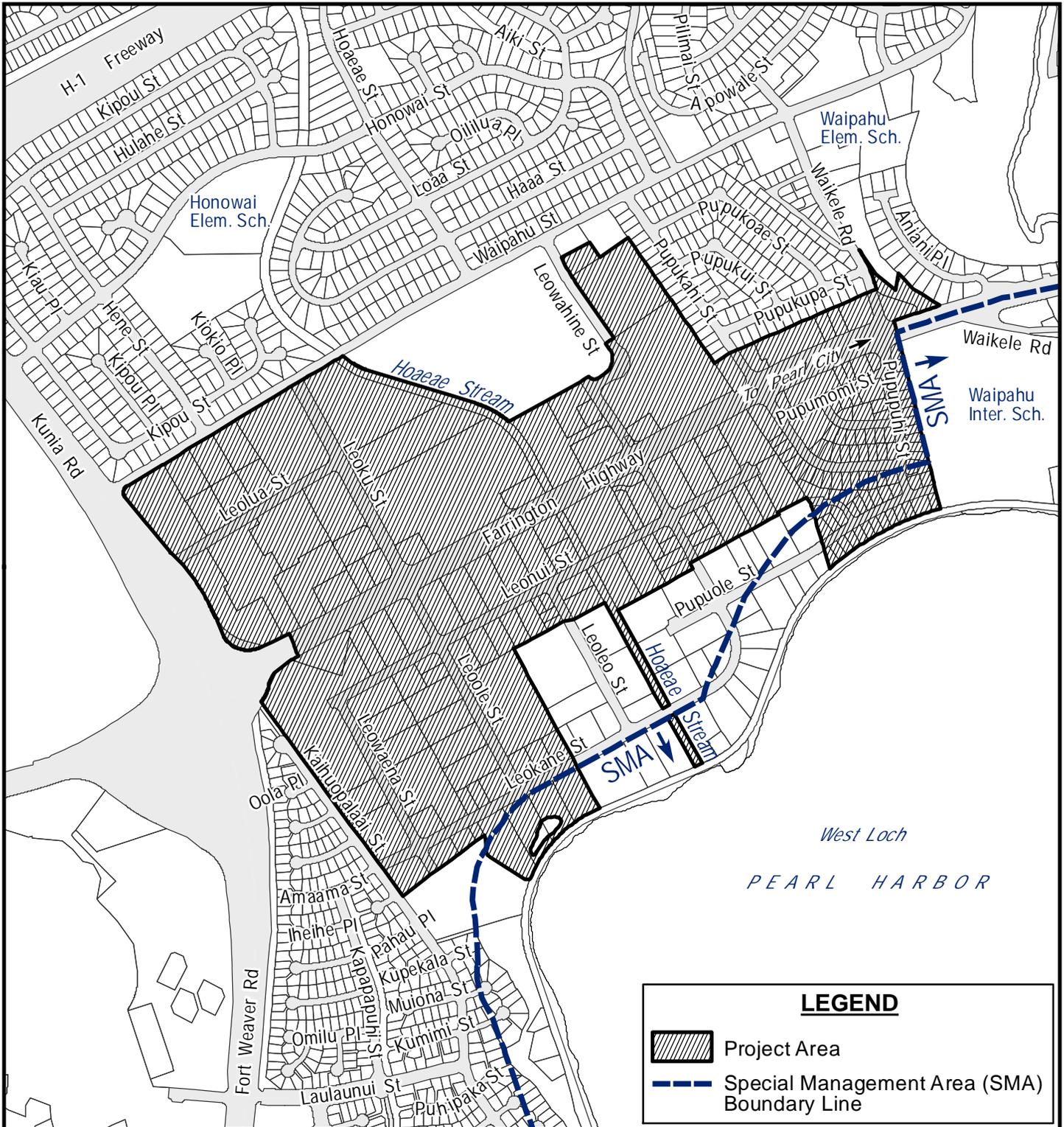
-  Project Area
-  Special Management Area (SMA) Boundary Line



LOCATION MAP WITH SMA Waipahu Transit Center Station Area

TAX MAP KEYS WITHIN SMA:
 9-4-011: 11, 27, 56, 72, 73, 99, 100, 108 ;
 9-4-020: por. 30

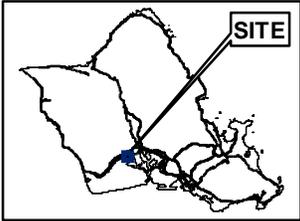
FOLDER NO.: 2014/GEN-5



LEGEND

 Project Area

 Special Management Area (SMA) Boundary Line



VICINITY MAP



LOCATION MAP WITH SMA West Loch Station Area

- TAX MAP KEYS WITHIN SMA:**
- 9-4-039: 1, 3-15, pors. 16-18; pors. 21 & 22; 23-28, pors. 29-33; 106-109
 - 9-4-048: 10, pors. 11-13 and
 - 9-4-049: 3

FOLDER NO.: 2014/GEN-5

**ATTACHMENT 9
(DRAFT ORDINANCE)**



A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT WAIPAHU, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 8 (Waipahu), Ordinance 86-110, is hereby amended as follows: Land situated near the Farrington Highway and Mokuola Street intersection (Waipahu Transit Center rail station area) and Farrington Highway and Leoku Street intersection (West Loch rail station area) in Waipahu, Oahu, Hawaii, hereinafter described, is hereby rezoned from the R-5 Residential, R-7.5 Residential, A-2 Medium-density Apartment, B-1 Neighborhood Business, B-2 Community Business, and I-2 Intensive Industrial Districts to the AMX-2 Medium-density Apartment Mixed Use, BMX-3 Community Business Mixed Use, IMX-1 Industrial-Commercial Mixed Use, and P-2 General Preservation Districts. The boundaries and heights of said Districts shall be described as shown on the maps attached hereto, marked "Exhibit A" and "Exhibit B", and made a part hereof, and further identified as the Tax Map Keys and Streets listed on the exhibits.



A BILL FOR AN ORDINANCE

SECTION 2. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

KIRK CALDWELL, Mayor
City and County of Honolulu

**PORTION OF
ZONING MAP NO. 8
WAIPAHU
(Waipahu Transit Center Station)**

APPLICANT: DEPARTMENT OF PLANNING & PERMITTING

TAX MAP KEYS:

- 9-4-010: por 4
- 9-4-011: 11, por. 27, 56, 72, 73, 99, 100 & 108
- 9-4-013: 3-5, 8, 9, 11-13, 15-17, 20, 46-53, 63, 67-70, por. 71, 72
- 9-4-014: 1, 3, 5-9, 14, 16-19, 22, 51-53, 56-67 & 73
- 9-4-015: 1-3, 5-12, 14-16, 18-23, 27-38, 41-45
- 9-4-017: 7, 11-13, 15, 17, 24, 25, 31-34, 36-46, 50-52, 64, 65
- 9-4-019: 1, 3, 5-17, 19-23, 50-62
- 9-4-020: por. 30, 31-37, 98 & 100
- 9-4-026: 98-105
- 9-4-161: 1-5

AFFECTED STREETS:

Awalau St. (portion), Farrington Highway (portion), Haakoa Pl., Hanawai Circle (portion), Hikimoe St., Kahuailani St. (portion), Kahuamoku St. (portion), Malakeke St. (portion), Managers Dr. (portion), Mokuola St. (portion), Moloalo St., Oneha St., Pahu St. (portion), Puamano Pl. (portion), Waipahu Depot St. (portion), Waipahu St. (portion)

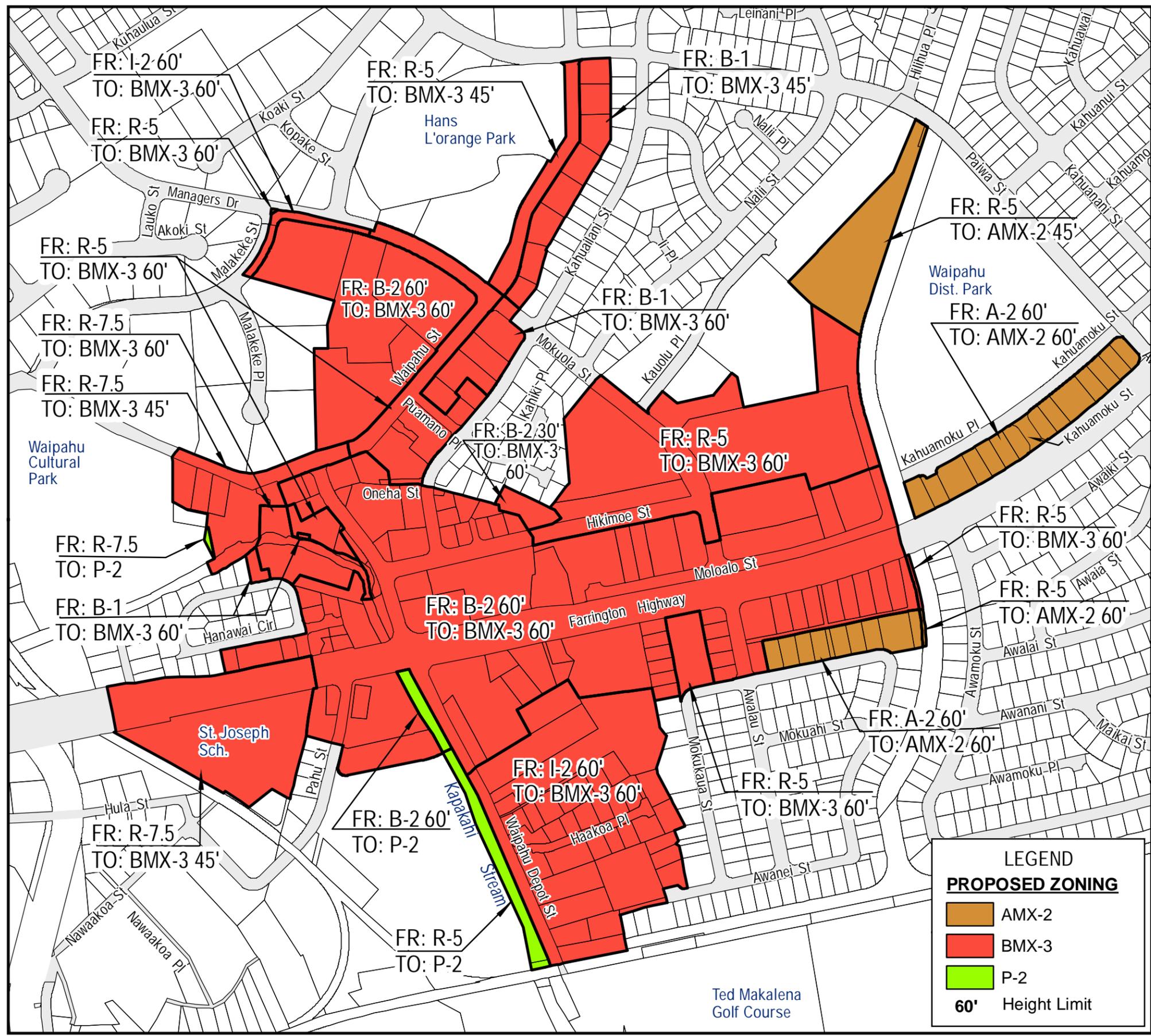
NOTE: Zoning districts without a height limit shown are subject to that district's maximum height, as specified in Chapter 21 of the ROH.

FOLDER NO.: 2014/GEN-5

LAND AREA: APPROXIMATELY 104.91 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

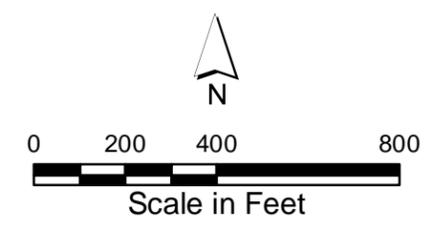
PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL



LEGEND

PROPOSED ZONING

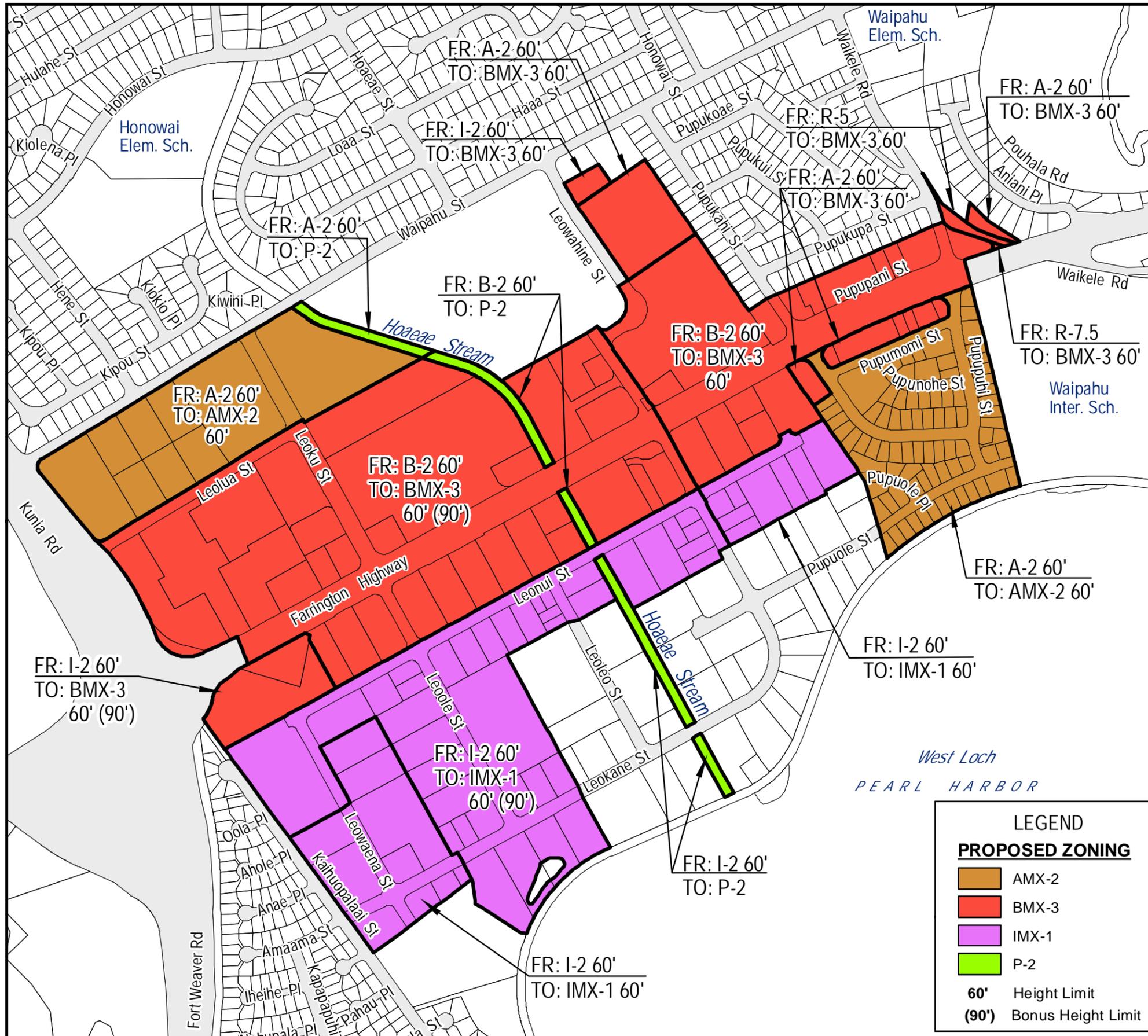
- AMX-2
- BMX-3
- P-2
- 60'** Height Limit



ORD. NO.
EFF. DATE:

BILL

2014/Z-3



PORTION OF
ZONING MAP NO. 8
WAIPAHU
 (West Loch Station)

APPLICANT: DEPARTMENT OF PLANNING & PERMITTING

TAX MAP KEYS:

- 9-4-010: 101
- 9-4-027: 2, 3, 8-10, 127
- 9-4-028: 1, 25, 26, 29, 30, 35 & 37
- 9-4-039: 1, 3, 4-19, 21-44, 48, 52-67, 71, 72, 74-76, 79-83, 89-91, 93-95, 97-109
- 9-4-047: 1-3, 8-10, 12, 13, 17-19, 23-25, 27-39
- 9-4-048: 10, pors. 11 & 12, 13-19, 25, 27, 28, 30-32, 34, 36-51, 55-57, 65-69, 71-73, 75, 76 & 78
- 9-4-049: 3, 9-14, 16-28, 50-55, 58-61, 63 & 64

AFFECTED STREETS:

- Farrington Highway (portion), Leokane St. (portion), Leoku St., Leoleo St. (portion), Leolua St., Leonui St., Leole St., Leowaena St., Leowahine St. (portion), Pupukahi St. (portion), Pupumomi St., Pupunohe St., Pupuole Pl., Pupuole St. (portion), Pupupani St., Pupupuhi St., Waikele Rd. (portion)

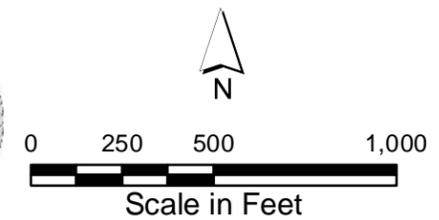
NOTE: Zoning districts without a height limit shown are subject to that district's maximum height, as specified in Chapter 21 of the ROH.

FOLDER NO. : 2014/GEN-5

LAND AREA: APPROXIMATELY 177.03 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
 CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL



ORD. NO.

EFF. DATE:

BILL

2014/Z-3