DAVID Y. IGE
GOVERNOR

DENISE ISERI-MATSUBARA
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

March 16, 2022

Ms. Mary Alice Evans, OPSD Director
State of Hawaii
Office of Planning and Sustainable Development
Environmental Review Program
235 South Beretania Street, Room 702
Honolulu, Hawaii 9681

Dear Ms. Evans:

Subject: **Environmental Impact Statement Preparation Notice**
Iwilei Infrastructure Improvement Master Plan
Liliha Civic Center Master Plan
Chapter 343, Hawaii Revised Statutes, Title 11, Chapter 200.1, Hawaii Administrative Rules
Chapter 25, Revised Ordinances of Honolulu

With this letter, the State of Hawaii, Hawaii Housing Finance and Development Corporation (HHFDC), hereby transmits the Environmental Impact Statement Preparation Notice (EISPN) for the Iwilei Infrastructure Improvement Master Plan and Liliha Civic Center Master Plan project on the island of Oahu, for review and publication in the next available edition of *The Environmental Notice* on March 23rd, 2022.

In addition to this letter, the online Environmental Review Program (ERP) Publication Form has been submitted through the ERP website. The online submittal includes one electronic copy of the EISPN.

Should you have any questions, please contact Claude Allen of the Hawaii Housing Finance and Development Corporation at (808) 587-0524, or Tom Schnell, Consultant with PBR HAWAII & Associates, Inc. at (808) 521-5631.

Sincerely,

Francis Paul Keeno

Francis Paul Keeno
Executive Assistant

From: webmaster@hawaii.gov
To: DBEDT OPSD Environmental Review Program
Subject: New online submission for The Environmental Notice
Date: Tuesday, March 15, 2022 8:21:16 PM

Action Name

Iwilei Infrastructure Improvement Master Plan and Liliha Civic Center Master Plan

Type of Document/Determination

Environmental impact statement preparation notice (EISPN)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds
- (4) Propose any use within any historic site as designated in the National Register or Hawai‘i Register

Judicial district

Honolulu, O‘ahu

Tax Map Key(s) (TMK(s))

Iwilei Master Plan Area: See Appendix A of the EISPN
Liliha CC Site: (1) 1-5-007:001

Action type

Agency

Other required permits and approvals

Building Permits, Grading Permits, Trenching Permits, Sewer Connection Permits, TOD Special District Permits, Street Usage Permits, NPDES Permits, Noise Permits, Lane Use/Occupancy Permits

Proposing/determining agency

State of Hawai‘i – Hawai‘i Housing Finance and Development Corporation

Agency contact name

Claude Allen

Agency contact email (for info about the action)

claude.w.allen.jr@hawaii.gov

Email address or URL for receiving comments

sysadmin@pbrhawaii.com

Agency contact phone

(808) 587-0524

Agency address

677 Queen Street, Suite 300
Honolulu, HI 96813
United States
Map It

Public Scoping Meeting information

April 14th, 2022 / 6:00pm - 8:00pm Virtual

Accepting authority

Office of the Governor

Accepting authority contact name

Ige David

Accepting authority contact email or URL

https://governor.hawaii.gov/contact-us/contact-the-governor/

Accepting authority contact phone

(808) 586-0034

Accepting authority address

415 South Beretania Street
Executive Chambers, State Capitol
Honolulu, HI 96813
United States
Map It

Was this submittal prepared by a consultant?

Yes

Consultant

PBR HAWAII & Associates, Inc

Consultant contact name

Tom Schnell

Consultant contact email

sysadmin@pbrhawaii.com

Consultant contact phone

(808) 521-5631

Consultant address

1001 Bishop Street, Suite 650
Honolulu, HI 96813
United States
Map It

Action summary

Iwilei Master Plan Area: The Iwilei Infrastructure Master Plan will focus on infrastructure facilities that serve regional or area-wide scales and public investments required to advance Transit-Oriented Development (TOD) based on the City and County of Honolulu (City) Kalihi and Downtown Neighborhood TOD Plans. Anticipated development for the area includes a shift to higher density housing and mixed-use development over the next 30 to 50 years or longer. The Iwilei Infrastructure Master Plan will identify phasing and associated costs for improvements to the existing sewer, water, drainage, storm water quality, roadways, and circulation, electrical and communications systems, public schools, and sustainability and district systems.

Liliha CC Site: The Liliha CC site is being considered for development/redevelopment that may include offices and space for State programs, new affordable housing, commercial/retail uses, and/or open space.

Attached documents (signed agency letter & EA/EIS)

- EISPN-Iwilei-Infrastructure-LCC-MP-Final.pdf

Action location map

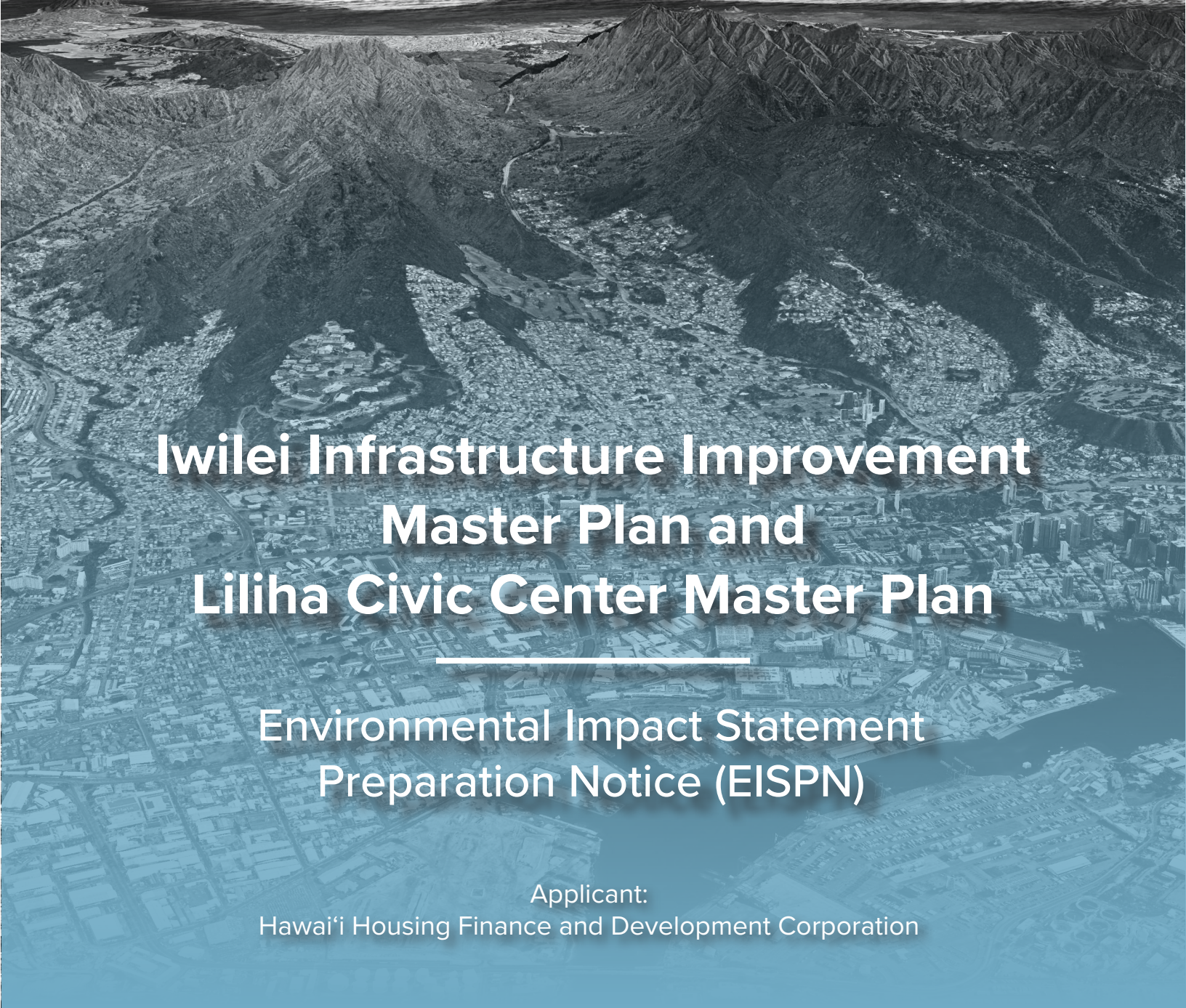
- Liliha-CC-Site.shp.zip
- Iwilei-Master-Plan-Area-v4.shp.zip

Authorized individual

Dave Simpson

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.



Iwilei Infrastructure Improvement Master Plan and Liliha Civic Center Master Plan

Environmental Impact Statement Preparation Notice (EISPN)

Applicant:
Hawai'i Housing Finance and Development Corporation

Accepting Authority:
Office of the Governor

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

MARCH 2022

IWILEI INFRASTRUCTURE IMPROVEMENT MASTER PLAN AND LILIHA CIVIC CENTER MASTER PLAN

Environmental Impact Statement Preparation Notice

Applicant:

State of Hawaiʻi – Hawaiʻi Housing Finance and Development Corporation

"

Accepting Authority:

Office of the Governor

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

March 2022

IWILEI INFRASTRUCTURE IMPROVEMENT MASTER PLAN AND LILIHA CIVIC CENTER MASTER PLAN

Environmental Impact Statement Preparation Notice

Applicant:

State of Hawaiʻi –Hawaiʻi Housing Finance and Development Corporation

"

Accepting Authority:

Office of the Governor

Prepared by:

PBR HAWAII
& ASSOCIATES, INC.

March 2022

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SUMMARY

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) and Title 11, Chapter 200.1, Hawai‘i Administrative Rules (HAR), Department of Health (DOH) for the Iwilei Infrastructure Improvement Master Plan (Iwilei Infrastructure Master Plan) and Liliha Civic Center Master Plan (Liliha CC Master Plan). Figure 1 shows the Iwilei Infrastructure Master Plan Area (Iwilei Master Plan Area) and the Liliha Civic Center Site (Liliha CC Site) within the Iwilei Master Plan Area, on the island of O‘ahu.

The Iwilei Master Plan Area, identified in the aerial photograph included as Figure 2, comprises an approximately 555-acre area of Honolulu bounded by Waiakamilo Road and the H-1 Freeway to the north, the H-1 Freeway and Nu‘uanu Canal to the east; Nu‘uanu Canal and Nimitz Highway to the south, and Nimitz Highway and Waiakamilo Road to the west. The Iwilei Master Plan Area includes large landholdings considered for redevelopment – some properties of which are under the responsibility of various State agencies and others under private landowners.

- Properties considered for redevelopment under State agency responsibility include:
    - Liliha Civic Center (Department of Accounting and General Services, DAGS)
    - Mayor Wright Homes and Kalanihuia Homes (Hawai‘i Public Housing Authority, HPHA);
    - City Square Shopping Center, portion (Department of Hawaiian Home Lands, DHHL);
    - Honolulu Community College (HCC) (University of Hawai‘i, UH); and
    - Nā Lama Kukui Business Center (Office of Hawaiian Affairs, OHA—a semi-autonomous State agency). s
- Private landowners with large properties in the Iwilei Master Plan Area include, but are not limited to:
    - B P Bishop Trust Estate (Kamehameha Schools, KS);
    - Castle & Cooke Commercial, Inc. (Castle and Cooke);
    - City Mill Co. Ltd. (City Mill);
    - Costco Wholesale Corp. (Costco),
    - Douglas Emmett (Waena Apartments);
    - The Salvation Army;
    - Liliha Square (Liliha Square Shopping Center); and
    - H & J Weinberg Foundation, Inc.

Figure 3 shows a map of major landowners. Appendix A contains a complete list of landowners by Tax Map Key (TMK).

The Liliha CC Site (TMK 1-5-007:002) at the corner of North King Street and Iwilei Road, identified in the aerial photograph included as Figure 4, is approximately 3.79 acres (included within the Iwilei Master Plan Area) bounded by three separate parcels (TMKs 1-5-007:003, 1-5-007:031, 1-5-007:042, see Figure 5) to the north, North King Street, extending from the intersection at Iwilei Road to the intersection at North Beretania Street to the east, Iwilei Road to the south, and the Iwilei Senior Residences property to the west. The State of Hawai‘i (State) owns the Liliha CC Site, which was set aside to the Department of Accounting and General Services (DAGS) by Executive Order Number 4131 dated October 24, 2005, for Liliha Civic Center purposes.

Project Name: Iwilei Infrastructure Improvement Master Plan and Liliha Civic Center Master Plan

Location: Iwilei Master Plan Area: Honolulu and Kapālama Ahupuaʻa, Moku of Kona, Island of Oʻahu, Hawaiʻi

Liliha CC Site: Honolulu Ahupuaʻa, Moku of Kona, Island of Oʻahu, Hawaiʻi

Figure 1 shows the Iwilei Master Plan Area and the Liliha CC Site within the Iwilei Master Plan Area.

Judicial District: Honolulu

Tax Map Keys: Iwilei Master Plan Area: Figure 3 shows the major landowners in the Iwilei Master Plan Area, and Appendix A contains a complete list of the TMK parcels and associated landowners within the Iwilei Master Plan Area.

Liliha CC Site: Figure 5 shows the TMK parcel that comprises the Liliha CC Master Plan (TMK 1-5-007:001).

Throughout this EISPN, the TMK parcels collectively comprising the area subject to the Iwilei Infrastructure Master Plan are referred to as the "Iwilei Master Plan Area" and the TMK parcel for the Liliha CC Master Plan is referred to as the "Liliha CC Site."

Landowners: Iwilei Master Plan Area: Various Landowners. Figure 3 shows the major landowners in the Iwilei Master Plan Area, and Appendix A contains a complete list of the TMK parcels and associated landowners that comprise the Iwilei Master Plan Area.

Liliha CC Site: The State of Hawaiʻi owns the Liliha CC Site, which was set aside to the Department of Accounting and General Services (DAGS) by Executive Order Number 4131 dated October 24, 2005.

Applicant: State of Hawaiʻi – Hawaiʻi Housing Finance and Development Corporation (HHFDC) in consultation and agreement with DAGS.[1]

Accepting Authority: Office of the Governor

[1] §11-200 .1-7 (d). provides that "If more than one agency is proposing the action … the agencies involved shall consult with one another to determine which agency is responsible for compliance." HHFDC and DAGS have consulted and agreed that HHFDC shall be the applicant.

Land Area:

Iwilei Master Plan Area: Approximately 555 acres

Liliha CC Site: Approximately 3.79 acres (included within the Iwilei Master Plan Area)

Existing Uses:

Iwilei Master Plan Area: The Iwilei Master Plan Area generally consists of an urbanized mix of industrial, commercial, educational, and residential uses. Industrial and commercial uses range from small businesses to warehouse facilities. Educational uses include the Honolulu Community College, Kauluwela Elementary School, and Princess Victoria Ka‘iulani Elementary School. Residential uses include single family homes and multi-family buildings of varying heights and densities. Parcels within the Iwilei Master Plan Area considered for redevelopment include office, open space, educational, and residential uses, under State agency responsibility or owned by private landowners as identified in Section 4.2.

Liliha CC Site: The Liliha CC Site is developed or has been developed in the past, and there are two existing structures on the property. Current uses within the two existing structures include office space managed by DAGS and used by the Department of Human Services, the Hawai‘i State Foundation on Culture and the Arts’ King Kamehameha Celebration Commission, and the Kalihi Pālama Culture & Arts Society.

Proposed Action:

Iwilei Master Plan Area: The Iwilei Infrastructure Master Plan will focus on infrastructure facilities that serve regional or area-wide scales and public investments required to advance Transit-Oriented Development (TOD) based on the City and County of Honolulu (City) Kalihi and Downtown Neighborhood TOD Plans. Anticipated development for the area includes a shift to higher density housing and mixed-use development over the next 30 to 50 years or longer. The Iwilei Infrastructure Master Plan will identify phasing and associated costs for improvements to the existing sewer, water, drainage, storm water quality, roadways, and circulation, electrical and communications systems, public schools, and sustainability and district systems.

Liliha CC Site: The Liliha CC site is being considered for development/ redevelopment that may include offices and space for State programs, new affordable housing, commercial/retail uses, and/or open space. A private developer has not yet been selected, so there is uncertainty regarding financing and the development concept. To allow for flexibility, several land use and phasing scenarios will be considered as part of the Liliha CC Master Plan.

Land Use Designations: Iwilei Master Plan Area:

State Land Use District: Urban (Figure 6)

Primary Urban Center Development Plan (PUC DP): Medium and Higher-Density Residential/Mixed-Use, District Commercial, Industrial, Institutional, Major Parks and Open Space, and is identified to support a Pedestrian Network[2] (Figure 7)

County Zoning: IMX-1 (Industrial Mixed-Use District), BMX-3 (Community Business Mixed-Use District), B-2 (Community Business District), R-5 (Residential District), A-1 (Low -density Apartment District), A-2 (Medium-density Apartment District), and P-2 (General Preservation District)[3] (Figure 8)

Special Management Area (SMA): Not within the SMA (Figure 9)

Liliha CC Site:

State Land Use District: Urban (Figure 6)

Primary Urban Center Development Plan (PUC): District Commercial and is identified to support a Pedestrian Network [2] (Figure 7)

County Zoning: BMX-3 (Community Business Mixed-Use District)[3] (Figure 10)

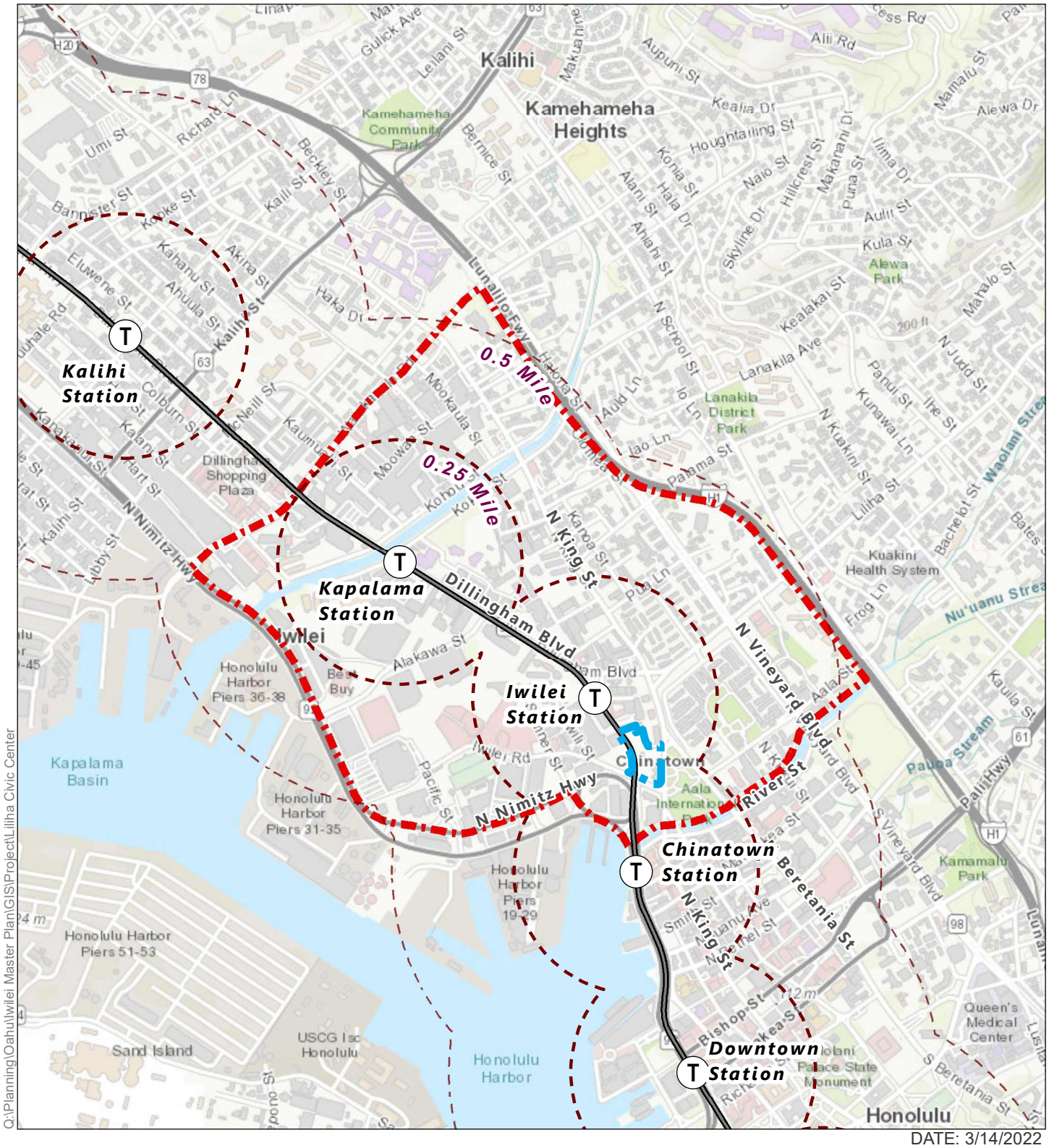
Special Management Area (SMA): Not within the SMA (Figure 9)

Major Approvals Required/Issuing Body: "

Permit/Approval	Issuing Body/Agency
Chapter 343, HRS Compliance	Office of the Governor
Building Permits	City Department of Planning and Permitting (DPP)
Grading Permits	
Trenching Permits	
Sewer Connection Permits	
TOD Special District Permits	
Street Usage Permits	City Department of Transportation Services (DTS)
NPDES Permits	State Department of Health (DOH)
Noise Permits	
Lane Use / Occupancy Permits	State Department of Transportation (DOT)

[2] The City is currently in the process of updating the PUC DP. Should the updated PUC DP be adopted during the EIS process, information regarding the PUC DP will be updated accordingly.

[3] The City Kalihi and Downtown Neighborhood TOD Plans contain proposed TOD land uses to implement TOD goals, objectives, and policies. Should zoning be amended to match the proposed TOD land uses during the EIS process, information regarding zoning will be updated accordingly.



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DATE: 3/14/2022

LEGEND

- Iwilei Master Plan Area
- Liliha CC Site
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius

Figure 1
Regional Location

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC — Island of O'ahu

North — Linear Scale (feet) 0 750 1,500

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2020. ESRI Online Basemap.

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

Q:\Planning\Oahu\Iwilei Master Plan\GIS\Project\Liliha Civic Center

DATE: 3/14/2022

LEGEND

- Iwilei Master Plan Area
- Liliha CC Site
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius

Source: City & County of Honolulu 2017 & 2020.

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

Figure 2

Aerial Photo - Iwilei Master Plan Area

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC

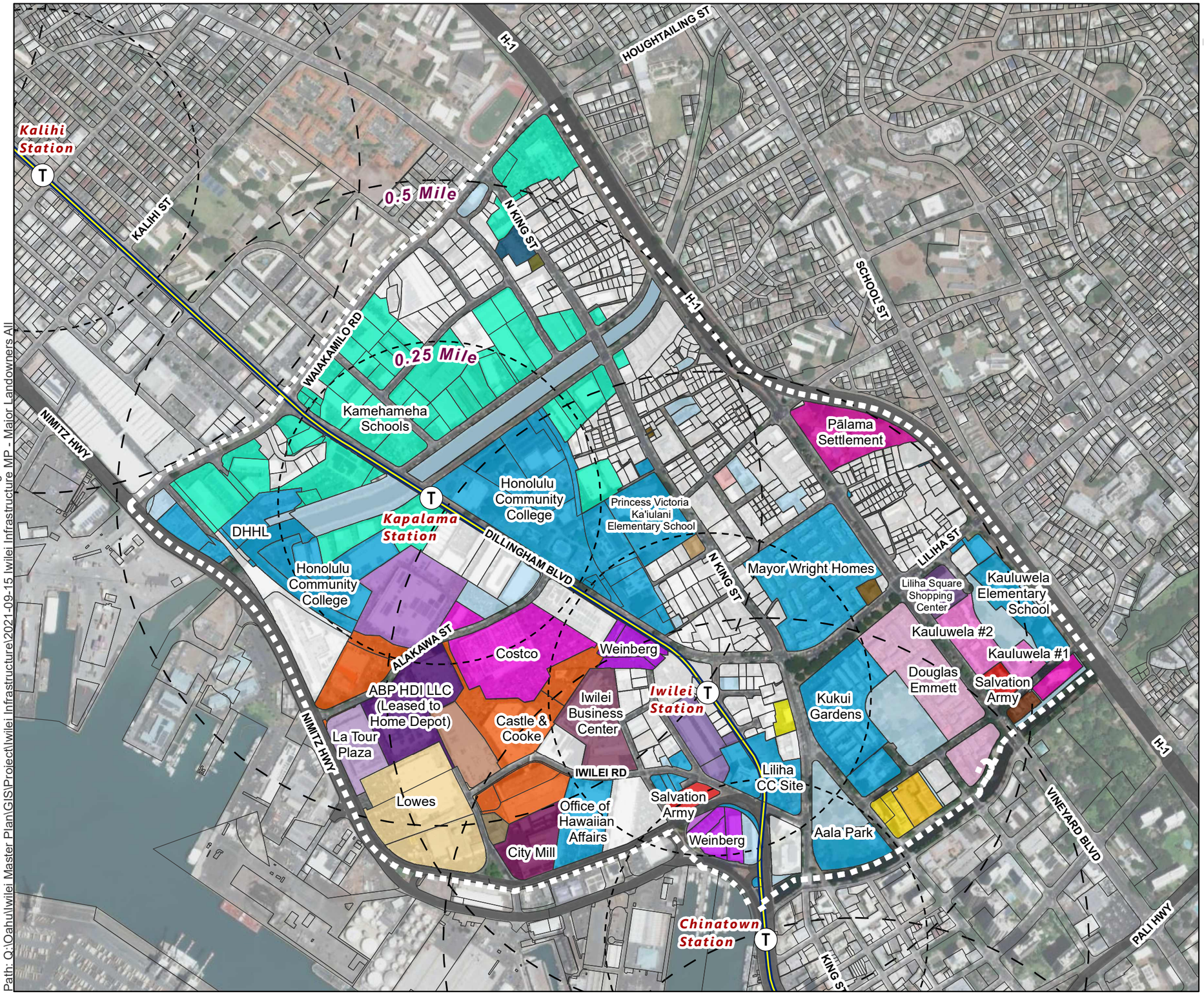
Island of O'ahu

North

Linear Scale (feet)

0 750 1500

PBR HAWAII & ASSOCIATES, INC.



Legend

- Iwilei Master Plan Area
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius

Major Landowners

- Other Landowners
- ABP HDI LLC (Leased to Home Depot)
- Aloha United Way
- American Savings Bank
- Cannery Row Condo Master
- Castle & Cooke
- City Mill
- Costco
- DHX
- Douglas Emmett
- First Hawaiian Bank
- Govt. County Honolulu
- Govt. Federal
- Govt. State
- HART
- Hawai'i USA Federal Credit Union
- Iwilei Business Center
- Iwilei Center LLC
- Kamehameha Schools
- Kauluwela #1
- Kauluwela #2
- Keola Ho'onanea
- Kobayashi Hotel
- La Tour Plaza
- Liliha Square Shopping Center
- Lowes
- Methodist Episcopal Church
- Olu Hale Kanoa Condo Master
- O'ahu Stations LLC
- Pacific Auto Service
- Pālama Settlement
- Private - Hung/Hong
- Salvation Army
- Tensho Kotai Jingu Kyo Hawai'i
- Various
- Weinberg
- Weinberg (via Govt. State)

Figure 3
Major Landowners - Iwilei Master Plan Area

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC
North

Island of O'ahu

Linear Scale (feet)
0 400 800 1,600

PBR HAWAII & ASSOCIATES, INC.

DATE: 3/14/2022

Source: City & County of Honolulu, 2018. ESRI Online Basemap.
Disclaimer: This Graphic has been prepared for general Planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

PDF - Q:\Oahu\Iwilei Master Plan\PDF\Iwilei Infrastructure\Iwilei Infrastructure Master Plan Diagrams 2021-09-15
Path: Q:\Oahu\Iwilei Master Plan\GIS\Project\Iwilei Infrastructure\2021-09-15 Iwilei Infrastructure MP - Major Landowners All

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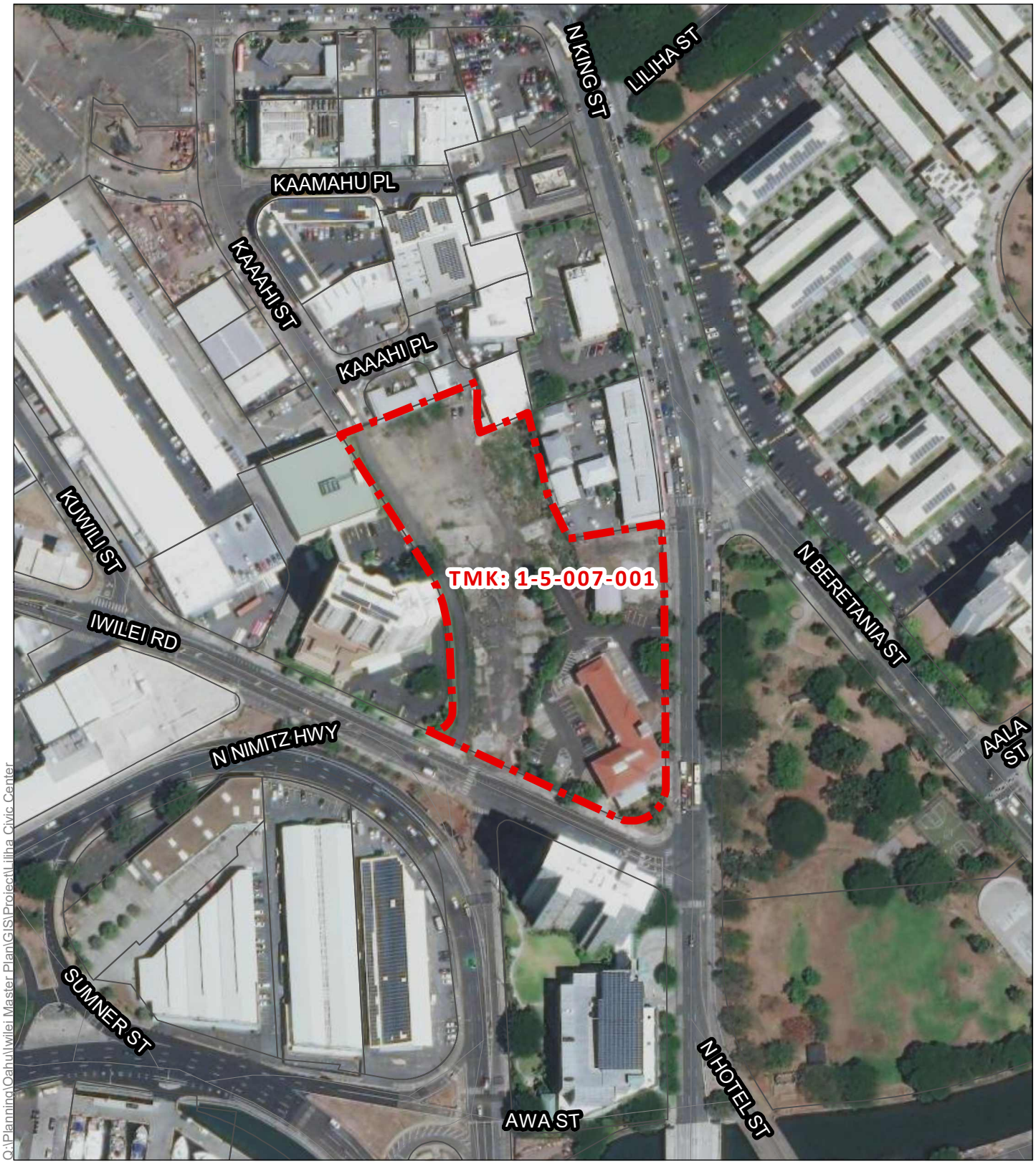

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DATE: 3/14/2022

LEGEND

Liliha CC Site

Figure 4

Aerial Photo - Liliha CC Site

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC

Island of O'ahu

North

Linear Scale (feet)

0 50 100 200

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu 2017 & 2020.

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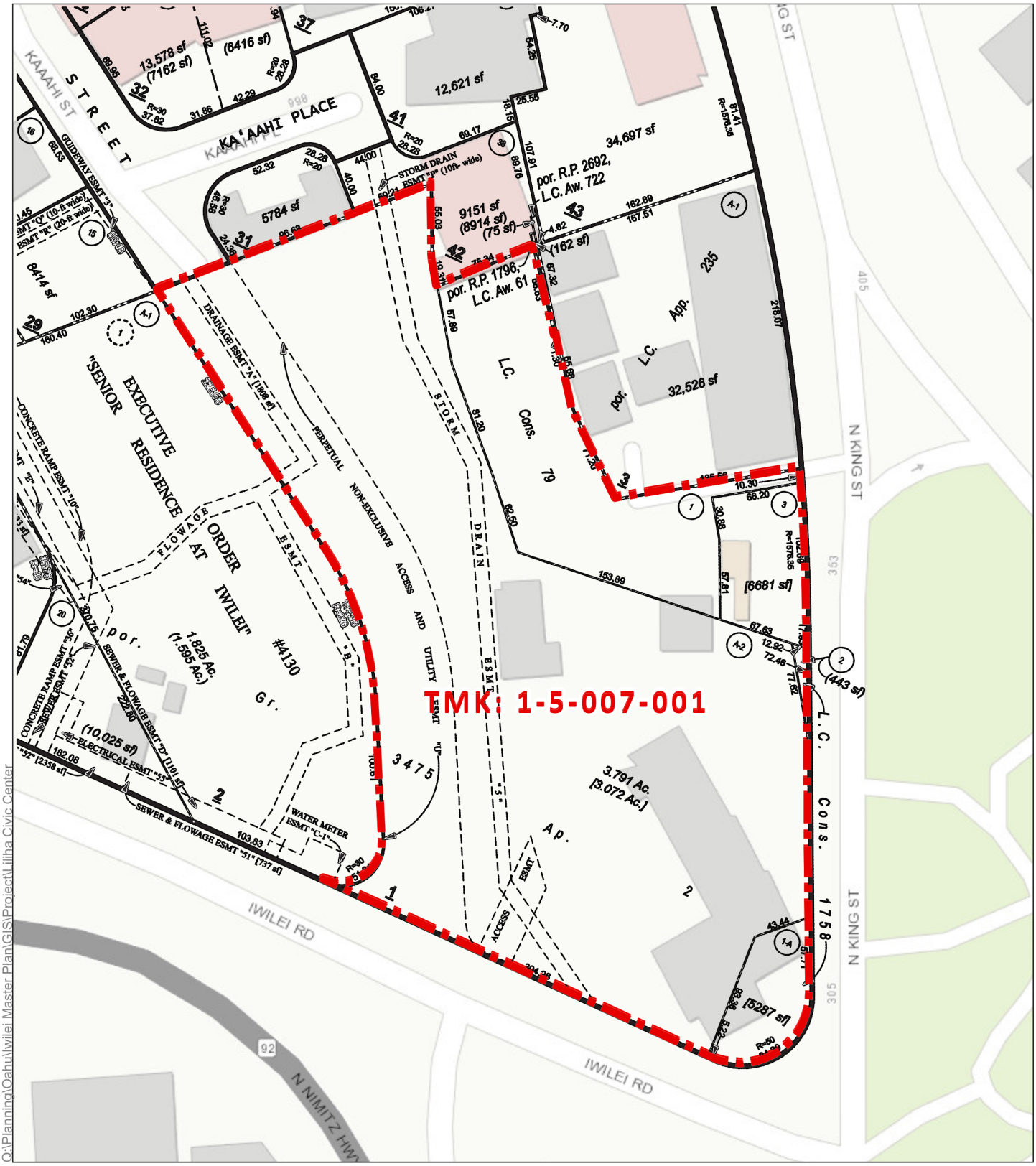


DATE: 3/15/2022

LEGEND

Liliha CC Site

Figure 5

Tax Map Key - Liliha CC Site

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC

Island of O'ahu

North

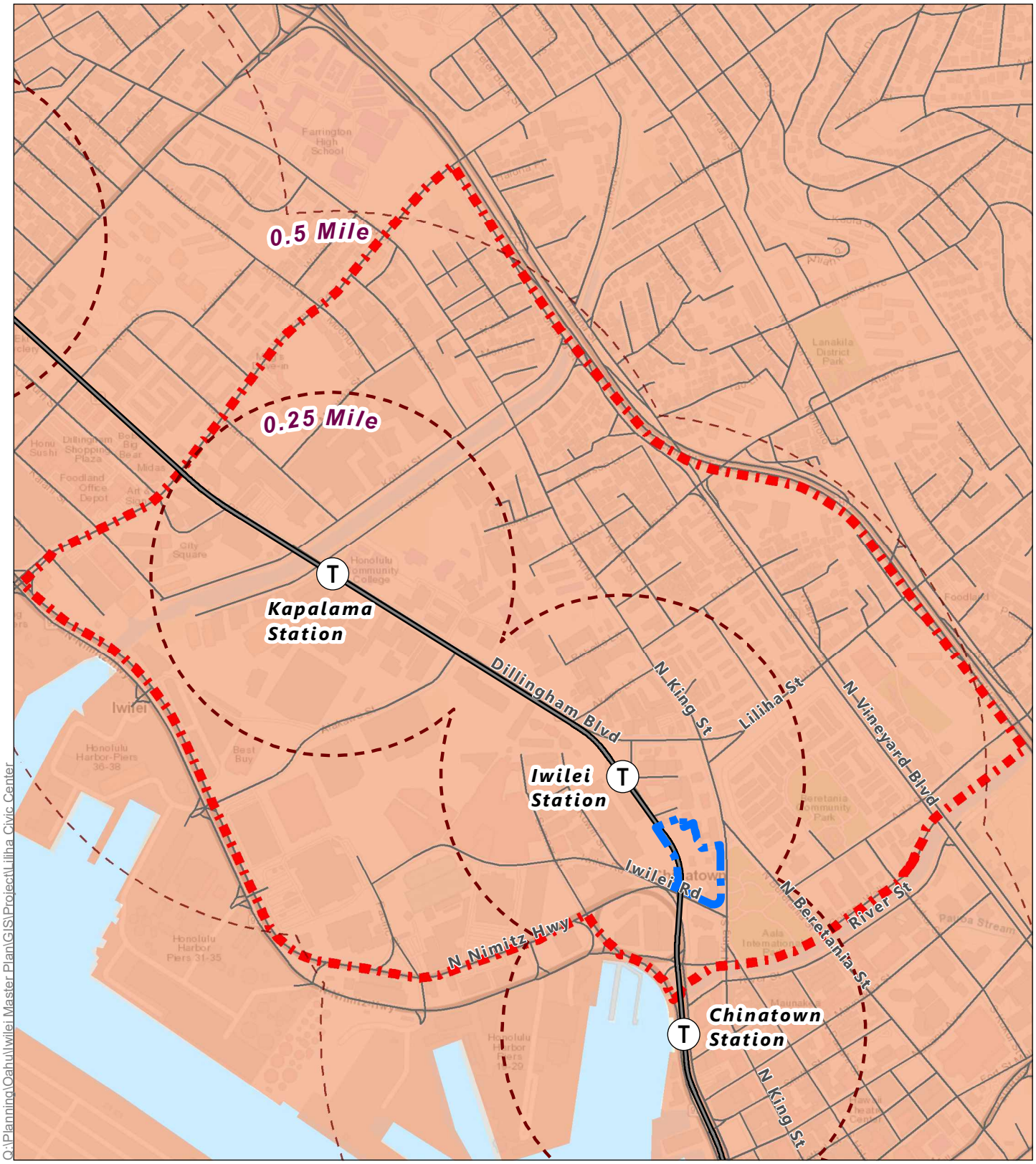
Linear Scale (feet)

0 25 50 100

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu 2017 & 2020.

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



DATE: 3/14/2022

LEGEND

- Iwilei Master Plan Area
- Liliha CC Site
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius

State Land Use District

- Urban

Source: State Land Use Commission, 2016. City & County of Honolulu, 2020. ESRI Online Basemap.

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

Figure 6

State Land Use District

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC

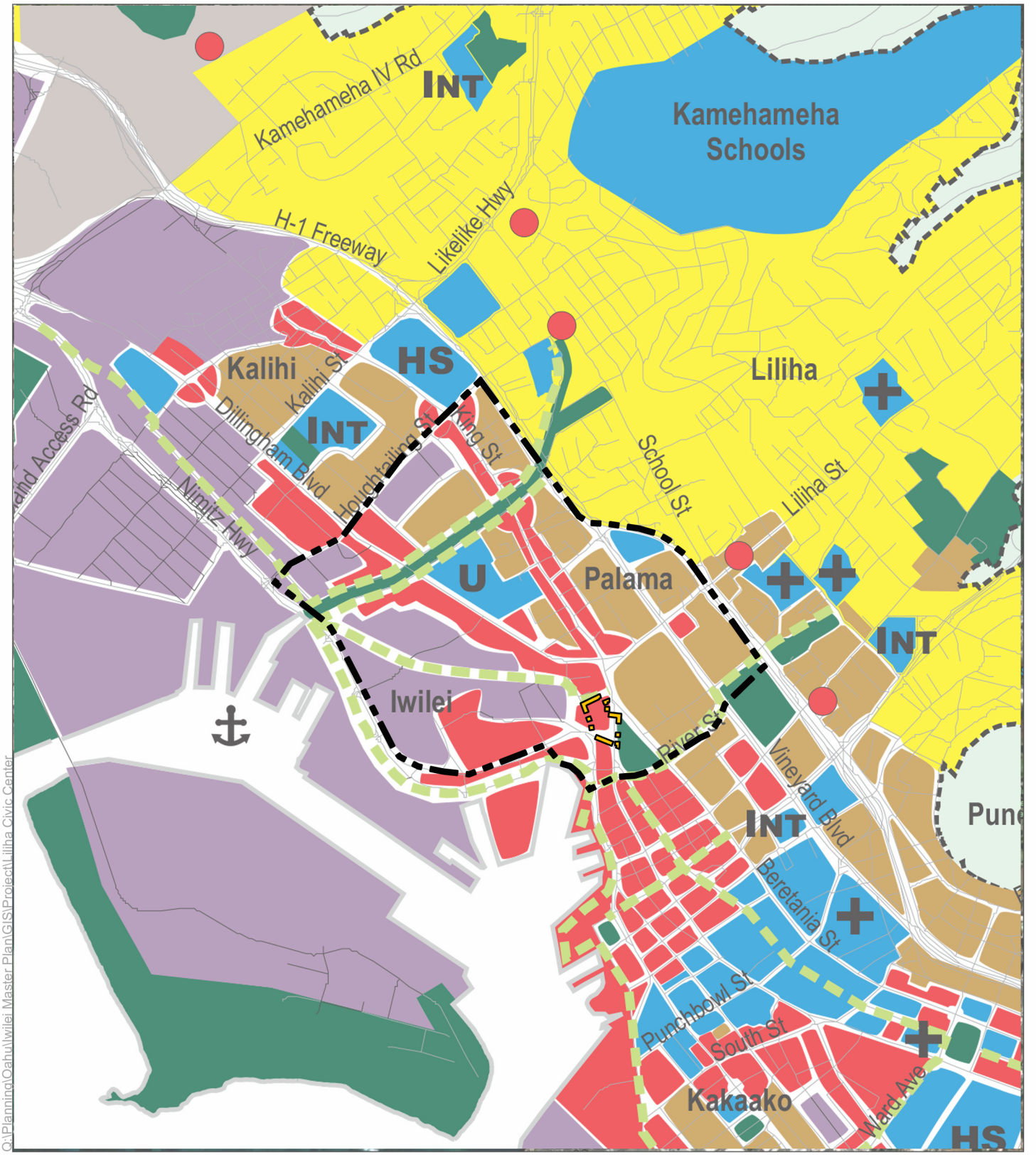
Island of O'ahu

North

Linear Scale (feet)

0 250 500 1000

PBR HAWAII & ASSOCIATES, INC.



DATE: 2/2/2022

LEGEND

- Iwilei Master Plan Area
- Liliha CC Site
- Lower-Density Residential
- Medium and Higher-Density Residential/Mixed Use
- Community/Neighborhood Commercial
- District Commercial
- Industrial
- Institutional
- Major Parks and Open Space
- Military
- Urban Community Boundary
- Pedestrian Network
- U College/University
- ✚ Hospital/Medical Center
- INT Intermediate School (State)
- HS High School (State)
- ⚓ Harbor

Source: City & County of Honolulu 2017 & 2020.

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

Figure 7
Primary Urban Center Development Plan

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC

Island of O'ahu

North

Linear Scale (feet)
0 500 1000 2000

PBR HAWAII & ASSOCIATES, INC.

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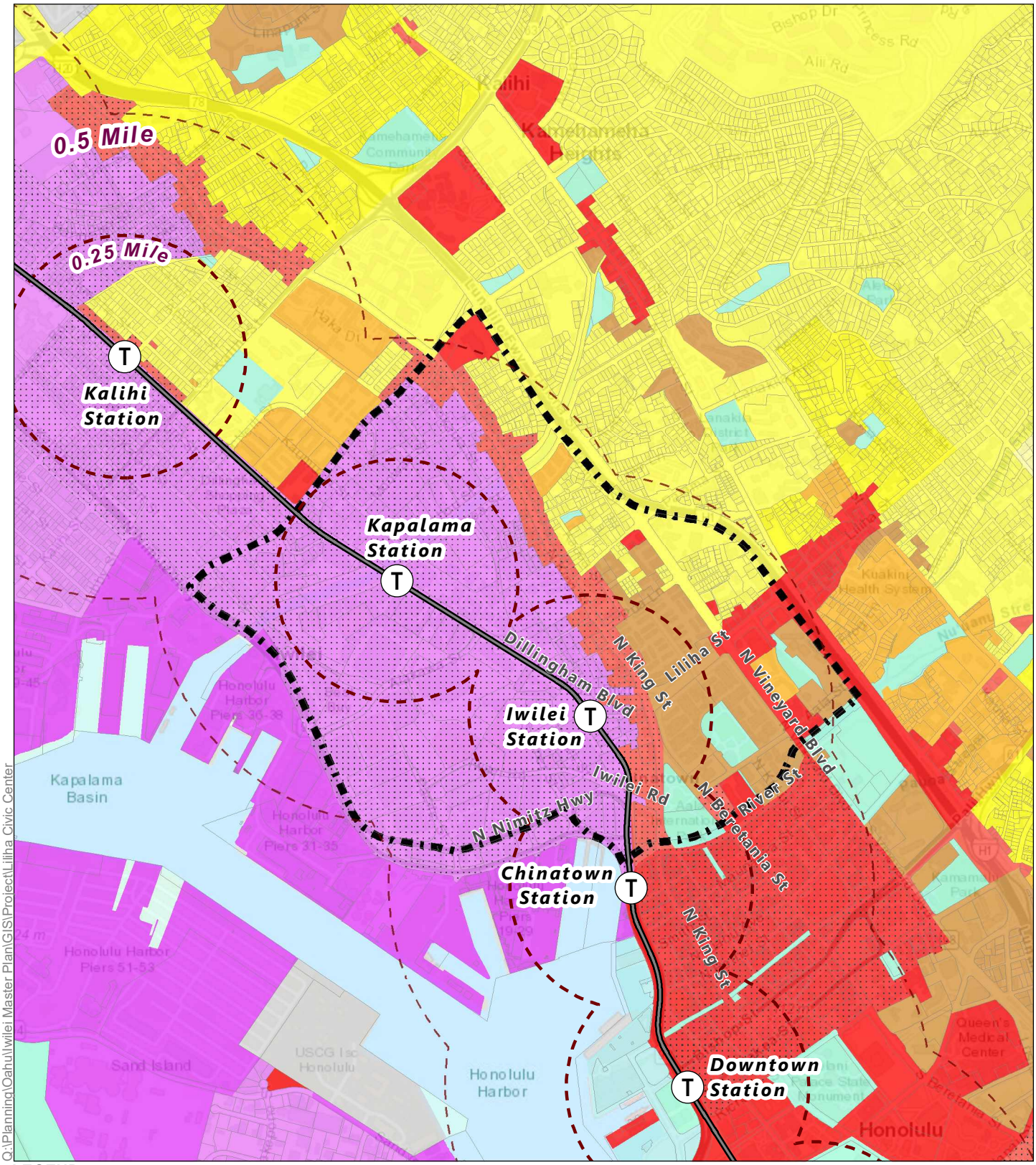

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LEGEND

- Iwilei Master Plan Area
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius

Zoning

- P-1
- P-2
- F-1
- R-10
- R-5
- R-3.5
- A-1
- A-2
- B-1
- B-2
- BMX-3
- BMX-4
- I-2
- I-3
- IMX-1
- ALOHA TOWER PROJ.
- KAKAAKO COMM. DEV. DISTRICT

DATE: 3/14/2022

Figure 8

County Zoning - Iwilei Master Plan Area

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC

Island of O'ahu

North

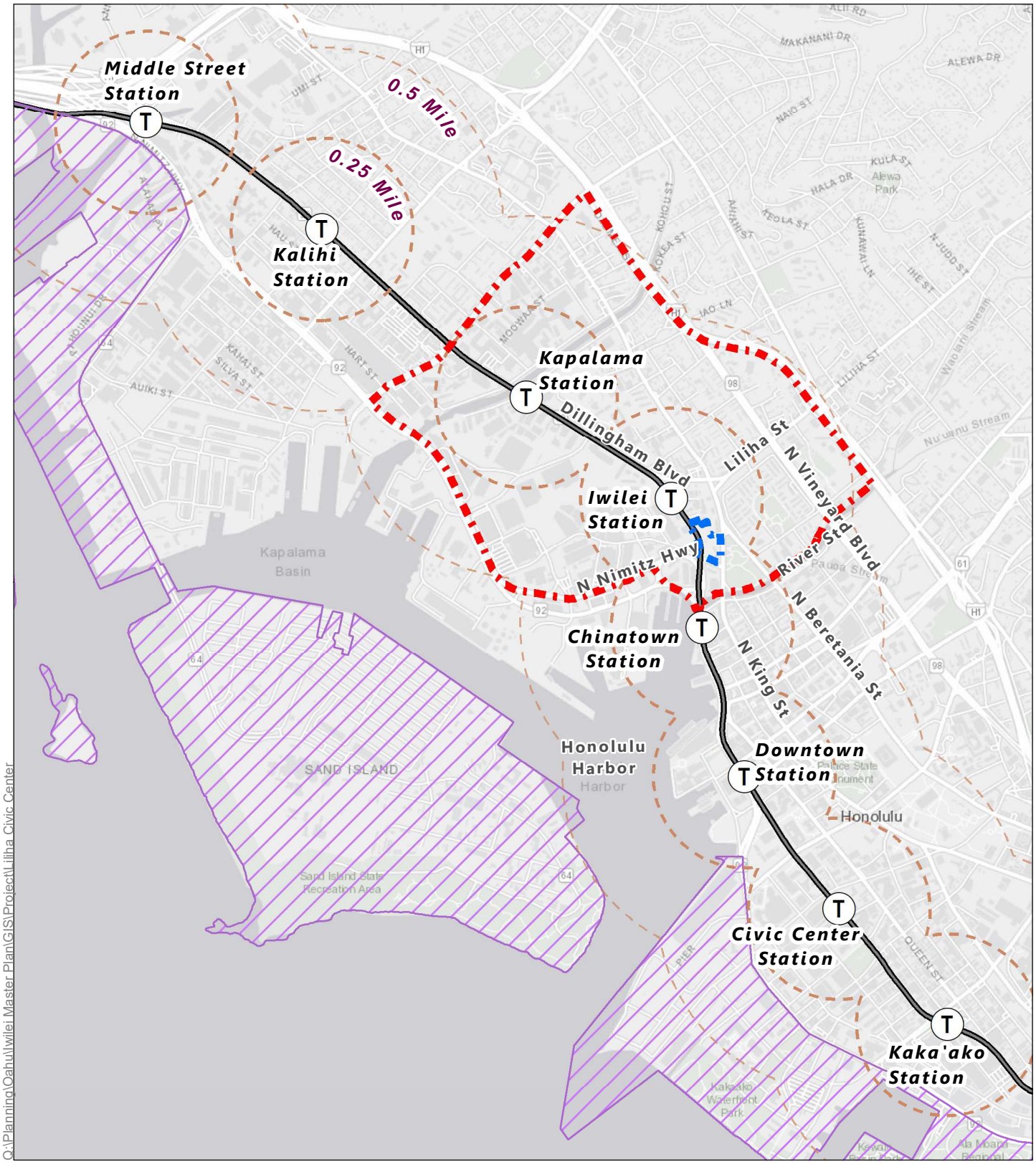
Linear Scale (feet)

0 750 1500

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2020. ESRI Online Basemap.

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



DATE: 3/14/2022

LEGEND

- Iwilei Master Plan Area
- Liliha CC Site
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius
- Special Management Area

Source: City & County of Honolulu, 2018 & 2020. ESRI Online Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 9
Special Management Area

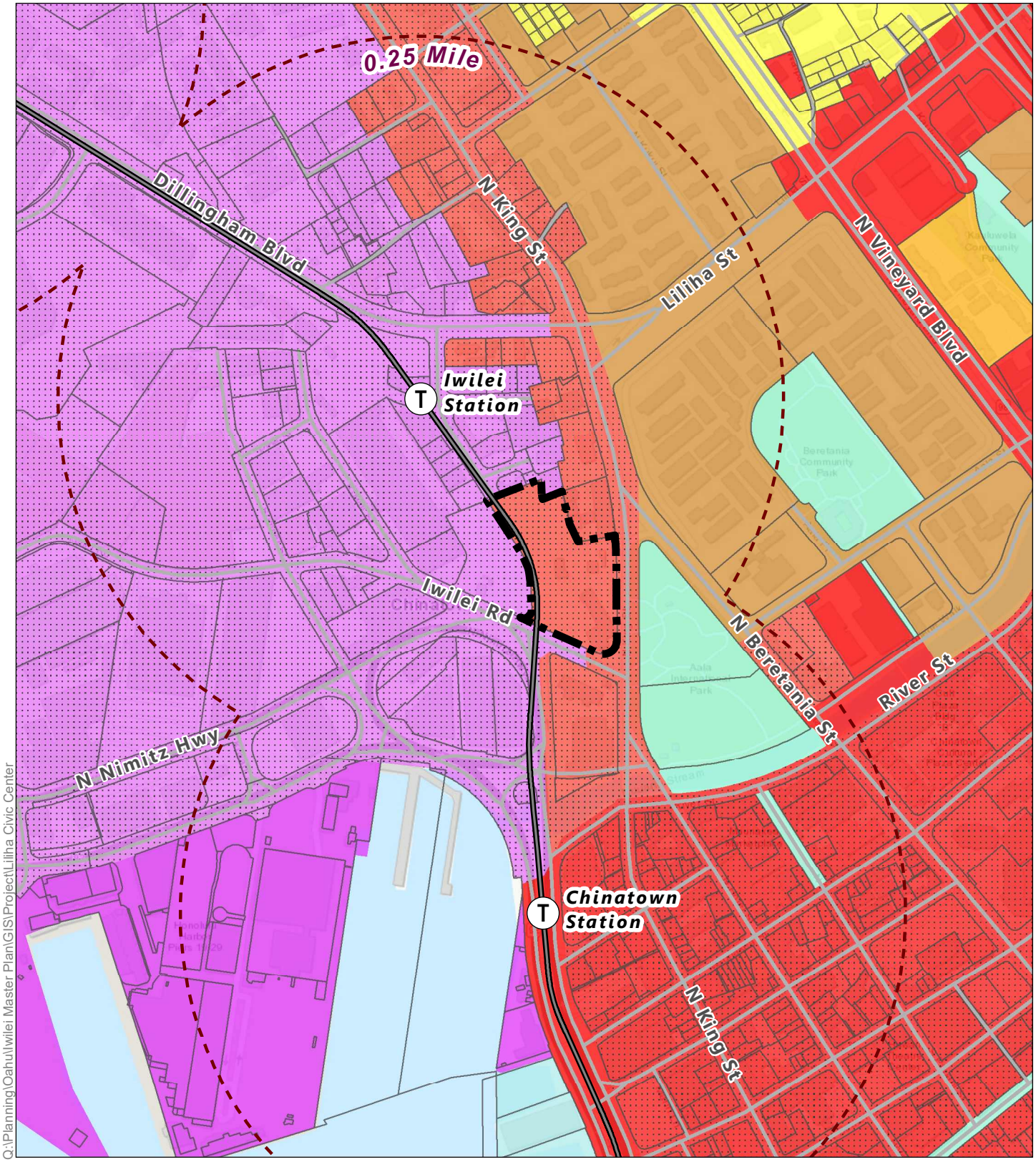
Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC — Island of O'ahu

North — Linear Scale (feet): 0 500 1000 2,000

PBR HAWAII & ASSOCIATES, INC.

Q:\Planning\Oahu\Iwilei Master Plan\GIS\Project\Liliha Civic Center



DATE: 3/14/2022

LEGEND

- Liliha CC Site
- HART Transit Line
- HART Transit Station
- 0.25-Mile TOD Walk Radius

Zoning

- P-2
- R-5
- A-1
- A-2
- B-2
- BMX-3
- BMX-4
- I-3
- IMX-1
- ALOHA TOWER PROJ.

Figure 10
County Zoning - Liliha CC Site

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC — Island of O'ahu

North — Linear Scale (feet) 0 125 250 500

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2020. ESRI Online Basemap.

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

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1 IDENTIFICATION OF APPLICANT

The Applicant is the State of Hawai‘i – Hawai‘i Housing Finance and Development Corporation.

Contact: Denise Iseri-Matsubara, Executive Director
State of Hawai‘i
Hawai‘i Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, HI 96813
Phone: (808) 587-0641
Fax: (808) 587-0600

2 IDENTIFICATION OF ACCEPTING AUTHORITY

The Accepting Authority is the State of Hawai‘i Office of the Governor.

Contact: Office of the Governor
State of Hawai‘i
Executive Chambers
State Capitol
415 South Beretania St.
Honolulu, HI 96813
Phone: (808) 586-0034
Fax: (808) 586-0006

3 IDENTIFICATION OF PLANNING & ENVIRONMENTAL CONSULTANT

The environmental planning and environmental consultant is PBR HAWAII & Associates, Inc.

Contact: Tom Schnell, AICP, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
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4 BRIEF DESCRIPTION OF PROPOSED ACTION

4.1 Location

Iwilei Master Plan Area

The Iwilei Master Plan Area is on the island of O‘ahu, within the ahupua‘a of Honolulu and Kapālama, in the Iwilei neighborhood (Figure 1). The Iwilei Master Plan Area is comprised of over 700 TMKs, covering approximately 555 acres and includes the Liliha CC Site.

The Iwilei Master Plan Area is bounded to the:

- **North:** by Waiakamilo Road and the Lunalilo Freeway/H-1;
- **East:** by the Lunalilo Freeway/H-1 and Nu‘uanu Canal
- **South:** by Nu‘uanu Canal and North Nimitz Highway
- **West:** by North Nimitz Highway and Waiakamilo Road

Figure 2 shows an aerial photo with the boundaries of the Iwilei Master Plan Area. Figure 3 identifies major landowners. Appendix A contains a complete list of the TMK parcels and associated landowners within the Iwilei Master Plan Area.

The Iwilei Master Plan Area is within the State Urban Land Use District (Figure 6). The City Primary Urban Center (PUC) Development Plan (2004) designates the Iwilei Master Plan Area as Medium and Higher-Density Residential/Mixed-Use, District Commercial, Industrial, Institutional, Major Parks and Open Space, and is identified to support a Pedestrian Network (Figure 7). The City zoning designations include: IMX-1 (Industrial Mixed-Use District), BMX-3 (Community Business Mixed-Use District), B-2 (Community Business District), R-5 (Residential District), A-1 (Low-density Apartment District), A-2 (Medium-density Apartment District), and P-2 (General Preservation District) (Figure 8). The Iwilei Master Plan Area is not within the Special Management Area (Figure 9).

Liliha CC Site

The Liliha CC Site is an approximately 3.79-acre parcel within the Iwilei Master Plan Area at the intersection of North King Street and Iwilei Road (Figure 1).

The Liliha CC Site is bounded to the:

- **North:** by three separate parcels (TMKs 1-5-007:003, 1-5-007:031, 1-5-007:042);
- **East:** by North King Street, extending from the intersection at Iwilei Road to the intersection at North Beretania Street;
- **South:** by Iwilei Road; and
- **West:** by the Iwilei Senior Residences property (TMK 1-5-007:002).

Figure 4 shows an aerial photo of the Liliha CC Site. Figure 5 shows the Liliha CC Site Tax Map Key (TMK 1-5-007:001).

The Liliha CC Site is within the State Urban Land Use District (Figure 6). The City PUC Development Plan (2004) designates the Liliha CC Site as District Commercial and is identified to support a Pedestrian Network (Figure 7).The City zoning designation is BMX-3 (Community Business Mixed-Use District) (Figure 10). As shown on Figure 9, the Liliha CC Site is not within the Special Management Area.

4.2 Existing Use

Iwilei Master Plan Area

The Iwilei Master Plan Area generally consists of an urbanized mix of industrial, commercial, educational, and residential uses. Industrial and commercial uses range from small businesses to warehouse facilities. Educational uses include the Honolulu Community College, Kauluwela Elementary School, and Princess Victoria Ka‘iulani Elementary School. Residential uses include single family homes and multi-family buildings of varying heights and densities.

Various State agencies are responsible for parcels within the Iwilei Master Plan Area comprising office, open space, educational, and residential uses, including large landholdings considered for redevelopment such as:

- Liliha Civic Center (Department of Accounting and General Services, DAGS);
- Mayor Wright Homes and Kalanihuia Homes (Hawai‘i Public Housing Authority, HPHA);
- City Square Shopping Center, portion (Department of Hawaiian Home Lands, DHHL);
- Honolulu Community College (HCC) (University of Hawai‘i, UH); and
- Nā Lama Kukui Business Center (Office of Hawaiian Affairs, OHA—a semi-autonomous State agency).

Private landowners with large properties in the Iwilei Master Plan Area include, but are not limited to:

- B P Bishop Trust Estate (Kamehameha Schools, KS);
- Castle & Cooke Commercial, Inc. (Castle and Cooke);
- City Mill Co. Ltd. (City Mill);
- Costco Wholesale Corp. (Costco),
- Douglas Emmett (Waena Apartments);
- The Salvation Army;
- Liliha Square (Liliha Square Shopping Center); and
- H & J Weinberg Foundation, Inc.

See Figure 3 for a map with major landowners and Appendix A for a list of landowners by TMK.

Liliha CC Site

The Liliha CC Site is owned by the State of Hawai‘i and was set aside for the Department of Accounting and General Services (DAGS) by Executive Order Number 4131 dated October 24, 2005.

The Liliha CC Site has been developed in the past and is partially developed at present. Current uses within the two existing structures on the site include office space managed by DAGS and used by the Department of Human Services, Hawai‘i State Foundation on Culture and the Arts’ King Kamehameha Celebration Commission, and the Kalihi Pālama Culture & Arts Society.

4.3 Statement of Purpose and Need

Iwilei Master Plan Area

The purpose of the Iwilei Infrastructure Master Plan is to advance State and City TOD goals for O‘ahu, identified in the State of Hawai‘i Strategic Plan for Transit-Oriented Development (2018). The State and City executed an Intergovernmental Agreement (IGA) for Master Planning and Construction of Infrastructure Improvements for State and City Owned Land Parcels in the Iwilei Neighborhood, committing to work together on this master plan and a follow-up financing strategy. The Iwilei Infrastructure Master Plan incorporates the anticipated zoning identified in the City Kalihi and Downtown Neighborhood TOD Plans, adopted in 2017. The City neighborhood TOD Plans identify the vision, needs of the community, and opportunities to generate higher density, mixed-use development along the future rail transit corridor, based on long-term community outreach and engagement efforts. The Master Plan builds on development assumptions and infrastructure needs identified in the City Iwilei/Kapalama Transit-Oriented Development Infrastructure Needs Assessment (2018).

To accommodate the anticipated growth in the Iwilei neighborhood, the Iwilei Master Plan Area will require major upgrades and improvements for wastewater, water, electrical, telecommunications, drainage, and transportation systems. The Iwilei Master Plan Area also includes many large landholdings managed by State agencies or owned by private landowners that will benefit from infrastructure improvements for major planned projects. In addition, the Iwilei Infrastructure Master Plan will support broader TOD goals for the State and City and facilitate the vision for redeveloping the Iwilei neighborhood into a more walkable community with affordable housing and access to services and employment centers.

Liliha CC Site

The proximity of the Liliha CC Site to the planned Kūwili (Iwilei) Transit Station provides the State with an opportunity to implement the vision of State goals for TOD by developing the 3.79-acre property (included within the Iwilei Master Plan Area) with consideration for scenarios that may include offices and space for State programs, new affordable housing, commercial/retail uses, and/or open space. In consideration of broader State and City goals for the Iwilei neighborhood, DAGS approved a Memorandum of Understanding with HHFDC for the development of the Liliha CC Site. The purpose of the Liliha CC Master Plan is to:

1. Provide space for State programs;
2. Develop affordable housing;
3. Support the Iwilei community; and
4. Provide and support walkable TOD communities in the Iwilei area where people can live, work, and play.

4.4 Conceptual Master Plan Description

Iwilei Master Plan Area

The Iwilei Infrastructure Master Plan will be based on land uses proposed in the City Kalihi and Downtown Neighborhood TOD Plans (Figure 11). Anticipated development for the area includes a shift to higher density housing and mixed-use development over the next 30 to 50 years or longer. This proposed growth would result in an overall increase in housing, while the total amount of commercial/institutional and industrial space is expected to remain constant or decrease as the existing uses transition to residential or mixed-use.

As noted in Section 4.2, the Iwilei Master Plan Area identifies several large landholdings considered for redevelopment that are either managed by state agencies or owned by private landowners. The Iwilei Master Plan Area includes properties that will benefit from the proposed infrastructure improvements and help support TOD development in the area.

The master plan anticipates that within the next 30 to 50 years or more, the Iwilei Master Plan Area is expected to include:

- Nearly 27,500 new housing units;
- Approximately 4.3 million square feet of new commercial/institutional/mixed-use space; and
- Approximately 100,000 square feet of new industrial space.

The Iwilei Master Plan Area focuses on infrastructure facilities that serve regional- or area-wide scales and public investments required to advance TOD development. The master plan identifies phasing and associated costs for improvements to the existing sewer, water, drainage, electrical/communications systems, and transportation systems.

To help prioritize infrastructure development in the area, the master plan, which is being prepared in consultation with respective agencies and landowners, proposes a phased approach with respective costs for each phase of development. The Draft Environmental Impact Statement (EIS) will include a phased master plan and associated costs for improvements to the existing sewer, water, drainage, electrical/communications systems, and transportation systems.

Liliha CC Site

The Liliha CC Master Plan will consider options for the development/redevelopment of the State-owned property in context with the planned Kūwili (Iwilei) Transit Station. Several financing and development options are being explored for the Liliha CC Site by DAGS and HHFDC. These include consideration for a Public-Private Partnership between the State and a private developer selected through an RFP process.

Given uncertainty regarding financing and the development concept proposed by a selected developer, and to allow for flexibility (as a private developer is yet to be selected), several land use and phasing scenarios will be considered as part of the master plan for the Liliha CC Site.

The land use options may include offices and space for State programs, new affordable housing, commercial/retail uses, and/or open space.

The master plan will also explore and evaluate various building configurations, phasing, and density options. This approach will ensure that flexibility is built into the environmental review process, given the uncertainty regarding financing.

All the scenarios considered in the master plan will respond to existing and future site and environmental conditions, including consideration for TOD and multi-modal connectivity in proximity to the Honolulu Rail Transit Project's Kūwili (Iwilei) Transit Station and the proposed elevated rail transit corridor which traverses the southern portion of the Liliha CC Site.

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5 DESCRIPTION OF THE ENVIRONMENT

Iwilei Master Plan Area

The Iwilei Master Plan Area is located within the ahupuaʻa of Honolulu and Kapālama on the island of Oʻahu. The Iwilei Master Plan Area is in the Primary Urban Center Development Plan area. According to the American Community Survey (U.S. Census Bureau, 2021), the population within a one-mile radius of the Iwilei Master Plan Area is 91,433 people; within a three-mile radius population is 229,329 people.

Prior to modern urban development, the Iwilei Master Plan Area served as an important part of traditional Native Hawaiian agricultural uses in the Pre-Contact era that contributed to food production systems for the region, including loʻi for kalo cultivation and fishponds that were later filled for development.

The Iwilei Master Plan Area is located in central Honolulu and bounded by Waiakamilo Road and the H-1 Freeway to the north, the H-1 Freeway and Nuʻuanu Canal to the east; Nuʻuanu Canal and Nimitz Highway to the south, and Nimitz Highway and Waiakamilo Road to the west.

The Iwilei Master Plan Area generally consists of an urbanized mix of industrial, commercial, educational, and residential uses. Industrial and commercial uses range from small businesses to warehouse facilities. Educational uses include the Honolulu Community College, Kauluwela Elementary School, and Princess Victoria Kaʻiulani Elementary School. Residential uses include single family homes and multi-family buildings of varying heights and densities. Parcels within the Iwilei Master Plan Area considered for redevelopment include office, open space, educational, and residential uses, under State agency responsibility or owned by private landowners as identified in Section 4.2

The Iwilei Master Plan Area has a strong network of roadway facilities that provides local and regional access via freeways, highways, and major arterials. The H-1 Freeway and North Nimitz Highway are the main east-west corridors in the Iwilei Master Plan Area. There are also on- and off-ramps to the H-1 Freeway at several points mauka of North King Street within the Kalihi neighborhood. Dillingham Boulevard and North King Street are high-volume, east-west roadways. Mauka-makai access is provided by Liliha Street and Waiakamilo Road.

The Iwilei Master Plan Area lacks a safe connected network, particularly for bicycling and walking, and safe connections to major activity and employment centers in the surrounding region. The area has a lot of industrial and commercial activity with intermittent gaps in the bicycle and pedestrian networks. This results in an automotive dominated circulation network. Several plans have been completed that made recommendations to improve multi-modal access and circulation.

The Board of Water Supply (BWS) owns and operates the water system in the Iwilei Master Plan Area. The backbone water infrastructure is relatively strong; however, aging infrastructure is an ongoing challenge. Water system improvements are needed to support State and City TOD visions and goals for the area.

Sand Island Wastewater Treatment Plant (WWTP) services the Iwilei Master Plan Area. Regional sewer system capacity is already constrained by an aging sewer system and the limited capacity of the ʻAwa Street Wastewater Pump Station (WWPS). The City Department of Environmental Services (ENV) is in the

process of improving the regional sewer capacity in anticipation of future development planned for the Iwilei Master Plan Area.

The Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) classifies the majority of the Iwilei Master Plan Area within Zone X (Figure 12). Zone X comprises areas determined to be outside the 0.2% annual chance floodplain (or 500-year floodplain). The area is outside the Special Flood Hazard Area and considered to be "moderate to low risk" for flooding hazards. Although most of the master plan area is designated as having "low flood potential," several areas, including the makai areas of the Iwilei Master Plan Area, suffer from flooding and ponding after heavy rainfall due to storm water runoff and deficiencies in the storm water drainage system.

There are four distinct flood mechanisms threatening the Iwilei Master Plan Area: coastal flooding, storm water flooding, riverine flooding, and groundwater flooding. These flood hazards are expected to be impacted by climate change through both Sea Level Rise (SLR) and variabilities in storm frequency and intensity.

According to the Sea Level Rise Guidance document adopted on June 5, 2018, the City Climate Change Commission identified a planning benchmark up to 3.2 feet of SLR. The 3.2-foot SLR scenario modeled in the Pacific Islands Ocean Observing System (PacIOOS) Hawai‘i Sea Level Rise Viewer (Viewer), included as Figure 13, identifies a substantial portion of the Iwilei Master Plan Area within the SLR Exposure Areas (SLR-XA). The SLR-XA for the 3.2-foot scenario includes the area between Dillingham Boulevard and Nimitz Highway, including the Liliha CC Site, and along the areas bordering Kapālama Canal and Nu‘uanu Stream.

Flooding in the Iwilei Master Plan Area due to SLR could overwhelm existing infrastructure systems, including water pumping systems or cause compete failure of underground electrical facilities and backup generators, if they are not properly protected. In January 2022 the City completed Kapālama Canal Catalytic Project – The Resilient Master Plan which studied flooding and SLR along the Kapālama Canal and proposes specific solutions through extensive planning, hydrology studies, and technical analysis (2022). Recommendations and materials from the City Kapālama Canal Catalytic Project – Resilient Master Plan and associated Environmental Impact Statement will be reviewed and considered in the Iwilei Infrastructure Master Plan.

According to the Natural Resources Conservation Service Soil (NRCS) Map (Figure 14), the Iwilei Master Plan Area consists of the following soil types: Fill Land- Mixed (FL); Ewa Silty Clay Loam (EmA); Kaena Clay (KaB); Kawaihapai Stony Clay Loam (KlaB); and Hanalei Silty Clay (HnA). Fill Land- mixed (FL) consists of materials dredged from the ocean or hauled from nearby areas and may contain repurposed garbage material or other sources. The Ewa Silty Clay Loam is a moderately shallow soil type with very little slope and very slow to medium runoff. Kawaihapai Stony Clay Loam is a well-drained soil with very little slope. Kaena Clay is a very deep, poorly drained soil type with slow runoff and slight erosion hazard. Hanalei Silty Clay is a somewhat poorly drained soil type found in flood plains with and very slow runoff.

There are no known critical habitats, or endangered plant or animal species within the Iwilei Master Plan Area as it is within a well-established urban area.

The Draft EIS will contain a full description of the environment of the Iwilei Master Plan Area and discussion of: 1) potential impacts due to increased development in the master plan area; and 2) proposed mitigation measures.

Liliha CC Site

The Liliha CC Site is in the Iwilei neighborhood in central Honolulu near the intersection of North King Street and Iwilei Road. The Liliha CC Site is within the ahupuaʻa of Honolulu and the Primary Urban Center Development Plan area. According to the American Community Survey (U.S. Census Bureau, 2021), the population within a one-mile radius of the Liliha CC Site is approximately 44,917 people; within a three-mail radius the population is 194,860 people.

Prior to modern urban development of the area, the Liliha CC Site was located within the Kūwili loko iʻa (fishpond) with the Kawa loko iʻa to the south. The Kūwili and Kawa loko iʻa were situated on the edge of the Honolulu Harbor at that time, but with the subsequent infill development of the harbor, the Liliha CC Site became further inland from the shoreline.

The Liliha CC Site fronts North King Street along the eastern boundary and vehicular access is primarily from North King Street, between Iwilei Road and Liliha Street. North King Street is a major regional arterial under City jurisdiction. The heavy dependence on industrial and commercial activities in the area and intermittent gaps in the bicycle and pedestrian network results in a very auto-dominated circulation network with the immediate vicinity lacking safe multimodal transportation access.

The BWS provides potable water to the Liliha CC Site from water mains within North King Street and Iwilei Road. Wastewater generated at the Liliha CC Site gravity flows to the ʻAwa WWPS before being pumped to Sand Island WWTP.

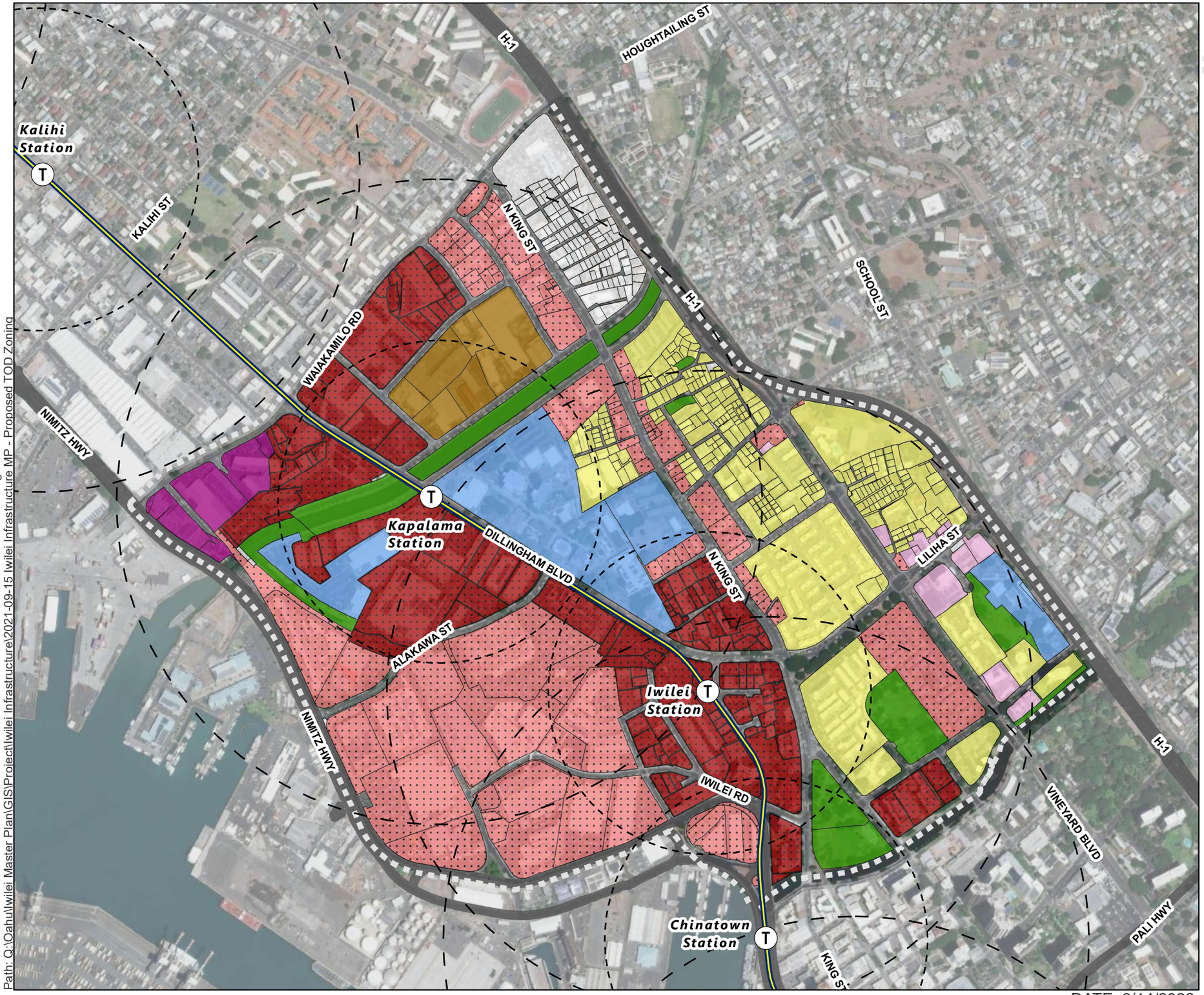
The FEMA NFIP classifies the entire Liliha CC Site as within Zone X (Figure 15), which is an area determined to be outside the 0.2% annual chance floodplain (or 500-year floodplain). The area is outside the Special Flood Hazard Area and considered to be "moderate to low risk" for flooding hazards.

As previously identified, SLR scenarios have been modeled to address growing concerns associated with global climate change. The 3.2-foot SLR scenario modeled in the PacIOOS Viewer, included as Figure 16, identifies roughly half of the Liliha CC Site within the SLR-XA. The SLR-XA for the 3.2-foot scenario identifies the intersection of Iwilei Road and North King Street, along the northwestern edge of the property near the terminus of Kaʻaʻahi Street, as subject to future SLR conditions.

According to the NRCS Map (Figure 17), most of the Liliha CC site is Ewa Silty Clay Loam (EmA), with small portions along the western boundary identified as Fill Land- Mixed (FL). Ewa Silty Clay Loam is a moderately shallow soil type with very little slope and very slow runoff. Fill Land-Mixed consists of materials dredged from the ocean or hauled from nearby areas and may contain repurposed garbage material or other sources.

There are no known critical habitats, or endangered plant or animal species within the Liliha CC Site as it is within a well-established urban area.

The Draft EIS will contain a full description of the environment of the Liliha CC Site and discussion of: 1) potential impacts due to the redevelopment of the site; and 2) proposed mitigation measures.



Legend

- Iwilei Master Plan Area
- HART Transit Line
- HART Transit Station
- 0.25-Mile and 0.5-Mile TOD Walk Radius

Proposed TOD Land Uses

- Low-Medium Density Residential
- High Density Residential
- Urban Mixed Use-Medium
- Urban Mixed Use-High
- Commercial Office
- School
- Industrial
- Industrial Mixed Use
- Open Space
- Not Identified
- ROW/Remnant

Figure 11
Proposed TOD Land Uses - Iwilei Master Plan Area

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC - DAGS

Island of O'ahu

North

Linear Scale (feet)

0 400 800 1,600

PBR HAWAII & ASSOCIATES, INC.

DATE: 3/14/2022

Source: City & County of Honolulu, 2018. ESRI Online Basemap.

Disclaimer: This Graphic has been prepared for general Planning purposes only and should not be used for boundary Interpretations or other spatial analysis.

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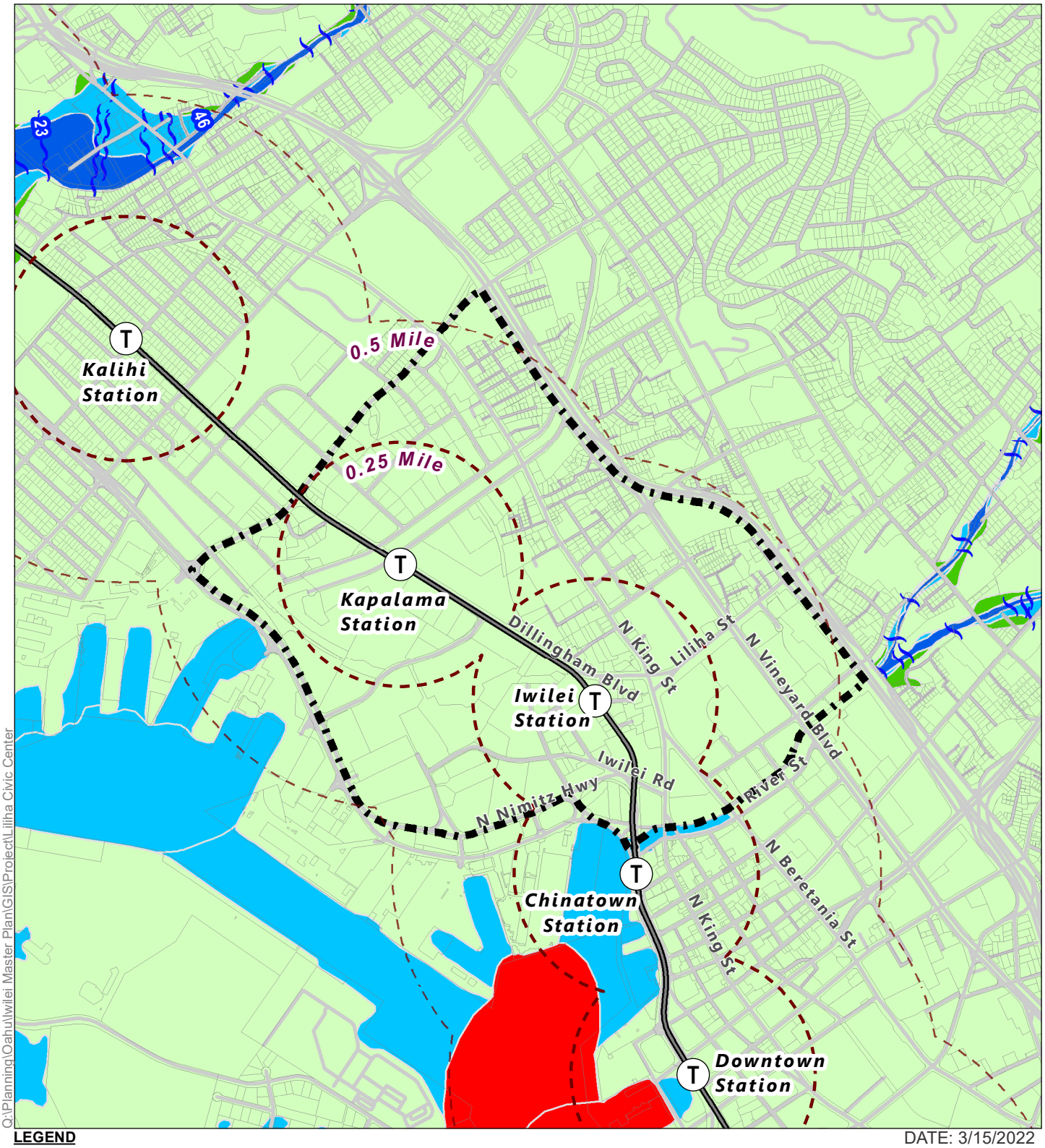

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LEGEND

DATE: 3/15/2022

- Iwilei Master Plan Area
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius

Flood Zone

- AE: 1% annual chance flood, with BFE
- AO: 1% annual chance flood, flood depths of 1-3ft, average depths determined
- VE: 1% annual chance coastal flood, with BFE
- Floodway areas in AE
- XS: 0.2% annual chance flood
- X: Minimal flood areas

Figure 12
Flood Insurance Rate Map - Iwilei Master Plan Area

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC

Island of O'ahu

North

Linear Scale (feet)
0 750 1500

PBR HAWAII & ASSOCIATES, INC.

Source: FEMA, 2019. City & County of Honolulu, 2020. ESRI Online Basemap.

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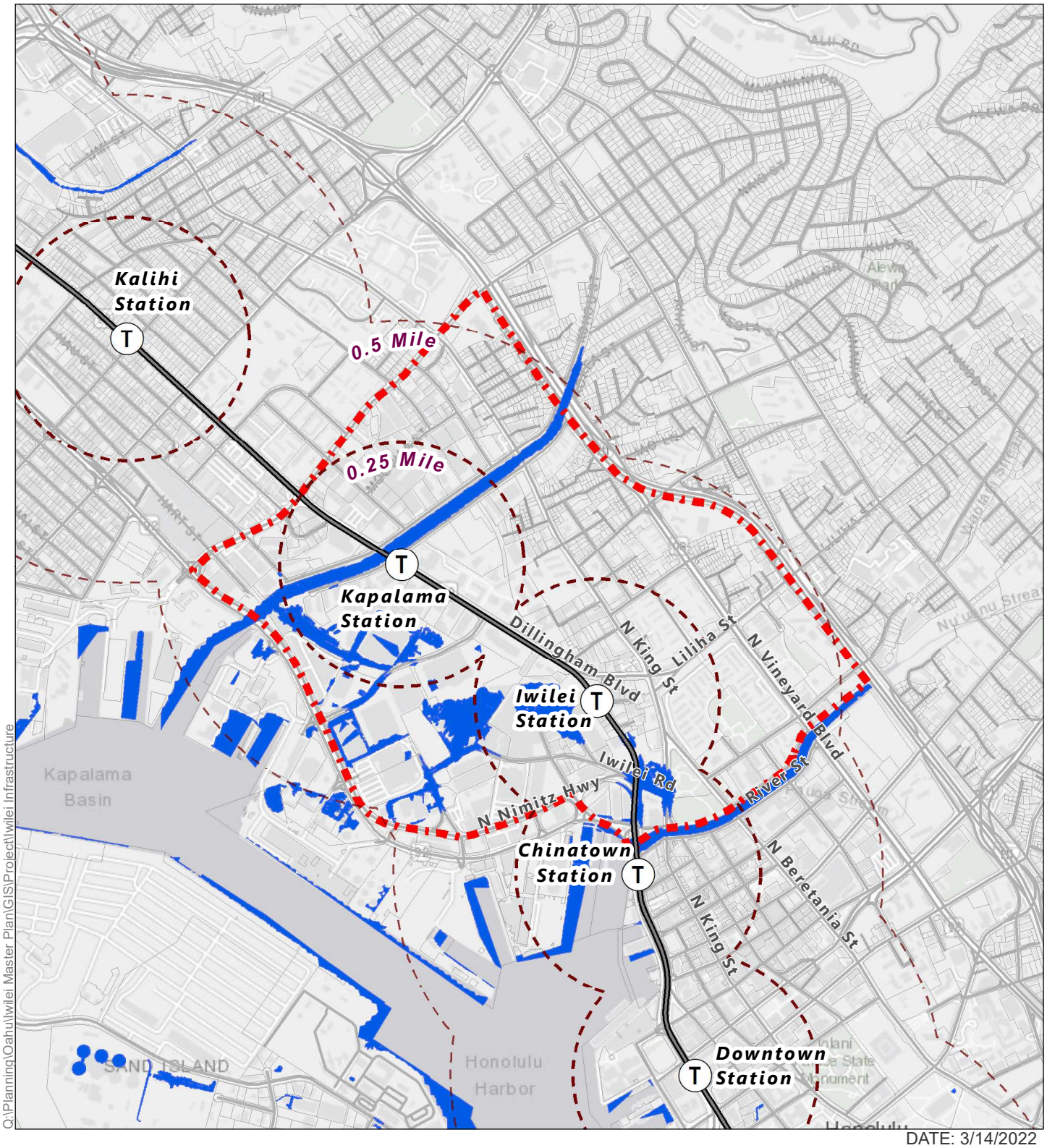

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DATE: 3/14/2022

LEGEND

- Iwilei Master Plan Area
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius
- Sea Level Rise Exposure Area (3.2 ft Scenario)

Figure 13
PacIOOS Sea Level Rise Viewer - Iwilei Master Plan Area

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC — Island of O'ahu

North — Linear Scale (feet) 0 750 1500

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Source: FEMA, 2019. City & County of Honolulu, 2020. ESRI Online Basemap. PacIOOS, Tetra Tech, Inc. and University of Hawai'i Coastal Geology Group, 2017.

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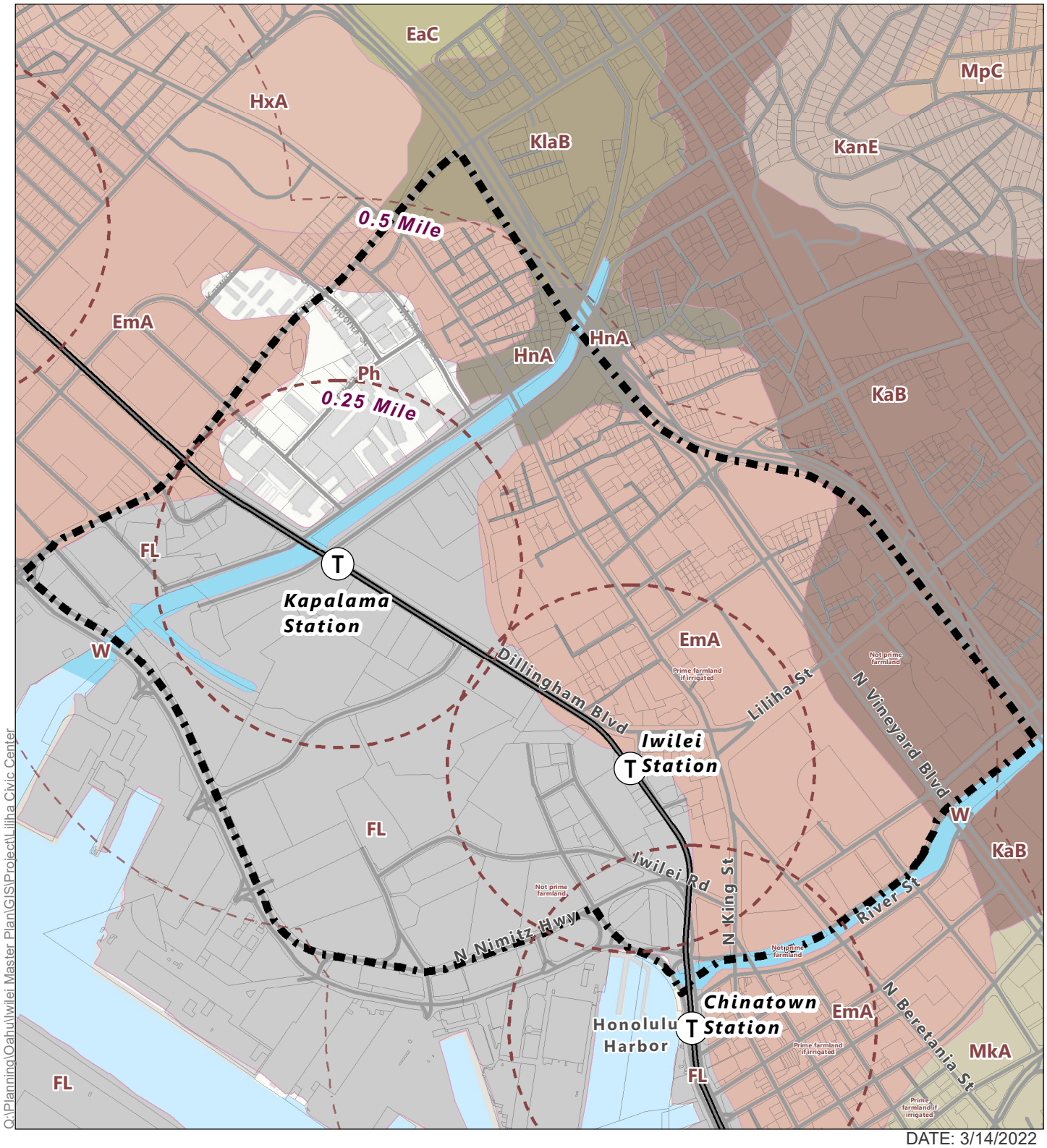

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DATE: 3/14/2022

LEGEND

- Iwilei Master Plan Area
- HART Transit Line
- HART Transit Station
- 0.25-Mile & 0.5-Mile TOD Walk Radius

NRCS Soil Classification

- EaC: Ewa silty clay loam, 6 to 12 percent slopes
- EmA: Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes
- FL: Fill land, mixed
- HnA: Hanalei silty clay, 0 to 2 percent slopes, MLRA 167
- HxA: Honouliuli clay, 0 to 2 percent slopes
- KaB: Kaena clay, 2 to 6 percent slopes
- KanE: Kaena very stony clay, 10 to 35 percent slopes
- KlaB: Kawaihapai stony clay loam, 2 to 6 percent slopes, MLRA 158
- MkA: Makiki clay loam, 0 to 2 percent slopes
- MpC: Manana silty clay, 8 to 15 percent slopes
- W: Water > 40 acres

Figure 14

Natural Resources Conservation Service (NRCS) Soils - Iwilei Master Plan Area

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC — Island of O'ahu

North — Linear Scale (feet) 0 250 500 1000

PBR HAWAII & ASSOCIATES, INC.

Source: NRCS, 2017. City & County of Honolulu, 2020. ESRI Online Basemap.

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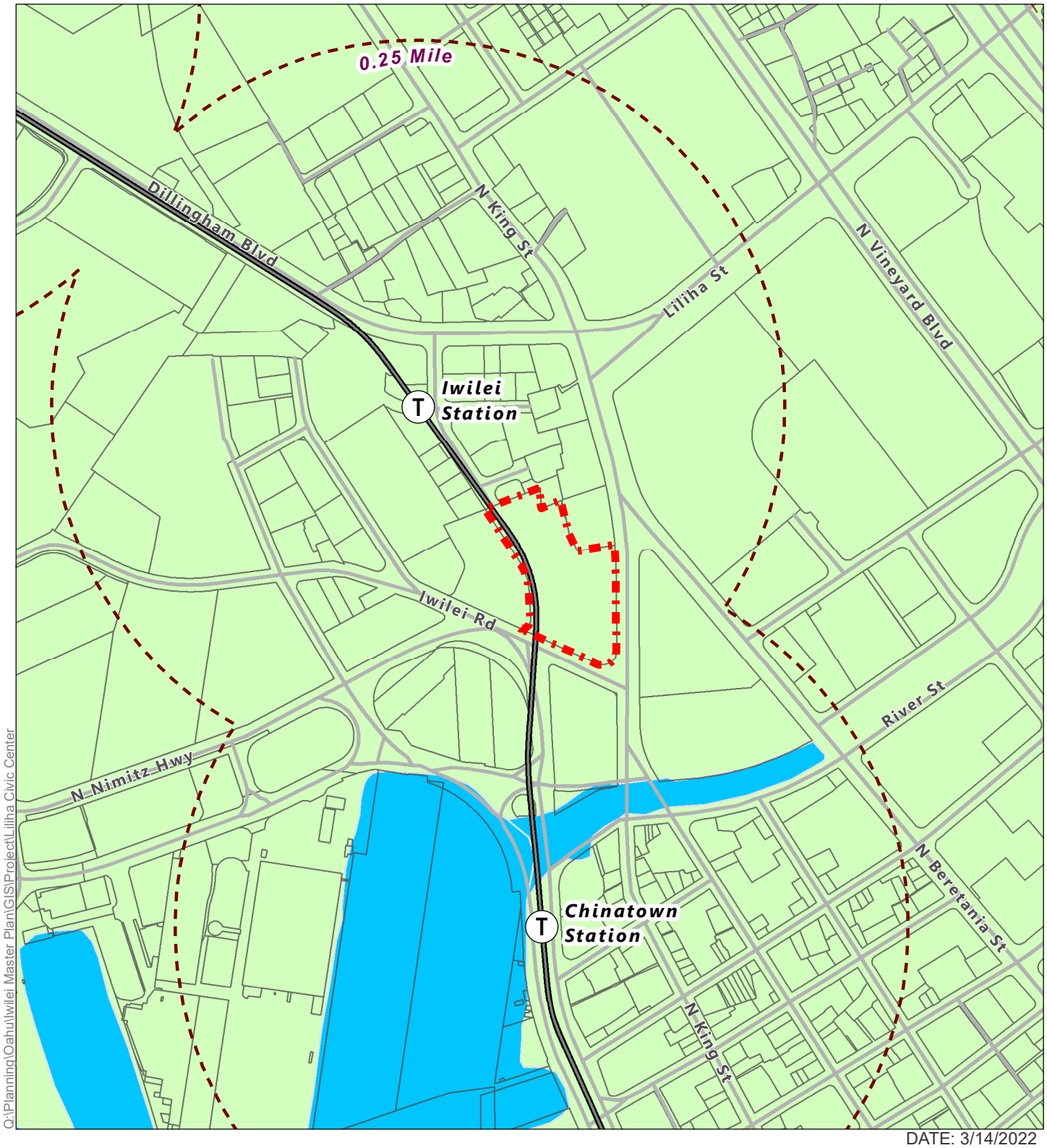

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DATE: 3/14/2022

LEGEND

- Liliha CC Site
- HART Transit Line
- HART Transit Station
- 0.25-Mile TOD Walk Radius

Flood Zone

- AE: 1% annual chance flood, with BFE
- X: Minimal flood areas

Figure 15
Flood Insurance Rate Map - Liliha CC Site

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

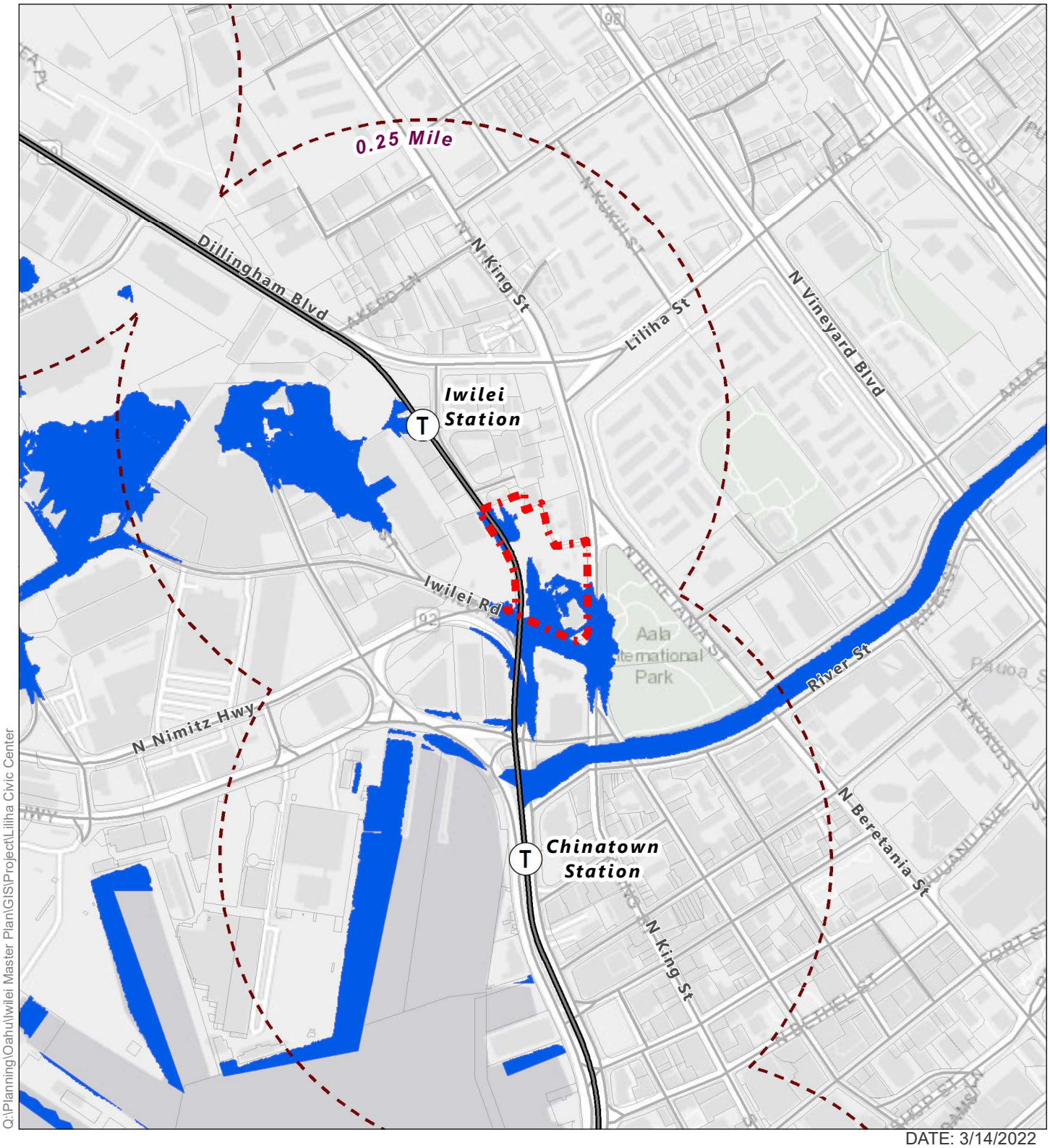
HHFDC — Island of O'ahu

North — Linear Scale (feet) 0 125 250 500

PBR HAWAII & ASSOCIATES, INC.

Source: FEMA, 2019. City & County of Honolulu, 2020. ESRI Online Basemap.

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



Q:\Planning\Oahu\Iwilei Master Plan\GIS\Project\Liliha Civic Center

DATE: 3/14/2022

LEGEND

- Liliha CC Site
- HART Transit Line
- HART Transit Station
- 0.25-Mile TOD Walk Radius
- Sea Level Rise Exposure Area (3.2 ft Scenario)

Figure 16
PacIOOS Sea Level Rise Viewer - Liliha CC Site

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

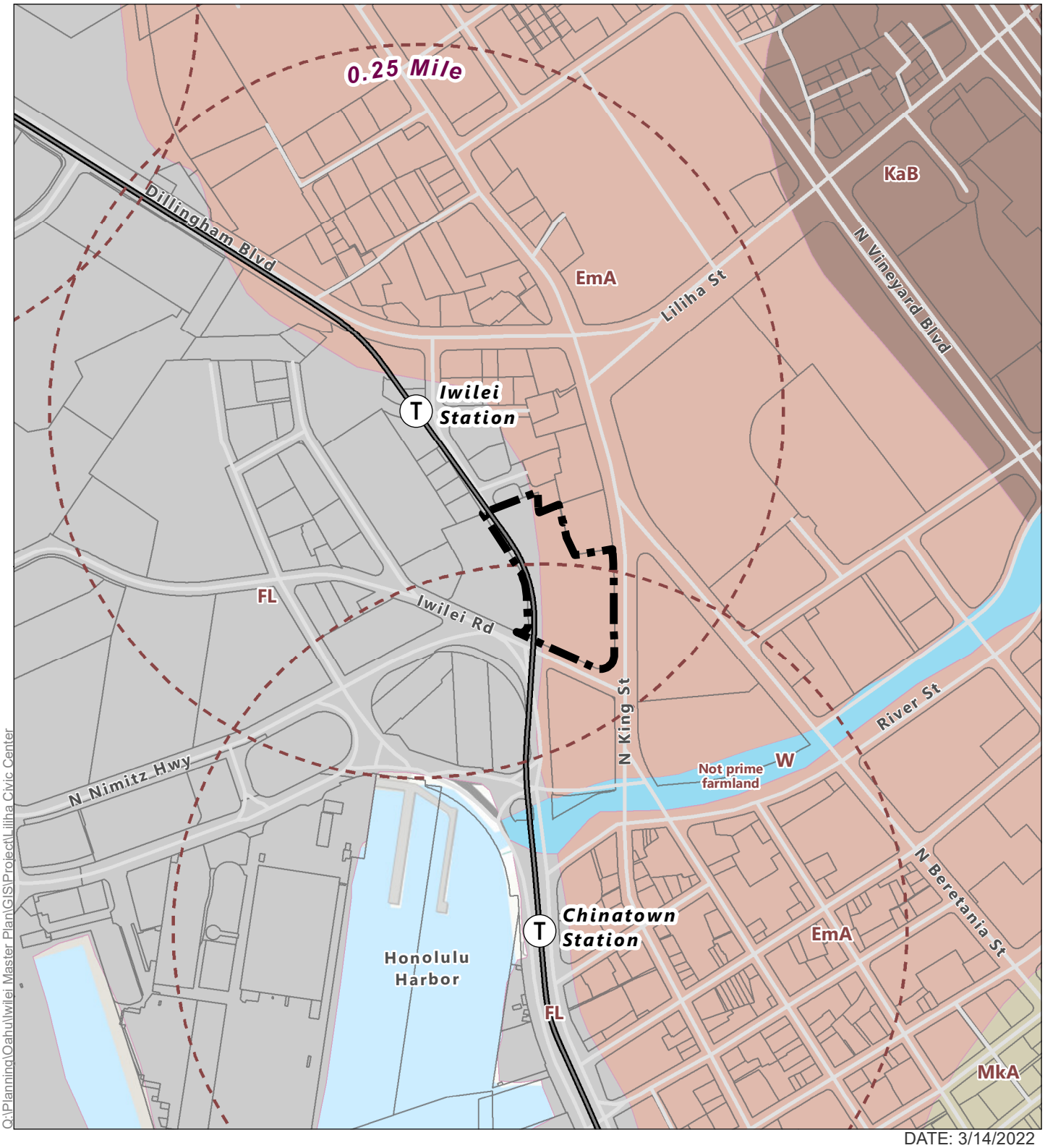
HHFDC — Island of O'ahu

North — Linear Scale (feet) 0 300 600

PBR HAWAII & ASSOCIATES, INC.

Source: FEMA, 2019. City & County of Honolulu, 2020. ESRI Online Basemap. PacIOOS, Tetra Tech, Inc. and University of Hawai'i Coastal Geology Group, 2017.

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



DATE: 3/14/2022

LEGEND

- Liliha CC Site
- HART Transit Line
- HART Transit Station
- 0.25-Mile TOD Walk Radius

NRCS Soil Classification

- EmA: Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes
- FL: Fill land, mixed
- KaB: Kaena clay, 2 to 6 percent slopes
- MkA: Makiki clay loam, 0 to 2 percent slopes
- W: Water > 40 acres

Figure 17
Natural Resources Conservation Service (NRCS) Soils - Liliha CC Site

Iwilei Infrastructure Master Plan & Liliha CC Master Plan

HHFDC — Island of O'ahu

North — Linear Scale (feet) 0 125 250 500

PBR HAWAII & ASSOCIATES, INC.

Source: NRCS, 2017. City & County of Honolulu, 2020. ESRI Online Basemap.

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

6 PLANNING HORIZON

The planning horizon for the Iwilei Infrastructure Master Plan and Liliha CC Master Plan is long-term and the forthcoming Environmental Impact Statement (EIS) will assess both short-term and long-term potential benefits and impacts of the projects.

The Draft EIS will include a discussion of the incremental impact of increased development in the master plan area over the long-term in context with other actions that may occur in the area within the reasonably foreseeable future.

7 ALTERNATIVES

The Draft EIS will include a discussion of alternatives, including taking no action and alternate master plan proposals.

8 DETERMINATION

Section 343-5(b), HRS and Section 11-200.1-14(a), HAR state that an agency may choose to prepare an EIS rather than an environmental assessment if the agency determines, through its judgment and experience, that an EIS is likely to be required. Under the provisions of §343-5(b), HRS and Section 11-200.1-14(a), HAR, HHFDC has determined that an EIS is likely to be required for the Iwilei Infrastructure Master Plan and Liliha CC Master Plan.

Preparation of an EIS is being undertaken to address requirements of Chapter 343, HRS and Title 11, Department of Health, Chapter 200.1, Environmental Impact Rules, Hawai‘i Administrative Rules. Section 343-5(a), HRS, establishes nine “triggers” that require compliance with the State EIS law. The triggers for the Iwilei Infrastructure Master Plan and Liliha CC Master Plan include:

- Use of State or County lands or the use of State or County funds;
- Use within any historic site as designated in the National Register or Hawaii Register, as provided for in the Historic Preservation Act of 1966, Public Law 89-665, or Chapter 6E.

8.1 Reasons Supporting the Determination

HHFDC has determined that an EIS (rather than a less extensive environmental assessment) is necessary based on a review of the significance criteria set forth under Section 11-200.1-13(b), HAR and listed below:

1. Irrevocably commit a natural, cultural, or historic resource;
2. Curtails the range of beneficial uses of the environment;
3. Conflict with the State's environmental policies or long-term environmental goals established by law;
4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;
5. Have a substantial adverse effect on public health;
6. Involves adverse secondary impacts, such as population changes or effects on public facilities;
7. Involve a substantial degradation of environmental quality;

8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;
9. Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;
10. Have a substantial adverse effect on air or water quality or ambient noise levels;
11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;
12. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies; or
13. Require substantial energy consumption or emit substantial greenhouse gases.

Based on the above criteria, HHFDC does not anticipate that it could be affirmatively concluded that activities associated with the Iwilei Infrastructure Master Plan and Liliha CC Master Plan would not have a significant effect on the environment. In particular, development of the Iwilei Infrastructure Master Plan and Liliha CC Master Plan may (**note**: the numbers below align with those in the prior section):

1. Irrevocably commit a natural, cultural, or historic resource;
6. Involve adverse secondary impacts, such as population changes or effects on public facilities, which may include regional transportation systems and/or recreational facilities;
10. Have a substantial adverse effect on ambient noise levels due to increased development of the project area;
11. Have substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, fresh water, or coastal waters;
12. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies; or
13. Require substantial energy consumption or emit substantial greenhouse gases due to short-term impacts from construction or long-term impacts from projected increased urban density as a result of the project.

To determine if activities associated with the Iwilei Infrastructure Master Plan and Liliha CC Master Plan would have a significant environmental effect, HHFDC believes it prudent to proceed with a full environmental review that will be provided through the completion of an EIS, and therefore the environmental review should proceed directly to the preparation of an EIS through this EISPN.

The Draft EIS will include a full assessment of anticipated benefits, impacts, and proposed mitigation measures to minimize anticipated adverse impacts. Government agencies and the public will be provided with the opportunity to comment on the Draft EIS and a Final EIS will be prepared incorporating and addressing all comments. When completed, the Final EIS will provide the accepting authority with: 1) information about anticipated impacts of the Iwilei Infrastructure Master Plan and Liliha CC Master Plan; 2) proposed mitigation measures to address potential impacts; and 3) the basis for which to accept the Final EIS.

9 STUDIES ANTICIPATED TO BE INCLUDED IN THE EIS

The forthcoming draft EIS will include several technical reports and studies prepared by experts in specific fields. The reports and studies are expected to include:

- Air Quality Impact Assessment
- Acoustic Study
- Archaeological Inventory Survey
- Cultural Impact Assessment
- Fiscal-Economic Impact Assessment
- Historic Architectural Structures Inventory
- Infrastructure Engineering Report
- Traffic Impact Analysis Report

10 AFFECTED PARTIES

The forthcoming Draft EIS will be sent to all relevant County, State, and Federal agencies, and organizations, as well as community organizations, groups, and interested individuals and elected officials.

11 REFERENCES

City and County of Honolulu. (2017). *Kalihi Neighborhood Transit-Oriented Development Plan.* Honolulu.

City and County of Honolulu. (2018). *Iwilei/Kapalama Transit-Oriented Development Infrastructure Needs Assessment.* Honolulu.

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U.S. Census Bureau. (2021). *2015-2019 American Community Survey 5-year Estimates.* Retrieved from https://bao.arcgis.com/esriBAO/index.html#

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
1	15008005	STATE OF HAWAII		0.2440
2	15008004	WEINBERG,H & J FNDTN INC		0.7652
3	15008014	WEINBERG,H & J FNDTN INC		1.2101
4	15008015	WEINBERG,H & J FNDTN INC		1.0222
5	15015001	WEINBERG,H & J FNDTN INC		1.3833
6	15015003	WEINBERG,H & J FNDTN INC		0.7614
7	15015004	WEINBERG,H & J FNDTN INC		0.2565
8	15005036	VARIOUS OWNERS		0.0732
9	16002134	VARIOUS OWNERS		0.0679
10	17031011	VARIOUS OWNERS		0.0275
11	17031020	VARIOUS OWNERS		0.0286
12	17031045	VARIOUS OWNERS		0.0406
13	17032086	VARIOUS OWNERS		0.0437
14	17032087	VARIOUS OWNERS		0.1143
15	16001101	HAWN DIV TENSHO-KOTAI JINGU		0.0379
16	16001102	HAWN DIV TENSHO-KOTAI JINGU		0.0369
17	15008006	SALVATION ARMY THE		1.3244
18	17023038	SALVATION ARMY THE		1.1215
19	17032073	HONG,C K		0.0283
20	15003010	PACIFIC AUTO SERVICE LLC		0.2100
21	17031050	OLU HALE KANOA		0.4274
22	15005040	OAHU STATIONS LLC		0.4608
23	17029002	METHODIST EPISCOPAL CHURCH		0.5188
24	15010016	LOWES HOME CENTERS LLC		0.0669
25	15010018	LOWES HOME CENTERS LLC		0.0047
26	15012019	LOWE'S HOME CENTERS LLC		0.0210
27	15013010	LOWES HOME CENTERS LLC		5.6491
28	15013012	LOWES HOME CENTERS LLC		3.5416
29	15013023	LOWE'S HIW, INC		4.8320
30	17023008	YEUNG,YIM LI LEE	LILIHA SQUARE SHOPPING CENTER	2.1490
31	15012018	MORI,RAYMOND S TR		3.9700
32	15010008	KOBAYASHI HOTEL INC		0.7631
33	17023036	KEOLA HOONANEA		1.3810
34	17023001	KAULUWELA 2		3.5255
35	17023039	KAULUWELA 1		1.5366
36	15003001	B P BISHOP TRUST ESTATE		1.0811
37	15003002	B P BISHOP TRUST ESTATE		0.5511
38	15003016	B P BISHOP TRUST ESTATE		0.8270
39	15004030	B P BISHOP TRUST ESTATE		0.5870
40	15004032	B P BISHOP TRUST ESTATE		1.3420
41	15004033	B P BISHOP TRUST ESTATE		0.7420
42	15004034	B P BISHOP TRUST ESTATE		0.8880
43	15005007	B P BISHOP TRUST ESTATE		2.1000
44	15019001	B P BISHOP TRUST ESTATE		1.5755

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
45	15019002	B P BISHOP TRUST ESTATE		1.5720
46	15019003	TRS EST OF BERNICE PAUAHI BISHOP		0.3209
47	15019004	B P BISHOP TRUST ESTATE		1.2537
48	15019005	B P BISHOP TRUST ESTATE		1.1362
49	15019006	B P BISHOP TRUST ESTATE		0.9792
50	15019007	B P BISHOP TRUST ESTATE		0.9751
51	15019008	B P BISHOP TRUST ESTATE		0.4870
52	15019009	B P BISHOP TRUST ESTATE		0.4950
53	15019010	B P BISHOP TRUST ESTATE		0.5846
54	15019011	B P BISHOP TRUST ESTATE		0.5626
55	15019012	B P BISHOP TRUST ESTATE		3.2604
56	15019016	B P BISHOP TRUST ESTATE		0.9032
57	15019017	B P BISHOP TRUST ESTATE		0.9046
58	15020002	B P BISHOP TRUST ESTATE		0.3340
59	15020003	B P BISHOP TRUST ESTATE		5.0471
60	15020008	B P BISHOP TRUST ESTATE		0.0429
61	15020020	B P BISHOP TRUST ESTATE		0.2160
62	15020021	B P BISHOP TRUST ESTATE		3.5390
63	15020022	B P BISHOP TRUST ESTATE		0.0658
64	15021002	B P BISHOP TRUST ESTATE		3.3219
65	15021004	B P BISHOP TRUST ESTATE		0.7834
66	15021015	B P BISHOP TRUST ESTATE		0.4670
67	15021022	B P BISHOP TRUST ESTATE		0.3856
68	15021023	B P BISHOP TRUST ESTATE		1.5290
69	15021041	B P BISHOP TRUST ESTATE		0.0010
70	15021043	B P BISHOP TRUST ESTATE		0.6545
71	15021045	B P BISHOP TRUST ESTATE		0.6205
72	15021046	B P BISHOP TRUST ESTATE		0.1374
73	15021051	B P BISHOP TRUST ESTATE		0.0649
74	15022001	B P BISHOP TRUST ESTATE		1.7449
75	15022002	B P BISHOP TRUST ESTATE		2.3878
76	15022003	B P BISHOP TRUST ESTATE		1.1848
77	15022004	B P BISHOP TRUST ESTATE		0.1465
78	15022005	B P BISHOP TRUST ESTATE		0.0858
79	15022006	B P BISHOP TRUST ESTATE		0.1331
80	15022008	B P BISHOP TRUST ESTATE		0.2189
81	15022010	B P BISHOP TRUST ESTATE		1.2142
82	15022011	B P BISHOP TRUST ESTATE		0.7188
83	15023002	B P BISHOP TRUST ESTATE		0.6956
84	15023003	B P BISHOP TRUST ESTATE		0.6956
85	15023004	B P BISHOP TRUST ESTATE		0.6956
86	15023005	B P BISHOP TRUST ESTATE		0.5248
87	15023006	B P BISHOP TRUST ESTATE		0.5133
88	15023007	B P BISHOP TRUST ESTATE		0.7547

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
89	15023008	B P BISHOP TRUST ESTATE		1.0221
90	15023009	B P BISHOP TRUST ESTATE		1.0751
91	16002103	B P BISHOP TRUST ESTATE		0.2607
92	16002104	B P BISHOP TRUST ESTATE		0.5803
93	16003034	B P BISHOP TRUST ESTATE		0.0806
94	16003042	B P BISHOP TRUST ESTATE		0.5745
95	16003043	B P BISHOP TRUST ESTATE		4.5290
96	16003064	B P BISHOP TRUST ESTATE		0.0583
97	15007009	IWILEI CENTER LLC		3.0123
98	15007029	IWILEI CENTER LLC		0.1932
99	15007030	IWILEI CENTER LLC		0.6291
100	15012001	FRIENDS OF THE LIBRARY OF HAWAII		6.7132
101	17026010	HAWAIIUSA FCU		1.9872
102	15007086	HONOLULU AUTHORITY FOR RAPID TRANSIT,	HART	0.0196
103	15015025	CITY & COUNTY OF HONOLULU	HART	0.0220
104	15015027	CITY & COUNTY OF HONOLULU	HART	0.0686
105	15005014	STATE OF HAWAII	Pālama Fire Station	0.2822
106	15005016	STATE OF HAWAII	Princess Victoria Kaʻiulani Elementary School	6.0160
107	15007001	STATE OF HAWAII	Liliha Civic Center	3.7910
108	15007002	SENIOR RESIDENCE AT IWILEI		1.8250
109	15008018	STATE OF HAWAII	ROW/Remnant - Nimitz Hwy	0.2420
110	15009001	STATE OF HAWAII	Leased to C&C Honolulu & Pu'uhonua Nonprofit Corp	0.3323
111	15009002	STATE OF HAWAII	Leased to C&C Honolulu	0.2053
112	15009003	STATE OF HAWAII	Leased to C&C Honolulu	0.2337
113	15009010	STATE OF HAWAII	Leased to C&C Honolulu - Health Services Branch	0.3770
114	15010015	OFFICE OF HAWAIIAN AFFAIRS		4.9819
115	15020004	STATE OF HAWAII	Drainage Way and Kapālama Canal	3.3120
116	15020006	HAWAIIAN HOME LANDS		2.7500
117	15020009	STATE OF HAWAII	HCC Kokea Street Campus	6.4460
118	15020014	HAWAIIAN HOME LANDS		0.1366
119	15020016	STATE OF HAWAII	Leased to C&C - Department of Facility Maintenance	1.3825
120	15020018	STATE OF HAWAII	Remnant	0.0430
121	15033009	HAWAIIAN HOME LANDS		1.5727
122	15033022	STATE OF HAWAII	Leased to 4 Wheels Auto	0.6124
123	15040003	S OF H DOT HARBORS DIV		0.1265
124	16002007	STATE OF HAWAII	ROW/Remnant - H1	0.0063
125	17023024	S OF H DOT HIGHWAYS DIV		0.1134
126	17023037	STATE OF HAWAII	ROW/Remnant - Vineyard Adjacent to Salvation Army	0.0677
127	17023041	STATE OF HAWAII	Kauluwela Elementary School	4.6570
128	17023043	STATE OF HAWAII	Liliha Library	0.6936
129	17026006	HAWAII PUBLIC HOUSING AUTHORITY	Kalanihuia Homes	1.8964
130	17026053	HAWAII HOUSING FINANCE AND DEV. CORP.	Leased to Kukui Gardens/EAH/DGI Associates	9.4350
131	17027001	STATE OF HAWAII	ʻAʻala Park	3.6360
132	17029003	HAWAII PUBLIC HOUSING AUTHORITY	Mayor Wright Homes	14.8451

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
133	17032044	STATE OF HAWAII	ROW/Remnant - Vineyard and Pua	0.0020
134	17032046	STATE OF HAWAII	ROW/Remnant - Vineyard and Pua	0.0298
135	17033040	STATE OF HAWAII	ROW/Remnant - Kiapu Place/H1	0.0240
136	15003012	U S POSTAL SERVICE		1.1813
137	15000000	Kapālama Catalytic Canal		5.0884
138	15003020	BOARD OF WATER SUPPLY		0.6659
139	15006022	CITY AND COUNTY OF HONOLULU	Parking/ROW	0.1408
140	15006030	CITY AND COUNTY OF HONOLULU	Parking/ROW	0.1522
141	15007050	CITY AND COUNTY OF HONOLULU	Leased to Intitute for Human Services (IHS)	0.3399
142	15008009	CITY AND COUNTY OF HONOLULU	ROW/Remnant	0.1542
143	15008020	CITY AND COUNTY OF HONOLULU	Warehouse - Adjacent to Nimitz	0.9919
144	15009018	CITY AND COUNTY OF HONOLULU		0.1203
145	15015013	CITY AND COUNTY OF HONOLULU	ROW/Remnant	0.0962
146	15015016	CITY AND COUNTY OF HONOLULU	DMV Parking	1.2778
147	15015020	CITY & COUNTY OF HONOLULU	ROW/Remnant	0.0161
148	15015022	CITY AND COUNTY OF HONOLULU	Kapālama Hale	1.3083
149	15015023	CITY AND COUNTY OF HONOLULU	ROW/Remnant	0.0317
150	15020011	CITY AND COUNTY OF HONOLULU	Kapālama Catalytic Canal	4.7060
151	15020015	CITY AND COUNTY OF HONOLULU	ROW	0.3246
152	15021044	CITY AND COUNTY OF HONOLULU	ROW/Remnant	0.0047
153	15033014	UNITED STATES OF AMERICA	Kalihi Fire Station	0.6475
154	15033015	CITY AND COUNTY OF HONOLULU	Kalihi Fire Station	0.1001
155	16001031	CITY AND COUNTY OF HONOLULU	Kanoa Street Mini Park	0.3800
156	16001122	HONOLULU REDEVELOP AGENCY		0.4591
157	16002132	CITY AND COUNTY OF HONOLULU	Auld Lane Mini Park	0.1987
158	17023033	CITY AND COUNTY OF HONOLULU	Kauluwela Mall	0.4041
159	17023035	CITY AND COUNTY OF HONOLULU	Kauluwela Mall - Remnant	0.0091
160	17023040	CITY AND COUNTY OF HONOLULU	Kauluwela Community Park	2.1943
161	17023042	CITY AND COUNTY OF HONOLULU	ROW/Remnant	0.1771
162	17026008	CITY AND COUNTY OF HONOLULU	Beretania Community Park	5.3646
163	17026015	CITY AND COUNTY OF HONOLULU	Storage - Remnant	0.0288
164	17026017	CITY AND COUNTY OF HONOLULU	Kila Kalikimaka Mall	0.1551
165	17027002	CITY AND COUNTY OF HONOLULU	‘A‘ala Park	3.0547
166	17031003	CITY AND COUNTY OF HONOLULU	Leased to Pualani Manor Corp	0.6849
167	17031029	CITY AND COUNTY OF HONOLULU	Leased to Banyan Housing & HPHA	0.7611
168	15007043	FIRST HAWAIIAN BANK		0.7965
169	17026013	DOUGLAS EMMETT RESIDENTIAL 2014 LLC	Waena Apartments	2.4054
170	17026054	DOUGLAS EMMETT RESIDENTIAL 2014 LLC	Waena Apartments	9.4480
171	15012020	MASSDEC LLC	DHX-Dependable Hawaiian Express	3.9770
172	15012017	COSTCO WHOLESALE CORP		10.8262
173	15015002	COSTCO WHOLESALE CORP		0.9850
174	15010007	CITY MILL CO LTD		4.4396
175	15010010	CASTLE & COOKE COMMERCIAL INC		1.7695
176	15010017	CASTLE & COOKE COMMERCIAL INC		0.5893

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
177	15010019	CASTLE & COOKE COMMERCIAL INC		2.2733
178	15012010	CASTLE & COOKE COMMERCIAL INC		6.7832
179	15012011	CASTLE & COOKE COMMERCIAL INC		0.0376
180	15012012	CASTLE & COOKE CANNERY PROPERTIES LLC		3.6720
181	15012014	CASTLE & COOKE CANNERY PROPERTIES LLC		1.1351
182	15012015	CASTLE & COOKE COMMERCIAL INC		2.1974
183	15015011	AHN,FAMILY JT TR	Cannery Row Condo Master	9.5840
184	17026004	AMERICAN SAVINGS BANK FSB		0.4559
185	17026016	AMERICAN SAVINGS BANK FSB		0.9811
186	17023034	ALOHA UNITED WAY INC		0.8770
187	15012007	ABP HDI LLC	Leased to Home Depot	9.0010
188	15003003	1125 KING LLC		0.4344
189	15003004	NATC LLC		1.0120
190	15003005	WU,EDWARD M TRUST		0.1192
191	15003006	1125 KING LLC		0.1556
192	15003007	NG,ANDY D		0.0619
193	15003008	YOU,BERYL MING YU		0.0468
194	15003017	FUJIMOTO,HISAO		0.0597
195	15003019	LA TORRE,SCOTT J TR		0.0908
196	15003022	1125 KING LLC		0.2267
197	15004003	GREAT SOUTH INVESTMENT LLC		0.1647
198	15004004	FONG,PATRICK B N		0.0487
199	15004005	SHOZUYA,THOMAS S TR		0.0474
200	15004006	905 EU LLC		0.0498
201	15004007	VAN DYKE,ERIC G B		0.0498
202	15004010	PASION,CAMILO L/CEFERINA V TRUST		0.0724
203	15004011	RECAIDO,ADOR		0.0386
204	15004012	EVANGELISTA,JOHN A		0.0430
205	15004013	LIN,LEO		0.0402
206	15004014	MERCADO,PEDRO V		0.0395
207	15004015	912 EU LLC		0.0388
208	15004016	LAC,SONNEY		0.0385
209	15004017	TATEMICHI,SARAH L TRUST		0.0401
210	15004019	MARK RENTALS 2017 LLC		0.2628
211	15004021	HE,MINGHUA		0.1087
212	15004025	912 EU LLC		0.0774
213	15004027	NAKANISHI,HATSUO TR		0.0380
214	15004028	VARIOUS OWNERS		0.0028
215	15004031	LI,DE XING		0.3289
216	15004035	TRAN,NEN CAM		0.0939
217	15004039	912 EU LLC		0.0405
218	15004040	SHIMAMOTO,RAYMOND K TRUST		0.0112
219	15005008	DELCREST INTERNATIONAL LP		0.2260
220	15005009	TANG,EDWARD S K/CHRISTINE L B TR		0.0923

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
221	15005010	PAI'EA MILLWRIGHTS LLC		0.1557
222	15005011	FUJII FAMILY PARTNERSHIP		0.2230
223	15005012	MEW,GORDON K T RESIDUARY TR		0.1716
224	15005013	YOUNG KI LTD		0.3158
225	15005015	MAH,SANG CHUN		0.1769
226	15005034	D & W DEVELOPMENT LTD PTNSH		0.0866
227	15005035	CHAN,CHUN T TR		0.0868
228	15005037	TOKUMURA,ADELE K		0.1275
229	15005038	MAH,SANG CHUN		0.2296
230	15006001	KINGSGATE PLAZA CO		1.1766
231	15006004	SETO,FULTON L TRUST		0.2872
232	15006005	JNC INVESTMENTS LLC		0.1928
233	15006006	FUJII FAMILY PARTNERSHIP		0.3239
234	15006007	SHI,PETER		0.1659
235	15006008	ISLAND-WEST INVESTMENT CORP		0.4780
236	15006009	ALOHA TOFU FACTORY INC		0.4868
237	15006010	ISLAND-WEST INVESTMENT CORP		0.9384
238	15006015	MOLINA,TIMMY C TR		0.1422
239	15006016	TRAN,CUONG H		0.0801
240	15006017	UYENO,JEANNIE		0.2234
241	15006018	SUH,YONG BUM		0.2190
242	15006019	IZAWA INVESTMENT LLC		0.4406
243	15006020	FELCOR 2 LLC		0.1703
244	15006021	TOMITA,VIVIAN T TRUST		0.0379
245	15006023	FELCOR 1 LLC		0.0526
246	15006024	VINA,CRUZ J JR		0.0487
247	15006031	ALPAC CORP		0.3441
248	15006032	NAKAMURA,DAVID M TRUST		0.3571
249	15006033	DHARMA REALM BUDDHIST ASSN		0.5945
250	15006034	TOYAMA,IVAN K/FAY K TR		0.0603
251	15006036	SHI,PETER		0.7390
252	15006042	ST AKEPO LLC		0.1496
253	15006043	TRAN,CUONG HOANG TRUST		0.3310
254	15006044	TRAN,CUONG HOANG TRUST		0.1185
255	15007003	CUPBOARD LLC		0.7467
256	15007006	HIGGINS PROPERTIES LLC		0.4806
257	15007016	HAWAIIAN ELECTRIC CO INC		2.7415
258	15007019	NUUANU CHINESE BAPTIST CHURCH		0.2022
259	15007021	CITY AND COUNTY OF HONOLULU		0.2296
260	15007023	CITY AND COUNTY OF HONOLULU		0.3764
261	15007026	FOUR K PROPERTIES LLC		0.1471
262	15007028	YAMAUCHI,RODNEY S		0.1482
263	15007031	THOM,BUCK K FAMILY PRTNSP		0.1328
264	15007032	TSR PARTNERS		0.3117

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
265	15007033	CITY AND COUNTY OF HONOLULU		0.4782
266	15007037	KAAAHI DEVELOPMENT		0.4984
267	15007041	G VON HAMM TEXTILES INC		0.2897
268	15007042	ALOHA FENDER WORKS INC		0.2101
269	15007046	NUUANU CHINESE BAPTIST CHURCH		0.3842
270	15007047	CHONG,ABRAHAM C K TRUST		0.1658
271	15007048	NAKAOKA INVESTMENTS INC		0.1286
272	15007049	SPAIN,MICHAEL G TR		0.1286
273	15007052	YI,DOLE K S		0.3399
274	15007054	ETERNAL LIGHT LLC		0.1286
275	15007055	OAK CAP VENTURES HONOLULU LLC		0.2683
276	15007085	BO WAH INVESTMENT INC		0.1275
277	15008019	DOWNTOWN AFFORDABLES LLC		0.0014
278	15009004	CITY AND COUNTY OF HONOLULU		0.4046
279	15009005	424 SUMNER STREET LLC		0.4741
280	15009006	ALLWER,MOHAMED ATA		0.4732
281	15009009	CITY AND COUNTY OF HONOLULU		0.3846
282	15009011	CITY AND COUNTY OF HONOLULU		0.1666
283	15009013	JTB HAWAII INC		0.6202
284	15009014	JTB HAWAII INC		0.5013
285	15009015	J T E INC		0.1955
286	15009016	KUWILI PARTNERS		0.1942
287	15009019	P & V INTERNATIONAL LLC		0.1712
288	15009021	HAWAIIAN ELECTRIC CO INC		0.6215
289	15009022	HAWAIIAN ELECTRIC CO INC		0.0038
290	15010001	SERITAGE KMT FINANCE LLC		3.9215
291	15013002	STATE OF HAWAII		0.0253
292	15013017	STATE OF HAWAII		0.0003
293	15015021	A.S.N. ENTERPRISES, HAWAII LTD PART		1.1431
294	15015026	BANK OF HAWAII		3.2640
295	15020012	STATE OF HAWAII		0.0880
296	15021028	WOND FAMILY KAPALAMA LLC		0.3444
297	15021029	WOND FAMILY KAPALAMA LLC		0.6196
298	15021031	WOND FAMILY KAPALAMA LLC		0.2687
299	15023011	CHONG,AMY L TR		0.2460
300	15023013	FAY INVESTMENT INC		0.3804
301	15023014	FAY INVESTMENTS INC		0.3862
302	15023015	FAY INVESTMENT ASSOCIATES		2.3186
303	15023016	OAHU STATIONS LLC		0.5511
304	15023018	TOKUNAGA,JOHN TRUST		0.2689
305	15023019	MURAKAMI,TRUST		0.1806
306	15023023	CITY AND COUNTY OF HONOLULU		0.0017
307	15023029	1341 MOOKAULA LLC		0.2322
308	15023030	MOOKAULA PROPERTIES LLC		0.9095

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
309	15023033	MURAKAMI,TRUST		0.1150
310	15023034	MURAKAMI,TRUST		0.1161
311	15023035	850 MOOWAA LLP		0.2326
312	15023037	HAMANO INVESTMENTS LLC		0.3118
313	15023038	KAMADA,KAYLENE K S TRUST		0.2662
314	15023041	TORI RICHARD, LTD		0.4391
315	15023044	AWAI,JOEL P N		0.2624
316	15023045	TR MILL TOWN LLC		0.1295
317	15023046	TR MILL TOWN, LLC		0.3022
318	15023048	CHON HOLDING CORP		0.2627
319	15023050	KTJ INC		0.1362
320	15023051	KODAMA,GERALD TRUST		0.2352
321	15023052	OKADA TRUCKING COMPANY LTD		0.2396
322	15023053	OKADA TRUCKING COMPANY LTD		0.2727
323	15023054	RYAN'S GRAPHICS CORP		0.3128
324	15023055	DIAMOND BAKERY CO LTD		0.8443
325	16001001	TAMASHIRO,WALTER H TRUSTEE		0.2103
326	16001002	DINIEGA,ORLANDO V EXEMPTION TR		0.1019
327	16001003	R & D CONTRACTORS		0.1484
328	16001004	TRANG,GEORGE G N TR		0.1071
329	16001005	CHAN,KWAI TRUSTEE		0.0795
330	16001006	JAVIER,MARLON		0.0443
331	16001007	NAKASATO,DAN R		0.1222
332	16001008	CAO,XIU YING		0.1219
333	16001009	TRAN,HOANG T		0.1451
334	16001010	PASCUA,VILLAMOR S		0.1079
335	16001012	HAWN DIV TENSHO-KOTAI JINGU		1.0934
336	16001013	HAWN DIV TENSHO-KOTAI JINGU		0.0382
337	16001014	LAC,SONNEY		0.0582
338	16001015	HAWN DIV TENSHO-KOTAI-JINGU-KYO		0.0772
339	16001016	TENSHO-KOTAI-JINGU-KYO		0.0580
340	16001017	HAWN DIV TENSHO KOTAI JINGU		0.0703
341	16001019	KIM,YONG		0.0884
342	16001020	LAM,LAMBERT K Y TR		0.1263
343	16001021	LUM,EULALIA W M TR		0.2731
344	16001022	GANSIT,FERNANDO C TRUST		0.0692
345	16001023	FERNANDEZ,EVERLINA B		0.0580
346	16001024	SANCHEZ,JACINTO		0.0618
347	16001026	LI,DE XING		0.1389
348	16001027	TANG,DENNIS		0.0490
349	16001028	VIETNAMESE BUDDHIST ASSN		0.4897
350	16001029	CHOO,KIMIKO S		0.1212
351	16001030	MARIPOSA PROPERTIES LTD PTN		0.1212
352	16001032	CABICO,LYDIA TRUST		0.1488

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
353	16001033	BAJA,JULIUS D		0.0918
354	16001034	VILLA,LORITA K TR		0.0980
355	16001035	FUJIHARA,DAVID K TR		0.0952
356	16001036	ANDAYA,ROGIE A TR		0.1476
357	16001037	ANDAYA,ROGIE TR		0.1309
358	16001038	MARIPOSA PROPERTIES LTD PTN		0.1467
359	16001039	PAGADUAN,HERMIE M		0.0413
360	16001040	LI,RUSHENG		0.0360
361	16001041	HUANG,AIMING		0.0484
362	16001042	ZHU,JIAZHENG		0.0370
363	16001043	PENG,JIN ZAN		0.0376
364	16001044	CABUSLAY,ADORACION TRUST		0.0418
365	16001045	DOLOR,FAUSTO A TRUST		0.0352
366	16001046	CHUN,TAI MOY TR		0.0346
367	16001047	CARILLO,DIONICIA T DECD		0.0417
368	16001048	POBRE,ORNELIO S JR		0.0426
369	16001049	CABUSLAY,CHERRYLIN		0.0352
370	16001050	FORONDA,LYNDON P		0.1422
371	16001051	CHOY,WALTER W F TR		0.1650
372	16001052	GAO,JI KANG		0.1827
373	16001053	BONILLA,ALIPIO D/EUSEBIA TR		0.1958
374	16001054	CHO,YOUNG KU		0.1648
375	16001055	VARIOUS OWNERS		0.0095
376	16001056	AVERA,EUGENIA B		0.2662
377	16001057	CABANSAGAN,MARY-ANNE A		0.1259
378	16001058	CABANSAGAN,PAZ		0.1322
379	16001059	ABAD,PAULINO A		0.1195
380	16001060	ARDIENTE,BERNARDITA R		0.2481
381	16001061	RCJ CORPORATION		0.0957
382	16001068	LEI,SAO IOK		0.0344
383	16001069	KALIHI-PALAMA HEALTH CENTER		0.1755
384	16001070	HAWN DIV TENSHO-KOTAI-JINGU-KYO		0.1569
385	16001071	GUO,HUAWEN		0.1488
386	16001072	LUM,WENDE		0.1146
387	16001073	PETERSON LANE CONDOMINIUM		0.1376
388	16001074	MAGOON,MARGARET A O TR		0.2199
389	16001075	VISAYA,LETICIA U		0.0749
390	16001076	CAMBIA,LEE D/MAXIMA J TR		0.0571
391	16001077	ISIMANG,VICTOR TR		0.0492
392	16001078	ABABA,RAYNARD		0.0615
393	16001080	VO,TINA		0.0382
394	16001081	BARTOLOME,VENANCIA C JR		0.0875
395	16001082	VILLANUEVA,FLORANTE		0.0501
396	16001083	BADUA,CARIDAD B		0.0684

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
397	16001089	GANSIT,FERNANDO C TR		0.0333
398	16001090	KAYA,THOMAS T TRUST		0.1281
399	16001092	LUIS,ROBERT G		0.1315
400	16001096	LEE,DANNY W K		0.1421
401	16001098	STATE OF HAWAII		0.0003
402	16001099	CABANSAGAN,PAZ		0.0471
403	16001100	VARIOUS OWNERS		0.0525
404	16001103	HAWAII DIV/TENSHO-KOTAI-JINGU-KYO		0.0355
405	16001104	TENSHO-KOTAI-JINGU-KYO		0.0480
406	16001105	HAWN DIV TENSHO-KOTAI-JINGU-KYO		0.0551
407	16001106	HAWN DIV TENSHO-KOTAI-JINGU-KYO		0.0597
408	16001107	HAWN DIV TENSHO-KOTAI JINGU		0.0102
409	16001108	TONGPALAN,JERRY F P		0.1276
410	16001111	DOMINGO,MARCELINA B TRUST		0.0923
411	16001112	CASTRO,EDWIN M		0.0923
412	16001113	GUO,JIA QIANG		0.0918
413	16001114	WONG,JEANETTE L TR EST		0.1048
414	16001115	MARTIN,POLI B		0.0615
415	16001116	WHITING,SANYBOY S		0.0331
416	16001117	KAWANO,TYLER S T		0.0364
417	16001118	WALLACE,TO-NU LU		0.0368
418	16001119	LIN,KEN G/XIAOLIAN W TR		0.0427
419	16001121	CALDERON,ALFREDO B		0.0255
420	16001123	CABERTO,CATHY B TR		0.1488
421	16001124	QUANG,CAN DAI		0.0610
422	16001126	VILLARTA,ALBERTO V/ERLINDA T TR		0.0945
423	16001127	XI,ZHANG NIAN		0.1447
424	16002002	JONG,IN S TR		0.0844
425	16002003	RAWLINS LANE GARDENS LLC		0.0809
426	16002005	JUNASA,BIENVENIDO D		0.3682
427	16002006	XU,YI YAN		0.0918
428	16002008	ROMUALDO,FILOMENO L		0.0999
429	16002009	ZHANG,HONG XI		0.0871
430	16002011	BERNARDINO,OSCAR E TR		0.0686
431	16002012	LAC,SONNEY		0.0689
432	16002013	LOI,AGNES H P C		0.0982
433	16002014	LEE,ALEX Y		0.0612
434	16002015	JONG,IN SUN TR		0.1000
435	16002016	TIET,QUANG KE		0.0826
436	16002017	SHINSATO,CAROL C		0.1456
437	16002028	HAWAIIAN FINANCIAL FEDERAL CREDIT UNION		0.6332
438	16002029	SALEM RADIO PROPERTIES INC		0.2601
439	16002030	SHIRAISHI,LILLIAN Y TR		0.0628
440	16002031	MASCARDO,AMILIA O		0.0662

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
441	16002032	YAMASHIRO,MYRON K TR		0.0696
442	16002033	HAWAIIAN FINANCIAL FEDERAL CREDIT UNION		0.0824
443	16002034	KALA,GEORGETTE P		0.0842
444	16002035	NINOMIYA,JOANNE M DECL TR		0.0988
445	16002036	I HARA LLC		0.1517
446	16002037	WONG,ADRIAN K K TR		0.0989
447	16002038	DONG,ZHEN-BI		0.1160
448	16002039	KIM,SUNG SUK		0.2459
449	16002041	PARUBRUB,ORLINO D		0.0692
450	16002042	BRESLIN,TAE HWA		0.0670
451	16002043	OKITA,SANFORD K		0.0663
452	16002044	VISAYA,MANUEL G TRUST		0.0658
453	16002045	ANCHETA,JOSEPH N		0.0655
454	16002046	RAMOS,RICHARD C		0.0642
455	16002047	TOMIYAMA,NISHIE		0.0635
456	16002048	OSHIRO,JAMES S		0.0629
457	16002049	CADIZ,ROGELIO Z		0.0834
458	16002054	PAGDILAO,ROLY G		0.0909
459	16002055	TOPINIO,FIDEL S/DOLORES B TR		0.0910
460	16002056	KAHAUOLOPUA,EBEN JR		0.2213
461	16002057	PILMOCA,RICHARD T		0.0643
462	16002058	SAYCON,ELPEDIO S		0.0643
463	16002059	NG,CAROLYN WAI LING TR		0.1184
464	16002060	KAJIKAWA,TAKESHI TR EST		0.0643
465	16002062	CHIKASUYE,KENNETH A		0.1359
466	16002063	FUKADA,YONEKO		0.2183
467	16002064	TOY,ELIZABETH Y S TR		0.0737
468	16002065	KAMAI,DAVID B		0.0742
469	16002066	AQUINO,MANUEL P		0.0751
470	16002067	CABADING,WARLITO Y TR		0.0423
471	16002068	FARINAS,RODOLFO C		0.0333
472	16002069	RUMBAWA,RUSSELL B		0.1529
473	16002071	YONEDA,SAMSON S TR		0.0723
474	16002072	KAWADA,BERTHA GEN TRAN TR		0.0702
475	16002073	VISAYA,MANUEL G TRUST		0.0705
476	16002074	VISAYA,MANUEL G TRUST		0.0748
477	16002075	ANCHETA,JASON L		0.0800
478	16002076	AFAGA,ROGER M		0.0826
479	16002077	FUKUMOTO,LEIGH K TR		0.0770
480	16002078	SHI,GUO R		0.0761
481	16002079	CHUN,STEPHEN W S TRUST		0.1702
482	16002080	BAUTISTA,LAWRENCE		0.0601
483	16002081	BUTAY,EDWIN V		0.0719
484	16002085	HE,NENG PING		0.0220

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
485	16002086	HE,NENG PING		0.1228
486	16002087	MAEDA,STEVEN K/LILIANE L TR		0.0830
487	16002088	ORTIZ,RUBEN		0.0050
488	16002090	TRENT TRUST CO LTD		0.0181
489	16002093	PAGTULINGAN,PEPITO C		0.0689
490	16002096	RABACAL,ELAINE K TR		2.7693
491	16002099	H & K INC		0.3188
492	16002102	HAWAIIAN FINANCIAL FEDERAL CREDIT UNION		0.3270
493	16002108	PAESTE,LODRIGO M V		0.0892
494	16002109	HORTIZUELA,LARRY O		0.0747
495	16002111	LOO,STANLEY YUK TIM		0.1475
496	16002114	BUTAY,EDWIN V		0.0089
497	16002125	CHEN,SHOU PING		0.0920
498	16002126	CHRISTIANA TR		0.0921
499	16002127	YANG,YU MING		0.0921
500	16002128	CASTRO,FLORENTINO M		0.0894
501	16002129	RAMOS,JAY J C		0.0940
502	16002130	PAGBA,JOHN L		0.0918
503	16002131	BEGONIA,ROBERTO G		0.0766
504	16002133	CITY AND COUNTY OF HONOLULU		0.0105
505	16002136	DAGDAGAN,ALWIN B		0.0878
506	16002137	VARIOUS OWNERS		0.0312
507	16002138	MORRIS,MILLE		0.0058
508	16002139	TAKAMATSU,RODNEY Y TR		0.1905
509	16002140	YOON,STEVE S K		0.1180
510	16002141	BRINGAS,LEOPOLDO C JR/BRENDA K S TR		0.1414
511	16002142	PASION-FERMIN,ELEONITA		0.1278
512	16002143	ANDAYA,CARMEN A TR		0.1265
513	16003001	LA TORRE,SCOTT J TR		0.1085
514	16003002	KOMATSU,SANFORD S TRUST		0.1134
515	16003003	BUMANGLAG,AMOR B		0.0766
516	16003004	DAMO,MARIA C R L		0.0778
517	16003005	KAM,RAYMOND W C & AGNES C TR		0.0792
518	16003006	AQUINO,AMELITA A		0.0804
519	16003007	LAMBOT,ROBERTO C		0.0817
520	16003008	GANIRON,LILIA J		0.0357
521	16003009	SIAPNO,ELSA A		0.0384
522	16003010	KAY,GEORGIA K TR		0.3137
523	16003011	MARINO,DALE K		0.0789
524	16003012	GANO,RONEL R		0.0735
525	16003013	HAWAII KOTOHIRA JINSHA		0.4417
526	16003017	CAO,JUAN Q		0.1919
527	16003018	FELTRO,ALMEDA		0.1082
528	16003019	LUO,DA CHENG		0.0945

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
529	16003020	SAKAI,YUKIE TR		0.1469
530	16003021	FUJIMOTO,FRANCIS M TRUST		0.3824
531	16003023	KAIZUKA,BERT T TRUST		0.0735
532	16003024	SOLIMA,JOVENCIO M TRUST		0.1469
533	16003025	CASTRO,HONORIO V JR		0.0734
534	16003026	IBARA,MYLES Y		0.0771
535	16003027	NACAPUY,HILARIO S TR		0.1469
536	16003028	BORCE,PEPITO V		0.0734
537	16003029	AGCANAS,LAURENTINA R TR		0.0733
538	16003030	SUGIMOTO-DANAO,SANDRA A TR		0.0737
539	16003031	TABIOS,DEXTER D B		0.0733
540	16003032	G & I WATUMULL LTD PARTNERSHIP		0.2872
541	16003033	SUPERB INC		0.1268
542	16003035	CAMPOS FAMILY TRUST		0.0734
543	16003036	JAMES,NORMA L		0.0961
544	16003037	SAKAI,CASEY S		0.0878
545	16003038	YOSHIOKA,HARUKO TRUST		0.1469
546	16003039	LACISTE,ROSENDO		0.0767
547	16003040	SAKAI,KUNIO TR		0.0595
548	16003041	UEHARA,SUMIKO		0.1992
549	16003065	YAMAMOTO,BERT Y TR		0.1343
550	16003070	NASCIMENTO,KAMUELA R TR		0.2034
551	16003075	DURAN,JUAN		0.0697
552	16003078	TAGALICUD,ROMELLYN A		0.0749
553	16003085	LARDIZABAL,ROLANDO U		0.0734
554	16003088	BROWN,CHARLES H JR TRUST		0.0737
555	16003090	HIGA,JANET T TR		0.0918
556	16003091	WANG,KAIHE		0.0734
557	17026011	KUKUI CHILDRENS FOUNDATION		0.8042
558	17026012	IZUMO TAISHAKYO MISS OF HAW		0.4167
559	17031001	HUYNH,PHU KIM		0.1522
560	17031005	MAEDA,TRUST		0.2640
561	17031006	LUI,YU WOON		0.7900
562	17031007	ARIOS,ROBERT R		0.0425
563	17031008	ALBANO,ROBERT K O		0.0425
564	17031009	SHEN,LIANNE		0.0425
565	17031010	CAMBIA,HONIE D		0.0425
566	17031012	GUEVARRA,ALFREDO B		0.0425
567	17031013	LEE,AH FEI		0.0425
568	17031014	FANG,CARDY J H C		0.0425
569	17031015	HEE,HENRY T K		0.0425
570	17031016	CHING,GONE MEAN		0.0425
571	17031017	LEE,YUE HUNG L		0.0425
572	17031018	NI,YINDI		0.0425

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
573	17031019	GUO,YING		0.0428
574	17031021	BUTAY,JUANITO/PATRICIA TR		0.0443
575	17031022	YOUNG,CLIFFORD M G		0.0480
576	17031026	NG,LARRY/PAZ TR		0.2192
577	17031027	NGUYEN,SAMSON		0.1627
578	17031030	LOO,WILLIAM W M		0.1864
579	17031032	MARIPOSA PROPERTIES LTD PTN		0.0799
580	17031033	ABABA,RENATO A		0.0459
581	17031034	DEVICTORIA,CARLOTA P		0.0541
582	17031035	MARIPOSA PROPERTIES LTD PTN		0.0567
583	17031037	TOGUCHI CHIYOKO INC		0.1270
584	17031040	PALAMA SETTLEMENT		1.8688
585	17031042	JOW,YUNG KWAUN		0.0526
586	17031043	CHAR,STELLA O K		0.0462
587	17031044	CHUN,RICHARD N T TRUST		0.0692
588	17031046	LAM,TAT CHUEN/SERLIN P C TRUST		0.0549
589	17031048	ST ELIZABETHS EPISCOPAL CHURCH		1.1461
590	17031052	ST ELIZABETHS EPISCOPAL CHURCH		0.2849
591	17031053	SEDYANA,PADMA		0.0700
592	17031054	MATSUBARA,HERBERT H TRUST		0.0472
593	17031057	HAWN ASSN 7TH DAY ADVENTIST		0.5992
594	17031062	CHIYOKO TOGUCHI INC		0.7231
595	17031063	HAWN ASSN 7TH DAY ADVENTIST		0.0645
596	17031064	HAWAII CONFERENCE FOUNDATION		1.3827
597	17032004	QIN,WEI-JIAN		0.0959
598	17032005	LIANG,XU MING		0.0946
599	17032007	SUNRISE DRAGON LLC		0.0412
600	17032009	WONG,RANDAL S/YVONNE M TR		0.0840
601	17032010	PASCUA,CATALINO M		0.1183
602	17032011	LIN,LEO		0.0904
603	17032012	KWA,NATALIE A		0.0478
604	17032013	PANG,DESTRY R		0.0446
605	17032014	COLEMAN,MATTHEW-WYATT K TR		0.0446
606	17032015	XIAO,GUO Y		0.0871
607	17032016	LU,,XIAO JIE LIANG		0.0427
608	17032017	GS INDUSTRIES LLC		0.9686
609	17032018	LIANG,SIO C		0.6389
610	17032019	TAM,SHARON S		0.2951
611	17032020	KINGS VICTORY LLC		0.1212
612	17032021	SUNRISE DRAGON LLC		0.3921
613	17032022	LUNG KONG KUNG SHAW SOCIETY		0.1371
614	17032023	LEI,CHRISTY Z		0.2831
615	17032025	BUCK TOY CLUB		0.3160
616	17032026	WU,YAN CHANG TR		0.2984

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
617	17032030	GUZMAN,DOLORES D		0.0846
618	17032031	PADAYAO,DIEGO R		0.0459
619	17032032	KAGEYAMA,SY S		0.0459
620	17032033	HUA,TU C		0.0459
621	17032034	CORPUZ,REMEDIOS S TR		0.0459
622	17032035	LI,RI R TR		0.0459
623	17032036	MA,NGAI		0.0459
624	17032037	TSURUDA,RICHARD M/TOKUKO GEN TRF TR		0.0456
625	17032038	LAU,PING HUNG		0.0436
626	17032039	LEE,ALAN K C/JANIE Y Y TR		0.0455
627	17032040	LIN,JIAN WEN		0.0676
628	17032041	FORONDA,FEDERICO T		0.0461
629	17032042	IWANAGA,CAROL ANN Y		0.0469
630	17032043	CADIENTE,CLEMENTE/ANASTACIA		0.0719
631	17032047	TUPPIL,MARCELINO P		0.0927
632	17032048	HO,KIM CHI THI		0.0380
633	17032049	CHUN,PRESCOTT D M TR		0.0435
634	17032050	VANZON,MICHELLE Q		0.0459
635	17032051	DE VERA,BENITA T TR		0.0492
636	17032052	HUANG,MIAO KUAN		0.0533
637	17032053	MADDELA,FLORENTINO G JR		0.0574
638	17032054	HEALING,EUGENE H		0.0646
639	17032055	BAUTISTA,NARCISO M		0.0671
640	17032057	LAM,TRAM TAN/NGUYEN,THUY LINH TR		0.1230
641	17032059	CANDELARIO,CHARLIE D TR		0.0359
642	17032060	1416 A PUA LANE LLC		0.0394
643	17032061	LUM,WING YEE LAU		0.0785
644	17032062	CHUNG,FRED W C/ELEANOR Y TR		0.0391
645	17032063	RILEY,LADONNA		0.0394
646	17032064	CHUNG FAMILY TR		0.0852
647	17032065	AOKI,ARTHUR E JR TR		0.1313
648	17032066	TRAN,MINH QUOC		0.0514
649	17032067	LAM,LAMBERT K Y		0.0563
650	17032068	LAM,LAMBERT K Y		0.0575
651	17032069	TAM,MICHAEL K W		0.2851
652	17032072	SEBASTIAN,FLORANTE S LLC		0.0710
653	17032074	FLORANTE S SEBASTIAN LLC		0.0711
654	17032075	SERENO,SILVERIO C JR		0.0711
655	17032076	BARNACHEA,DOMINADOR G		0.0703
656	17032078	LEE,RICHARD K W TR EST		0.1528
657	17032079	LEE,RICHARD K W TR		0.0640
658	17032080	VARIOUS OWNERS		0.0333
659	17032081	VIDAD,CEASAR R V		0.0751
660	17032082	ON TONG TUNG HEONG SOCIETY		0.0761

Ref. #	TMK	Landowner as of 2-15-22	Additional Description as Applicable	Acreage
661	17032083	BALBAS,IMELETA S		0.0663
662	17032084	WONG,PUI YING		0.0432
663	17032085	NIE,NELSON Y C		0.0966
664	17032088	TABIOS,AURORA T TRUST		0.0803
665	17032089	LLAMAS,REMY C		0.0635
666	17032090	SHIGAKI,ROBERT S TR EST		0.0298
667	17032091	VARIOUS OWNERS		0.0880
668	17032093	VALENZUELA,CELIA G TR		0.0891
669	17032094	ISHIHARA,KAREN C		0.2263
670	17032095	FLORANTE S SEBASTIAN LLC		0.0711
671	17032096	LANIO PROPERTIES CORP		0.1265
672	17032097	EBNER,BODEREK K K L		0.1010
673	17032098	ZHANG,HENRY Y		0.1010
674	17032099	HPL CO LLC		0.2061
675	17033001	LO,RENEE K		0.0485
676	17033002	TANADA,SHIGEO		0.0548
677	17033003	CHEUNG,WAI CHON		0.0619
678	17033004	YPL TRUST		0.1154
679	17033005	LILIHA PROFESSIONAL BUILDING LLC		1.2556
680	17033007	KOREAN CHRISTIAN CHURCH		0.8482
681	17033030	TONG,WING YIP		0.0142
682	17033041	DOMINGO,MIRIAM P TR		0.1869
683	17033044	CHUN,TONY Y F		0.0412
684	17033045	VASS LLC		0.0395
685	17033046	WU FAMILY PROPERTIES LLC		0.0835
686	17033047	WU FAMILY PROPERTIES LLC		0.0546
687	17033052	LIANG,JOE		0.1863
688	15003011	FUJINO FAMILY LTD PARTSHP		0.5267
689	15003015	MCDOUGALL FAMILY AGENCY		0.6318
690	15003018	J J RASMA, LLC		0.1372
691	15004001	SHIMAMOTO,RAYMOND K TR		0.2847
692	15004002	BABA,YOSHIMORI LIVING TRST		0.2665
693	15004008	NAKANISHI,HATSUO TR		0.1480
694	15004009	HONOLULU BROOM FACTORY INC		0.0758
695	15004024	NAKANISHI,HATSUO TR		0.0553
696	15004026	H B F INCORPORATED		0.1150
697	15005019	K SUMIYOSHI INC		0.2645
698	15005021	M & S PR0PERTIES LLC		0.4758
699	15005022	ALII FIRE PROTECTION		0.3053
700	15006025	BRANNER,JOHN M		0.0433
701	15006040	ROBELLO GROUP LLC		0.2145
702	15008001	CHANG,EUGENE Y G TR		2.1438
703	15012003	PAMCAH-UA LOCAL 675 PENSION FUND		1.7604
704	15015008	DTC INVESTMENTS LLC		2.9161

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705	15015024	CPY PARTNERS LLC		1.4900
706	15017006	UNIVERSITY OF HAWAII	HCC Main Campus	
707	15019015	ROSS,MARGARET E TR		1.3944
708	15020005	SOUSKE PROPERTIES LLC		1.7725
709	15020013	RONIN PROPERTIES LLC		5.2501
710	15021001	WOND FAMILY KAPALAMA LLC		0.4669
711	15021024	WOND FAMILY KAPALAMA LLC		0.3589
712	15021032	WOND FAMILY KAPALAMA LLC		0.1344
713	15021033	WOND FAMILY KAPALAMA LLC		0.2648
714	15021039	WOND FAMILY KAPALAMA LLC		0.1055
715	15021042	WOND FAMILY KAPALAMA LLC		0.2476
716	15022009	KAALAEA DEVELOPMENT INC		0.3795
717	15023028	1349 & 1349A MOOKAULA STREET		0.2109
718	16002010	BEGONIA,ROBERTO G		0.0446
719	16002115	SALVACION,LANIE L		0.1061
720	17023025	ALVAREZ,ELENITA V TR		0.6511
721	17029001	MAH,YONG CHUN		0.1891
722	17029006	FUJII FAMILY PARTNERSHIP		0.3746
723	17029011	FUJII FAMILY PARTNERSHIP		0.1709
724	17029012	FUJII FAMILY PARTNERSHIP		0.1781
725	17029013	LIU,WILSON		0.3147
726	17029014	682 NORTH KING LLC		0.3214
727	17031002	AU,ERIC Y P		0.1377
728	17031004	AU,KERWIN M T TRUST		0.2934
729	17031023	BOIRUM,EMILY J		0.0308
730	17031024	PEAPEALALO,CARSON A T		0.0351
731	17031025	SIRISUMPHANT,APIWAT		0.0456
732	17031028	PHAN,LONG KIM		0.3558
733	17032056	GROANING,WINONA MAE		0.1137
734	17033006	KIKUKAWA,DAVID A		0.5745
735	17033049	CHING,CHRISTOPHER K F		0.1097

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