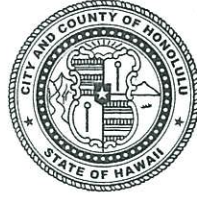


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2012/ED-4(sn)

January 26, 2012

Mr. Gary L. Hooser, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Hooser:

Subject: Draft Environmental Impact Statement
Live, Work, Play 'Aiea
'Aiea, Oahu

The Department of Planning and Permitting requests publication of the Draft Environmental Impact Statement (DEIS) for the Live, Work, Play 'Aiea project in the next issue of The Environmental Notice. Enclosed are the following items:

- One copy in pdf format of the DEIS and a completed Office of Environmental Quality Control publication form on CD
- One hard copy of the DEIS
- One copy of the DEIS distribution list

Should you have any questions, please contact Sharon Nishiura of my staff at 768-8031.

Very truly yours,

A handwritten signature in black ink, appearing to read "David K. Tanoue", is written over a horizontal line.

David K. Tanoue, Director
Department of Planning and Permitting

DKT:bkg

907097

Enclosures

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

JAN 27 P 4:06

RECEIVED

Project Name: Live, Work, Play 'Aiea

**Publication Form
The Environmental Notice
Office of Environmental Quality Control**

Applicable Law: HRS Chapter 343
HAR Title 11, Chapter 200
ROH Chapter 24, Article 2, Section 24-2.7

Type of Document: Draft Environmental Impact Statement

Island: Oahu

District: Ewa

TMK: TMK (1) 9-8-013:013 and
TMK (1) 9-8-013:015 (remnant State parcel)

Permits Required: Final EIS Acceptance, Change in Zone, Subdivision Approval, NPDES
Permit, Grading/Building Permits

Applicant: CP Kam Properties LLC
Address 120 North Robertson Boulevard, Los Angeles, CA 90048
Contact & Phone Mr. John Manavian (310) 855-8484

Accepting Authority: City and County of Honolulu, Department of Planning and Permitting
Address 650 South King Street, 7th Floor, Honolulu, HI 96813
Contact & Phone Ms. Sharon Nishiura (808) 768-8031

Consultant: PBR HAWAII
Address 1001 Bishop Street, Suite 650, Honolulu, HI 96813
Contact & Phone Mr. Tom Schnell, AICP (808) 521-5631

Project Summary: The Live, Work, Play 'Aiea community, proposed on the 14-acre property formerly used for Kamehameha Drive-In Theatre in Aiea, Oahu, will integrate homes, stores, restaurants, offices, and public plazas into a compact, walkable urban village in close proximity to employment centers and multiple forms of transportation. Major components include up to 1,500 homes in five buildings ranging in height from 150 to 350 feet tall, 143,000 square feet of commercial space, and 80,000 square feet of office space. To allow for the uses envisioned, a change in zoning will be necessary from the B-2 Community Business District to BMX-3 Community Business Mixed-Use District with a maximum height limit of 350 feet.

Positive impacts include the provision of needed residential and commercial space, contributions toward public facilities and infrastructure, and significant economic benefits. Potential adverse impacts include changes to site character, increased traffic, solid waste generation, electrical consumption, and short-term impacts to air quality and noise levels due to construction.

The Draft EIS also includes discussion of compliance with City and County of Honolulu and community plans, including the Primary Urban Center Development Plan, the Aiea-Pearl City Livable Communities Plan, and the Aiea-Pearl City Neighborhood TOD Plan Public Review Draft.

Live, Work, Play 'Aiea

Draft Environmental Impact Statement

VOLUME 1 of 2



Prepared for:

CP Kam Properties LLC

Accepting Authority:

**City & County of Honolulu
Department of Planning and Permitting**

Prepared by:



January 2012

Live, Work, Play 'Aiea

Draft Environmental Impact Statement

Prepared by:



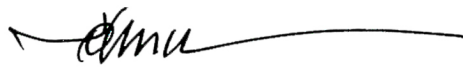
Prepared for:

CP Kam Properties LLC

Accepting Authority:

**City & County of Honolulu
Department of Planning and Permitting**

This draft environmental impact statement and all ancillary documents were prepared under my direction or supervision and the information submitted, to the best of my knowledge, fully addresses document content requirements as set forth in Section 11-200-17, Hawai'i Administrative Rules.



**John Manavian
CP Kam Properties, LLC**

January 2012

OVERVIEW

The Live, Work, Play 'Aiea community, located in the 'Aiea/Pearl City region of Oahu, will integrate homes, stores, restaurants, offices, and public plazas into a compact, walkable urban village. It will be a vibrant community where residents can live, work, and play without having to drive for many of their daily needs. The community will provide and encourage easy connections to neighboring uses and is enhanced by proximity to nearby employment centers and convenient access to multiple forms of transportation including major roads, bus lines, and the planned Pearl Ridge Rail Transit Station, less than a quarter mile away near the intersection of Ka'ōnohi Street and Kamehameha Highway. Figure 1 contains the Live, Work, Play 'Aiea community master plan.

The heart of the Live, Work, Play 'Aiea community will be a “Main Street” linking Moanalua Road to Ka'ōnohi Street. The Main Street will combine ground floor shops and restaurants with upper floor offices, homes, and possibly a limited-service “kama'āina” hotel or a senior housing/assisted living facility to create an active and lively environment. Wide sidewalks, landscaped plazas, and public gathering areas along the Main Street and throughout the community, combined with day and night activities, will create a unique urban lifestyle experience where people will come to linger and be part of civic life.

When fully built-out, the Live, Work, Play 'Aiea community will include up to 1,500 new homes, including affordable and workforce priced homes, that will provide opportunities for 'Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The community will also provide homes for O'ahu residents such as Central O'ahu or 'Ewa residents looking to relocate closer to town or buyers seeking more affordably priced new homes than may be available in the downtown or the Kaka'ako area of Honolulu.

The Live, Work, Play 'Aiea community will include a total of approximately 143,000 square feet of retail space and up to 80,000 square feet of office space. In addition to Main Street shops and restaurants, commercial tenants envisioned include a neighborhood supermarket, larger stores such as a drug store, and professional and medical services.

As planned the Live, Work, Play 'Aiea community is consistent with and implements major components of City & County of Honolulu and community plans for the area, including: 1) the *Primary Urban Center Development Plan*; 2) the *Aiea-Pearl City Livable Communities Plan*; and 3) the *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft*.

The Live, Work, Play 'Aiea community also will be an economic stimulus to the area and all of O'ahu by generating approximately \$2.4 billion in total base economic impact during the 13-year build-out period, including a direct capital investment of approximately \$777 million, and the creation of approximately 980 jobs that will provide approximately \$621.2 million in employee wages. After build out, Live, Work, Play 'Aiea is estimated to generate a total base economic impact of approximately \$179.3 million annually, including approximately 951 new permanent jobs that will provide approximately \$46.9 million in annual employee wages.

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FIGURE 1
 Master Plan
 Live, Work, Play 'Aiea
 CP Kam Properties, LLC. ISLAND OF O'AHU

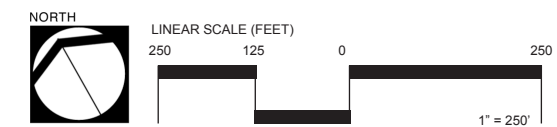


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E	Traffic Impact Analysis Report
F	Acoustic Study
G	Air Quality Study
H	Preliminary Engineering Report
I	Market Study, Economic Impact Analysis, and Public Costs/Benefits Assessment

LIST OF ACRONYMS AND ABBREVIATIONS

ALISH	Agricultural Lands of Importance to the State of Hawai‘i
BMP	Best Management Practices
BWS	Board of Water Supply
CDP	Census Designated Place
CFD	Computational Fluid Dynamics
CIA	Cultural Impact Analysis
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
DLNR	Department of Land and Natural Resources
DNL	Day-Night average sound Level
DOH	Department of Health
DPP	Department of Planning and Permitting
EIS	Environmental Impact Statement
ENV	Department of Environmental Services
FAR	Floor Area Ratio
FEA/EISPN	Final Environmental Assessment/Environmental Impact Statement Preparation Notice
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration
FIRM	Flood Insurance Rate Map
HAR	Hawai‘i Administrative Rules
HECO	Hawaiian Electric Company
HHCTCP	Honolulu High Capacity Transit Corridor Project
HRS	Hawai‘i Revised Statutes
HTCO	Hawaiian Telcom
HUD	Housing and Urban Development
LOS	Level of Service
LSB	Land Study Bureau
LUO	Land Use Ordinance
NPDES	National Pollutant Discharge Elimination Systems
NRCS	U.S. Department of Agriculture Natural Resources Conservation Services
OEQC	Office of Environmental Quality Control
OTWC	Oceanic Time Warner Cable
ROH	Revised Ordinances of Honolulu
SHPD	State Historic Preservation Division
SMA	Special Management Area
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Key
TOD	Transit-Oriented Development
WWTP	Wastewater Treatment Plant

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1.0

INTRODUCTION AND SUMMARY

1.0 INTRODUCTION AND SUMMARY

This Environmental Impact Statement (EIS) has been prepared in accordance with the City & County of Honolulu's Primary Urban Center Development Plan, Chapter 343, Hawai'i Revised Statutes (HRS), and Title 11, Chapter 200, Hawai'i Administrative Rules (HAR), Department of Health (DOH).

1.1 PROFILE

Name: Live, Work, Play 'Aiea

Location: 'Aiea, O'ahu, Hawai'i

Judicial District: 'Ewa

Applicant: CP Kam Properties LLC

Tax Map Key (TMK): TMK (1) 9-8-013:013 and
TMK (1) 9-8-013:015 (remnant State parcel)

Recorded Fee Owner: CP Kam Properties LLC (TMK (1) 9-8-013:013)
State of Hawai'i: (TMK (1) 9-8-013:015 (remnant State parcel))

Land Area (the Site): 13.981 acres (TMK (1) 9-8-013:013)
617 square feet (TMK (1) 9-8-013:015 (remnant State parcel))

Existing Use: Currently the Kamehameha Swap Meet operates at the Site on Wednesdays, Fridays, Saturdays, and Sundays. Formerly the Kamehameha Drive-In Theatre operated at the site from 1962 to 1998.

Proposed Action: Rezoning the Site from B-2 Community Business District (60-foot height limit) to BMX-3 Community Business Mixed-Use District (with a 350-foot height limit) to allow development of Live Work Play 'Aiea, a compact, mixed-use, urban village.

Land Use Designations: State Land Use District: Urban
Primary Urban Center DP Land Use Map: District Commercial
County Zoning: B-2, Community Business District
Special Management Area (SMA): Not in the SMA

Major Approvals Required: Zone Change
Subdivision Approval
NPDES Permit
Grading/Building Permits

Accepting Authority: City & County of Honolulu, Department of Planning and Permitting (DPP)

1.2 LAND OWNERSHIP

CP Kam Properties LLC owns the 13.981-acre property currently used for the Kamehameha Swap Meet and formerly used for the Kamehameha Drive-In Theatre (TMK 9-8-013:013). The State of Hawai'i owns the 617 square foot remnant parcel (TMK 9-8-013:015) and leases it to HI 120 Properties, Inc., which is an affiliate to CP Kam Properties LLC. CP Kam Properties LLC intends to submit an application to the State of Hawai'i to acquire the 617 square foot remnant parcel.

1.3 IDENTIFICATION OF THE APPLICANT

The applicant is CP Kam Properties LLC. Contact information is as follows:

Contact: CP Kam Properties LLC
Attn: Mr. John Manavian
120 N. Robertson Boulevard
Los Angeles, CA 90048

1.4 IDENTIFICATION OF ENVIRONMENTAL CONSULTANT

CP Kam Properties LLC's environmental planning consultant is PBR HAWAII.

Contact: Tom Schnell, AICP
Senior Associate
PBR HAWAII
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813
Telephone: (808) 521-5631
Fax: (808) 523-1402

1.5 IDENTIFICATION OF ACCEPTING AUTHORITY

In accordance with Chapter 343, HRS, privately initiated EIS documents must be accepted by the government agency empowered to issue a permit or approval for the project. In this instance, the City & County of Honolulu is anticipated to be the accepting authority, since a zone change is the first discretionary approval being sought for the project.

Contact: Department of Planning and Permitting
Attn: Ms. Sharon Nishiura
City & County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813
Telephone: (808) 768-8031

1.6 COMPLIANCE WITH STATE OF HAWAI‘I AND CITY AND COUNTY OF HONOLULU ENVIRONMENTAL LAW

Preparation of an EIS is being undertaken to address requirements of: 1) Revised Ordinances of Honolulu (ROH), Chapter 24, Article 2, Section 24-2.7 (the City & County of Honolulu’s Primary Urban Center Development Plan); 2) Chapter 343, HRS; and 3) Title 11, DOH, Chapter 200, Environmental Impact Rules, HAR.

The City & County of Honolulu’s *Primary Urban Center Development Plan* specifies that projects involving a significant zone change require an Environmental Assessment (EA). A “significant zone” change is defined as: “Any change in zoning of five or more acres to a resort, commercial, industrial or mixed-use zoning district from a less-intensive zoning district...”. The Live, Work, Play ‘Aiea community site is greater than five acres and is proposed to be rezoned from the B-2 Community Business District (B-2) to the more intensive BMX-3 Community Business Mixed Use District (BMX-3). Therefore an EA is required. However, to provide for a more thorough review of potential impacts, CP Kam Properties LLC first prepared a FEA/EISPN and then proceeded with preparing this EIS, which provides for a more intensive analysis than an EA. Section 24-2.1, ROH also specifies that EAs or EISs must be prepared in compliance with the rules and regulations implementing Chapter 343, HRS.

In addition, Section 343-5, HRS, establishes nine “triggers” that require compliance with the State’s EIS law. The triggers for Live, Work, Play ‘Aiea include:

- Proposed roadway and roadway improvements on adjacent or nearby roads owned by the State or City & County of Honolulu; and
- Possible purchase of a 617 square feet State-owned right-of-way remnant parcel.

In addition, development of the Live, Work, Play, ‘Aiea community may involve or impact State and/or County lands or funds relating to infrastructure improvements for public facilities, roadways, water, sewer, utility, drainage, or other facilities. While the specific nature of each improvement is not known at this time, the EIS is intended to address all current and future instances involving the use of State and/or County lands and funds relating to the Live, Work, Play, ‘Aiea community.

The Draft EIS was preceded by the *‘Aiea Zone Change Final Environmental Assessment/ Environmental Impact Statement Preparation Notice* (FEA/EISPN). DPP submitted the FEA/EISPN to the State of Hawai‘i Office of Environmental Quality Control (OEQC) on April 25, 2011. Notice of the availability of the FEA/EISPN was published in the May 8, 2011 edition of the OEQC’s *The Environmental Notice*. Copies of the FEA/EISPN were provided to appropriate government agencies and other organizations (See Section 8.2). The public comment period for the FEA/EISPN began May 8, 2011 and ended June, 6, 2011. Comments and responses on the FEA/EISPN received during the public comment period are incorporated in this EIS and the letters are provided in Chapter 12.0.

1.7 STUDIES CONTRIBUTING TO THIS EIS

A number of specific technical studies were prepared in conjunction with this EIS, and the full reports are included as appendices. These studies include:

- Trade Winds Impact Computational Fluid Dynamics Study;
- Biological Survey;
- Archaeological Literature Review and Field Check;
- Cultural Impact Assessment;
- Traffic Impact Analysis Report;
- Acoustic Study;
- Air Quality Study;
- Preliminary Engineering Report (civil and infrastructure); and
- Market Study, Economic Impact Analysis, and Public Costs/Benefits Assessment.

1.8 EXECUTIVE SUMMARY

1.8.1 Live, Work, Play 'Aiea Community Description

The proposed action involves a change in zoning to enable the development of the Live, Work, Play 'Aiea community, a mixed-use residential and commercial community. Currently the Site is within the B-2 zoning district which allows for a range of retail, office, food establishment, and other commercial uses, but not residential uses. The proposed BMX-3 zoning district allows for similar commercial uses as the B-2 zoning district and also permits residential uses.

Major components of the Live, Work, Play 'Aiea community include up to 1,500 condominium homes in five buildings ranging in height from 150- to 350-feet tall, 143,000 square feet of retail floor area, and 80,000 square feet of office space. A 150-room limited-service “kama‘āina” hotel, or possibly a senior housing/assisted living facility or market housing, may be developed in-lieu of a portion of the office space. A hotel is not a permitted use in the BMX-3 zoning district and will only be constructed if future zoning allows, either through an amendment to the City & County of Honolulu’s Land Use Ordinance (LUO) or through the planned Transit-Oriented Development (TOD) zoning ordinance.

The heart of the Live, Work, Play 'Aiea community will be a “Main Street” linking Moanalua Road to Ka‘ōnohi Street. The Main Street will combine ground floor shops and restaurants with upper floor offices, homes, and possibly the limited-service “kama‘āina” hotel or senior housing/assisted living facility to create an active and lively environment. Wide sidewalks, landscaped plazas, and public gathering areas along the Main Street and throughout the community, combined with day and night activities, will generate a unique urban lifestyle experience where people will come to linger and be part of civic life.

As further described in Section 2.3, the Live Work Play 'Aiea community will:

- Provide affordable and workforce homes;
- Be consistent with and implement major components of community and City & County of Honolulu plans including the General Plan, *Primary Urban Center Development Plan*, the

‘Aiea-Pearl City Livable Communities Plan, and the Aiea-Pearl City Neighborhood TOD Plan Public Review Draft;

- Promote the preservation of undeveloped and rural areas by accommodating O‘ahu’s increasing resident population within the Primary Urban Center close to employment opportunities and urban services;
- Provide a customer base to support retail, restaurants, and other commercial establishments; and
- Support the Honolulu Rail Transit System by providing an opportunity for residents to live within a convenient walking distance to the planned Pearl Ridge Transit Station.

1.8.2 Summary of Proposed Impacts and Mitigation Measures

Climate and Wind – The Live, Work, Play ‘Aiea community is not anticipated to have an effect on regional climate. Depending on the direction of prevailing winds, wind speeds may be affected downwind of the Live, Work, Play ‘Aiea community buildings, either through acceleration of wind speeds by channeling wind flows or deceleration through shielding effects. To assess potential changes in wind flow downwind of the Live, Work, Play ‘Aiea community, Cermak Peterka Petersen, Inc. conducted a wind impact study by developing a detailed computational fluid dynamics (CFD) model of the proposed the Live, Work, Play ‘Aiea community buildings and the existing buildings in the immediate surroundings. Section 3.2 (Wind) contains the full discussion.

Geology and Topography – No significant adverse impact to the Site’s geology or topography are anticipated. Earthwork and grading will be necessary for construction of the Live, Work, Play ‘Aiea community. Overall grading patterns will continue to slope in a general north-south direction. Appropriate engineering, design and construction measures will be implemented to minimize potential erosion of soils during construction. All ground-altering activity will be conducted in accordance with State DOH and City & County of Honolulu regulations relating to erosion and sedimentation control. Section 3.3 (Geology and Topography) contains the full discussion.

Soils – No significant impact relative to soils is anticipated. Best Management Practices (BMPs), which may include use of silt fences, sediment traps, and diversion swales, will be implemented to minimize erosion of soil and the discharge of pollutants during construction. After construction, landscaping will provide long-term erosion control. Section 3.4 (Soils) contains the full discussion.

Natural Hazards – No impact relative to natural hazards is anticipated. The Site is not in a designated flood hazard or tsunami evacuation area. Damage to structures from destructive winds, torrential rainfall, and earthquakes will be mitigated through designing all structures in compliance with the City & County of Honolulu’s building code. Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense evacuation procedures. Section 3.6 (Natural Hazards) contains the full discussion.

Flora and Fauna – The Live, Work, Play ‘Aiea community is not expected to impact any rare, endangered, or threatened species, as none were found within the Site during a biological resource survey and assessment. The survey concludes that redevelopment of the Site will have no significant negative impact on botanical or fauna resources but recommends that outdoor

lighting be shielded to direct light downward to prevent bright lights from disorienting night-flying seabirds. Section 3.7 (Flora and Fauna) contains the full discussion.

Archaeological Resources - An archaeological literature review and field check determined that no impacts to archaeological or historic resources are anticipated as none are likely to be present on the Site. Should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal be inadvertently encountered during the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor shall immediately contact the State Historic Preservation Division (SHPD), which will assess the significance of the find and recommend appropriate mitigation measures, if necessary Section 4.1 (Archaeological and Historic Resources) contains the full discussion.

Cultural Resources – A Cultural Impact Assessment (CIA) concluded that “...the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be negatively affected by the proposed development of the approximately 14-acre project area [i.e. the Site].” The conclusion was reached after following the suggested methodology and content protocol for assessing cultural impacts in the *Guidelines for Assessing Cultural Impacts* (OEQC, 1997). Section 4.2 (Cultural Resources) contains the full discussion.

Roadways and Traffic – A traffic impact analysis report (TIAR): 1) assessed existing and projected traffic conditions at a total of 16 intersections on Moanalua Road, Kamehameha Highway, and Ka‘ōnohi Street; and 2) recommended improvements to mitigate impacts. Transportation improvements that will be implemented in conjunction with the Live, Work, Play ‘Aiea community include:

- Creation of a new “Main Street” through the Live, Work, Play ‘Aiea community linking Moanalua Road and Ka‘ōnohi Street;
- Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka‘ōnohi Street;
- Widening Ka‘ōnohi Street and creating an additional southbound lane;
- Removal of the median along the northbound approach of Ka‘ōnohi Street;
- Signalization of the Moanalua Road/Main Street intersection opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
- Signalization of the Ka‘ōnohi Street/Main Street intersection opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

With the improvements recommended by the TIAR, through movements on Kamehameha Highway, Moanalua Road, and Ka‘ōnohi Street will continue to operate at a satisfactory overall Level of Service (LOS) D or better during the AM and Saturday mid-day peak hour of traffic. Several of the left-turn movements and approaches from side-streets are projected to operate at LOS E or worse. Similar to existing conditions, traffic conditions at build-out will be most congested during the PM peak hour of traffic and several intersections on Kamehameha Highway will continue to operate at over-capacity conditions and LOS of E or worse. Section 4.3 (Roadways and Traffic) contains the complete discussion.

Noise – In the short term, construction of the Live, Work, Play ‘Aiea community will generate temporary noise associated with the operation of heavy construction machinery, paving equipment, material transport vehicles, and possibly pile driving, if necessary. Noise from construction activities will comply with all federal and state noise control regulations. The acoustic assessment study concludes that over the long-term no significant increases in traffic noise levels are expected in the vicinity of the Site with or without the Live Work Play ‘Aiea community. The dominant traffic noise sources affecting the area will continue to be traffic noise from Moanalua Road and Ka‘ōnohi Street at the lower elevations, with traffic noise contributions from the H-1 Freeway at higher elevations. Section 4.4 (Noise) contains the complete discussion.

Air Quality – In the short term, construction-related air pollution sources include fugitive dust from vehicle movement and earthwork activity and exhaust emissions from construction vehicles and equipment. Mitigation measures will include a frequent watering program in areas where earth moving activity is occurring, using dust screens, keeping adjacent paved roads cleaned, and covering open-bodied trucks. Air quality modeling analysis of estimated the Live, Work, Play ‘Aiea community related to traffic indicates that over the long-term, ambient concentrations of carbon monoxide from motor vehicle traffic will remain well within state and national ambient air quality standards and that mitigation measures for traffic-related air quality impacts are unwarranted. Section 4.5 (Air Quality) contains the full discussion.

Visual Resources – Live, Work, Play ‘Aiea is not expected to significantly impact public panoramic views identified in the *Primary Urban Center Development Plan* or conflict with the objective of enhancing mauka-makai views along Ka‘ōnohi Street stated in the *Aiea-Pearl City Livable Communities Plan*. The Site is within a highly urban environment with several existing high-rise buildings in the immediate vicinity. Many of the existing buildings are at a higher ground elevation than Live, Work, Play ‘Aiea’s proposed tallest building and so may actually be more prominent. Live, Work, Play ‘Aiea is an “in-fill” development that is complementary to the surrounding existing urban environment. Section 4.6 (Visual Resources) contains the full discussion.

Internal Circulation and Parking – the Live, Work, Play, ‘Aiea community will include the creation of a new “Main Street” through the Site linking Moanalua Road to Ka‘ōnohi Street (see Figure 1), as well as sidewalks, paths, and parking structures to accommodate pedestrian and vehicular circulation. The new “Main Street” will provide the primary means of circulation within the Live, Work, Play, ‘Aiea community, with driveways off of Main Street leading to surface parking lots and parking structures for the commercial and residential areas. Parking will comply with requirements of the City & County of Honolulu’s LUO at a minimum, and no exceptions from parking requirements will be requested. Section 4.7.4 (Internal Circulation and Parking) contains the full discussion.

Water – The Live, Work, Play ‘Aiea community’s average daily domestic water demand is estimated to be 540,000 gallons per day (gpd). The Board of Water Supply (BWS) has confirmed that the existing O‘ahu municipal water system is presently adequate to accommodate Live, Work, Play ‘Aiea. The BWS has also indicated that they are developing a non-potable water system, the Kalauao non-potable water system that may be able to service the Live, Work, Play ‘Aiea community at some point in the future. As such, landscape irrigation systems will be designed to connect to the non-potable water system when it becomes available thus reducing the

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total demand for domestic, potable water. Section 4.7.1 (Water System) contains the complete discussion.

Wastewater – At build-out, average wastewater flow from the Live, Work, Play 'Aiea community is estimated to be 410,000 gpd. As of December 2011 there is capacity at the Honouliuli Wastewater Treatment Plant (WWTP) to treat the projected volume of wastewater flows from Live, Work, Play 'Aiea. In February 2010 the City's DPP Wastewater Division issued a sewer connection approval for a previous plan on the Site of up to 1,200 multi-family residential units and 150,000 square feet of retail and office space; however this approval expires in February 2012. In January 2012, the City indicated that the regional wastewater collection system does not presently have capacity to serve the full build-out of Live, Work, Play 'Aiea's currently proposed 1,500 multi-family residential units, 143,000 square feet of retail space, and 80,000 square feet of office space. Based on the previous approval for up to 1,200 multi-family residential units and 150,000 square feet of retail and office space at the Site, it may be possible that there is capacity for some phases of the current Live, Work, Play 'Aiea plan. Coordination with the City will continue to identify needed improvements to accommodate the full build-out of the Live, Work, Play 'Aiea community. Wastewater system improvements installed for Live, Work, Play 'Aiea will be in accordance with State and County standards. Section 4.7.2 (Wastewater System) contains the complete discussion.

Drainage – The Live, Work, Play 'Aiea community will reduce the overall amount of runoff from the Site by increasing pervious areas. The Live, Work, Play 'Aiea community's landscaped urban parks, plazas, and gathering areas will allow more storm water to penetrate the ground compared to the existing conditions where nearly the entire site is paved. The drainage system will consist of roof downspouts, drain inlets, and catch basins connected by new underground storm drain lines. All drainage improvements will be in conformance with the City DPP Storm Drainage Standards which require that there be no increase in runoff compared to existing conditions. During construction, erosion control measures will be incorporated to minimize soil loss and erosion hazards. Section 4.7.3 (Drainage System) contains the complete discussion.

Electrical – When fully built-out, electrical demand of the Live, Work, Play 'Aiea community is estimated to be approximately 89,590 kiloWatt Hours (kWH) per day. This forecasted electrical demand represents "conventional" demand without consideration of measures to reduce the energy consumption. The Live, Work, Play 'Aiea community will incorporate a number of energy saving methods and technologies to reduce energy consumption. Section 4.7.5 (Electrical System) contains the complete discussion.

Solid Waste – Before construction, a solid waste management plan will be prepared for the disposal of on-site and construction-related waste material. To the extent possible, waste generated by site preparation (pavement and rocks displaced from grading) will be used as fill within the Site as needed. After construction, the Live, Work, Play 'Aiea community will include provisions for recycling, such as collection systems and space for bins for recyclables. Waste that cannot be recycled will be combusted at H-POWER or sent to the Waimanalo Gulch Sanitary Landfill. Section 4.7.7 (Solid Waste) contains the full discussion.

Population and Housing - Population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP's projected 2010 population (DPP, 2009). DPP also projects the need for over 75,000 new housing

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units island-wide by 2035. For the ‘Aiea/Waiiau/Pacific Palisades area, while DPP projects a two percent decrease in population in this area by 2035, even with less population DPP anticipates that there will be a need for over 1,000 more housing units in the area by 2035 because of the trend toward smaller household sizes (DPP, 2009; Hallstrom, 2011).

When fully built out, Live, Work, Play ‘Aiea will include up to 1,500 new homes, including affordable and workforce priced homes, that will provide opportunities for ‘Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. Live, Work, Play ‘Aiea will also provide homes for O‘ahu residents such as Central O‘ahu or ‘Ewa residents relocating closer to town or buyers seeking more affordably priced new homes than may be available in the downtown or Kaka‘ako area of Honolulu. Section 4.8.1 (Population) and Section 4.8.2 (Housing) contain the complete discussion.

Economy – Live, Work, Play ‘Aiea will provide substantial positive economic benefits, including approximately:

- \$2.4 billion in total base economic impact on O‘ahu during the 13-year build-out period with a stabilized annual benefit of \$172.3 million after buildout;
- \$766.9 million of direct capital investment in the O‘ahu economy during the 13-year build-out period;
- 983 jobs created during the 13-year build-out period;
- \$621.2 million in employee wages paid out during the 13-year build-out period;
- 951 new permanent jobs created after build-out;
- \$46.9 million in annual wages from the 951 new permanent jobs created after build-out;
- \$72.7 million annually in discretionary expenditures into the O‘ahu economy by the Live, Work, Play ‘Aiea community residents after build-out;
- \$35.7 million in net tax revenue benefit (taxes less costs) to the City & County of Honolulu during the 13-year build-out period; and
- \$63.7 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13-year build-out period.

Section 4.8.5 (Economy) contains the full discussion.

Public Services –The Live, Work, Play ‘Aiea community will provide homes for O‘ahu’s increasing population as well as homes needed in the ‘Aiea/Waiiau/Pacific Palisades area as a result of decreasing household size. These families would require the same public services, whether residing at the Live, Work, Play ‘Aiea community, in ‘Ewa/Kapolei, in Kaka‘ako, or elsewhere on O‘ahu.

Build-out of the Live, Work, Play ‘Aiea community will occur over approximately 13 years and thus the need for additional public services to serve the Live, Work, Play ‘Aiea community residents is expected to occur incrementally and in proportion with O‘ahu’s population growth. The needs of a growing population relating to public services and other issues will need to be addressed regardless of whether the Live, Work, Play ‘Aiea community is built.

In addition the Live, Work, Play ‘Aiea community is in an existing urban location that already contains many essential government facilities and services. Thus, the Live, Work, Play ‘Aiea community should not create the need for major new capital improvements, significant expansion of existing facilities, or significant additional operating costs, as the in-fill location is already within a large, well-established, fully-serviced, long-functioning community that has existing fire and police stations, schools, parks, transportation utility systems, and other government services.

Section 4.9 (Public Services and Facilities) contains the full discussion, including more complete discussion of specific public services such as police and fire protection services, medical services, recreation facilities, public transportation, and schools.

1.8.3 Relationship to Land Use Policies

State Land Use Law, Chapter 205, Hawai‘i Revised Statutes – The State Land Use Law (Chapter 205, HRS), establishes the State LUC and authorizes this body to designate all lands in the State into one of four Districts: Urban, Rural, Agricultural, or Conservation. The Site is in the State Urban District. The uses envisioned for the Live, Work, Play ‘Aiea community are consistent with the Urban designation of the Site. Section 5.1.2 (State Land Use Law, Chapter 205, HRS) contains the full discussion.

Coastal Zone Management Act, Chapter 205A, Hawai‘i Revised Statutes – The Coastal Zone Management (CZM) Area as defined in Chapter 205A, HRS, includes all the lands of the State. As such, the Site is within the CZM Area. Section 5.1.3 (Coastal Zone Management Act, Chapter 205A, HRS) contains a detailed discussion of the Live, Work, Play ‘Aiea community’s compliance with the objectives and policies of the CZM Act.

Hawai‘i State Plan, Chapter 226, Hawai‘i Revised Statutes – The *Hawai‘i State Plan* (Chapter 226, HRS), establishes a set of goals, objectives, and policies that serve as long-range guidelines for the growth and development of the State. The development of the Live, Work, Play ‘Aiea community is relevant to many of the goals, objectives, and policies set forth by the *Hawai‘i State Plan*. Section 5.1.4 (Hawai‘i State Plan, Chapter 226, HRS) contains discussion of the Live, Work, Play ‘Aiea community’s compliance.

State Functional Plans – The *Hawai‘i State Plan* directs State agencies to prepare functional plans for their respective program areas. There are 14 state functional plans that serve as the primary implementing vehicle for the goals, objectives, and policies of the Hawai‘i State Plan. Section 5.1.5 (State Functional Plans) contains discussion of the Live, Work, Play ‘Aiea community’s compliance.

City & County of Honolulu General Plan - The *General Plan for the City & County of Honolulu* is a statement of long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. The General Plan is also a statement of broad policies that facilitate the attainment of the objectives of the Plan. Section 5.2.1 (City & County of Honolulu General Plan) contains discussion of the Live, Work, Play ‘Aiea community’s compliance.

Primary Urban Center Development Plan - Extending from Wai‘alae Kāhala and west to Pearl City, the City & County of Honolulu’s *Primary Urban Center Development Plan* is intended to shape the growth and development of the Primary Urban Center. The *Primary Urban Center Development Plan* presents a vision for the region’s future development, presenting policies, guidelines and conceptual schemes intended to guide policy for the preparation of more detailed zoning maps, land use regulations, and public and private sector investment decisions. Section 5.2.2 (Primary Urban Center Development Plan) contains discussion of the Live, Work, Play ‘Aiea community’s compliance.

Aiea Pearl City Livable Communities Plan - The *Aiea-Pearl City Livable Communities Plan* is intended to improve traffic conditions, provide a more pedestrian-friendly environment, and revitalize the livability and character of the ‘Aiea and Pearl City neighborhoods. The Plan integrates planning and development of traffic improvements, transit services and facilities, and pedestrian and bicycle circulation with land use and community design. Section 5.2.3 (Aiea-Pearl City Livable Communities Plan) contains discussion of the Live, Work, Play ‘Aiea community’s compliance.

Aiea-Pearl City Neighborhood TOD Plan Public Review Draft - The *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* presents a community vision for the neighborhoods surrounding the rail stations planned near Leeward Community College, Pearl Highlands, and Pearlridge. The goal of the Plan is to foster more livable communities that take full advantage of the benefits of transit. Section 5.2.4 (Aiea-Pearl City Neighborhood TOD Plan Public Review Draft) contains discussion of the Live, Work, Play ‘Aiea community’s compliance.

City & County of Honolulu Land Use Ordinance - The City & County of Honolulu LUO (Chapter 21, ROH), also referred to as the zoning ordinance, regulates land use in accordance with adopted land use policies, including the General Plan and Development Plans. The LUO seeks to encourage orderly development and to promote and protect the public health, safety and welfare through the establishment of land use regulations and zoning districts. Currently the Site is within the B-2 zoning district which allows for a range of retail, office, food establishment, and other commercial uses, but not residential uses. The proposed BMX-3 zoning district allows for similar commercial uses as the B-2 zoning district and also permits residential uses. Section 5.2.5 (City & County of Honolulu Land Use Ordinance) contains analyses of the rationale of changing the zoning of the Site to BMX-3 to allow for all of the uses envisioned for the Live, Work, Play ‘Aiea community.

1.8.4 Required Permits and Approvals

Permit/Approval	Responsible Agency	Status
Chapter 343, HRS Compliance	City DPP / Honolulu City Council	Pending public comments and agency acceptance.
Purchase of State Remnant Parcel	State Department of Land & Natural Resources(DLNR)/Board of Land & Natural Resources	Application to be submitted current with EIS process.
Zone Change	City DPP / Honolulu City Council	Application to be submitted t following acceptance of Final EIS.
Development Agreement	City Department of Planning & Permitting/Honolulu City Council	Application to be submitted concurrent with Zone Change Application
Subdivision Approval	City DPP	Application(s) to be submitted pending Zone Change approval.
National Pollutant Discharge Elimination System Permit	State DOH	Application to be submitted prior to Grading/Building Permits.
Grading/Building Permits	City & County of Honolulu	Application to be filed after Zone Change approval.
Grading and Grubbing	City & County of Honolulu	Application to be filed after Zone Change approval.

1.8.5 Alternatives

The alternatives that have been considered are:

- No Action
- Retail Regional Mall
- Office Park with Retail Uses
- Alternative Site Layout
- Three-350-Foot High Residential Towers
- 250-Foot Maximum Building Height
- Live, Work, Play ‘Aiea Without a Hotel
- Postponing Action Pending Further Study

Chapter 6.0 (Alternatives) contains discussion of the alternatives.

1.8.6 Cumulative and Secondary Impacts

Cumulative impacts are those that result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions. Because the ‘Aiea/Waimalu/Pearl City area is effectively “built out,” there are no reasonably foreseeable residential, retail/commercial, or office projects proposed in the area in addition to Live, Work, Play ‘Aiea. The only reasonably foreseeable future action in the area is the Honolulu High-Capacity transit Corridor Project (HHCTCP) or Rail Transit project, which will span 20 miles between East Kapolei and Honolulu and include 21 transit stations along the length of the rail line. One of these stations, the Pearlridge Station, will be near the intersection of Kamehameha Highway and Ka‘ōnohi Street, approximately one-quarter mile from Live, Work, Play ‘Aiea.

Section 7.2 (Cumulative Impacts) contains the discussion of cumulative impacts of Live, Work, Play 'Aiea in conjunction with the Rail Transit project.

Secondary impacts, or indirect impacts, include those that are caused by the action and are later in time or are farther removed in distance, but are still reasonably foreseeable. They may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems. Section 7.3 (Secondary Impacts) contains the discussion of secondary impacts relative to Live, Work, Play 'Aiea regarding land use, population, air quality, water, natural systems, and public services.

1.8.7 Rationale for Proceeding with Live, Work, Play 'Aiea Notwithstanding Unavoidable Effects

In light of the above-mentioned potential impacts, the Live, Work, Play 'Aiea community is recommended to proceed because adverse impacts can be mitigated and are offset by substantial positive factors, including:

- Development of a compact, mixed-use, urban village in context with the surrounding urban uses and in substantial conformance with City & County of Honolulu and community plans for the area, including the:
 - *Primary Urban Center Development Plan*
 - *Aiea-Pearl City Livable Communities Plan*
 - *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft*
- Provision of homes, including affordable and workforce homes, for O'ahu's increasing population and to meet the demand for housing in the area as a result of decreasing household size; and
- Significant economic benefits.

Section 7.5.1 (Rationale for Proceeding with Live, Work, Play 'Aiea Notwithstanding Unavoidable Effects) elaborates on the rationale for proceeding with Live, Work, Play 'Aiea notwithstanding unavoidable effects.

1.8.8 Unresolved Issues

Hotel Zoning – A hotel is proposed to provide flexibility as an alternative use of a portion of Live, Work, Play 'Aiea's office space. However, presently hotels are not a permitted use in the BMX-3 or B-2 zoning districts. A hotel would only be included within Live, Work, Play 'Aiea if appropriate zoning is available through: 1) an amendment to the City's zoning ordinance (i.e. the LUO); 2) the planned TOD zoning ordinance; or 3) other appropriate means. If a hotel cannot be included, the space that would be used for a hotel would be used for office uses or possibly senior housing/assisted-living/long-term and convalescent care. Section 4.8.4 (Office Uses) and Section 7.6 (Unresolved Issues) contain the full discussion.

Wastewater – Wastewater flows from the area are conveyed to the City's Honouliuli WWTP. As of December 2011 there is capacity at the Honouliuli WWTP to treat the projected volume of wastewater flows from Live, Work, Play 'Aiea. In February 2010 the City's DPP Wastewater

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Division issued a sewer connection approval for a previous plan on the Site of up to 1,200 multi-family residential units and 150,000 square feet of retail and office space; however this approval expires in February 2012. In January 2012, the City indicated that the regional wastewater collection system does not presently have capacity to serve the full build-out of Live, Work, Play 'Aiea's currently proposed 1,500 multi-family residential units, 143,000 square feet of retail space, and 80,000 square feet of office space. Based on the previous approval for up to 1,200 multi-family residential units and 150,000 square feet of retail and office space at the Site, it may be possible that there is capacity for some phases of the current Live, Work, Play 'Aiea plan. Coordination with the City will continue to identify needed improvements to accommodate full build-out of the Live, Work, Play 'Aiea community. Because the Live, Work, Play 'Aiea community will be built out over a 13-year time period, there is adequate time to determine system capacities and needed upgrades as requirements change over time. Section 4.7.2 (Wastewater System) and Section 7.6 (Unresolved Issues) contain the full discussion.

Park Dedication – Live, Work, Play 'Aiea is being designed to meet the City's park dedication requirements with on-site facilities. Representatives from Live, Work, Play 'Aiea, have had a preliminary meeting with the Department of Parks and Recreation to discuss park dedication requirements; however as of January 2012, the exact provisions for Live Work, Play 'Aiea's on-site park dedication requirements has not been determined. As design progresses, Live, Work, Play 'Aiea representatives will continue to coordinate with the Department of Parks and Recreation regarding satisfaction of park dedication requirements. Section 4.9.4 (Recreational Facilities) and Section 7.6 (Unresolved Issues) contain the full discussion.

2.0

LIVE, WORK, PLAY 'AIEA DESCRIPTION

2.0 LIVE, WORK, PLAY 'AIEA DESCRIPTION

This chapter includes background information and a general description of the Live, Work, Play 'Aiea community.

2.1 BACKGROUND INFORMATION

2.1.1 Location and Property Description

The Live, Work, Play 'Aiea community will be located on the former Kamehameha Drive-In Theatre property in 'Aiea on the Island of O'ahu (Figure 2 and Figure 3). The approximately 14-acre site (hereafter referred to as the Site) encompasses two parcels: TMK 9-8-013:013, a 13.981-acre property owned by CP Kam Properties LLC and TMK 9-8-013:015, a 617 square foot remnant parcel owned by the State of Hawai'i (Figure 4). HI 120 Properties, Inc., which is an affiliate to CP Kam Properties LLC, presently leases the remnant parcel from the State of Hawai'i. CP Kam Properties LLC intends to submit an application to the State of Hawai'i to acquire the 617 square foot remnant parcel.

The Site is the former location of the Kamehameha Drive-In Theatre, a twin-screen outdoor theater that opened in January 1962 and remained in operation until 1998. Currently, the Site is used for the Kamehameha Swap Meet, which operates on Wednesdays, Saturdays, and Sundays from 5:00 a.m. to 1:00 p.m. and on Fridays from 6:00 a.m. to 1:00 p.m.

The majority of the Site is presently paved.

The Site is bound by Moanalua Road to the north, Ka'ōnohi Street to the east, the Westridge Shopping Center to the south, and the Harbor Pointe condominium project and St. Timothy's Episcopal Church to the West.

Elevations across the Site range from approximately 34 to 97 feet above mean sea level (MSL). The Site is characterized by generally even slopes of two to five percent with steeper areas occurring at the existing Site entrances and on embankments.

Current land use designations for the Site are:

- State Land Use District: Urban (Figure 5)
- County Zoning: B-2, Community Business District, 60 foot height limit (Figure 6)
- Primary Urban Center Development Plan Land Use Map: District Commercial (Figure 7)
- Special Management Area: Not in SMA (Figure 8)



DATE: 12/19/2011

LEGEND

 Live, Work, Play 'Aiea

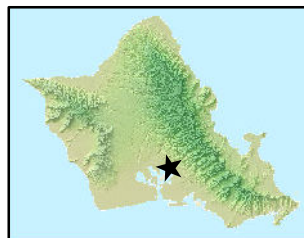



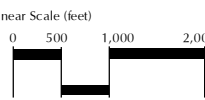

FIGURE 2:
Regional Location

Live, Work, Play 'Aiea

CP Kam Properties, LLC
 North
 Island of Oahu



Linear Scale (feet)
 0 500 1,000 2,000

Source: U.S. Geological Survey (1983)

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



DATE: 12/19/2011

LEGEND


 Live, Work, Play 'Aiea

FIGURE 3:
Aerial Photograph

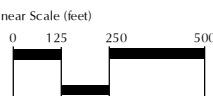

Live, Work, Play 'Aiea

CP Kam Properties, LLC Island of O'ahu

North



Linear Scale (feet)

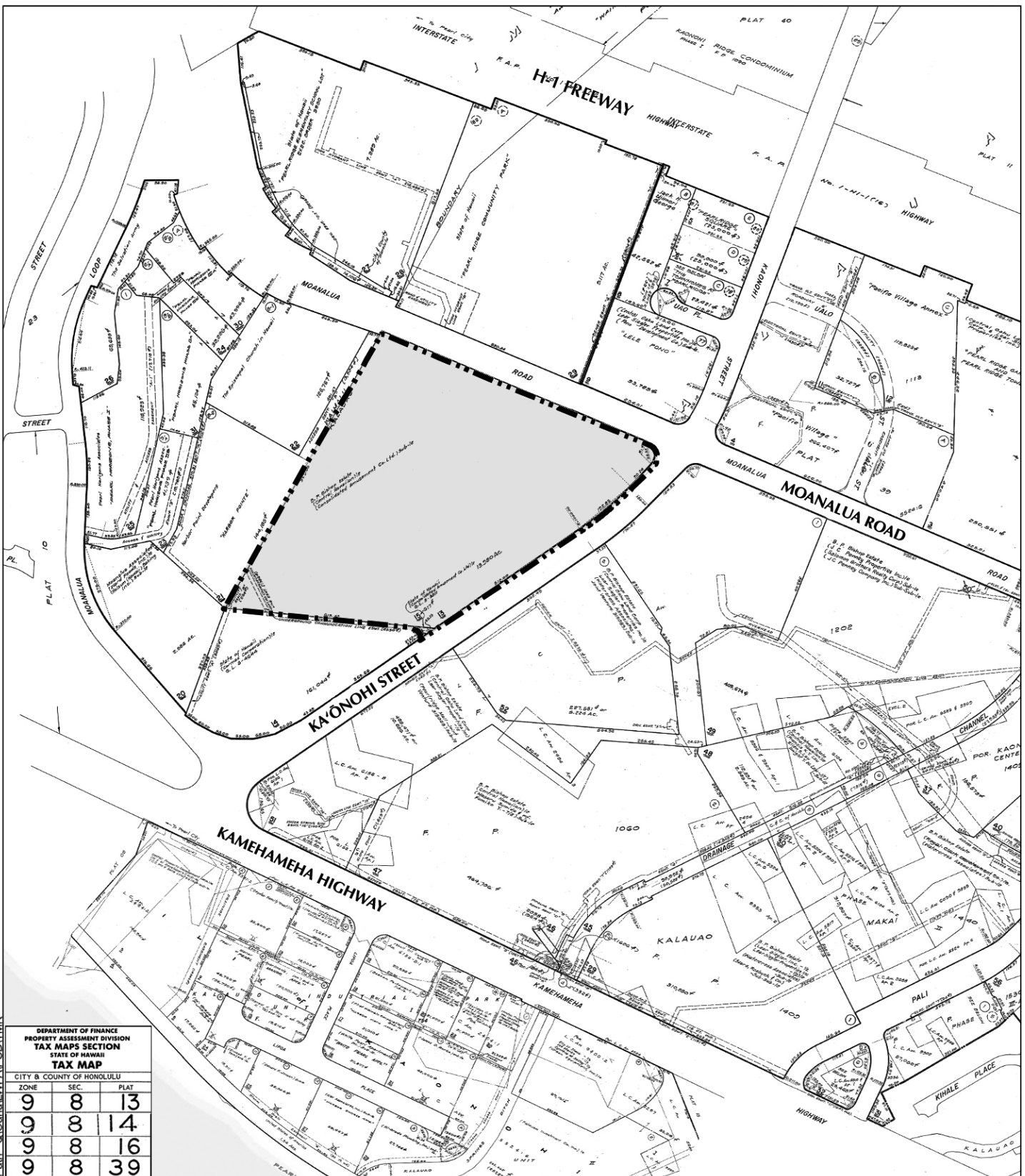



PBR HAWAII & ASSOCIATES, INC.

Source: U.S. Geological Survey Hawai'i Data Clearinghouse (2004)

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\WP\PA\PDF\Figure 4 Tax Map Key
 Path - Q:\oahu\WP\PA\PSD\TMK



DEPARTMENT OF FINANCE
 PROPERTY ASSESSMENT DIVISION
TAX MAPS SECTION
 STATE OF HAWAII
TAX MAP
 CITY & COUNTY OF HONOLULU

ZONE	SEC.	PLAT
9	8	13
9	8	14
9	8	16
9	8	39

DATE: 12/20/11


LEGEND

 Live, Work, Play 'Aiea



FIGURE 4:
Tax Map Key

Live, Work, Play 'Aiea

CP Kam Properties, LLC
 North
 Island of O'ahu



Linear Scale (in feet)
 0 100 200 400

Source: City & County of Honolulu, Department of Planning & Permitting (2011)

Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis beyond the limitations of the data.



DATE: 12/19/2011

LEGEND

 Live, Work, Play 'Aiea

District

 Urban


 Agriculture

FIGURE 5:
State Land Use Districts

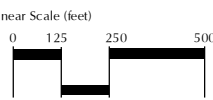
Live, Work, Play 'Aiea

CP Kam Properties, LLC Island of O'ahu

North

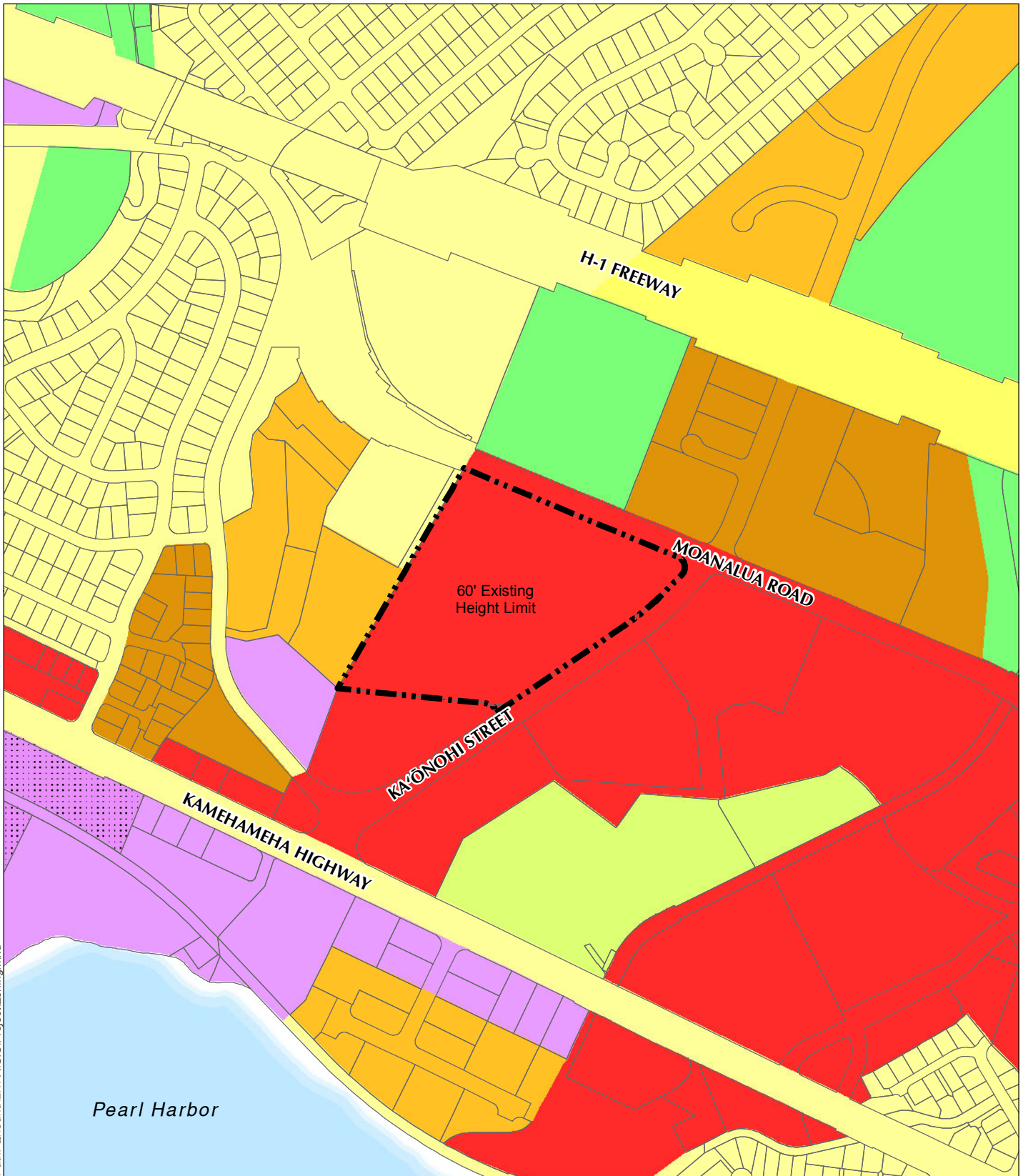


Linear Scale (feet)



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& ASSOCIATES, INC.

PDF - Q:\Oahu\WP\PA\PDF\Figure 6 Zoning Map
 Path: Q:\Oahu\WP\PA\GIS\Project\Zoning.mxd



DATE: 1/27/2012

LEGEND

Live, Work, Play 'Aiea

Zone Classification

A-1	F-1	P-2
A-2	I-2	R-5
AG-1	IMX-1	R-7.5
B-2	P-1	

FIGURE 6:
Zoning Map

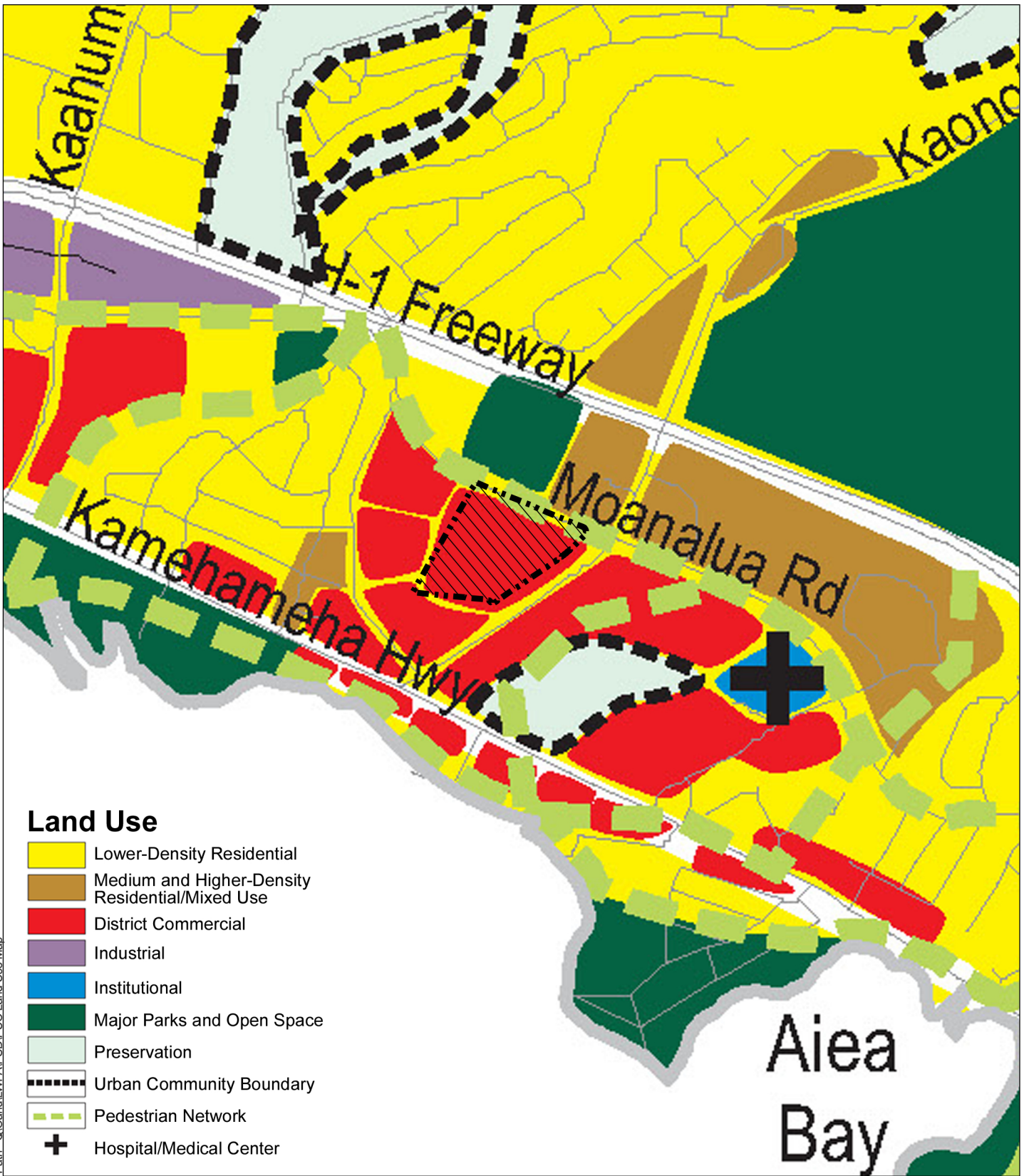
Live, Work, Play 'Aiea

CP Kam Properties, LLC Island of O'ahu

North

Linear Scale (feet)

Source: City & County of Honolulu, Department of Planning & Permitting (2010)
 Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis.



Land Use

- Lower-Density Residential
- Medium and Higher-Density Residential/Mixed Use
- District Commercial
- Industrial
- Institutional
- Major Parks and Open Space
- Preservation
- Urban Community Boundary
- Pedestrian Network
- Hospital/Medical Center

LEGEND

- Live, Work, Play 'Aiea

DATE: 12/20/11

FIGURE 7:
Development Plan
Land Use Map
Live, Work, Play 'Aiea

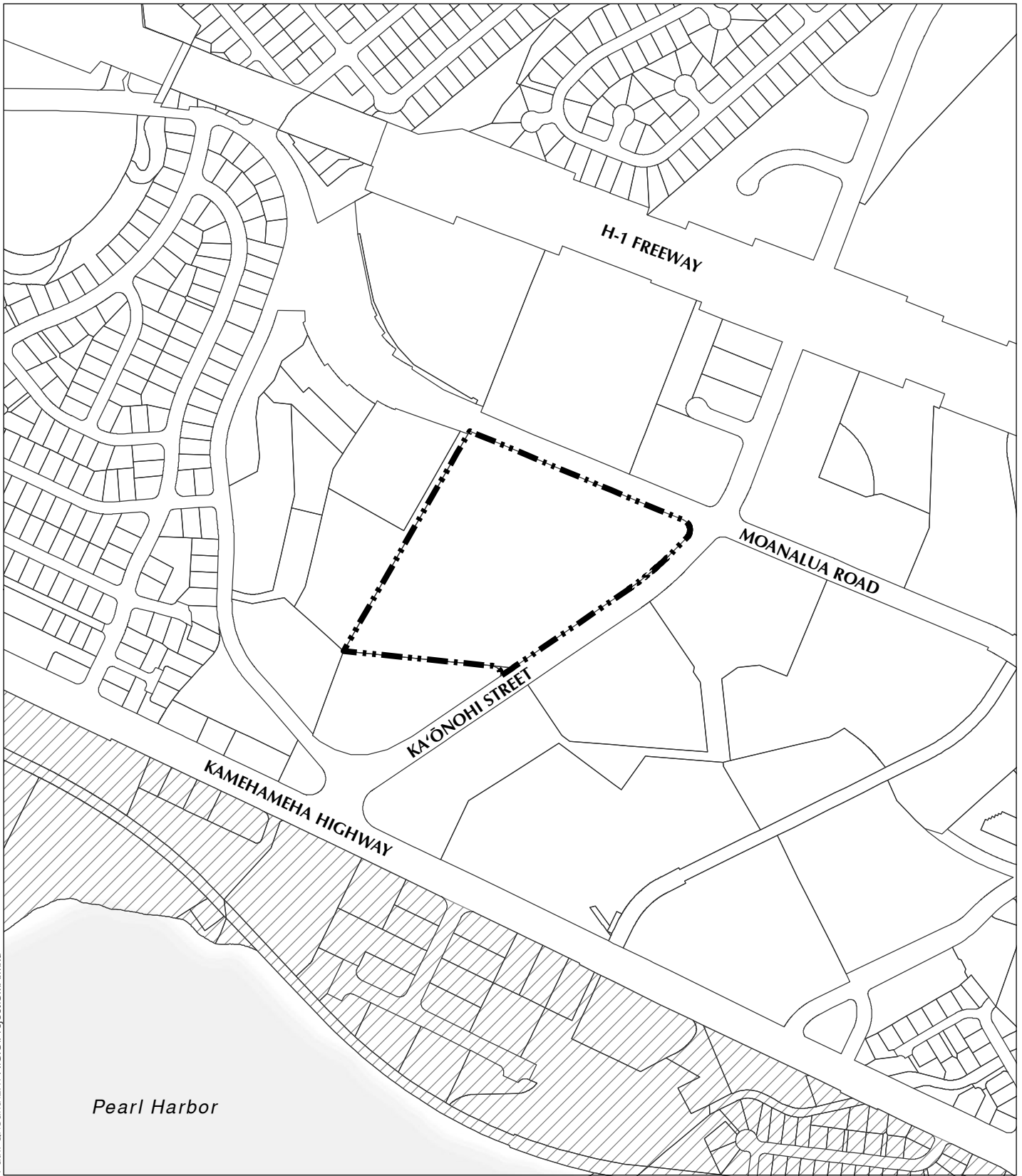
CP Kam Properties, LLC
North

Island of O'ahu



NOT TO SCALE





DATE: 12/19/2011

LEGEND




-  Live, Work, Play 'Aiea
-  within SMA

FIGURE 8:
Special Management Area

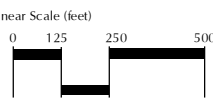

Live, Work, Play 'Aiea

CP Kam Properties, LLC Island of O'ahu

North



Linear Scale (feet)

2.1.2 Surrounding Uses

Uses in the vicinity of the Site include:

North: Moanalua Road is located immediately north of the Site. Uses across from Moanalua Road include Pearl Ridge Elementary School, Pearl Ridge Community Park, and a high-density residential district consisting of several high-rises and town home complexes including the 34-story Lele Pono condominium high-rise immediately across from the Site.

East: Ka'ōnohi Street and the Pearlridge Shopping Center are located east of the Site. The Pearlridge Shopping Center is Hawai'i's second-largest mall and is home to more than 170 stores, restaurants, and services. Major anchors include Macy's, Sears, Ross Dress for Less, and Toys R Us.

South: The Westridge Shopping Center is adjacent to and immediately south of the Site on land leased from the State of Hawai'i. The shopping center has approximately 58,000 square feet of gross leasable area and is home to a number of restaurants, retail stores, and offices.

West: Adjacent to and immediately west of the Site are the St. Timothy's Episcopal Church and Harbor Pointe condominiums. Harbor Pointe consists of 87 townhome units in 18 three-story buildings.

The Honolulu Rapid Transit Project's Pearlridge Station is currently planned to be located near the intersection of Ka'ōnohi Street and Kamehameha Highway, about 1/4-mile south of the Site. The *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* (2010) envisions the Pearlridge Station area as a "major urban center and regional shopping destination."

2.2 LIVE, WORK, PLAY 'AIEA COMMUNITY PURPOSE AND NEED

2.2.1 Purpose

The purpose of the Live, Work, Play 'Aiea community and the proposed zone change is to create a mixed-use community consistent with the: 1) City & County of Honolulu's land use plans and growth management policies; and 2) existing pattern of development in the area.

The City & County of Honolulu General Plan sets forth long-range aspirations of O'ahu's residents and is the focal point of a comprehensive planning process. The Live, Work, Play 'Aiea community is consistent with the General Plan's policies of: 1) facilitating full development of the primary urban center; 2) provision of housing in O'ahu's Primary Urban Center to prevent sprawl and "keep the country, country;" and 3) distribution of residential population. Section 5.2.1 of this EIS contains further discussion of the Live, Work, Play 'Aiea community's consistency with the General Plan.

The City & County of Honolulu's *Primary Urban Center Development Plan* establishes policies to shape the growth and development of the Primary Urban Center area. The Plan calls for establishing the Pearlridge area as the Pearl Harbor Regional Town Center to promote mixed-land uses in the area. The Plan states that: "The Pearl Harbor Regional Town Center should be designated for a greater diversity of uses than the other town centers, emphasizing an integration

of high density residential and commercial development.” Section 5.2.2 of this EIS provides further discussion of the Live, Work, Play ‘Aiea community’s consistency with the *Primary Urban Center Development Plan*.

The *Aiea-Pearl City Livable Communities Plan* also calls for the creation of a “Pearl Harbor Regional Town Center” in the Pearlridge area where higher density commercial and residential mixed-use “livable neighborhoods” are encouraged. In particular, the *Aiea-Pearl City Livable Communities Plan* specifies that: “Higher density commercial and residential mixed-use developments are encouraged in the Regional Town Center, with ample pedestrian and transit connections and facilities along Kamehameha Highway and in the mauka-makai direction.”

The *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* identifies the Site as being within the Pearlridge Station TOD district and calls the Kamehameha Drive-In property “catalytic” in providing the opportunity for enhanced shopping opportunities and high-density housing. The plan designates lands at the Site for mixed-use, retail, and park uses. As stated in the plan: “By providing residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base.” Section 5.2.4 of this EIS provides further discussion of Live, Work, Play ‘Aiea’s consistency with the *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft*.

In addition to conformance with City and community plans, the Live, Work, Play ‘Aiea community is consistent with the pattern of development in the vicinity. Land uses in the area include retail centers (Pearlridge Center, Westridge Center, Pearl Kai Center) and high density residential housing, including high-rise condominium towers, such as Lele Pono and Pearlridge Square). Live, Work, Play ‘Aiea’s proposed commercial uses are consistent with the existing commercial centers and the proposed high-rise residential buildings will be in context with existing nearby high-rise residential condominium towers.

2.2.2 Need

Population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP’s projected 2010 population (DPP, 2009). DPP also projects the need for over 75,000 new housing units island-wide by 2035. For the ‘Aiea/Waiiau/Pacific Palisades area, while DPP projects a two percent decrease in population in this area by 2035, even with less population DPP anticipates that there will be a need for over 1,000 more housing units in the area by 2035 because of the trend toward smaller household sizes (DPP, 2009; Hallstrom, 2011).

When fully built out, Live, Work, Play ‘Aiea will include up to 1,500 new homes, including affordable and workforce priced homes, that will provide opportunities for ‘Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. Live, Work, Play ‘Aiea will also provide homes for O‘ahu residents such as Central O‘ahu or ‘Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka‘ako area of Honolulu.

Regarding the need for commercial space, the market study prepared for Live, Work, Play ‘Aiea estimates a demand for between 350,000 to 600,000 gross square feet of additional commercial

space in the ‘Aiea/Pearl City area over the next 25 years; however because the area is largely “built out” there are no new major commercial projects currently proposed (Hallstrom, 2011). Live, Work, Play ‘Aiea will include approximately 143,000 square feet of commercial space to help satisfy this demand. It is expected that Live, Work, & Play ‘Aiea’s proposed commercial space would reach full-occupancy in approximately seven years.

For office space, there have been no major additions to the office inventory in more than a decade and there are no new major office projects currently proposed (Hallstrom, 2011). Live, Work, Play ‘Aiea will provide up to 80,000 square feet of office space in a superior location and in a new complex having sufficient parking, easy access, and proximity to 1,500 new households and dozens of commercial and other business. It is envisioned that medical service tenants could be a large tenant segment because of the proximity to Pali Momi Medical Center. In particular senior-oriented medical services, and possibly a convalescent care/hospice facility, in conjunction with senior housing within Live, Work, Play ‘Aiea, would synergistically interact increasing the attraction of the housing units by providing ready access to need services while providing a steady stream of customers for the office space businesses.

Live, Work, Play ‘Aiea also will be an economic stimulus to the area and all of O‘ahu by generating approximately \$2.4 billion in total base economic impact during the 13-year build-out period, including a direct capital investment of approximately \$777 million, and the creation of approximately 980 jobs that will provide approximately \$621.2 million in employee wages. After build out, Live, Work, Play ‘Aiea is estimated to generate a total base economic impact of approximately \$179.3 million annually, including approximately 951 new permanent jobs that will provide approximately \$46.9 million in annual employee wages.

2.2.3 Statement of Objectives

There are several objectives for the Live, Work, Play ‘Aiea community. First, the Live, Work, Play ‘Aiea community facilitates the development of complementary land uses, which is consistent with the City’s growth management objectives. The Site is presently zoned B-2, Community Business, and has a height limit of 60-feet. The B-2 zoning district allows for a range of commercial uses such as retail shops, offices, and restaurants. The existing allowable Floor Area Ratio (FAR) is 2.5 (3.5 with open space FAR bonus) allowing for up to 1.52 million square feet of commercial floor area (2.13 million square feet with open space FAR bonus). While a strictly commercial project currently can be developed at the Site, a mixed-use residential and commercial development has several benefits. First, integrating residential and commercial uses is complementary and enhances both uses. For the Live, Work, Play ‘Aiea community residents, integrating commercial uses provides easy access to retail, dining, and commercial services and promotes a “village” character and sense of a neighborhood. For commercial establishments, the close proximity of residents provides a customer base that enhances the viability for a broader spectrum of businesses. The integration of uses in a pedestrian friendly design, as is being proposed, also reduces automobile dependence since residents are able to walk and/or bike to shops, restaurants, and places of employment. Chapter 5 of this EIS provides discussion on the consistency of the Live, Work, Play ‘Aiea community and the proposed zone change with City plans and policies.

A second objective is to fulfill a need for housing, for which there is a shortage on O‘ahu, particularly affordable and workforce housing. If the zone change is approved, a range of

residential units at varying price points are proposed, including units priced in accordance with the City & County of Honolulu's Affordable Housing Rules. Section 4.6 of this EIS contains specific information regarding the market demand for the Live, Work, Play 'Aiea community.

A third objective is to create a pattern of land use that is consistent with principles of TOD. TOD encourages the development of higher density residential and commercial uses within walking and/or bicycling distance to transit stations to increase transit accessibility to residents and increase transit ridership. Although the Live, Work, Play 'Aiea community is designed not to be dependent (no variances from standard requirements are being requested), on the Honolulu Rail Transit Project, the rail project will be an amenity for the Live, Work, Play 'Aiea community residents and favorable for the Live, Work, Play 'Aiea community businesses by increasing mobility and transportation options.

2.3 LIVE, WORK, PLAY 'AIEA COMMUNITY DESCRIPTION

Creation of the Live, Work, Play 'Aiea community will require a change in zoning of the Site from the B-2 Community Business District (60-foot height limit) to the BMX-3 Community Business Mixed-Use District with a 350-foot height limit. The B-2 zoning district allows for a range of retail, office, food establishment, and other commercial uses, however, residential uses are not permitted. The BMX-3 zoning district allows for similar commercial uses as the B-2 zoning district but also permits residential uses. The zone change would enable the development of the Live, Work, Play 'Aiea community, which is described below.

Concept

The Live, Work, Play 'Aiea community is envisioned to be a cohesive community that combines residential, retail, commercial, and public spaces in a compact and walkable urban village. The Live, Work, Play 'Aiea community's mission statement is to:

Create a community, which encompasses smart growth design in homage to the property's location in the urban core, fostering an environment of "live-work-play" and using sustainable building and design practices to minimize the environmental footprint of the community.

Create an urban village where all community members can experience the social, cultural, educational, and economic benefits of a properly planned, carefully designed, and well-built community.

The Live, Work, Play 'Aiea community's design strives to integrate commercial uses, homes, and urban gathering areas and open spaces to create a complete community. Great attention is being given to creating a pedestrian-oriented, highly walkable environment that connects uses both internally and to adjacent neighbors with streets and pathways. Figure 9 contains renderings showing the vision of the Live, Work, Play 'Aiea community from various perspectives.

The Live, Work, Play 'Aiea community master plan (Figure 1) includes two residential buildings at 150 feet tall, one residential building at 250 feet tall, one residential building at 300 feet tall, and one residential building at 350 feet tall. Prior to the current master plan, a plan with three 350-foot high residential buildings and two 60 to 90 foot tall buildings was considered and

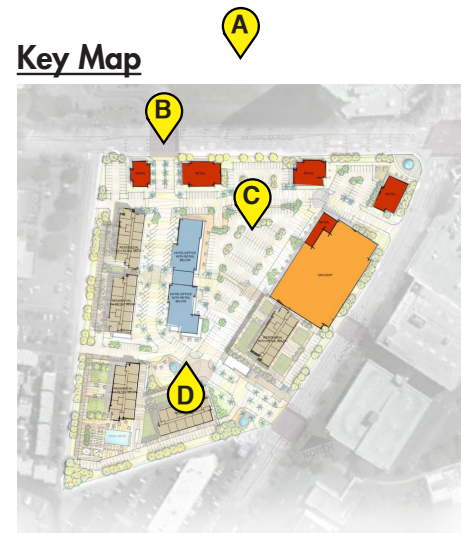


FIGURE 9
 Renderings
 Live, Work, Play 'Aiea
 CP Kam Properties, LLC. ISLAND OF O'AHU



LIVE, WORK, PLAY 'AIEA

Draft Environmental Impact Statement

presented at several community meetings. However because of community feedback, the plan was refined to narrow the width and vary the height of the residential buildings. The current design creates a more appealing urban form while breaking up the vertical mass of the buildings to:

- Provide wider view corridors between buildings due to the narrower building profiles;
- Create a more interesting skyline with different building heights; and
- Allow for better views from existing residential towers mauka of the Live, Work, Play 'Aiea community.

Additional buildings in the current master plan include: 1) a mixed-use building (approximately 60 feet tall) that will combine ground floor shops and restaurants with upper floor offices, homes, and possibly a limited-service “kama‘āina” hotel or a senior housing/assisted living facility; 2) a grocery store (approximately 40 feet tall as measured from the interior parking lot level); and 3) freestanding retail buildings (approximately 25 feet tall) along Moanalua Road and at the corner of Moanalua Road and Ka‘ōnohi Street.

Section 4.6 (Visual Resources) provides additional discussion regarding building heights and potential impacts to public and private views.

Main Street

A “Main Street” linking Moanalua Road to Ka‘ōnohi Street will be the catalyst and heart of the Live, Work, Play 'Aiea community. The Main Street will combine ground floor retail and restaurants, upper floor residential units, office space, possibly hotel units and/or senior housing/assisted living and public gathering areas to create an active and vibrant environment. The Main Street will also alleviate neighborhood traffic congestion by providing an alternate mauka-makai route for area residents. The Main Street will have one travel lane in each direction with on street parking and will be designed to provide a safe and pleasant environment for pedestrians. The Main Street’s roadway width of about 35-feet (between parking stalls) accommodates vehicular traffic while maintaining a safe and comfortable pedestrian environment.

A high-level of attention will be given to the Main Street’s design to create an attractive streetscape and gathering areas. Building spacing along the Main Street provides for lighting, ventilation, and landscaped spaces. On-street parking will provide convenient access to shops and will also serve as a traffic-calming measure. Shop windows and entrances will be oriented toward the Main Street to encourage pedestrian activity. Wide sidewalks, landscaped plazas, and public gathering areas along the Main Street and throughout the community, combined with day and night activities, will generate create a unique urban lifestyle experience where people will come to linger and be part of civic life.

New signalized intersections will be created at the Main Street’s intersection with: 1) Moanalua Road opposite of the existing driveway to Pearl Ridge Elementary School; and 2) Ka‘ōnohi Street opposite of the driveway to the Pearlridge Shopping Center. Crosswalks on Moanalua Road and Ka‘ōnohi Street will be provided at both intersections.

Residential

The Live, Work, Play 'Aiea community will provide up to 1,500 homes, primarily in the three buildings ranging from 250 to 350 feet tall, although some homes may be provided on the upper floors of mixed-use buildings along the Main Street. Homes will be designed to accommodate a variety of family sizes and income ranges with at least 30 percent of the homes priced in the affordable range per the City & County of Honolulu housing rules. Homes for specialized markets, such as senior housing and assisted living housing, are also being considered. Paths and landscaping will integrate and connect the residential and commercial uses. It is anticipated that the planned retail, food, and commercial establishments, and employment opportunities, will be a highly desirable amenity to Live, Work, Play 'Aiea community residents as well as existing area wide residents.

Commercial

Planned commercial uses include approximately 143,000 square feet of retail floor area, and 80,000 square feet of office space or a 150-room neighborhood hotel. Anticipated commercial tenants include a supermarket, retail shops, food establishments, and office space for professionals, businesses, and medical services. The proposed hotel would be developed only if appropriate zoning is available through an amendment to the City & County of Honolulu's LUO, the planned TOD zoning ordinance, or other appropriate means. Hotels presently are not a permitted use in the BMX-3 or B-2 zoning districts.

Transit-Oriented Development

A transit-oriented development is a compact, mixed-use development situated near transit. TOD's typically concentrate a mix of land uses, such as residential, office, retail, civic uses, and entertainment within easy walking distance to a transit station. The Site is less than one-quarter mile from the Honolulu Rail Transit Project's planned Pearlridge Station. Although Live, Work, Play 'Aiea's viability is not dependent on the rail transit project, it is being designed to be "transit-ready" by incorporating design elements to encourage walking and bicycling within the Site and to/from the Site. These design elements include: 1) incorporating a mix of uses that will encourage transit ridership; 2) providing wide landscaped sidewalks, paths connecting uses, both within the Site and to adjacent properties; 3) storefronts opening to the Main Street; 4) creating gathering places; 5) a transit-supportive density; and 6) a high level of attention to landscaping and building design.

2.4 SUSTAINABLE SITE AND BUILDING DESIGN

Sustainable development can be characterized as development that meets the needs of the present without comprising the ability of future generations to meet their own needs. In recent years several guidelines and benchmark systems have been established in an attempt to further define and quantify sustainable design. These benchmarking systems, include, Smart Growth Principles, the Leadership in Energy and Environmental Design (LEED) rating systems, Energy Star, the National Association of Home Builders Green Built system, and many others.

In design, construction, and operation, the Live, Work, Play 'Aiea community will strive to implement environmentally responsible and sustainable measures to promote energy

conservation and environmental stewardship. While at this time it would be premature to commit to any single sustainability guideline or rating system, where feasible the Live, Work, Play 'Aiea community will implement sustainability best practices and principles appropriate in the context of the regional and environmental setting. These practices and principles may include:

Land Use and Urban Design

- Organizing a variety of land uses vertically and horizontally to create a “complete” community;
- Incorporating complementary dining, retail, and service establishments;
- Ensuring ready access to urban open space in compactly developed places;
- Creating a pedestrian-friendly Main Street with appropriately scaled and designed buildings, streets, and sidewalks;
- Achieving a residential net density of at least 100 units per acre to support neighborhood retail, transit services, and efficiently use infrastructure;
- Providing structured parking to reduce surface parking area;

Transportation

- Reducing automobile usage by creating a mixed-use community with convenient access to retail, dining, and service establishments and employment opportunities;
- Promoting walking by providing safe sidewalks and pedestrian paths in a vibrant urban environment;
- Promoting bicycle use by creating safe streets and paths and providing bicycle parking facilities;
- Providing convenient access to bus stops;
- Reducing automobile use and supporting mass transit including TheBus and the planned rail transit project by providing residences and a new commercial destination within walking distance of bus stops and the Pearl Ridge Rail Transit Station.

Housing

- Pricing at least 30 percent of housing units to be “affordable” per the City & County of Honolulu affordable housing rules;
- Considering the provision of senior housing;
- Designing residential units to accommodate a variety of family types and incomes;
- Providing a variety of recreational facilities for residents including urban parks, passive parks, and plazas;

Energy Conservation

- Providing Energy Star appliances in all residences, if possible;
- Providing high-efficiency lighting, such as compact fluorescent and LED fixtures and bulbs;
- Using building insulation to reduce the need for air conditioning;

- Using natural ventilation through design and orientation where feasible to provide residents with an alternative to using air conditioning;
- Providing operable windows for residences so natural ventilation can be used instead of air conditioning;
- Installing windows with double paned, low-e glass to provide better insulation and reduce the use of air conditioning if feasible;
- Installing smart meters and dashboards in residences as an option so residents can monitor energy use;
- Promoting energy-efficient construction and technology in the design and selection of: 1) air cooling systems; and 2) heating systems for swimming pools, spas, etc.;
- Using natural light wells in sub terrain parking where feasible; and
- Designing parking facilities designed to accommodate electric cars where and when feasible.

Water Conservation

- Using climate-adapted plants for landscaping;
- Implementing rainwater harvesting techniques to reduce irrigation requirements and promote recharge;
- Using non-potable water for landscape irrigation;
- Preventing over watering by automated systems;
- Not allowing single pass cooling;
- Using waterless urinals for commercial buildings, where feasible;
- Using low flow water closets and/or dual flush toilets for residential units;
- Using low or ultra-low-flow showerheads;
- Installing low-flow fixtures and devices; and
- Maintaining fixtures to prevent leaks.

2.5 DEVELOPMENT TIMETABLE AND PRELIMINARY COSTS

2.5.1 Proposed Phasing Plan

Development of the Live, Work, Play 'Aiea community is anticipated to begin as soon as all entitlement and permitting approvals have been received. At earliest, construction could commence in 2013 and full build-out is expected to require approximately 13 years. The Main Street, retail shops, supermarket, and office space will be developed in the initial phase. The mixed-use residential buildings may be constructed in separate subsequent phases.

2.5.2 Cost Estimates

Costs to develop the Live, Work, Play 'Aiea community are preliminary and will be better defined during detailed site engineering. Order of magnitude costs are estimated at approximately \$777 million in direct capital investment.

3.0

DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

3.0 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This Chapter describes the existing conditions of the physical or natural environment, potential impacts of the proposed zone change and development of the Live, Work, Play 'Aiea community, and proposed mitigation measures to minimize impacts.

3.1 CLIMATE

Existing Conditions

The climate of the region, similar to other parts of Hawai'i, can be characterized as mild, subtropical. Average temperatures range from about 70° Fahrenheit (F) in the coolest month to about 84°F in the warmest month. The extreme minimum temperature recorded at the nearby Honolulu International Airport is 53°F, while the extreme maximum temperature is 95°F. This region of O'ahu is one of the drier locations in the state with rainfall often highly variable from one year to the next. Average annual rainfall is approximately 31 inches with summer months being the driest (Rainfall Atlas of Hawai'i, 2011).

Potential Impacts and Mitigation Measures

The Live, Work, Play 'Aiea community is not anticipated to have any effect on regional climate. Micro-climatic effects at the Site and vicinity, such as temperature and wind changes, however, may occur. With regard to temperature, "heat island" effects are not expected to worsen since the majority of the Site is presently paved, and may be improved from existing conditions as landscaping will be enhanced.

3.2 WIND

To assess potential changes in wind flow downwind of the Live, Work, Play 'Aiea community, Cermak Peterka Petersen, Inc. conducted a trade wind impact study by developing a detailed CFD model of the proposed the Live, Work, Play 'Aiea community buildings and the existing buildings in the immediate surroundings (CPP, Inc., 2011). The results of the wind impact study are summarized below. Appendix A contains the complete study report.

Existing Conditions

In the vicinity of the Site winds are predominantly trade winds from the east northeast except for occasional periods when Kona storms may generate strong winds from the south or when the trade winds are weak and land breeze/sea breeze circulations may develop. Wind speeds typically vary between about five and 15 miles per hour with an average wind speed of approximately 11 miles per hour. Based on data from the Honolulu International Airport, which the wind study estimates as being representative of the Site:

- **East-northeasterly** trade winds are the most frequent wind direction and occur about 38 percent of the time;

- **Northeasterly** trade winds are the second most frequent wind direction and occur about 19 percent of the time;
- **Easterly** trade winds are the third most frequent wind direction and occur about 10 percent of the time; and
- **North-northeasterly** trade winds are the fourth most frequent wind direction and occur about four percent of the time

In total, trade winds ranging from the north-northeasterly to the easterly direction occur approximately 70 percent of the time. For the remaining 30 percent of the time winds can occur from a variety of directions, or wind conditions may be calm.

Potential Impacts and Mitigation Measures

To assess the impact that the Live, Work, Play 'Aiea community buildings may have on wind speeds and patterns, a CFD model was developed to simulate wind patterns and speeds with the surrounding existing buildings and with the proposed the Live, Work, Play 'Aiea community buildings.

The CFD model shows that depending on the direction of prevailing winds, wind speeds downwind of the Live, Work, Play 'Aiea community buildings may be moderately affected, either through: 1) deceleration of wind speeds through shielding effects; or 2) acceleration of wind speeds by channeling wind flows. Specifically, estimated effects on the Harbor Pointe neighborhood to the west, which was the study area focus, are as follows:

- **East-northeasterly Trade Winds** (most frequent wind direction, occurring approximately 38 percent of the time):
 - The shielding effect of the Live, Work, Play Aiea buildings is estimated to reduce the mean wind speeds by approximately 10 to 50 percent (depending on location), averaging approximately 20 to 25 percent.
 - The wind acceleration effect of the proposed Live, Work, Play Aiea buildings is estimated to increase the mean wind speeds up to 30 percent (depending on location), averaging approximately 10 to 12 percent.
 - The acceleration effect is confined to the East-northeasterly wind approach and is not observed for the Northeasterly, Easterly, or North-northeasterly wind approach directions.
- **Northeasterly Trade Winds** (second most frequent wind direction, occurring approximately 19 percent of the time):
 - The shielding effect of the Live, Work, Play Aiea buildings is estimated to reduce wind speeds in the range of 0 to 25 percent (depending on location), averaging approximately 12.5 percent.
 - Wind acceleration- no effect
- **Easterly Trade Winds** (third most frequent wind direction, occurring approximately 10 percent of the time)

- The shielding effect of the Live, Work, Play Aiea buildings is estimated to reduce wind speeds in the range of 0 to 50 percent (depending on location) ,averaging approximately 25 percent.
- Wind acceleration- no effect

- **North-northeasterly Trade Winds** (fourth most frequent wind direction, occurring approximately 4 percent of the time
 - The shielding effect of the Live, Work, Play Aiea buildings is estimated to reduce wind speeds in the range of 0 to 20 percent (depending on location), averaging approximately 10 percent.
 - Wind acceleration- no effect

3.3 GEOLOGY AND TOPOGRAPHY

Existing Conditions

The Island of O‘ahu is comprised of two greatly eroded shield volcanoes, the Wai‘anae and Ko‘olau mountains. The geologic features of the Site and vicinity emerged from the period of quiescence following the formation of the Ko‘olau volcanic dome. During this period of quiescence, erosion carved great valleys that were subsequently filled with sediments as sea level rose.

The Site was graded and filled many years ago to make a large, relatively flat area for movie viewing for the Kamehameha Drive-In Theatre. Overall, the site generally slopes from north to the south (toward the ocean) with the high point occurring near the intersection of Moanalua Road and Ka‘ōnohi Street. The slopes on the main part of the site are generally between two and five percent, although steeper areas occur at the existing Site entrances and on embankments. Along the west side, a sloped embankment with a two to 10-foot drop occurs from north to south along the adjacent St Timothy’s Episcopal Church and Harbor Pointe Condominiums properties. Along the east side, there are retaining walls and an embankment with an overall drop of as much as 30-feet down to Ka‘ōnohi Street. On-site elevations range from approximately 34-feet mean sea level (MSL) at the lower Ka‘ōnohi Street entrance to approximately 97 feet MSL at the northeast corner of the property.

Potential Impacts and Mitigation Measures

Earthwork and grading will be necessary for construction of Live, Work, Play ‘Aiea community. The Site will be re-graded for new building pads, parking lots, driveways, sidewalks, and landscaped areas. Retaining walls will be used where large grade changes occur, such as along Ka‘ōnohi Street. Overall grading patterns will continue to slope in a general north-south direction.

Significant adverse impacts to topography and landforms attributable to grading activity are not anticipated. Appropriate engineering, design and construction measures will be implemented to minimize potential erosion of soils during construction (see Section 3.4 below). All ground-altering activity will be conducted in accordance with the State DOH and City & County of Honolulu regulations relating to erosion and sedimentation control. Grading plans will attempt to balance excavation and embankment quantities to the extent practicable.

3.4 SOILS

There are three soil suitability studies prepared for lands in Hawai'i whose principal focus has been to describe the physical attributes of land and the relative productivity of different land types for agricultural production; these are: 1) the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Soil Survey; 2) the University of Hawai'i Land Study Bureau (LSB) Detailed Land Classification; and 3) the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawai'i (ALISH). The three soil suitability studies are discussed below.

Existing Conditions

3.4.1 NRCS Soil Survey

According to the NRCS soil survey, there are three soil types from two soil series underlying the Site. Soils from the Lahaina Series can be found on the western half of the Site, while soils from the Waipahu Series are generally found on the eastern half (See Figure 10).

A description of the soil types are as follows:

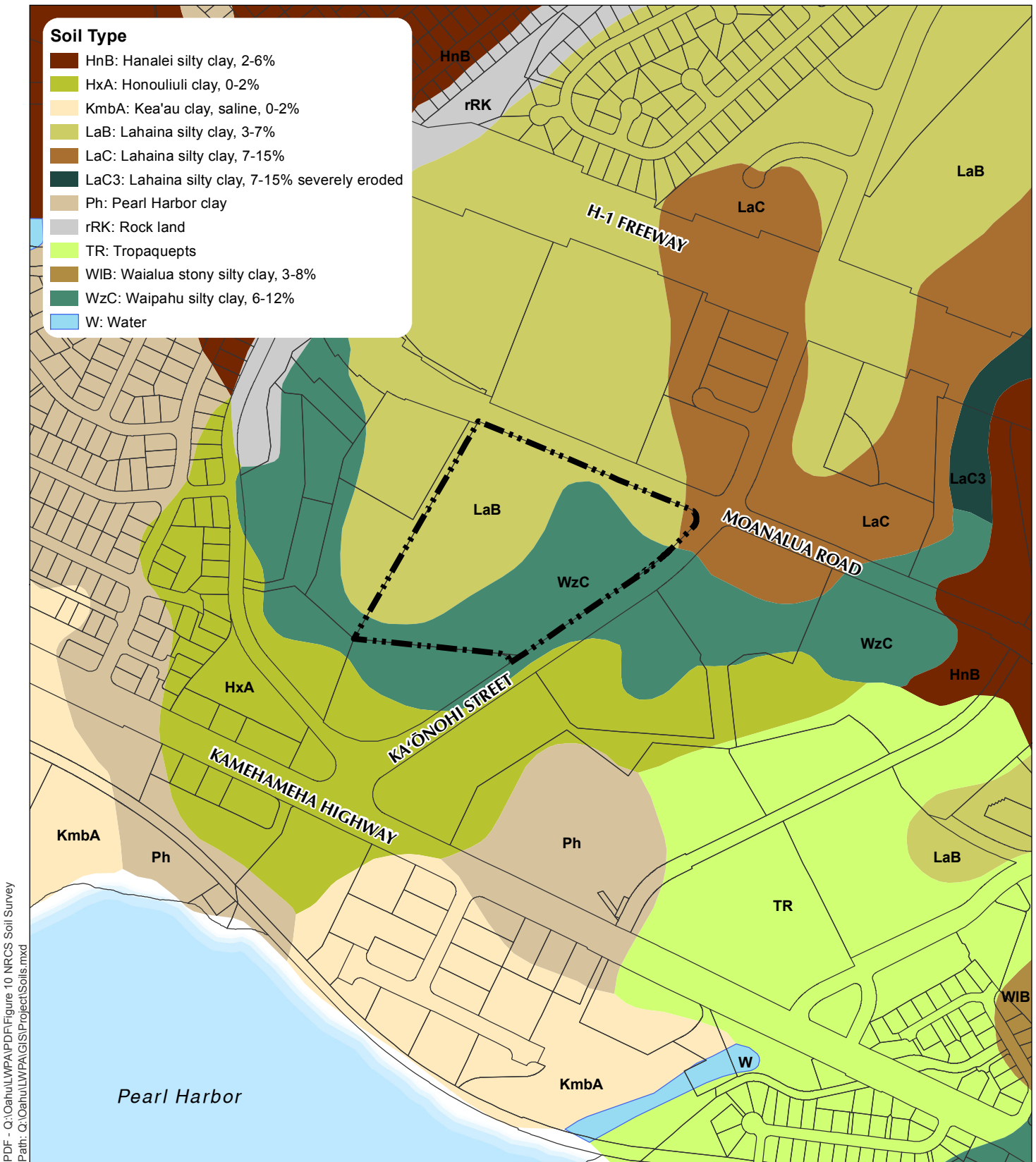
Lahaina silty clay, 3 to 7 percent slopes (LaB) – This soil is found on smooth uplands. Cobblestones are common on the surface in a few places. Near the coastal plains, the profile may contain fragments of coral, stones, gravel, or sand. In a representative profile, the surface layer is dark reddish-brown silty clay about 15 inches thick. The sub-soil is about 45 inches thick and consists of dusky-red and dark reddish brown subangular blocky silty clay and silty clay loam. The substratum is soft weathered basic igneous rock. Permeability is moderate, runoff is slow and the erosion hazard is slight.

Lahaina silty clay, 7 to 15 percent slopes (LaC) – This soil type, found on the northeast tip of the Site, has similar characteristics and profile to the LaB soil type. Runoff is medium and the erosion hazard is moderate.

Waipahu silty clay, 6 to 12 percent slopes (WzC) – This soil is found on dissected terraces adjacent to the ocean. In a representative profile, the surface layer is dark grayish-brown silty clay about 12 inches thick. The subsoil is about 58 inches thick and is a dark-brown silty clay that has a prismatic structure. The substratum is clayey alluvium. Runoff is slow and the erosion hazard is slight.

3.4.2 Land Study Bureau Detailed Land Classification

The University of Hawai'i LSB document titled *Detailed Land Classification, Island of Hawai'i* classifies non-urban land by a five-class productivity rating system, using the letters A, B, C, D and E, where "A" represents the highest class of productivity and "E" the lowest. Soils at the Site are not classified by the LSB (See Figure 11).



PDF - Q:\Oahu\WPA\PDF\Figure 10 NRCS Soil Survey
 Path: Q:\Oahu\WPA\GIS\Project\Soils.mxd

DATE: 12/21/2011

LEGEND

Live, Work, Play 'Aiea

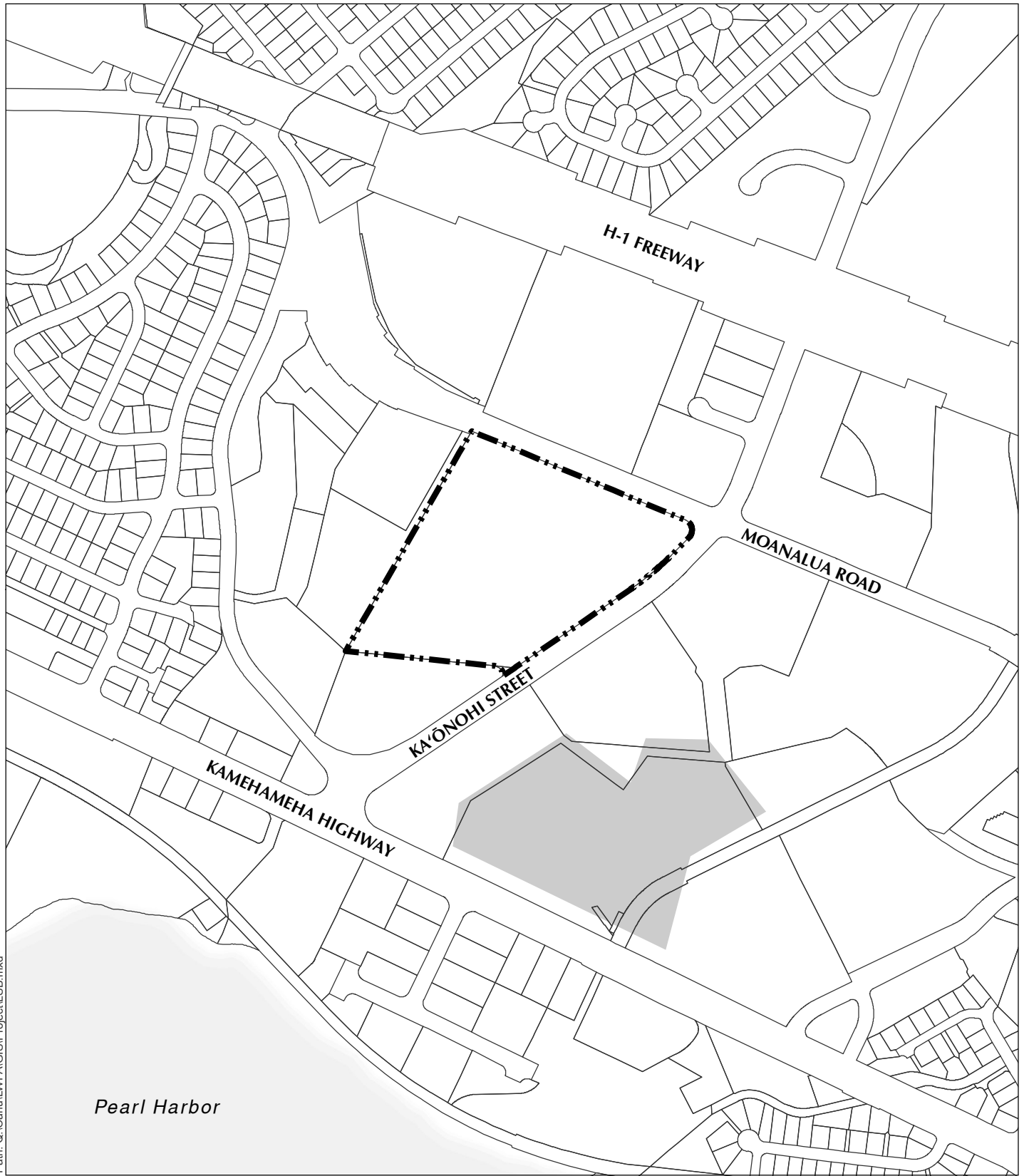
FIGURE 10:
NRCS Soil Survey

Live, Work, Play 'Aiea

CP Kam Properties, LLC
 North
 Island of O'ahu

Source: Natural Resources Conservation Service

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



DATE: 12/21/2011

LEGEND

 Live, Work, Play 'Aiea

Classification

 C: Fair

 N: Not Classified

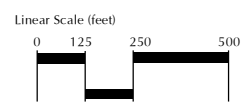
FIGURE 11:

Land Study Bureau
Detailed Land Classification

Live, Work, Play 'Aiea

CP Kam Properties, LLC

Island of Oahu



3.4.3 Agricultural Lands of Importance to the State of Hawai'i

The State of Hawai'i Department of Agriculture's ALISH system rates agricultural land as "Prime," "Unique" or "Other" lands. The remaining land is not classified.

The Site is not classified by the ALISH system and therefore is not considered important agricultural land (See Figure 12).

3.4.4 Geotechnical Engineering Exploration

For the geotechnical engineering exploration 30 borings were made to depths of approximately 9.5 to 26.5 feet. The borings generally encountered fills underlain by residual and saprolitic soils consisting of silty and clayey soils. Soft to medium stiff silty and clayey soils were encountered within the upper five feet of several borings and basalt rock was encountered at several borings at depths ranging from 15 to 23 feet below the ground surface.

Potential Impacts and Mitigation Measures

Impacts to the soils of the Site include the potential for soil erosion and the generation of dust during construction. Development of the Live, Work, Play 'Aiea community will require land-disturbance, including grading.

As typically required for projects greater than one acre in size, a National Pollutant Discharge Elimination System (NPDES) Notice of General Permit Coverage (NGPC) for Storm Water Associated with Construction Activity will be necessary.

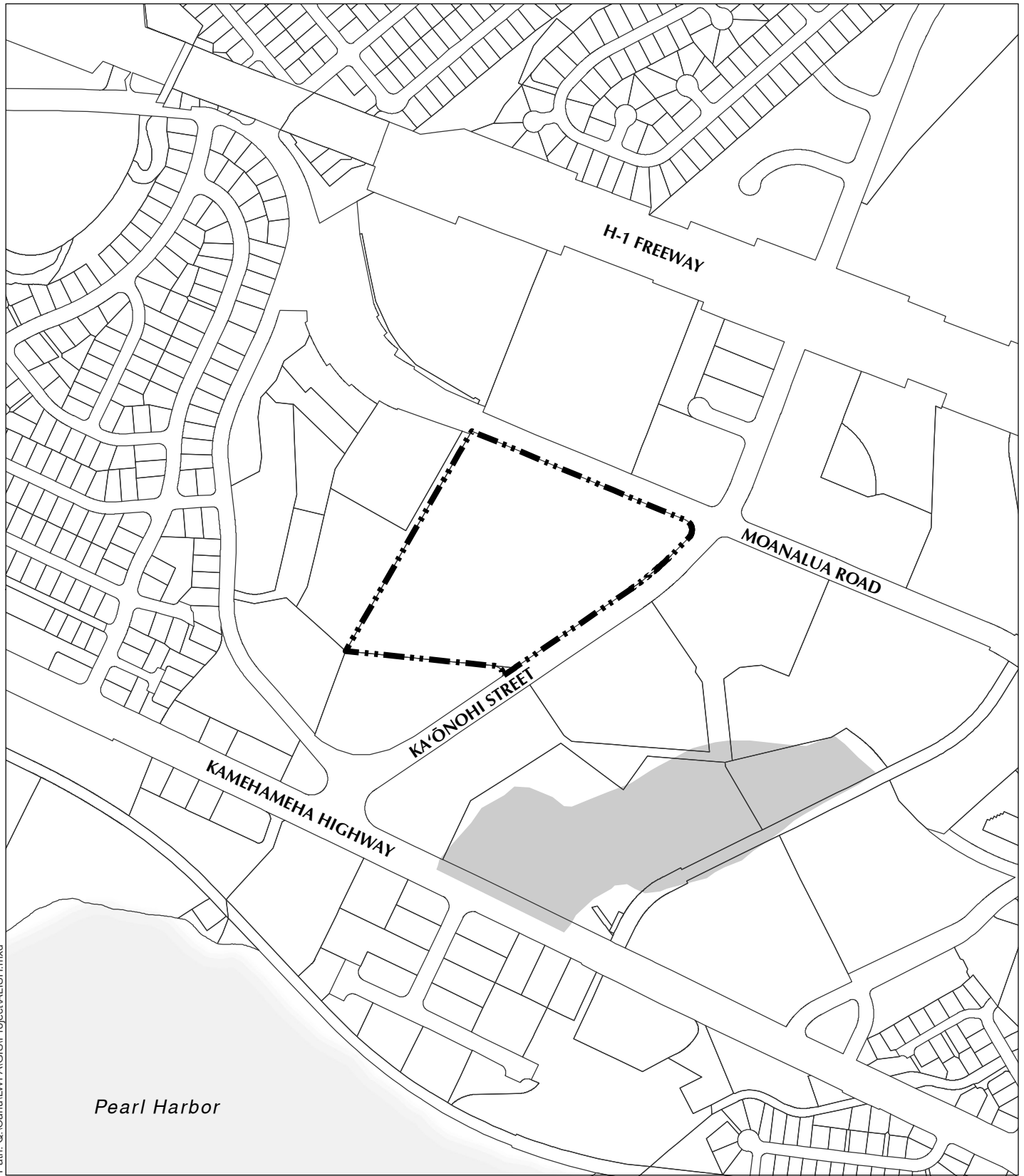
During site grading and all other construction activities involving soil disturbance, BMPs, which may include use of silt fences, sediment traps, and diversion swales, will be utilized to minimize erosion of soil and the discharge of other pollutants, associated with development. After construction, landscaping will provide long-term erosion control.

3.5 GROUNDWATER AND SURFACE WATER RESOURCES

3.5.1 Groundwater Resources

There are two aquifer coding systems in Hawai'i used to characterize groundwater resources; 1) the State Commission on Water Resource Management's (CWRM's) coding system which is administrative in nature; and 2) the State DOH system which is resource-oriented. Based on the CWRM's coding system, the Site overlies the Waimalu Aquifer System of the Pearl Harbor Aquifer Sector. The Waimalu Aquifer System is one of four aquifer systems that comprise the Pearl Harbor Groundwater Management Area. Water development and groundwater use within the Pearl Harbor Groundwater Management Area is regulated by the CWRM through the issuance of water use permits, well construction permits, and pump installation permits.

The DOH coding system also classifies the underlying aquifer as the Waimalu Aquifer Sector of the Pearl Harbor Aquifer Sector. The Waimalu Aquifer Sector is characterized as a basal unconfined aquifer within horizontally extensive lavas. The aquifer is currently used for potable



DATE: 12/21/2011

LEGEND

 Live, Work, Play 'Aiea

Classification

 Unique

 Unclassified

FIGURE 12:

Agricultural Lands of Importance
to the State of Hawai'i

Live, Work, Play 'Aiea

CP Kam Properties, LLC



Linear Scale (feet)



Island of O'ahu



uses, has chloride concentrations of less than 250 milligrams per liter, is irreplaceable, and has a high vulnerability to contamination.

3.5.2 Surface Water Resources

Streams in the vicinity of the Site include Waimalu Stream approximately ¼ mile west of Site and Kalauao Stream approximately ¼ mile east of the Site, both of which are perennial streams. The Hawai'i Stream Assessment ranks Waimalu and Kalauao Streams as having "substantial" recreational resources and both are unranked for aquatic, riparian, and cultural resources.

Wetlands in the vicinity of the Site include the tidal area associated with Waimalu Stream, the Sumida watercress farm site near Pearlridge Shopping Center, and the Pearl Harbor basin.

The State DOH Water Quality Standards Map classifies Waimalu and Kalauao Streams as Class 2 Inland Waters and the Pearl Harbor basin as a Class 2 estuary. The objective of Class 2 waters is to protect their use for recreational purposes, the support and propagation of aquatic life, agricultural and industrial water supplies, shipping, and navigation. Discharges into Class 2 waters must receive the best degree of treatment or control compatible with the criteria established for this class.

Waimalu Stream, Kalauao Stream, and the Pearl Harbor estuary are identified as Water Quality Limited Segments by the State DOH pursuant to section 303(d) of the Clean Water Act. Water Quality Limited Segments are waterbodies that are not expected to meet state water quality standards, even after application of technology-based effluent limitations.

Potential Impacts and Mitigation Measures

The Live, Work, Play 'Aiea community is not anticipated to have any significant adverse impact on groundwater resources. No uses that could contaminate ground water are expected to be developed as part of the Live, Work, Play 'Aiea community. Potable water will be supplied by BWS, which draws water from a network of groundwater wells. The BWS has also indicated that they are developing a non-potable water system, the Kalauao non-potable water system that may be able to service the Live, Work, Play 'Aiea community at some point in the future. As such, the Live, Work, Play 'Aiea community's landscape irrigation systems will be designed to connect to the non-potable water system when it becomes available thus reducing the total demand for domestic, potable water. Section 4.7.1 (Water System) of this Draft EIS provides further information regarding the Live, Work, Play 'Aiea community's anticipated water demands and water system improvements.

The Live, Work, Play 'Aiea community is not anticipated to adversely impact wetlands and surface water resources. Construction related water quality impacts will be mitigated by complying with the requirements of the NPDES permit. Mitigation measures that may be implemented include phasing grading activities, installing silt fences and other structural controls, directing runoff to retention/detention basins, and installing temporary groundcover. Section 4.7.3 of this EIS includes further information regarding the drainage improvements

3.6 NATURAL HAZARDS

Existing Conditions

The Hawaiian Islands are susceptible to natural hazards, such as flooding, tsunami inundation, hurricanes, and earthquakes.

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, the Site is designated as zone D, a zone of undetermined flood hazard (See Figure 13).

Since the early 1800s, approximately 50 tsunamis were reported in Hawai'i. Seven caused major damage and two were generated locally. The Site is not within the tsunami evacuation zone designated by the Hawai'i State Civil Defense.

Since 1980, two hurricanes have had a devastating effect on Hawai'i. They were Hurricane 'Iwa in 1982 and Hurricane 'Iniki in 1992. While it is difficult to predict such natural occurrences, it is reasonable to assume that future incidents are likely, given historical events.

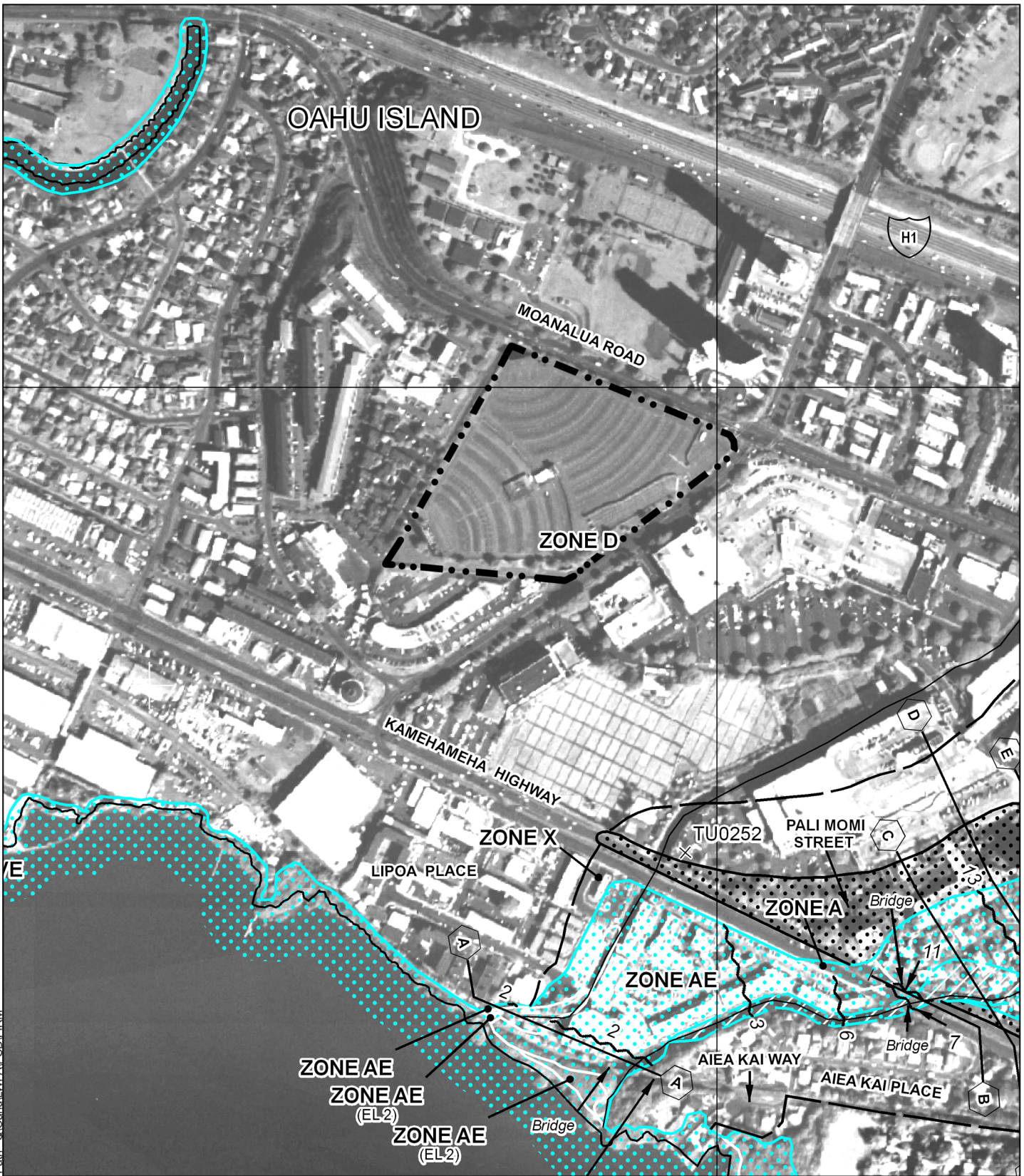
In Hawai'i, most earthquakes are linked to volcanic activity, unlike other areas where a shift in tectonic plates is the cause of an earthquake. Each year, thousands of earthquakes occur in Hawai'i, primarily on the island of Hawai'i, although the vast majority are so small they are detectable only with highly sensitive instruments.

Potential Impacts and Mitigation Measures






The Live, Work, Play 'Aiea community will not exacerbate any natural hazard conditions. The Site is not in a designated flood hazard or tsunami evacuation area and in the event of a hurricane, the potential impact of destructive winds, torrential rainfall, and earthquakes will be mitigated through designing all structures in compliance with the City & County of Honolulu's building code. Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense evacuation procedures. In comments on the FEA/EISPN the City Department of Emergency Management requested that a warning siren that meets all requirements of the State of Hawaii Department of Defense, Civil Defense Division be purchased, installed, and integrated with the current City & County of Honolulu outdoor warning system.

3.7 FLORA AND FAUNA

Robert Hobdy conducted biological resource survey and assessment of the Site to: 1) document flora and fauna species that may be present at the Site and immediate vicinity, particularly any that native or are federally listed as threatened or endangered; 2) determine if the Live, Work, Play 'Aiea community will pose any significant concerns for plants or for wildlife; and 3) recommend measures to mitigate or avoid impacts, as appropriate (Hobdy, 2011). The biological resource survey and assessment is summarized below. Appendix B contains the complete assessment report.



LEGEND

-  Live, Work, Play 'Aiea
-  SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
-  FLOODWAY AREAS IN ZONE AE
-  ZONE X OTHER FLOOD AREAS
-  ZONE D
Areas in which flood hazards are undetermined, but possible

Source: Federal Emergency Management Agency (FEMA) 2011

Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary Interpretations or other spatial analysis beyond the limitations of the data.

FIGURE 13:
Flood Insurance Rate Map

Live, Work, Play 'Aiea

CP Kam Properties, LLC
North

Island of O'ahu



Not To Scale



Existing Conditions

No federally designated endangered or threatened mammal, bird, reptile, insect, or mollusk species (U.S. Fish and Wildlife Service, 2009) were found during the course of the survey, nor were any that are candidates for such status seen.

The little vegetation that grows on the Site is dominated by non-native species and consists of grasses and herbaceous weeds with a few scattered trees and shrubs. A total of 69 plant species were recorded. Of these, 15 species were ornamental plants and five species were food plants that were being cultivated. Just one common indigenous species, the 'uhaloa, was found. 'Uhaloa is common throughout the lowlands of Hawai'i and is found throughout the tropics worldwide.

No mammals of any kind were observed during the course of the survey, although it is possible that mice, rats, and feral cats may inhabit the Site. No evidence of, or presence of, the Hawaiian hoary bat, a federally listed Endangered species, was detected.

Diversity of birdlife was low due to the highly altered environment and only non-native species were observed. Common species included the rock dove or pigeon (*Columba livia*), zebra dove (*Geopelia striata*), house finch (*Passer domesticus*) and the common myna (*Acridotheres tristis*).

The habitat is not suitable for O'ahu's native forest birds which are presently restricted to good quality native forests at higher elevations. The habitat also is not suitable for native seabirds such as the Endangered 'ua'u (*Pterodroma sanwicensis*) and the Threatened 'a'o (*Puffinus newelli*) which nests in dense, wet fern shrubland near the summits of the mountains.

Insect diversity on the Site is low due to the altered nature of most of the habitat. Only six non-native species were observed during the course of the survey. Neither the habitat nor the presence of any suitable host plant species makes the Site attractive for any native insects and none were seen. The only insect species that was common was the dung fly (*Musca sorbens*).

No reptiles were observed during the course of the survey although one or more species of introduced geckos or skinks may inhabit the Site. No mollusk species were seen during the survey. Only the non-native African snail (*Achatina fulica*) and the cannibal snail (*Euglandina rosea*) are likely to occur on the Site.

Potential Impacts and Mitigation Measures

The assessment concludes that there is little of botanical concern with regard to the Site and redevelopment of the Site will have no significant negative impact on botanical or fauna resources. Vegetation at the Site and surrounding area is dominated by common non-native plants, and no rare or protected native species are present on the Site or in the area. Live, Work, Play 'Aiea will include landscaping appropriate to the urban setting. Where feasible, new landscaping will include native and indigenous plants and drought tolerant plants and grasses to minimize irrigation needs.

All fauna species observed during the course of the survey were common, non-native species that are of no special environmental interest or concern. No special fauna habitats occur on or around the Site. No critical habitat for any endangered animal species is designated within the

LIVE, WORK, PLAY 'AIEA
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Site or in the vicinity. It is recommended that any outdoor lighting associated the Live, Work, Play 'Aiea community be shielded to direct the light downward to prevent bright lights from disorienting night-flying seabirds which could crash and be injured or killed.

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4.0

DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

4.0 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This Chapter describes the existing conditions of the human environment, potential impacts of the Live, Work, Play 'Aiea community and the proposed zone change, and mitigation measures to minimize any impacts.

4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Cultural Surveys Hawai'i conducted an archaeological literature review and field check (2006) for the Site. The conclusions of the study are presented below. Appendix C contains the complete study.

Existing Conditions

The study found that relatively few burials have been reported near the Site and there is no clear pattern of traditional Hawaiian burial locations in the vicinity.

The study concludes that it is unlikely that any significant subsurface cultural deposits related to habitation or significant paleoenvironmental data exist on the Site or in the area. Anything of cultural interest would likely have been destroyed during the Site's use for sugar cane cultivation or grading associated with the development of the Kamehameha Drive-In Theatre. Although buildings onsite such as the snack shop may be nearly 50 years old, they are not considered significant historic structures.

Potential Impacts and Mitigation Measures

No impacts to archaeological or historic resources are anticipated as none are likely to be present. Cultural Surveys Hawaii recommends that no further archaeological or cultural study of the Site is necessary and has submitted the archaeological literature review and field check report to the SHPD for review and concurrence with this recommendation.

CP Kam Properties LLC and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal be inadvertently encountered during the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

4.2 CULTURAL RESOURCES

Scientific Consultant Services prepared a CIA of the Site in accordance with the suggested methodology and content protocol in the *Guidelines for Assessing Cultural Impacts* (OEQC, 1997). The results of the CIA are summarized below. Appendix D contains the complete CIA.

Existing Conditions

The CIA reports that the Site is within the Kalauao Ahupua‘a, ‘Ewa District, Island of O‘ahu. An ahupua‘a is a division of land that customarily continued inland from the ocean and upland into the mountains. Extended household groups living within an ahupua‘a were therefore able to harvest from both the land and the sea. Ideally, this situation allowed each ahupua‘a to be self-sufficient by supplying needed resources from different environmental zones (Lyons, 1875).

Agricultural development in the leeward side of O‘ahu, which includes the ‘Ewa District, likely started between AD 1200-1400. The ‘Ewa District was an ali‘i stronghold undoubtedly made attractive because of natural springs and numerous fishponds constructed around Pearl Harbor. The ‘Ewa District not only provided ideal topography for fishponds, but also included high interior plains and several deep valleys. Bananas and yams were cultivated in the lower parts of the valleys and ‘awa (kawa) could be found higher inland. Perennial streams flowing into the valleys created ideal conditions for taro pond-fields (lo‘i) and fresh water springs were abundant. The forests, or upland jungles (wao) contained gardens of *wauke* and *mamaki* grew freely on the slopes. Birds, mountain apples, and other necessary resources could also be found in upland forests.

Scattered amongst agricultural and habitation sites of ‘Ewa were other places of cultural significance. A *heiau* dedicated to the healing arts was located in the uplands of ‘Aiea, but not near the Site subject to this EIS. Keaiwa Heiau was said to have been built at the time of the great O‘ahu chief, Kākuhihewa (c. AD 1640-60) (Cordy, 2002). Thrum recorded that it was named after its *kahuna* and another source translates the meaning of “Keaiwa” as “mysterious” or “incomprehensible” (Thrum, 1909). Reportedly, students of healing would spend hours in fasting and meditation, preparing their skills. Special prayers were memorized to assist the potency of the medicine and a garden containing healing herbs was cultivated outside the walls of the *heiau* (Sterling & Summers, 1978).

At the western end of the ‘Ewa District, in another ahupua‘a, was the large spring of Waipahu (meaning exploding water). It reportedly “leaped out with the force of a river” (Kū ‘Okō‘a, August 22, 1868) and was believed to flow through the Ko‘olau Mountains from a spring in Kahuku named Puna-ho‘olapa (meaning “spring boiling up”) (Handy & Handy, 1972). The route of this river was discovered by a woman in Kahuku who hid her kapa-beating anvil by Puna-ho‘olapa. One day it disappeared. When hit, the anvil would make a distinctive sound, so she set out around the island to find where it had gone. Arriving in ‘Ewa, she heard the sound of her anvil being pounded by a ‘Ewa woman who had found it near Waipahu. The area of ‘Ewa was traditionally known as “Ka-pukana-wai-o-Kahuku” (outlet-of-water-from-Kahuku; Ka Loea Kalai‘aina, June 3, 1899).

Another story reports that the boundaries of ‘Ewa District were established by the traveling gods, Kāne and Kanaloa (Handy & Handy, 1972). At the western end, the boundary of Waikele and Hoe‘ae‘ae was marked by a stone named Pohaku-pili (Border stone). Set on the edge of a sheer precipice, this stone stands firm, as it was placed by the gods. Kāne and Kanaloa blessed the lands of ‘Ewa with coconut groves, fishponds and taro plantations.

In the 1840s, traditional land tenure shifted drastically with the introduction of private land ownership based on western law. The Mahele of 1848 divided Hawaiian lands between the king,

the chiefs, the government, and began the process of private ownership of lands. Subsequently awarded parcels were called Land Commission Awards (LCAs). Fifty-four LCAs were awarded in the *ahupua'a* of Kalauao and most were located near the shore, on the makai side of what is now Kamehameha Highway. According to research done as part of the CIA, no LCAs were identified on the Site subject to this EIS; however two LCAs in close proximity are recorded: 1) LCA No. 2494 was located under what is now the Monterey Bay Cannery Restaurant, across Ka'ōnohi Street to the east of the Site; and 2) LCA 6156B was located a little further south in the vicinity of the Bed, Bath, and Beyond store.

For the most of the 19th century, the majority of the land in the lower portion of Kalauao was farmed by different families, who continued in traditional subsistence farming, including harvesting the fish ponds. Handy and Handy (1972) said: “No area better exemplifies the industry and skills of the Hawaiian Chiefs and their people than do the terraced plantation areas and numerous fishponds of 'Ewa.”

In the latter part of the 19th century, land use in Hawai'i began to change with the introduction of plantation agriculture. In the 'Ewa District the discovery of well water in 1879, combined with the addition of pumps to dispense the water throughout the region, allowed the conversion of much of the land into sugarcane fields. In 1899, Honolulu Plantation Company leased 6,500 acres in and around Pearl Harbor, erected a mill in 'Aiea, and built a plantation railroad for the transfer of cane to the mill (Dorrance & Morgan, 2000). By 1905, the mill had an active refinery to produce sugar for local consumption. A 1919 Fire Control map shows the cultivation of sugar cane in an around the Site, as well as a railroad to the south of the Site built by Dillingham, known as the O.R.&L., or the O'ahu Railway and Land Company (Cultural Surveys Hawai'i, Inc., 2006). This railroad tied the sugar plantations on O'ahu together and extended around the island from Honolulu, to Pearl City, to Wai'anae, Waialua, and finally, Kahuku, all producing vast amounts of cane. By the mid-1930s, the Honolulu Plantation consisted of 23,000 acres, including the area of the Site. Pu'uloa Camp was built for the plantation workers near Watertown, an area that U.S. Army purchased in 1935 that became Hickam Air Force Base.

After WWII, urban growth in the region hastened the ended sugarcane cultivation. In 1947 the Honolulu Plantation Company shut down and the 'Aiea Mill closed its doors, and was dismantled and shipped off to the Philippines (Dorrance & Morgan, 2000). The refinery continued to operate until 1996 and then became the home to the Hawai'i Agricultural Research Center.

Over the years 'Aiea was gradually developed with shops and shopping centers on the lower slopes and residential areas in the uplands. However, in spite of pressure from commercial enterprises, watercress farmers Moriichi and Makiyo Sumida managed to retain a small portion of the region's past lo'i and agricultural history with Sumida's Watercress Farm, an 11-acre watercress farm they had tended since 1928. Nestled between Kamehameha Highway and the Pearlridge Mall, the third Sumida generation now tends the farm, which still uses spring water, and flourishes in a modern-day urban environment.

As noted above in Section 4.1, the archaeological literature review and field check prepared by Cultural Surveys Hawaii concludes that it is unlikely that any significant subsurface cultural deposits related to habitation or significant paleoenvironmental data exist on the Site or in the area due to past agricultural and development activities.

Potential Impacts and Mitigation Measures

The CIA concludes that "...the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be negatively affected by the proposed development of the approximately 14-acre project area [i.e. the Site]."

To reach this conclusion, in accordance with the suggested methodology and content protocol in the Guidelines for Assessing Cultural Impacts (OEQC, 1997), letters of inquiry were sent to organizations that may have knowledge about past or ongoing cultural practices associated with the Site, including SHPD, the Office of Hawaiian Affairs (OHA), the O'ahu Island Burial Council, and the 'Ewa Hawaiian Civic Club. In addition, a CIA Notice was published on January 30, 2010, February 2 and 3, 2011 in *The Honolulu Star-Advertiser* and the February issue of the OHA newspaper, *Ka Wai Ola*. The letters and notices requested information regarding cultural resources or activities in the area of the Site, stated the TMK number, and where to respond with pertinent information. Follow up letters were also sent after a period of time. In August of 2011, telephone contact was made with several Hawaiian Civic Clubs in vicinity. As of November 2011, there were no suggestions for additional avenues of investigation concerning the identification of on-going traditional cultural activities on the Site or in the vicinity.

Based on no additional suggestions or information from the contacted organizations, or from the newspaper notices, and negative results of the archival research, the CIA states that "it is reasonable to conclude that...the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be affected by development activities. Because there were no cultural activities identified within the project area, there are no adverse effects."

4.3 ROADWAYS AND TRAFFIC

Austin, Tsutsumi & Associates, Inc. prepared a TIAR to evaluate the potential traffic impacts resulting from the Live, Work, Play 'Aiea community. Traffic conditions were evaluated for the following conditions:

- Existing (2011);
- Year 2015 with and without Live, Work, Play 'Aiea;
- Year 2019 with and without Live, Work, Play 'Aiea; and
- Year 2021 with and without Live, Work, Play 'Aiea.

Additionally, for Years 2019 and 2021, traffic impacts with and without Live, Work, Play 'Aiea were analyzed with and without the planned Rail Transit Project.

The TIAR also assessed traffic impacts that may result from developing the Site under the current zoning with two separate alternatives: 1) an Office Park with Retail Uses; and 2) a Regional Retail Mall. Findings of the TIAR are summarized below. Appendix E contains the complete TIAR.

Existing Conditions

Area Roadway System

Major roadways in the vicinity of the Site include:

- **Kamehameha Highway:** A six-lane, two-way, divided east-west, major arterial roadway with a posted speed limit of 35 mph. Kamehameha Highway provides access to Central O'ahu, Interstate Routes H-1 and H-2 Freeways, and Farrington Highway through the Waiawa Interchange to the west of the Site. To the east, Kamehameha Highway provides access to the Honolulu area via the Moanalua Freeway and Nimitz Highway.
- **Moanalua Road:** A five-lane, two-way, east-west, undivided arterial road directly north of the Site with a posted speed limit of 30 mph that provides access between 'Aiea and Pearl City. Moanalua Road also provides access to the H-1 Freeway through the Waiawa Interchange. Traffic signals with left-turn channelization are provided at major intersections. Moanalua Road begins at its intersection with Waimano Home Road, and ends at its intersection with Kaimakani Street.
- **Ka'ōnohi Street:** A four-lane, two-way, north-south, collector road directly east of the Site providing access to shopping centers, such as the Pearlridge Center and Westridge Shopping Center between its intersection with Kamehameha Highway and Moanalua Road. Ka'ōnohi Street stems from its intersection with Kamehameha Highway to residential areas beyond Moanalua Road. On Wednesdays, Saturdays and Sundays, the Kamehameha Swap Meet takes place at the Site between 5:00 AM and 1:00 PM and from 6:00 AM to 1:00 PM on Fridays. Ka'ōnohi Street provides the only access into the Swap Meet via the right-in, right-out driveway near Moanalua Road and an exit driveway adjacent to the KFC restaurant and across the Pearlridge Center Driveway 2.
- **Kanuku Street:** A two-lane, two-way, undivided collector road that intersects with Kamehameha Highway west of Ka'ōnohi Street. Kanuku Street begins at its intersection with Kamehameha Highway and provides access to businesses and the Waimalu Shopping Center located directly north of the intersection. Further north Kanuku Street provides access to a residential area and terminates at its intersection with Hekaha Street. South of its intersection with Kamehameha Highway is the driveway to Best Buy and to an industrial area.
- **Hekaha Street:** A two-lane, two-way, north-south, undivided collector road that intersects with Kamehameha Highway west of Kanuku Street. South of Kamehameha Highway Hekaha Street provides access to a business/industrial area. North of Kamehameha Highway Hekaha Street provides access to a residential area as well as the Waimalu Shopping Center and terminates at its intersection with Moanalua Road.
- **Līpoa Street:** A two-lane, two-way, undivided collector road that forms a "T"-intersection with Kamehameha Highway east of Ka'ōnohi Street. South of Kamehameha Highway Līpoa Street provides access to a residential area as well as some businesses.

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Draft Environmental Impact Statement

- **Pali Momi Street:** A collector road east of Ka'ōnohi Street that intersects with Kamehameha Highway at two intersections: inbound and outbound. Pali Momi Street begins at its intersection with Kamehameha Highway and terminates to the north at its intersection with Koauka Street/Moanalua Road. Pali Momi Street provides ingress/egress from Pearlridge Center as well as Pali Momi Medical Center.

Level of Service Concept

“Level of Service” (LOS) is a qualitative measure used to describe the conditions of traffic flow at intersections based on the effect of a number of factors including traffic interruptions, freedom to maneuver, traffic volumes, lane usage, and lane configuration.

There are six levels of service, A through F, which relate to driving conditions from best to worst, respectively. The characteristics of traffic operations for each level of service are summarized in Table 1. In general, LOS A represents free-flow conditions with no congestion. LOS F, on the other hand, represents severe congestion with stop-and-go conditions.

Table 1: Level of Service Definitions for Urban Arterial Segments

LOS	Interpretation	Unsignalized Delay Time (Seconds)	Signal Delay Time (Seconds)
A	Vehicles completely unimpeded in ability to maneuver w/in traffic stream. Signal delay minimal.	<10.0	< 10.0
B	Ability to maneuver in traffic stream slightly restricted, signal delays not significant.	10-15	10-20
C	Ability to maneuver and change lanes more restricted than LOS B; longer queues at signals.	15-25	20-35
D	Range at which small increases in flow may cause substantial increases in delay and decreases in travel speed. Signal progression and timing become important factors in maintaining flow.	25-35	35-55
E	Significant delays at critical intersection; ability to maneuver highly restricted.	35-50	55-80
F	Urban street flow at extremely low speeds. Extensive queuing at intersections, long delays, high volumes.	> 50	> 80.0

Source: *Highway Capacity Manual, 2000*

There is a common misconception that LOS designations are like school grades, in which A is the best grade to achieve. In urban areas, a LOS of D is typically considered to be the threshold for adequate conditions during peak hours because roads are very expensive to build, and once built, they must be heavily used to help justify the cost of construction. A road that operates at LOS A at all times is a road that has been over-built for local traffic conditions. Even during peak traffic hours, a road at LOS A carries only a fraction of its capacity, which is a highly inefficient use of transportation funding. Comparatively, a road that operates at LOS C or D carries many trips for its size and represents a more efficient use of transportation funding. Such roads represent a better fit between the desire to travel freely on the road and the expense of building new roads. For this reason, many communities adopt LOS D as their standard LOS for roads and streets.

Study Intersections

The TIAR evaluated a total of 16 intersections in the vicinity of the Site on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. Table 2 shows the existing the LOS at the studied intersections and the projected LOS with and without development of the Live, Work, Play 'Aiea community.

The studied intersections on Moanalua Road presently operate at an overall LOS of D or better during the peak hours of traffic. However, due to the traffic signal timing preference given to moving through traffic on Moanalua Road, some of approaches from side streets and left-turn movements from Moanalua Road currently operate at LOS E or worse.

On Ka'ōnohi Street, traffic operations at driveways and intersections between Moanalua Road and Kamehameha Highway were studied. All traffic movements operate at LOS D or better during the AM and PM weekday peak hours. During the Saturday mid-day peak hour of traffic, however, left turn movements out of the Pearlridge Shopping Center onto Ka'ōnohi Street operate at LOS F and the left-turn movement from Moanalua Loop onto Ka'ōnohi Street operates at LOS E.

Intersections along Kamehameha Highway generally operate with heavier volume in: 1) the eastbound direction during the AM peak hour of traffic; 2) the westbound direction during the weekday PM peak hour of traffic; and 3) both directions during the Saturday mid-day peak hour of traffic. All of the studied intersections on Kamehameha Highway are signalized and coordinated with through traffic on Kamehameha Highway given preference. During the AM and Saturday mid-day peak hour of traffic, all of the intersections currently operate at an overall LOS of C or better, although some left-turn movements and approaches from side streets operate at LOS E or worse.

Currently during the PM peak hour of traffic, the queue in the westbound direction on Kamehameha Highway extends to near the Moanalua Freeway off-ramp and intersections were observed operating at over-capacity conditions. The right-most lane generally had longer queues due to bus stops and heavy right-turns onto the various streets and driveways. Also during the PM peak the Ka'ōnohi Street and Hekaha Street intersections operate at over-capacity with LOS F and E, respectively, with other intersections operating at LOS D or better.

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Table 2: Existing and Projected Level of Service

INTERSECTION	Existing LOS			Year 2021 Without Live Work Play Aiea			Year 2021 With Live Work Play Aiea		
	AM	PM	Sat MD	AM	PM	Sat MD	AM	PM	Sat MD
	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS
1: Moanalua Road & Harbor Pointe									
WB LT	B	B	C	B	B	C			
NB LT/RT	C	C	D	C	C	D			
NB RT							C	B	C
2: Moanalua Road & Pearlridge Elementary School & Project Access 1									
EB LT	B	C	B	B	C	B	E	F	F
EB TH							C	C	C
EB RT							B	B	B
WB LT							E	F	E
WB TH/RT							B	B	B
NB LT							E	E	E
NB LT/TH/RT							E	E	E
SB LT							E	F	F
SB LT/RT	C	E	C	C	D	C			
SB TH/RT							E	E	E
<i>Overall</i>							C	C	C
3: Moanalua Road & Kaonohi Street									
EB LT	E	F	F	D	F	E	F	F	F
EB TH	C	C	D	C	C	D	B	B	C
EB RT	B	B	C	C	C	C	A	A	B
WB LT	E	E	F	D	E	F	F	F	F*
WB TH	C	D	C	C	D	C	C	C	C
WB RT	B	C	C	C	C	C	B	B	C
NB LT	E	E	E	D	E	F*	E	F	E
NB TH/RT	D	E	E	D	D	D	D	E	E*
SB LT	E	E	E	D	E	D	F	E	E
SB TH	E	E	E	D	E	D	E	E	E
SB RT	D	E	E	D	D	D	D	E	E
<i>Overall</i>	C	D	D	C	D	D	D	D	D
4: Project Access 2-RIRO Driveway & Kaonohi Street									
EB RT	A	A	C	A	A	C	B	B	B
WB RT	A	A	B	A	A	B	A	A	B
5: Pearlridge Center D/W 1 & Project Access 3 & Kaonohi Street									
EB LT/TH							D	F	F*
EB RT							B	B	B
WB LT	B	B	F	B	E	F*			
WB LT/TH							C	F*	F*
WB RT	A	B	B	A	B	C	A	B	B
NB LT							A	A	A
SB LT							A	A	B
SB LT/TH	A	A	A	A	A	A			
6: Pearlridge Center D/W 2 & Project Access 4 & Kaonohi Street									
EB LT							B	B	B
EB LT/TH									
EB TH/RT							B	B	B
EB LT/TH/RT	A	B	F*	A	C	F*			
EB RT									
WB LT	B	D	F*	C	F	F*	B	C	C
WB LT/TH									
WB TH/RT	A	B	B	A	B	B	A	B	B
WB RT				A	B	C			
NB LT							A	D	C
NB TH/RT							A	B	B
SB LT	A	A	B	A	A	B	A	B	B
SB TH/RT							A	B	A
<i>Overall</i>							A	B	B

*denotes overcapacity conditions, vehicle to capacity ratio >1

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Table 2: Existing and Projected Level of Service (Continued)

INTERSECTION	Existing LOS			Year 2021 Without Live Work Play Aiea			Year 2021 With Live Work Play Aiea		
	AM	PM	Sat MD	AM	PM	Sat MD	AM	PM	Sat MD
	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS
7: Westridge (north) & Kaonohi Street									
EB LT/RT	B	B	D	B	C	E	C	D	E
NB LT/TH	A	A	A	A	A	A	A	A	A
8: Westridge (south) & Kaonohi Street									
EB LT/RT	B	B	D	B	B	F	B	C	F
NB LT/TH	A	A	A	A	A	A	A	A	A
9: Pearlridge Center - Ana Miller's D/W & Kaonohi Street									
WB LT/RT	B	C	D	B	C	E	C	F	F*
SB LT/TH	A	A	A	A	A	A	A	A	A
10: Moanalua Loop & Kaonohi Street									
EB LT/RT	C	C	E	C	C	F*	E	F	F*
NB LT	A	A	B	A	A	B	A	B	B
11: Kamehameha Highway & Kaonohi Street									
EB LT	D	E	E	E	F*	E	E	F*	E*
EB TH	C	A	B	A	A	C	A	A	C
WB TH/RT	B	F*	C	B	F*	C	B	F*	E*
SB LT/RT	D	E	E	C	E	E	D	F	F*
SB RT	C	D	D	C	E	D	C	F	D
<i>Overall</i>	C	F*	C	B	F*	D	C	F*	D*
12: Kamehameha Highway & Kanuku Street									
EB LT	E	D	D	E	F*	E	F	F*	E
EB TH	A	B	C	A	A	A	A	A	B
EB RT	A	B	C	A	A	A	A	A	A
WB LT	E	E	E	D	E	E	D	E	E
WB TH/RT	A	E*	A	B	C*	B	B	D*	B
NB LT/TH	D	E	D	D	E	D	D	F	D
NB RT	D	D	D	D	D	D	D	E	D
SB LT/TH	E	E	D	E	E	E	E	F	E
SB RT	D	D	D	D	D	D	D	E	D
<i>Overall</i>	B	D	B	B	C*	B	B	D*	B
13: Kamehameha Highway & Hekaha Street									
EB LT	E	E	E	D	F	E	E	F*	E
EB TH/RT	A	C	C	B	B	C	C	B	C
WB LT	F	E	F	E	E	F	D	F	F
WB TH/RT	A	E*	B	A	D*	B	B	E*	B
NB LT/TH	D	E	E	D	F*	F	D	F*	F
NB RT	D	D	D	D	D	D	C	D	D
SB LT/TH	E	D	D	E	D	D	D	E	E
SB RT	D	D	C	D	D	C	C	D	D
<i>Overall</i>	B	E*	C	B	D*	C	C	E*	C
14: Kamehameha Highway & Lipoa Street									
EB TH/RT	C	C	B	A	B	A	A	B	B
WB LT	D	E	E	D	E	E	E	F	E
WB TH	A	D*	A	A	F*	A	A	D*	A
NB LT/RT	E	E	E	E	E	E	E	E	E
<i>Overall</i>	B	D*	B	A	E*	B	A	D*	B
15: Kamehameha Highway & Pali Momi Inbound									
EB LT	E	D	D	D	F	D	D	F	D
EB TH/RT	A	A	A	A	A	A	A	A	A
WB LT	E	E	E	D	E	E	E	E	E
WB TH/RT	A	A	A	A	A	A	A	B*	A
<i>Overall</i>	A	A	B	A	B	B	A	B*	B
16: Kamehameha Highway & Pali Momi Outbound									
EB TH	A	A	A	A	A	A	A	A	A
WB TH	B	C	A	B	C	A	B	D*	B
SB LT	D	D	D	C	E	D	D	E	D
SB RT	D	E	E	C	E	E	D	F	E
<i>Overall</i>	B	C	B	B	C	B	B	D	B

*denotes overcapacity conditions, vehicle to capacity ratio >1

Projected Traffic Conditions without the Live, Work, Play 'Aiea Community

Future traffic conditions without the Live, Work, Play 'Aiea community were projected through the year 2021. The future traffic conditions used an industry standard defacto growth rate of 1.04 percent per year to account for population growth and the commensurate increase in trips between the Honolulu and 'Ewa/Central O'ahu region. The impact that the planned Honolulu High-Capacity transit Corridor Project, or Rail Transit project, may have on area traffic was also evaluated. The analysis without the Live, Work, Play 'Aiea community also assumed that traffic signal optimization on Kamehameha Highway would occur by the Year 2015.

The analysis found that during the AM peak hour of traffic, the existing prevailing traffic operations would continue. In general, through traffic on Kamehameha Highway and Moanalua Road would continue to operate at LOS D or better while some approaches and left-turn movements would operate at LOS E or F due to the preference given to through movement.

During the PM peak hour of traffic, traffic conditions on Kamehameha Highway are projected to worsen as a result of increasing traffic demand. As discussed previously, Kamehameha Highway presently operates at over-capacity conditions during the PM peak hour and major roadway improvements are not possible due to the limited right-of-way available. Traffic conditions on Moanalua Road and Ka'ōnohi Street would generally operate at LOS D or better, although some left-turn movements and approaches from side streets and driveways would operate at LOS E or F.

During the Saturday mid-day peak hour, traffic would be more congested and longer delays would be experienced, however, the studied intersections would continue to operate at an overall LOS D or better. Some of the left-turn movements and approaches from side streets would operate at LOS E or F, similar to existing conditions.

The Honolulu Rail Transit Project, a portion of which will be completed by 2021, is expected to reduce traffic volume on Moanalua Road and Kamehameha Highway and slightly improve traffic operations. The most noticeable improvement would occur during the weekday PM peak hour of traffic when delays are projected to be reduced overall by 10 to 20 seconds in the study area. All of the congested intersections on Kamehameha Highway, however, would continue to operate at over-capacity. The TIAR found that although the Rail Transit project will reduce traffic volume and delays at congested intersections, in general prevailing conditions will continue.

Potential Impacts and Mitigation Measures

Projected Traffic Conditions with Live, Work, Play 'Aiea and Mitigation

An important objective of the Live, Work, Play 'Aiea community is to make walking and using public transportation meaningful alternatives to driving by locating residential, commercial, and retail establishments in convenient proximity to each other and in close walking distance to the planned Pearl Ridge Transit Station. Therefore, unlike residents in conventional residential subdivisions, the Live, Work, Play 'Aiea community residents will not have to drive for all of their needs and services, and it is expected that car trips by the Live, Work, Play 'Aiea community residents will be reduced accordingly.

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Live, Work, Play 'Aiea will also provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship. Live, Work, Play 'Aiea's affordable and workforce homes are expected to appeal to many employees already working in the area, such as at Pearlridge Center and Pali Momi Medical Center. Providing the opportunity for workers to afford a home near their jobs may decrease commuting to and from other parts of O'ahu, play role in reducing traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only Live, Work, Play 'Aiea residents, but for O'ahu residents in general. Providing homes near employment also allows workers more transportation options to get to work, such as walking and bicycling, and makes public transportation more feasible by clustering populations and destinations within a defined area along a practical route or in proximity to a transit station.

Despite these positive transportation strategies, it is recognized that many of these potential positive impacts are not readily quantifiable or predictable. To gain an understanding of future regional traffic impacts, the TIAR analyzed traffic conditions both without and with Live, Work, Play 'Aiea using standard traffic engineering methods; traffic impacts associated with development of the Live, Work, Play 'Aiea community were projected using generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and vehicular trip rates for each category of land use proposed were projected using ITE trip generation rates.

Trips generated by the Live, Work, Play 'Aiea community were distributed to the roadway network assuming that 65 percent would head east toward Honolulu's urban core and 35 percent would head west toward Kapolei. Due to the mixed-use nature of the Live, Work, Play 'Aiea community, it is expected that trips will be reduced from the ITE standard by "Internal Capture" and "Pass-by Trips". Internal Capture refers to the reduction in trips to the external street system since some trips will be contained within the Live, Work, Play 'Aiea community. For example, some of the Live, Work, Play 'Aiea community residents may work or shop within the Live, Work, Play 'Aiea community, thereby reducing their trips to outside areas. Pass-by Trips are intermediate stops on the way from a trip origin to the primary destination. An example of a pass-by trip is a resident travelling home from work and stopping at the Live, Work, Play 'Aiea's community's grocery store before arriving at their home

The Live, Work, Play 'Aiea community's anticipated traffic impacts were based on the Master Development Plan shown in Figure 1. The following transportation improvements have been incorporated into the Master Development Plan:

1. Creation of a "Main Street" through the Live, Work, Play 'Aiea community linking Moanalua Road and Ka'ōnohi Street;
2. Signalization of the Moanalua Road/Main Street intersection opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided.
3. Signalization of the Ka'ōnohi Street/Main Street intersection opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.
4. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street.
5. Widening Ka'ōnohi Street and creating an additional southbound lane.
6. Removal of the median along the northbound approach of Ka'ōnohi Street.

7. Providing access for Harbor Pointe and St. Timothy's Episcopal Church to the newly signalized intersections at Moanalua Road/Main Street and Ka'ōnohi Street/Main Street via an internal connection to Main Street with the existing Harbor Pointe/St. Timothy's Episcopal Church access road.

The majority of the above improvements will be created during the Live, Work, Play 'Aiea community's first phase, and prior to occupancy. With the improvements, at full build-out through movements on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street will continue to operate at a satisfactory overall LOS D or better during the AM and Saturday mid-day peak hour of traffic. Several of the left-turn movements and approaches from side-streets, however, are projected to operate at LOS E or worse.

Similar to existing conditions, traffic conditions at build-out will be most congested during the PM peak hour of traffic and several intersections on Kamehameha Highway will continue to operate at over-capacity conditions and LOS of E or worse. Wait times at congested intersections, however, will be longer as compared to existing conditions.

Anticipated Impacts from Alternative Developments

In the event that the proposed zone change for the Live, Work, Play 'Aiea community is not approved, the TIAR evaluated traffic impacts that may result from development of the Site for a commercial project in compliance with the current B-2 zoning. As indicated in Section 2.5.3, under the existing B-2 zoning up to 1.52 million square feet of commercial floor area (2.13 million square feet with open space bonus) could be developed. Two alternative commercial developments were evaluated:

- **An Office Park with Retail Uses** encompassing 1,200,000 square feet of office space and 123,000 square feet of retail space; and
- **A Regional Retail Mall** encompassing 1,522,600 square feet of retail space.

The TIAR found that with:

- **An Office Park with Retail Uses**, traffic would:
 - 1) Increase 118 percent during the AM peak hour;
 - 2) Increase 49 percent during the PM peak hour;
 - 3) Decrease 28 percent during the Saturday mid-day peak hour.
- **A Regional Retail Mall**, traffic would:
 - 1) Decrease 68 percent during the AM peak hour;
 - 2) increase 19 percent during the PM peak hour; and
 - 3) Increase 40 percent during the Saturday mid-day peak hour.

As indicated previously, the weekday PM peak hour of traffic is the critical peak hour since over-capacity conditions occur on Kamehameha Highway. Therefore, the Live, Work, Play 'Aiea community, with its mixed-uses, may be considered the preferred option from a traffic operations perspective since it has the least impact on traffic during the weekday PM peak hour of traffic as compared to the currently zoned commercial alternatives.

Table 3 compares the total amount of trips generated by the Live, Work, Play 'Aiea community with the two alternatives.

Table 3: Trip Generation Comparison of Alternative Developments

Alternative	Total Trips Generated at Build-out		
	AM Peak Hour	PM Peak Hour	Sat MD Peak Hour
Live, Work, Play 'Aiea (LWPA)	889	1,530	1,575
Office Park with Retail Uses	1,941	2,279	1,133
<i>Percent Difference from LWPA</i>	<i>+118%</i>	<i>+49%</i>	<i>-28%</i>
Regional Retail Mall	285	1,818	2,198
<i>Percent Difference from LWPA</i>	<i>-68%</i>	<i>+19%</i>	<i>+40%</i>

4.4 NOISE

Y. Ebisu & Associates prepared an acoustic assessment study to: 1) describe the existing and future noise environment in the environs of the Site; 2) determine future traffic noise level increases with and without the Live, Work, Play 'Aiea community; and 3) evaluate potential short-term construction noise impacts; 3) provide recommendations for minimizing noise impacts (Y. Ebisu & Associates, 2011). Key findings of the study are summarized below. Appendix F contains the complete study.

Existing Conditions

The dominant noise in the vicinity of the Site is traffic noise from: 1) Moanalua Road and Ka'ōnohi Street at ground level; and 2) the H-1 Freeway and Kamehameha Highway at higher elevations. At ground level, traffic noise from the H-1 Freeway and Kamehameha Highway are shielded from the Site by terrain and existing buildings; however at higher elevations at the Site, traffic noise from the H-1 Freeway and Kamehameha Highway contribute to the total background noise levels because of decreased noise shielding effects from existing buildings and terrain.

Existing traffic noise levels along Moanalua Road, Ka'ōnohi Street, and Kamehameha Highway are in the "Significant Exposure, Normally Unacceptable" category by current Federal Housing Administration (FHA)/Housing and Urban Development (HUD) noise standards for residences. Traffic noise decreases with distance from roadway centerlines. "Moderate Exposure, Acceptable" noise levels occur approximately 180 feet from the centerline of Moanalua Road and approximately 100 feet from the centerline of Ka'ōnohi Street. Along Kamehameha Highway "Moderate Exposure, Acceptable" noise levels occur within 475 feet of the centerline.

The acoustic study used the Day-Night Average Sound Level (DNL or Ldn) noise descriptor to measure noise levels. The DNL values represent the average noise during a typical day of the

year. DNL exposure levels of 55 or less are typical of a quiet rural or suburban area; exposure levels of 55 to 65 are typical of urbanized areas with medium to high levels of street traffic; and exposure levels above 65 are representative of densely developed urban areas fronting high volume roadways. There is a general consensus among federal agencies that noise for residential use is considered acceptable if the exterior noise does not exceed 65 DNL. The value of 65 DNL is used as a federal regulatory threshold for determining the necessity for special noise abatement measures when applications for federal funding assistance are made. For commercial, industrial and other non-noise sensitive land uses, exterior noise levels as high as 75 DNL are generally considered acceptable.

Potential Impacts and Mitigation Measures

Short-term Impacts – During construction of the Live, Work, Play 'Aiea community there will be noise associated with the operation of heavy construction machinery, paving equipment, material transport vehicles, and possibly pile driving, if necessary. Proper mitigating measures will be employed to minimize construction-related noise impacts and comply with all Federal and State noise control regulations. Increased noise activity due to construction will be limited to daytime hours and persist only during the construction period. Noise from construction activities will be short-term and will comply with State DOH noise regulations (HAR, Chapter 11-46, Community Noise Control). When construction noise exceeds, or is expected to exceed, the DOH's allowable limits, a permit must be obtained from the DOH. Specific permit restrictions for construction activities are:

- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 7:00 a.m. and after 6:00 p.m. of the same day, Monday through Friday;
- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 9:00 a.m. and after 6:00 p.m. on Saturday; and
- No permit shall allow any construction activities that would emit noise in excess of the maximum permissible sound levels on Sundays and holidays.

The acoustic study concludes that noise from construction is not expected to adversely affect public health and welfare due to the temporary nature of the work, the business/commercial character of the area, and the administrative controls regulating construction noise. In general construction noise levels will decrease in relation to distance from the construction activity and noise levels inside naturally ventilated and air conditioned structures will be less than outside noise levels. Peak airborne noise levels from pile diving (if necessary) may be greater than general construction noise levels; however, while pile driving can produce intense noise levels, each pulse is of short individual duration (less than one second), therefore, its impact on speech communication is not as severe as that of a steady source of the same noise level.

Long-term Impacts – The acoustic study concludes that no significant increases in traffic noise levels are expected in the vicinity of the Site with or without the Live, Work, Play 'Aiea community. The dominant traffic noise sources affecting the area will continue to be traffic noise from Moanalua Road and Ka'ōnohi Street at the lower elevations, with traffic noise contributions from the H-1 Freeway at higher elevations.

Within the Live, Work, Play 'Aiea community residential units on the north (mauka) face of Building 1 (See Figure 1) are expected to be exposed to traffic noise levels in the “Significant Exposure, Normally Unacceptable” noise exposure category under the current FHA/HUD noise standards for residences. However, residential units at interior locations are predicted to experience traffic noise levels within the “Moderate Exposure, Acceptable” category due to the beneficial shielding effects of other buildings. Residential units on upper floor units of Buildings 2 and 3 (see Figure 1) are predicted to experience traffic noise levels within the “Significant Exposure, Normally Unacceptable” category due to traffic noise from Ka'ōnohi Street and the H-1 Freeway. Acceptable noise mitigation measures for the Live, Work, Play 'Aiea community residential units exposed to traffic noise levels in the “Significant Exposure, Normally Unacceptable” noise exposure category may include providing air conditioning to allow windows to be closed.

4.5 AIR QUALITY

B.D. Neal & Associates prepared an air quality study to: 1) describe existing air quality in the area; 2) examine the potential short- and long-term air quality impacts that could occur as a result of construction and use of the Live, Work, Play 'Aiea community; and 3) recommend mitigation measures to reduce any potential air quality impacts where possible and appropriate (B.D. Neal & Associates, 2011). Key findings and recommendations of air quality study are summarized below. Appendix G contains the full study.

Existing Conditions

In Hawai'i, both Federal and State environmental health standards pertaining to outdoor air quality are generally met due to prevalent trade winds and the absence of major stationary sources of pollutant emissions. Regional and local climate, together with the amount and type of human activity, generally influence the air quality of a location. The climate of the 'Aiea region is very much affected by its leeward and coastal location. Winds are predominately trade winds from the east northeast except for occasional periods when Kona storms may generate strong winds from the south, or when the trade winds are weak and landbreeze-seabreeze circulations may develop. Wind speeds typically vary between about five and 15 miles per hour providing relatively good ventilation much of the time.

The present air quality in the vicinity of the Site appears to be reasonably good based on nearby air quality monitoring data. State and national Ambient Air Quality Standards regulate ambient concentrations of particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, and lead. Air quality data from the nearest monitoring stations operated by the DOH suggest that all national air quality standards are currently being met. It is possible, however, that occasional exceedances of the more stringent state standards for carbon monoxide may occur near congested roadway intersections. Air quality in the vicinity of the Site is mostly affected by air pollutants from motor vehicles, industrial sources, agricultural operations, and to a lesser extent by natural sources. Natural sources of air pollution emissions that could affect area include the ocean (sea spray), plants (aero-allergens), wind-blown dust, and perhaps distant volcanoes on the Island of Hawai'i.

Potential Impacts and Mitigation Measures

Short-term Impacts – Short-term and indirect impacts on air quality could occur during construction of the Live, Work, Play 'Aiea community. Construction-related air pollution sources include fugitive dust from vehicle movement and earthwork activity and exhaust emissions from construction vehicles and equipment. Indirect construction impacts may also result from construction vehicles and equipment moving to and from the Site, temporary increases in local traffic due to commuting construction workers, and traffic disruptions caused by roadway lane closures.

All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR relating to fugitive dust. Fugitive dust will be controlled by establishing a frequent watering program in areas where earth moving activity is occurring, using dust screens, keeping adjacent paved roads cleaned, and covering open-bodied trucks. Other measures that may be implemented include mulching loose soils, washing tires of construction vehicles to prevent tracking of sediment, and paving or establishing landscaping on disturbed sites as soon as is practicable. Emissions from on-site mobile and stationary construction equipment will be minimized through proper maintenance of equipment and vehicles. Exhaust emissions are anticipated to dissipate quickly due to the presence of fairly constant trade winds.

Long-term Impacts – In the long-term, motor vehicle traffic has the potential to cause impacts on ambient air quality in the vicinity. Vehicles with gasoline-powered engines are significant sources of carbon monoxide and also emit nitrogen oxides and other contaminants. However, federal restrictions regulating the emissions from new vehicles will lower average emissions each year as older vehicles are replaced with newer, cleaner operating, vehicles. It is estimated that carbon monoxide emissions will decline by an average of 10 to 20 percent per vehicle during the next 10 years due to replacement of older vehicles with newer models.

To evaluate the potential long-term indirect ambient air quality impact of increased roadway traffic associated with the Live, Work, Play 'Aiea community, a computerized emission and atmospheric dispersion model was used to estimate ambient carbon monoxide concentrations on roadways in the vicinity of the Site. Three scenarios were modeled: 1) existing conditions; 2) year 2021 without the Live, Work, Play 'Aiea community; and, 3) year 2021 with the Live, Work, Play 'Aiea community. As roadway intersections are the primary concern because of emissions associated with traffic congestion and vehicle queuing, air quality analysis was studied at the following intersections:

- Moanalua Road at Pearlridge Elementary School
- Moanalua Road at Ka'ōnohi Street
- Kamehameha Highway at Ka'ōnohi Street
- Kamehameha Highway at Kanuku Street
- Kamehameha Highway at Hekaha Street
- Kamehameha Highway at Ka'ahumanu Street

The analysis indicates that during worst-case conditions, current ambient concentrations of carbon monoxide are within both the state and national ambient air quality standards. In 2021 without the Live, Work, Play 'Aiea community, carbon monoxide concentrations are projected to

decrease (improve). In 2021 with Live, Work, Play ‘Aiea, carbon monoxide concentrations will increase over the without Live, Work, Play ‘Aiea community scenario, but at five of the six intersections concentrations will be lower (better) than current conditions. Emissions at the Moanalua Road/Pearlridge Elementary School intersection are projected to increase slightly over existing conditions. However the air quality analysis determined that carbon monoxide concentrations should remain well within national and State air quality standards and implementing mitigation measures for traffic-related air quality impacts is unnecessary and unwarranted.

Electrical Demand and Solid Waste Disposal – The air quality study concludes long-term impacts on air quality are likely to be negligible due to indirect emissions associated with the Live, Work, Play ‘Aiea community’s electrical power and solid waste disposal requirements. Hawaiian Electric’s (HECO) oil-fired generating facilities are the primary sources of electrical power on O‘ahu, although power is also supplied by the H-Power facility, the AEA coal-fired plant at Campbell Industrial Park, and renewable energy sources tied to HECO’s grid. The air quality study determined that the Live, Work, Play ‘Aiea community’s anticipated electrical demand would cause O‘ahu air pollution emissions to increase by less than one percent. Solid waste generated by the Live, Work, Play ‘Aiea community may also indirectly affect air quality since solid waste likely will be burned at the City’s H-Power facility. The air quality study estimates that emissions from the Live, Work, Play ‘Aiea community’s solid waste will increase air pollution emissions on O‘ahu by less than one-tenth of one percent. Despite these insignificant impacts to air quality Live, Work, Play ‘Aiea will incorporate energy conservation strategies (see Section 4.7.4 (Electrical System)) and recycling programs (see Section 4.7.7 (Solid Waste)) to conserve resources and further reduce any associated impacts.

4.6 VISUAL RESOURCES

Existing Conditions

The Site affords views of Pearl Harbor, Ford Island, and distant vistas of Diamond Head to the east and the Wai‘anae Mountains to the west. Portions of the Site also provide views of the Ko‘olau Mountains to the northeast, although mauka views to the northeast are partially obstructed by several tall buildings mauka of Moanalua Road. In the vicinity there are 10 residential buildings taller than 150 feet high, including the approximately 300-foot tall Lele Pono condominium directly across Moanalua Road from the Site and the approximately 380-foot tall Pearlridge Square condominium directly mauka of Lele Pono. Figure 14 compares the height of existing high-rise buildings in the vicinity to the proposed the Live, Work, Play ‘Aiea community buildings.

The *Primary Urban Center Development Plan* identifies significant panoramic views in the Primary Urban Center, which includes the ‘Aiea/Waiiau/Pearl City area. The only significant views in this area depicted on the *Primary Urban Center Development Plan* “Significant Panoramic Views” map are views from the shoreline near Rainbow Bay Marina toward Pearl Harbor East Loch and Pearl City. The *Aiea-Pearl City Livable Communities Plan* contains an objective to enhance mauka-makai views along key streets, including Ka‘ōnohi Street.

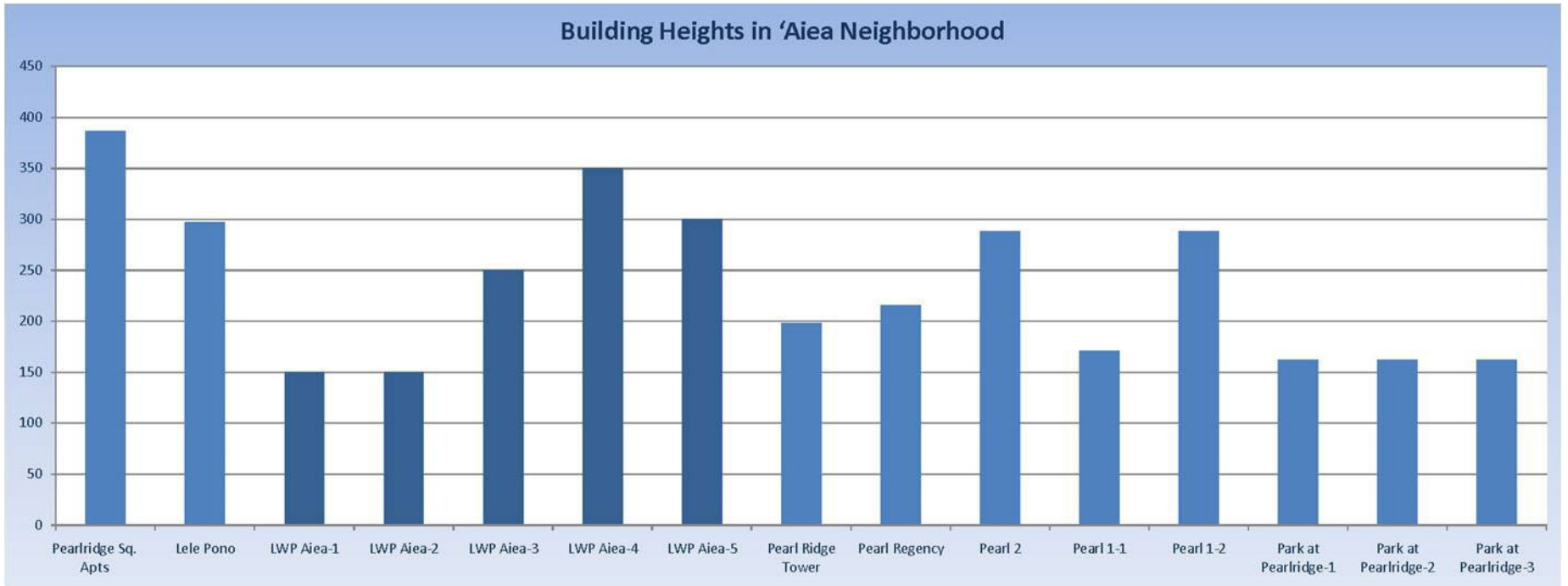


FIGURE 14
 Pearlridge Area
 Building Height Comparison
 Live, Work, Play 'Aiea

CP Kam Properties, LLC.

ISLAND OF O'AHU



PBR HAWAII
 & ASSOCIATES, INC.

Potential Impacts and Mitigation Measures

The Live, Work, Play ‘Aiea community is not expected to significantly impact public panoramic views identified in the *Primary Urban Center Development Plan* or conflict with the objective of enhancing mauka-makai views along Ka‘ōnohi Street stated in the *Aiea-Pearl City Livable Communities Plan*. A visual analysis of the Live, Work, Play ‘Aiea community buildings from key vantage points (see Figure 15) shows that:

- From Rainbow Bay Marina the Live, Work, Play ‘Aiea community buildings will be visible but they are similar in height and scale to existing nearby high-rise buildings (See Figure 15a);
- From Neal Blaisdell Park the Live, Work, Play ‘Aiea community buildings may be more prominent, but they are still not out of context with the area (See Figure 15b); and
- From mauka areas of Ka‘ōnohi Street makai views toward Pearl Harbor are not significantly impacted as the existing Lele Pono and Pearlridge Square buildings and vegetation already block some views of Pearl Harbor (See Figure 15c).
- From the intersection of Kamehameha Highway and Ka‘ōnohi Street mauka views up Ka‘ōnohi Street are not significantly impacted, although the Live, Work, Play ‘Aiea community buildings are very prominent east of Ka‘ōnohi Street (See Figure 15d).

In addition, both the *Primary Urban Center Development Plan* and the *Aiea-Pearl City Livable Communities Plan* call for the creation of a “Pearl Harbor Regional Town Center” in the Pearlridge area where higher density commercial and residential mixed-use “livable neighborhoods” are encouraged. In particular the *Aiea-Pearl City Livable Communities Plan* specifies that: “the Pearl Harbor Regional Town Center should be designated for a greater diversity of uses than the other town centers, emphasizing an integration of high density residential and commercial development.” In general, higher densities are proposed mauka of Kamehameha Highway, while lower densities and building heights are proposed makai of Kamehameha Highway to preserve views of the harbor. Thus both the *Primary Urban Center Development Plan* and the *Aiea-Pearl City Livable Communities Plan* anticipate high-density residential uses on the Site, which would most likely include taller high-rise residential buildings to create density.

Further, the Site is within a highly urban environment with several existing high-rise buildings in the immediate vicinity. The Live, Work, Play ‘Aiea community is an “in-fill” development that is complementary to the surrounding existing urban environment. There are ten buildings in the vicinity taller than 150 feet including four that are taller than 250 feet. Also many of the existing buildings in the neighborhood are at a higher ground elevation than the Live, Work, Play ‘Aiea community’s proposed tallest building and so the existing buildings may actually be more prominent. For example the 300-foot tall Lele Pono building is built at a ground elevation of 95 feet above sea level and the 380-foot tall Pearlridge Square building is at a ground elevation of 110 feet above sea level. In comparison, the Live, Work, Play ‘Aiea community’s proposed tallest building would be built at a ground elevation of approximately 70 feet above sea level. Figure 16 contains a section drawing showing the ground elevation of the Live, Work, Play ‘Aiea community buildings in relationship to ground elevations of the Lele Pono and Pearlridge Square buildings.

LIVE, WORK, PLAY 'AIEA

Draft Environmental Impact Statement

Prior to the current Live, Work, Play 'Aiea community master plan, a plan with three 350-foot high residential towers and two 60 to 90foot tall buildings was considered and presented at several community meetings. However because of community feedback, the plan was refined to narrow the width and vary the height of the residential buildings.

The current master plan includes two buildings at 150 feet tall, one building at 250 feet tall, one building at 300 feet tall, and one building at 350 feet tall. This design creates a more appealing urban form while breaking up the vertical mass of the buildings to:

- Provide wider view corridors between buildings due to the narrower building profiles;
- Create a more interesting skyline with different building heights; and
- Allow for better views from existing residential towers mauka of the Live, Work, Play 'Aiea community.

The current master plan with narrower buildings also facilitates the objective of the *Aiea-Pearl City Livable Communities Plan* to enhance mauka-makai views along Ka'ōnohi Street, because the Live, Work, Play 'Aiea community buildings will be set back from Ka'ōnohi Street, thus from mauka areas of Ka'ōnohi Street makai views of Pearl Harbor will be preserved, as shown in Figure 15c.

Although views from private property are not provided regulatory protection, a view analysis was prepared for vantage points from the Lele Pono condominium building, which is the condominium directly mauka of the Live, Work, Play 'Aiea community. The 300-foot tall Lele Pono condominium has wings facing southeast (East Wing), south (Center Wing), and southwest (West Wing). Units in each wing have view planes of approximately 180 degrees. Figure 17 shows the 180-degree view plane from each Lele Pono wing along with the percentage of how much of the view plane would be affected by the Live, Work, Play 'Aiea buildings. As shown in, Figure 17 the 180-degree view plane would be affected as follows:

- **East Wing:** approximately 13 percent of view plane impacted;
- **Center Wing:** approximately 27 percent of view plane impacted; and
- **West Wing:** approximately 28 percent of view plan impacted.

However, because not all the Live, Work, Play 'Aiea community buildings will be the same height, the degree of impact from specific Lele Pono units will differ depending on what floor the unit is on. For example, for the West Wing, views from units on higher floors will be impacted less than units on lower floors because two of the Live, Work, Play 'Aiea community buildings will only be 150 feet high, thus Lele Pono units on higher floors will be able to see over these buildings. In addition while the general percentage of how much view will be affected from each wing is given, because of the spacing between Live, Work, Play 'Aiea buildings there will still be view corridors between the Live, Work, Play 'Aiea community buildings. Figure 18 shows what views would look like with the Live, Work, Play 'Aiea community buildings from the Lele Pono pool deck (4th floor) and the 20th floor.

In addition to the visual analyses, a shadow analysis of the Live, Work, Play 'Aiea community buildings has been prepared (Figure 19). The shadow analysis looked at two days of the year: 1) June 21, which is the day of the year when the sun is in the most northern position; and



A. View from Rainbow Bay Marina



B. View from Blaisdell Park



C. View makai from Ka'onohi Street



D. View mauka from Kamehameha Highway/Ka'onohi Street intersection

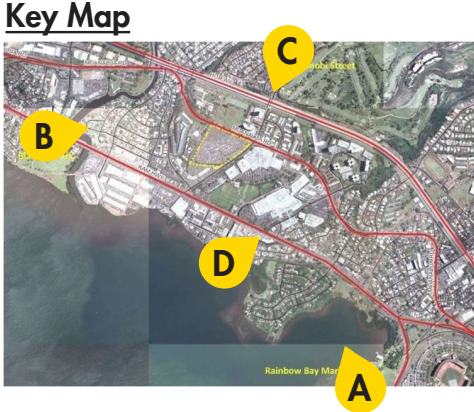


FIGURE 15
Visual Analysis - Public Views
Live, Work, Play 'Aiea

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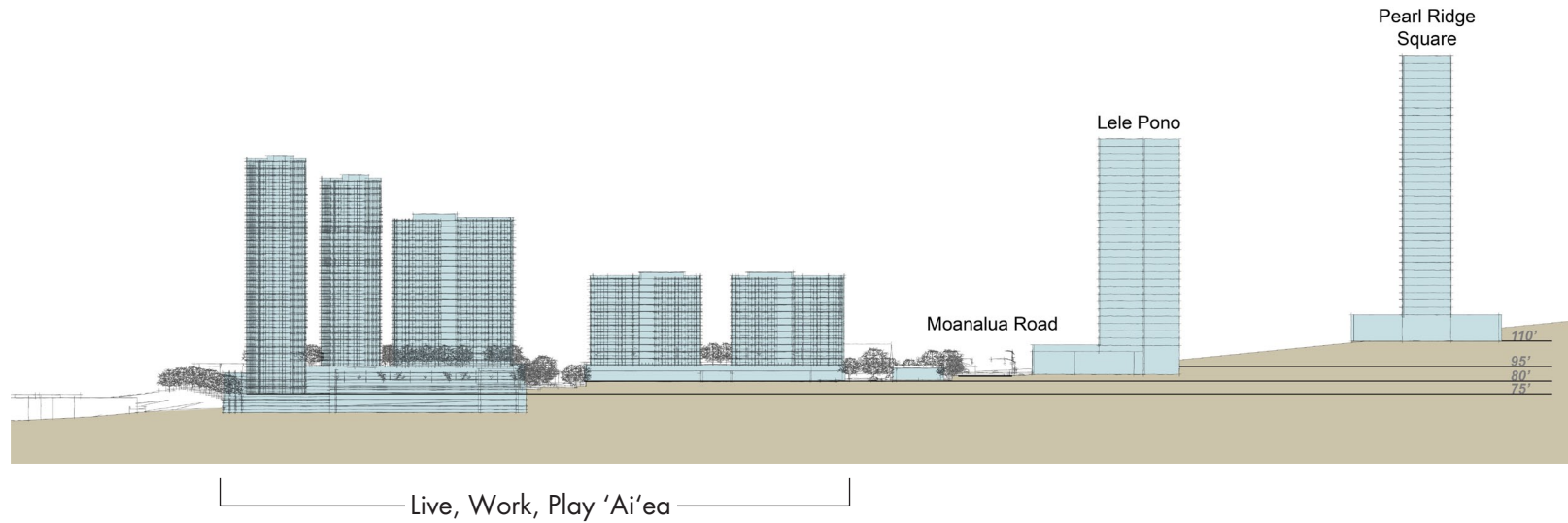
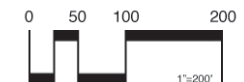
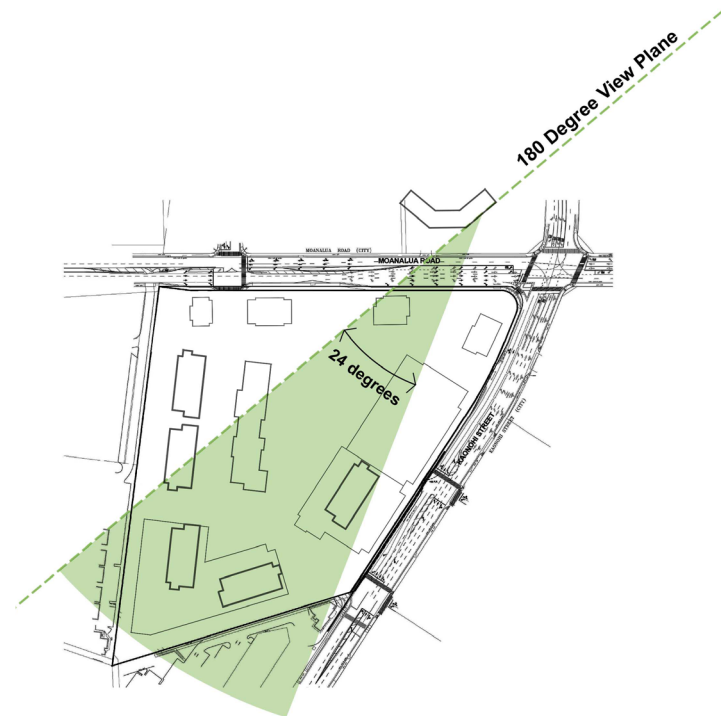


FIGURE 16
Building Height Section
Live, Work, Play 'Aiea

CP Kam Properties, LLC.
 LINEAL SCALE (FEET)

ISLAND OF O'AHU

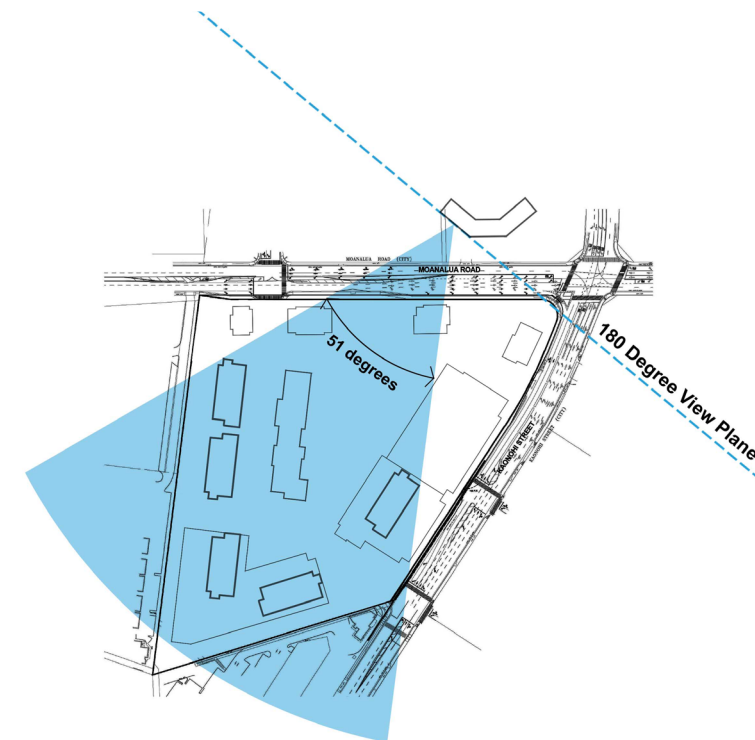




East Wing, 24 Degrees = 13% of view impacted



Center Wing, 48 Degrees = 27% of view impacted



West Wing, 51 Degrees = 28% of view impacted

FIGURE 17
View Analysis from Lele Pono
Live, Work, Play 'Aiea

GP Kam Properties, LLC.

ISLAND OF O'AHU





View from Lele Pono 20th floor.



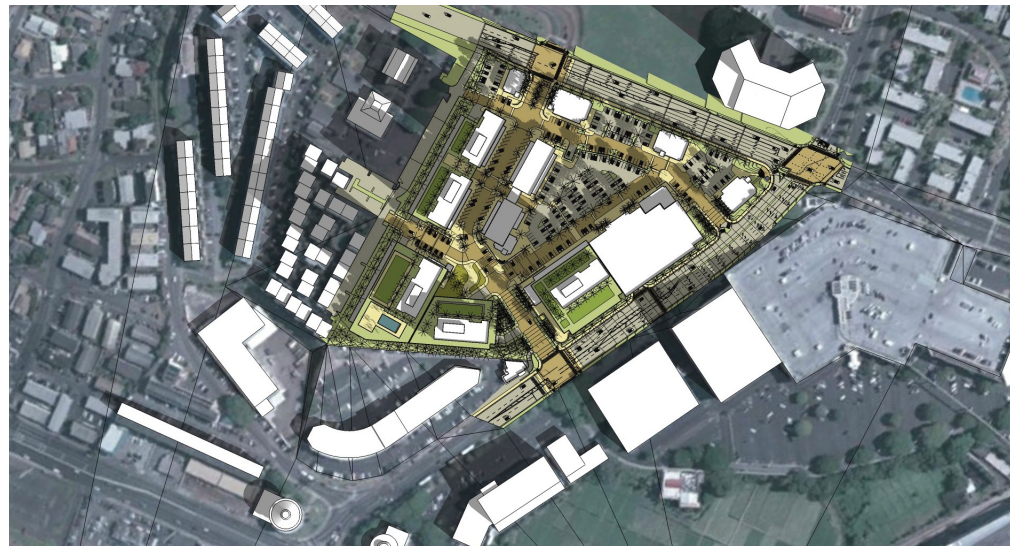
View from Lele Pono 4th floor pool deck.

FIGURE 18
Views from Lele Pono
Live, Work, Play 'Aiea

CP Kam Properties, LLC.

ISLAND OF O'AHU





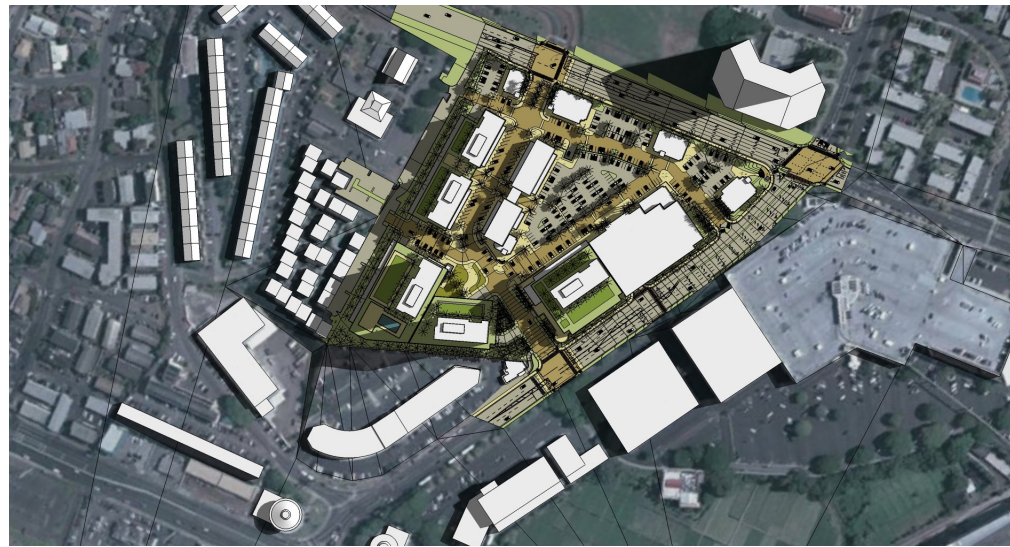
December 21, 9 am



December 21, 12 pm



December 21, 3 pm



June 21, 9 am



June 21, 12 pm



June 21, 3 pm

FIGURE 19
Shadow Analysis
Live, Work, Play 'Aiea

CP Kam Properties, LLC.

ISLAND OF O'AHU



2) December 21, which is the day of the year when the sun is in the most southern position. As can be seen on Figure 19, the shadows cast by the Live, Work, Play 'Aiea community buildings on neighboring properties (primarily Harbor Pointe and Saint Timothy's Episcopal Church) would be the greatest at 9 am (both on Dec 21 and June 21, with Dec 21 having the longest shadows); however, by noon and then by 3 pm (both on Dec 21 and June 21) nearly all shadows cast are within the Live, Work, Play 'Aiea community boundaries or have little to no impact on neighboring properties.

4.7 INFRASTRUCTURE AND UTILITIES

Austin Tsutsumi & Associates Inc. (ATA) prepared a Preliminary Engineering Report for the Live, Work, Play 'Aiea community. Key findings of the report are summarized in the following sections. Appendix H contains the complete report.

4.7.1 Water System

Existing Conditions

BWS is responsible for the management, control and operation of O'ahu's municipal water system. The BWS provides water service to the Site. Currently only a limited quantity of water is used at the Site for landscape irrigation and operation of the swap meet.

An existing 12-inch cast iron water main is located along both the east side of Ka'ōnohi Street and through the middle of Moanalua Road. There are also two 36-inch concrete transmission water lines that run along the mauka and makai sides of Moanalua Road. Fire hydrants are installed along the portions of Ka'ōnohi Street and Moanalua Road fronting the Site.

Potential Impacts and Mitigation Measures

Based on the BWS's water system standards, at build out the average daily domestic water demand of the Live, Work, Play 'Aiea community is estimated to be 540,000 gallons per day (gpd), including water for irrigation.

The BWS has confirmed that the existing O'ahu municipal water system is presently adequate to accommodate the Live, Work, Play 'Aiea community. The BWS has also indicated that they are developing a non-potable water system, the Kalauao non-potable water system that may be able to service the Live, Work, Play 'Aiea community at some point in the future. As such, landscape irrigation systems within the Live, Work, Play 'Aiea community will be designed to connect to the non-potable water system when it becomes available thus reducing the total demand for domestic, potable water by approximately 25,000 gpd.

On site domestic waterlines serving the Live, Work, Play 'Aiea community will range from four inches to 12 inches in diameter. Fire lines will be 12-inches in diameter and will be capable of providing the required fire flow rate of 2,000 gpm. On-site fire hydrants will be spaced a maximum of 250 feet apart.

Water conservation strategies to reduce consumption, conserve resources, and minimize water demands within the Live, Work, Play 'Aiea community may include:

- Using climate-adapted plants for landscaping;
- Implementing rainwater harvesting techniques to reduce irrigation requirements and promote recharge;
- Using non-potable water for landscape irrigation;
- Preventing over watering by automated systems;
- Not allowing single pass cooling;
- Using waterless urinals for commercial buildings, where feasible;
- Using low-flow water closets or dual flush toilets in homes;
- Using low or ultra-low-flow showerheads;
- Installing low-flow fixtures and devices; and
- Maintaining fixtures to prevent leaks.

4.7.2 Wastewater System

Existing Conditions

Wastewater service to the Site is provided by ENV. Wastewater flows are conveyed to the City's Honouliuli WWTP, which provides secondary treatment of effluent.

A 12-inch sewer line runs southwest along the east side of Ka'ōnohi Street. The 12-inch sewer line increases to an 18-inch sewer line near the intersection of Ka'ōnohi Street and Kamehameha Highway. The 18-inch sewer line connects to the Pearl City Wastewater Pump Station and then to the Waipahu Wastewater Pump Station. From the Waipahu Wastewater Pump Station wastewater flows through the regional wastewater collection system to West Loch and ultimately is treated at the Honouliuli WWTP.

The Honouliuli WWTP has a design capacity capable of processing 51 million gallons of wastewater per day and as of December 2011 processes approximately 26 million gallons per day.

Sewer connection to the site is provided by an existing six-inch sewer connection stub-out at the southeast corner of the Site near the exiting exit on Ka'ōnohi Street.

Potential Impacts and Mitigation Measures

At build-out the average wastewater flow from the Live, Work, Play 'Aiea community is estimated to be 410,000 gpd. With an excess capacity of approximately 25 million gallons per day, the Honouliuli WWTP has the capacity to treat the projected volume of wastewater flows from Live, Work, Play 'Aiea. In February 2010 the City's DPP Wastewater Division issued a sewer connection approval for a previous plan on the Site of up to 1,200 multi-family residential units and 150,000 square feet of retail and office space; however this approval expires in February 2012. In January 2012, the City indicated that the regional wastewater collection system does not presently have capacity to serve the full build-out of Live, Work, Play 'Aiea's currently proposed 1,500 multi-family residential units 143,000 square feet of retail space, and 80,000 square feet of office space.

Based on the previous approval for up to 1,200 multi-family residential units and 150,000 square feet of retail and office space at the Site it may be possible that there is capacity for some phases of the current Live, Work, Play 'Aiea plan. In any event, because Live, Work, Play 'Aiea will be built out over a 13-year time period, there is adequate time to determine system capacities and needed upgrades as requirements change over time. Representatives of Live, Work, Play 'Aiea will continue to coordinate with the City on phasing of the community and identifying needed improvements to the collection system to accommodate the full build-out of the Live, Work, Play 'Aiea community.

An on-site wastewater collection system will be installed within the on-site Live, Work, Play 'Aiea community roads to collect wastewater. The sewer lines will be sized to meet the requirements of the Uniform Plumbing Code. Wastewater from the Live, Work, Play 'Aiea community will discharge into the City's existing 12-inch sewer line that runs along the east side of Ka'ōnohi Street.

A number of the water conservation strategies that are planned to be implemented also are expected to reduce the quantity of wastewater generated. These strategies include:

- Using waterless urinals for commercial buildings, where feasible;
- Using low-flow water closets or dual flush toilets for residential units;
- Using low- or ultra-low-flow showerheads;
- Installing low-flow fixtures and devices; and
- Maintaining fixtures to prevent leaks.

4.7.3 Drainage System

Existing Conditions

Currently, nearly the entire Site is paved due to the former use of the Site for the Kamehameha Drive-In Theatre. Runoff from the Site drains as surface flow over the paved surfaces. Approximately 80 percent of this runoff collects at a single grated drain inlet located in the southeastern portion of the Site. The existing drain inlet connects via an 18-inch drain line to the City & County of Honolulu (C&C) drainage system on Ka'ōnohi Street. During heavy rain events, the single drain inlet and 18-inch drain line do not have enough capacity to convey the entire runoff from the Site. Consequently, during large storms runoff overtops the concrete wall behind the drain inlet, flowing to catch basins on Ka'ōnohi Street.

Runoff from the eastern edge of the site (east of the grated drain inlet) surface flows directly to Ka'ōnohi Street. Three C&C catch basins on the west side of Ka'ōnohi Street accept runoff from these areas. There is also a relatively small portion of paved area in the southwest corner of the Site that sheet flows south to the neighboring Westridge Shopping Center property.

In addition to the 18-inch drain line in the southeastern portion of the Site that connects to the C&C drainage system on Ka'ōnohi Street, there is also a 30-inch diameter drain stub-out from the Ka'ōnohi storm drain near the northeast corner of the site; however the elevation at the stub connection is higher than most of the Site making it infeasible for much of the Site runoff to drain in that direction.

While the Site fronts Moanalua Road to the north, the Site slopes away from Moanalua Road and runoff from the Site does not flow toward Moanalua Road. The two C&C catch basins located along Moanalua Road only receive runoff from the off-site roadway area.

The PER calculates the overall existing (pre-development) drainage from the Site to be 90.23 cubic feet per second (cfs), based on a 10-year storm.

Potential Impacts and Mitigation Measures

Creation of the Live, Work, Play 'Aiea community will reduce the overall amount of runoff from the Site by increasing pervious areas. The Live, Work, Play 'Aiea community's landscaped urban parks, plazas, and gathering areas will allow more storm water to penetrate the ground compared to the existing conditions where nearly the entire site is paved. The PER calculates that with the Live, Work, Play 'Aiea community, overall drainage from the Site (post-development) will decrease to 85.08 cfs, based on a 10-year storm—a five percent reduction over existing conditions.

The Live, Work, Play 'Aiea community's drainage system will consist of roof downspouts, drain inlets, and catch basins connected by new underground storm drain lines. All drainage improvements will be in conformance with the City DPP Storm Drainage Standards which require that there be no increase in runoff compared to existing conditions.

On-site runoff will generally drain toward new internal curbed roadways and parking lot areas where it will be collected by the inlets and catch basins. Storm water runoff from most of the Site will be directed to the existing drain inlet at the southeastern portion of the Site that connects to the C&C drainage system. The existing 18-inch drain line will likely need to be increased to 30 inches to remedy the current overflow condition that happens during heavy rains. Drainage improvements will be designed to capture as much of the runoff as possible so that surface flow to Ka'ōnohi Street is minimized. While there will be more piped flow to the existing drain inlet, the overall the flow to the C&C drainage system will be less due to the increase in pervious surfaces.

A small portion of the Site that directly fronts Ka'ōnohi Street will not flow into the on-site storm drain system. This area will continue to drain as surface flow to Ka'ōnohi Street similarly to existing conditions; however the amount of surface flow going to Ka'ōnohi Street is relatively small and will be reduced from existing conditions due to replacement of some paved surfaces with landscaping.

Flows from the southwestern corner of the site will continue to drain toward Westridge Shopping Center due to the low elevation there; however the amount of runoff flowing in this direction will be reduced from existing conditions.

Development of the Live, Work, Play 'Aiea community includes widening Moanalua Road and Ka'ōnohi Street to provide additional lanes that will be dedicated to the City. On Moanalua Road, the increased pavement width will result in slightly increased flows to the C&C catch basins located along Moanalua Road. On Ka'ōnohi Street, the increased pavement will increase flows; however, this will be off-set by the reduced flows from the Site.

During construction erosion control measures will be incorporated to minimize soil loss and erosion hazards. A stabilized construction entrance will be installed at each exit from the construction site to reduce tracking of on-site soils off-site. Sediment control filters and sediment barriers will be installed over catch basin and drain inlet openings in on- and off-site areas. Dust screens with silt fences will be positioned around the boundaries of the Site to detain sediment-laden runoff and prevent it from reaching off-site areas. Temporary sediment traps or basins will also be used as needed. Periodic spraying of loose soils with hydro mulch or paper mulch will be used for dust control.

Following construction, post-construction BMPs will be implemented as required by the City's Rules Relating to Storm Drainage Standards. The specific BMPs will be specified as design plans are developed.

4.7.4 Internal Circulation and Parking

Existing Conditions

Ingress and egress to the Site is presently provided by driveways off of Ka'ōnohi Street. Circulation within the Site is provided by rows of parallel driveways/parking aisles, reflecting its former use as a drive-in theatre.

Potential Impacts and Mitigation Measures

Live, Work, Play, 'Aiea will include the creation of a new "Main Street" through the Site linking Moanalua Road to Ka'ōnohi Street (see Figure 1), as well as sidewalks, paths, and parking structures to accommodate pedestrian and vehicular circulation. The new "Main Street" will provide the primary means of circulation within Live, Work, Play, 'Aiea, with driveways off of Main Street leading to surface parking lots and parking structures for the commercial and residential areas. In addition to the Main Street entrances from Moanalua Road and Ka'ōnohi Street, two driveways off of Ka'ōnohi Street will provide other access points to Live, Work, Play, 'Aiea.

Traffic calming measures such as on-street parking, speed bumps, bulb-outs, signs, and other measures to prevent speeding will be implemented on the Main Street to create a pedestrian and bicycle friendly thoroughfare. In addition, pedestrian pathways will also link uses within the Site and provisions for bicycle parking will be provided at the commercial establishments.

Parking for the Live, Work, Play, 'Aiea community will comply with requirements of the City's LUO at a minimum. The current Master Plan provides 3,150 parking stalls. No exceptions from the LUO's parking requirements will be requested.

4.7.5 Electrical System

Existing Conditions

HECO currently provides electrical service to the Site. HECO's existing facilities in the vicinity of the Site include: 1) cables attached to overhead poles on the east side of Ka'ōnohi Street; 2) underground cables in the Moanalua Road right-of-way; 3) an overhead line with 138 kV and 46

kV circuits within the Moanalua Road right-of-way that serves the West O'ahu area on a regional basis; 4) the Ka'ōnohi Substation, located adjacent to Moanalua Road; and 5) the Waimalu Substation, located adjacent to Komo Mai Drive.

Potential Impacts and Mitigation Measures

HECO has indicated that electrical service to the Live, Work, Play 'Aiea community will be extended from the underground cables in the Moanalua Road right-of-way. Within the Live, Work, Play 'Aiea community all electrical lines will be underground.

When fully built-out the peak instantaneous load of the Live, Work, Play 'Aiea community is estimated to be 6,263 kiloVolt-Amperes (kVA) and the daily demand is estimated to approximately 89,590 kiloWatt Hours (kWH). This forecasted electrical demand represents "conventional" demand without consideration measures to reduce the energy consumption.

Energy saving methods and technologies to be considered during the design of the Live, Work, Play 'Aiea community include:

- Energy Star appliances in all residences, if possible;
- High-efficiency lighting, such as compact fluorescent and LED fixtures and bulbs;
- Building insulation to reduce the need for air conditioning;
- Natural ventilation through design and orientation where feasible to provide residents with an alternative to using air conditioning;
- Operable windows for residences so natural ventilation can be used instead of air conditioning;
- Installation of windows with double paned, low-e glass to provide better insulation and reduce the use of air conditioning if feasible;
- Smart meters and dashboards in residences as an option so residents can monitor energy use;
- Energy-efficient construction and technology in the design and selection of: 1) air cooling systems; and 2) heating systems for swimming pools, spas, etc.;
- Solar parking lot lighting where feasible; and
- Parking facilities designed to accommodate electric cars where and when feasible.

4.7.6 Communication Systems

Existing Conditions

Phone, cable television, and Internet service to the Site is available from Oceanic Time Warner Cable (OTWC) and Hawaiian Telcom (HTCO). HTCO's and OTWC's existing facilities serving the area consist of aerial cables attached to a joint overhead pole line on the east side of Ka'ōnohi Street. In addition, HTCO has an underground duct line in the Moanalua Road right-of-way.

Potential Impacts and Mitigation Measures

Telephone and cable television service will be extended to the Site from the existing HTCO Moanalua Road duct system. Separate conduit laterals will be provided for HTCO and OTWC

however, all conduits will be connected to HTCO's duct system since OTWC does not presently have an underground duct system in Moanalua Road. In general, where OTWC does not have its own underground duct system, OTWC will enter into a leasing agreement with HTCO for space in HTCO's duct system. Should there be insufficient space in HTCO's existing duct system to accommodate the OTWC trunk cable, an alternative would be for an OTWC cable to cross Ka'ōnohi Street and connect to the existing overhead line.

4.7.7 Solid Waste

Existing Conditions

Solid waste collection service for single-family residences on O'ahu is provided by DES. Solid waste disposal for multi-family and commercial properties is typically provided by a private hauler. Combustible solid waste collected on O'ahu is hauled to the Campbell Industrial Park Honolulu Program of Waste Energy Recovery (H-POWER) Plant. Residual ash and non-combustible waste is disposed of at the Waimanalo Gulch Sanitary Landfill.

Currently swap meet operations on the Site generate a minimal amount of solid waste, which is picked up by a private hauler. The current solid waste from the Site can be characterized as general commercial waste along with some food waste due to a number of swap meet food vendors.

Potential Impacts and Mitigation Measures

Construction - Waste generated by site preparation will primarily consist of pavement, rocks, vegetation, and debris from clearing, grubbing, and grading. To the extent possible soil, rocks, and pavement displaced from grading and clearing will be used as fill within the Site as needed. Construction waste will consist of waste lumber, concrete, and other building materials.

To limit the environmental impact resulting from construction, as much as practical and financially feasible, construction plans will specify the use of products with recycled content (such as steel, concrete aggregate fill, drywall, carpet, and glass tile) and the use of locally produced products (such as plastic lumber, hydromulch, soil amendments, and glass tile).

A solid waste management plan will be prepared for the disposal of on-site and construction-related waste material. Contractors will be required to minimize the amount of solid waste generated during the construction and job-site waste management and recycling program will be implemented to maintain clean construction sites, maximize material recycling, and minimize disposal truck traffic impacts. This recycling program will incorporate the "Three Rs" of effective construction waste management:

- Reduce: by preventing waste before it happens through efficient design;
- Reuse: by using materials removed during demolition (such as rocks and pavement) on-site; and
- Recycling: by separating recyclable materials from non-recyclable materials and supplying these recyclable materials to a recycler for use as new products.

Demolition and construction waste that cannot be recycled will be taken to an appropriate landfill.

Post-Construction - After build-out the total solid waste, excluding recyclables, from the Live, Work, Play 'Aiea community is estimated to be 29,500 pounds per day. Of this total, 25,300 pounds per day is estimated to be combusted at H-POWER and 4,200 pounds per day is estimated to be disposed of at the Waimanalo Gulch Sanitary Landfill. Recycled materials, including cardboard, paper, and HI-5 items are estimated at 9,800 pounds per day.

The Live, Work, Play 'Aiea community will encourage recycling efforts by providing options for recycling, such as collection systems and bin spaces, and promoting sound recycling practices among residents and guests. To the extent practical, wastes such as aluminum, paper, newspaper, glass, and plastic containers will be recycled.

4.8 SOCIO-ECONOMIC CHARACTERISTICS

The Hallstrom Group prepared a market, economic impact analysis, and public costs/benefits assessment for the Live, Work, & Play 'Aiea community to: 1) determine if there is sufficient demand for the Live, Work, & Play 'Aiea community's proposed residential, commercial, and office space; 2) estimate the Live, Work, Play 'Aiea community's economic impact; and 3) quantify the Live, Work, Play 'Aiea community's net economic impact to the State of Hawaii and the City & County of Honolulu. Key findings of the analysis along with other social-economic information are summarized below. Appendix I contains the complete assessment.

Existing Conditions

4.8.1 Population

The United States Census Bureau reports that the population of the City & County of Honolulu was 953,207 people in 2010, an 8.8 percent increase from the 2000 the population of 876,156 people.

The Site is in the 'Aiea/Pearl City region of O'ahu. For the purpose of analyzing population in the region around the Site, the United States Census Bureau Census Designated Place (CDP) data for 'Aiea, Waimalu, and Pearl City was examined. According to the data, in 2010, in total these CDPs had: 1) a population of 70,786 people; 2) 22,641 households; and 3) an average household size of 2.96 people. In 2000, in total these CDPs had: 1) a population of 69,366 people; 2) 22,203 households; and 3) an average household size of 2.99 people. See Table 4.

Table 4: Population, Households, and Average Household Size 2000 - 2010

	2000		2010		Percent Change 2000 - 2010	
	O'ahu	'Aiea-Waimalu-Pearl City	O'ahu	'Aiea-Waimalu-Pearl City	O'ahu	'Aiea-Waimalu-Pearl City
Population	876,156	69,366	953,207	70,786	9%	2%
Households	286,450	22,203	311,047	22,641	9%	2%
Average Household Size	2.95	2.99	2.95	2.96	0%	-1%

Comparison of the 2000 data with the 2010 data indicates the population of the area has been relative stable over the past decade, while total O'ahu population has increased approximately nine percent.

Currently the Site does not contain any residents or housing units.

Potential Impacts and Mitigation Measures

Population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP's projected 2010 population (DPP 2009). For the 'Aiea/Wai'au/Pacific Palisades area, which generally corresponds to the 'Aiea, Waimalu, and Pearl City CDP areas, DPP projects that the population will decrease by approximately 1,400 people by 2035; a two percent decrease over their projected 2010 population. This decrease may be accounted for based on the trend of decreasing household size and by the fact that the area is effectively "built-out" with virtually no major opportunities for new development.

The Live, Work, Play 'Aiea community will respond to the demand for housing for the City & County of Honolulu's increasing population and will also respond to the demand for housing units needed in the area as a result of decreasing household size. The movement toward smaller households is a demographic trend brought about by the coalescing of numerous factors including longer life spans, higher incomes, more divorces and single parent households, and cultural evolutions. In the coming years as overall population increases and household sizes decrease, there will be a demand for more homes than currently exist. In the case of 'Aiea, Waimalu, and Pearl City area, even with a slight decrease in population projected, is anticipated that there will be a need for over 1,000 more housing units by 2035 because of the trend toward smaller household sizes (DPP, 2009; Hallstrom, 2011). In regard to overall O'ahu population, DPP projects the need for over 75,000 new housing units island-wide by 2035.

When fully built out, the Live, Work, Play 'Aiea community will provide up to 1,500 new homes and is projected to have a de facto population of approximately 4,080 persons (Hallstrom, 2011) including 4,035 full-time residents and approximately 45 non-residents (on average) who would use their Live, Work, Play 'Aiea home as a second home or for other purposes. With the vast majority of the population being full-time residents, the Live, Work, Play 'Aiea community will provide housing opportunities for 'Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play 'Aiea community will also provide homes for

O'ahu residents such as Central O'ahu or 'Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka'ako area of Honolulu.

Potential impacts and mitigation measures related to the Live, Work, Play 'Aiea community-generated population, such as traffic, infrastructure, and public services, are discussed in other sections of this EIS. However, it should be noted that the population of O'ahu is projected to grow independent of the Live, Work, Play 'Aiea community. Therefore, population related impacts to traffic, infrastructure, public services, and other issues will need to be addressed regardless of whether the Live, Work, Play 'Aiea community is built.

Finally, the Live, Work, Play 'Aiea community will positively impact O'ahu's population distribution by providing additional housing opportunities in the Primary Urban Center, which is in accordance with the directed growth policy of the City and County of Honolulu General Plan. This General Plan policy seeks a population distribution of 46 percent of O'ahu's population in the Primary Urban Center. According to 2010 census data, approximately 45 percent of O'ahu's population resides in the Primary Urban Center. Considering the General Plan's population distribution guidelines and DPP's 2035 population projections, approximately 44,000 more residents should be accommodated in the Primary Urban Center by 2035.

4.8.2 Housing

According to data from DPP, as of 2010 the 'Aiea/Wai'anae/Pacific Palisades area contains 25,794 housing units (DPP, 2009). Approximately 96.5 percent of the units are occupied by resident households, with the remainder split between second home/non-resident owners and a nominal number of units which are vacant or in disrepair (Hallstrom, 2011). This resident usage level is among the highest for any area of Greater Honolulu, the vacancy rate among the lowest (Hallstrom, 2011).

As of October 2011, the average price for a single family home in the Pearlridge area was \$515,813. The average price for a condominium unit was \$255,327. These prices are approximately 30 percent less than the O'ahu averages for single and multi-family homes. Contributing to the lower than average prices is the relatively advanced age of the homes in the area, and the fact that the region was developed as a "middle class" suburban community for central Honolulu workers and their families (Hallstrom, 2011). However, the lower than average prices contribute to the desirability of the area as demonstrated by:

- Low vacancy rates relative to other O'ahu neighborhoods;
- The scarcity of units listed for re-sale; as of October 2011 only about 0.9 percent of the total Pearlridge area inventory was on the market, among the lowest for any community on O'ahu; and
- Strong market acceptance; the average "days on market" and "percent of asking price" statistics in the Pearlridge area are similar to slightly more favorable than island-wide statistics.

Discussions with area real estate agents conducted as part of the market study: 1) confirmed the Pearlridge area has an above-average consistent, steady demand and comparative competitiveness, with strong interest in additional units among existing area residents; many of

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which currently live in multi-generational households; and 2) revealed that transactions in the area are often “pocket listings” where the property is effectively “placed” by the agency between known clients without ever becoming a true open market listing. Real estate agents also indicated that meaningful numbers of buyers who are currently purchasing in the more outlying areas, such as 'Ewa, Kapolei, and Central O'ahu, would be attracted to the 'Aiea/Waiiau/Pacific Palisades area if competitive homes were made available.

As of October 2011 there are no unsold new homes in the 'Aiea/Waiiau/Pacific Palisades area. In addition there are no major residential projects entitled, proposed, or announced in the area apart from Hale Mohalu II, a 163-unit senior affordable rental project in Pearl City. The \$40 million development broke ground in April 2011 with completion anticipated in 2013.

Within the area there are some opportunities for additional housing from consolidation and redevelopment of existing properties; however, it would take significant time and effort to identify, assemble, entitle, and build any projects. There are also some isolated minor in-fill, re-subdivision, and single-family lot condominium conversion opportunities; however, it is likely the potential number of such additional units is less than 250 (Hallstrom, 2011).

Potential Impacts and Mitigation Measures

The market study concludes that if there were sufficient redevelopment opportunities in the area, there would be a demand for 3,268 to 7,531 new homes in the 'Aiea/Waiiau/Pacific Palisades area by 2035. To best fit this demand, approximately 25 percent of the new homes will need to be priced at under \$325,000 (in 2011 dollars), 40 percent will need to be priced from \$325,000 to \$750,000, and the remaining 35 percent could be above \$750,000. Approximately 85 percent of these new homes could be multi-family homes with single-family homes comprising the remaining 15 percent.

The Live, Work, Play 'Aiea community will help fill this demand by providing up to 1,500 homes in the area. The Live, Work, Play 'Aiea community homes will include: 1) affordable homes in accordance with the County's affordable housing requirements (30 percent per the City & County of Honolulu affordable housing rules); 2) workforce housing; and 3) and market rates homes.

A wide spectrum of household types, reflective of the general O'ahu market, would be expected to be attracted to new homes in the area, including: first-time buyers; seniors/empty nesters; Central O'ahu/'Ewa owners relocating closer to town; families moving away from central Honolulu (but wanting to stay close to work); purchasers looking to upgrade into, or desirous of the lifestyle opportunities of, a modern condominium home; and, buyers seeking affordable to lower-market priced new homes which are often unavailable in the greater Honolulu area.

Based on the projected demand in the area, along with the anticipated pricing of the Live, Work, Play 'Aiea community homes, the market study concludes that the Live, Work, Play 'Aiea community's 1,500 homes will sell-out within eleven years from the completion of the first home.

4.8.3 Neighborhood Commercial Uses

The 'Aiea/Pearl City area is a primary regional and destination shopping location for all O'ahu customers, in addition to serving as the neighborhood trade area to the resident population. There are approximately 2.8 million gross square feet of commercial space in the area, or about 14 percent of the island-wide total. Many of the improvements and tenant businesses have been in-place for decades; however, the Pearl Highlands Center has been a focus of new big box development in recent years. Generally, vacancy rates are lower than island averages and rents higher than in other locations outside Central Honolulu (Hallstrom, 2011).

The Pearlridge neighborhood has approximately 1.8 million gross square feet of commercial space in major centers, such as Pearlridge Center, and several free-standing and minor shopping centers. On a per capita basis, the area has more square feet of commercial space per resident than other O'ahu communities, and is above the overall island average. This is primarily due to Pearlridge Center and abutting projects, which together comprise the second largest shopping destination on the island and attract patrons from throughout O'ahu.

The commercial real estate market in the neighborhood is among the most well-established and stable in the State. Vacancies are low, turnover rare, and interest consistent. As of October 2011, the vacancy rate among the major centers in the Pearlridge neighborhood is only 1.38 percent, or just over half the O'ahu average of 2.52 percent. A total of 7,870 square feet were absorbed in the first quarter of 2011, 12 percent of the island total demand.

According to commercial real estate agents contacted as part of the market study, businesses are attracted to the neighborhood primarily by:

- The cumulative attraction created around/by Pearlridge Center and the number of customers this attracts.
- Its location in between Central Honolulu and 'Ewa/Central O'ahu, placing much of urbanized O'ahu's population from Kapolei to Wahiawa to Kāhala within a 15 to 20 minute (12 to 15 mile) drive.
- Easy access to the H-1 Freeway and Kamehameha Highway.
- Availability of parking throughout the area.
- The unique and diverse mix of local and mainland/franchise businesses, large department and small "mom and pop" stores, and the variety of medical, financial, and other services available, which effectively combine to make the area a "one stop" location for virtually every retail, dining, entertainment, and service need.

Over the past 40 years, since the opening of Pearlridge Center in 1972, a total of more than 1.5 million square feet of new inventory has been absorbed in the 'Aiea/Pearl City area, averaging 37,500 square feet per year. However, the absorption rate has been reduced in the past decade as lower amounts of new commercial space have been developed.

For the re-leasing market commercial space absorption in the area has ranged from 18,000 to 45,000 square feet per year over the past decade. Commercial real estate agents and shopping center managers agree that the totals would be higher if more competitive space were made available (Hallstrom, 2011).

In both the new space and re-leasing markets, demand has been limited by the scarcity of available supply, slow turnover of existing space, and limited development, not the lack of demand.

Currently, the Site is used for the Kamehameha Swap Meet, which operates on Wednesdays, Saturdays, and Sundays from 5:00 a.m. to 1:00 p.m. and on Fridays from 6:00 a.m. to 1:00 p.m.

Potential Impacts and Mitigation Measures

Given the consistent, strong, and continuing demand for commercial space in the area, and the scarcity of new or vacant inventory, the market study concludes that there is substantial market support for Live, Work, Play 'Aiea's proposed commercial space. The market study projects that there will be a demand for between 350,000 to 625,000 gross square feet of additional commercial space (approximately 14,000 to 25,000 square feet annually) in the 'Aiea/Pearl City area over the next 25 years, if sufficient entitled, developable land were available.

Although the market dynamics of the 'Aiea/Pearl City area are highly favorable and supportive of a wide-variety of general commercial use-types at the site, Live, Work, Play 'Aiea is not intended to compete with, or provide an alternative to the existing commercial centers in the area, or to become a regional or destination location attracting external customers from elsewhere on O'ahu. The focus of the Live, Work, Play 'Aiea community commercial space will be to meet the "neighborhood commercial" needs of:

- The Live, Work, Play 'Aiea community's residents (the primary consumer group);
- Residents of nearby condominiums and subdivisions (notably those within a few blocks walking distance);
- Employees of the Live, Work, Play 'Aiea community tenant businesses;
- Day workers completing tasks at the Live, Work, Play 'Aiea community;
- Passer-bys and intercept consumers moving through the area; and
- Customers seeking-out a specific product, store or restaurant within the Live, Work, Play 'Aiea community.

These demographic groups represent a substantial demand quotient specific to the Live, Work, Play 'Aiea community. Based on projected demand for commercial space in the area, the market study concludes that the Live, Work, & Play 'Aiea community's proposed 143,000 square feet of neighborhood commercial space would reach full-occupancy in approximately seven years.

4.8.4 Office Uses

The Pearlridge area contains approximately 300,000 gross leasable square feet of office space, comprising the large majority of the available office space in 'Aiea, Pearl City, and Central O'ahu, and constituting approximately 0.44 percent of the total O'ahu office market. Office space lease rents and operating expenses are in the middle to middle-upper end of the O'ahu market range.

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There have been no major additions to the neighborhood's office inventory in more than a decade. The large majority of the existing office space has been developed since 1975, equating to an average annual absorption rate for new inventory of about 11,000 to 13,000 square feet per year.

As of October 2011 there was approximately 33,000 square feet of vacant office space in the area; equating to a vacancy rate of 10.73 percent of the total available inventory. This is below the island-wide average vacancy rate of 14.66 percent.

Medical-related uses are the primary office tenant segment, including practitioner offices, laboratories, diagnostic/treatment clinics, insurers, consultants, and supporting businesses, both independent and in association with Pali Momi Medical Center. In addition to the critical mass created by Pali Momi Medical Center and associated facilities, regional destinations and shopping centers such as Pearlridge are traditionally considered a highly desirable location for medical providers. It is estimated that medical-related uses comprise approximately 45 to 55 percent of the current office tenancy base. Dedicated medical office spaces in the area are at or near full occupancy and have demonstrated consistently expanding demand and a relative resistance to economic downturns.

Leasing agents contacted as part of the market study report that medical-oriented businesses currently represent up to 80 percent of those expressing interest in locating in the region. Medical providers and supporting companies are also interested in the area as it sits at the gateway to greater Honolulu and is easier to access (and closer to) the expanding populations of 'Ewa/Kapolei and Central O'ahu without forcing clients to drive into the city center; while still retaining reasonable proximity for those patients/users who live in town.

The remaining office space in the area is occupied by general office users; mostly small businesses and professional firms, financial concerns, companies associated with and or supporting the commercial activity in the area, resident/neighborhood-oriented users, and satellite offices for companies with multiple locations on the island. The general office segment has shown far more volatility and less stability than the area's dedicated medical office spaces.

Potential Impacts and Mitigation Measures

The Live, Work, Play 'Aiea community will provide a superior location for general office development, in a new complex having sufficient parking, easy access, and proximity to 1,500 new households and dozens of commercial and other business. The market study concludes demand by the general office sector is projected to remain subdued to mid-decade, but after that it is likely to stabilize and move into a modest expansion cycle estimated at 2,000 to 4,000 square feet per year. While the demand for new general office may be modestly expanding, the demand for dedicated/specialized medical space in the area could be much greater at approximately 8,000 to 10,000 square feet per year if sufficient area was made available.

Given the amount of office space proposed for the Live, Work, Play 'Aiea community (80,000 square feet), the instability in the general office sector, and the existing overhang of available space, the market study estimated that the Live, Work, Play 'Aiea community's office component could require a longer absorption period than the residential and commercial components. Because there may not be a rapid demand for office space, the Live, Work, Play

'Aiea community master plan provides for flexibility and alternate uses for a portion or portions of the total office use. Among the uses being considered as alternatives are:

- **Senior-Oriented Services** - There is an expanding need for specialized care and a variety of medical and non-medical services for the aging and long-lived O'ahu resident population, and particularly so given the median age of persons living in 'Aiea/Pearl City is above the median for the entire island. Also, according to the 2010 census, 38 percent of the total population in the area is above age 50 and 19 percent is above age 65. These figures indicate that the area has a large existing senior population that is likely to increase in the next several decades.

Creating senior-oriented medical, service and residential spaces could target a rapidly expanding population segment and would synergistically interact with any senior housing units within the Live, Work, Play 'Aiea community, increasing the attraction of the housing units by providing ready access to need services while providing a steady stream of customers for the office space businesses. Within the same context, a convalescent care/hospice facility could also present a viable alternative for a portion of the Live, Work, Play 'Aiea community's office space.

- **"Kama'āina" Hotel** - There is reasonable market justification for inclusion of a limited-service "kama'āina" type hotel within the Live, Work, Play 'Aiea community, although the Site is not in a resort-quality location nor will the Live, Work, Play 'Aiea community have a visitor-oriented theme. Among the primary segments contributing to potential guest demand are:
 - *Servicing the Community.* There are several hundred thousand residents within five miles of the Site, generating the need for nearby lodging for their guests. Compared nationally, a community of this size would have in-town lodging.
 - *Medical-Oriented Guests.* Pali Momi Medical Center and the surrounding medical-services community attract many overnight patients and their family/friends. At present there are no proximate places for these persons to stay.
 - *Pearl Harbor Visitors.* At present, there are no competitive lodging facilities in close proximity to Pearl Harbor, the leading visitor attraction in Hawaii. A hotel within the Live, Work, Play 'Aiea community would particularly appeal to the large number of visitors who come to O'ahu for a day or two while in transit to a neighbor island or before or after a cruise, along with those with business at the naval base or specifically interested in the emerging WWII Pacific destination attraction being created around Ford Island.
 - *Shoppers.* Pearlridge and the other centers in the vicinity (such as Waikele Outlet and Pearl Highlands) are an attraction for neighbor island residents and shopping-oriented tourists.

In light of the size of the potential guest demographic (relative to standard Hawaii resort hotels), an appropriate-sized lodging facility would contain some 130 to 180 rooms housed in approximately 40,000 square feet of floor space, which would provide an

optimum number of rooms to allow efficient operation without over-building relative to demand.

4.8.5 Economy

In terms of income, the largest contributors to the State of Hawai'i's Gross Domestic Product (GDP) are "Government", followed by "Real Estate, Rental, & Leasing," and the "Accommodation & Food Services" industries. Combined, these industries account for about 50 percent of the State's GDP. Retail/commercial establishments are the major economic generators in the vicinity of the Site. Pearlridge Shopping Center, the State's second largest shopping center, and an array of smaller shopping centers with local and national retailers attract residents and visitors. Other major economic attractions in the area include the Aloha Stadium, the USS Arizona Memorial, and the Battleship Missouri Memorial, which are among the most popular visitor destinations on O'ahu.

O'ahu had a total of 436,150 jobs in 2010. "Government", "Leisure & Hospitality," "Trade, Transportation & Utilities", and "Education & Health Services" were the largest industries, providing about 68 percent of O'ahu's jobs (2010 Data Book). The Statewide unemployment rate was 6.4 percent in November 2011, down from 6.6 percent in 2010. Unemployment is projected to gradually decline in the coming years and drop to 5.0 percent in 2013 (University of Hawai'i Economic Research Organization, 2010). A number of establishments in the vicinity of the Site provide a range of professional services, industrial, retail, and healthcare employment opportunities including Pearlridge Center, Pali Momi Medical Center, Pearl Highlands Center, Harbor Center, Pearl Kai Shopping Center, Pearl City Industrial Park, and Hālawā Industrial Park.

Potential Impacts and Mitigation Measures

The Live, Work, Play 'Aiea community will generate significant, direct and indirect economic and fiscal benefits in the form of employment, income, and taxes. The Live, Work, Play 'Aiea community is expected to support long-term positive economic impacts, including additional consumer expenditures, employment opportunities, personal income, and government revenue enhancement.

Construction and Operations

The Live, Work, Play 'Aiea community will infuse more than \$766.9 million in direct capital investment into the O'ahu economy. The construction and on-going operations/maintenance of the Live, Work, Play 'Aiea community's homes, commercial and office spaces, and facilities will provide an estimated 12,776 "worker-years" of full-time employment (approximately 983 full-time equivalent jobs) and approximately \$621.2 million in total wages over the 13-year build-out period.

After completion the Live, Work, Play 'Aiea community will support approximately 951 permanent full-time-equivalent jobs, with an annual payroll of about \$46.9 million.

The 143,000 square foot commercial and 80,000 square foot office/medical components, together with maintenance requirements, will create an estimated \$1.5 billion in total business

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activity revenue during the absorption period, and \$170.5 million annually thereafter. However not all of this spending will be 'new' to O'ahu; a small portion, particularly the commercial demand created through intercept of upslope residents, represents a relocation of patronage from other commercial locations.

It is expected that total resident household income will be \$116.5 million annually on a stabilized basis after build out, and discretionary expenditures into O'ahu businesses by the Live, Work, Play 'Aiea community resident will be approximately \$72.7 million per year.

In total, during the 13-year period is projected that the Live, Work, Play 'Aiea community will have a base economic impact on O'ahu of approximately \$2.4 billion with a stabilized annual benefit of \$179.3 million after build out.

Taxes and Government Revenues

The City & County of Honolulu and State of Hawaii will receive millions of dollars in tax receipts from the construction and ongoing operation of the Live, Work, Play 'Aiea community.

The City & County of Honolulu will receive an estimated \$83.5 million in gross tax receipts during the 13-year build-out period and approximately \$8.1 million annually after build-out. The primary tax source will be from Real Property Taxes paid by the owners of the various Live, Work, Play 'Aiea components. The City & County of Honolulu also will receive revenue from secondary sources taxes.

The State of Hawaii will receive an estimated \$244.1 million in gross tax receipts during the 13-year build-out period, and approximately \$21 million annually after build-out. Income and General Excise taxes typically generate the majority of State revenues, secondary taxes the remainder.

The economic income analysis concludes that during the 13-year build out period both the County and State will experience substantial net cash flow benefits (taxes less costs). During the 13-year build out period the net benefit to the County will approximately \$35.7 million and the net benefit to the State will be approximately \$67.7 million.

After build-out there will be on-going costs to both the City and County of Honolulu and the State of Hawaii in providing government services directly to, or in support of, the Live, Work, Play 'Aiea community residents and businesses. The Live, Work, Play 'Aiea community will provide homes for O'ahu's increasing population. The vast majority of Live, Work, Play 'Aiea community residents (approximately 4035 out of a total of 4080) are expected to be full-time O'ahu residents who would be living on O'ahu whether or not the Live, Work, Play 'Aiea community was built. These families would require the same public services, whether residing at the Live, Work, Play 'Aiea community, in 'Ewa/Kapolei, in Kaka'ako, or elsewhere on O'ahu. Therefore the costs to City and County of Honolulu and the State of Hawaii in providing services to these residents: 1) are not "new," as they represent costs due to on-going natural growth; 2) are not a function of the Live, Work, Play 'Aiea community; and 3) would be inevitable whether the Live, Work, Play 'Aiea community is constructed or not.

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The economic income analysis determined that the appropriate method of calculating the Live, Work, Play 'Aiea community's net fiscal impact after construction is to estimate public costs assuming there is no Live, Work, Play 'Aiea community ("without") and compare it to the estimated costs assuming the Live, Work, Play 'Aiea community is completed and fully occupied ("with"). The difference between the "without" and "with" scenarios is the "marginal," or increased cost to the State and County as a result of the Live, Work, Play 'Aiea community. In other words, the analysis considers the public costs and revenues associated with the additional people living at the Live, Work, Play 'Aiea community that would not otherwise be living elsewhere on Oahu.

Using a "per capita cost" approach, the cost of providing public services for the additional Live, Work, Play 'Aiea community population that would not otherwise be living elsewhere on Oahu is calculated to total: 1) \$86,760 for the City & County of Honolulu; and 2) \$328,005 for the State of Hawaii. These new residents, however, will also provide additional income to the City and State in the form of property, general excise, income, and other taxes which are expected to total: 1) \$115,110 for the City & County of Honolulu; and 2) \$354,961 for the State of Hawaii. Therefore, the net fiscal benefit of the Live, Work, Play 'Aiea community is expected to be: 1) \$28,350 annually for the City & County of Honolulu; 2) \$26,956 annually for the State of Hawaii; and 3) a combined total of \$55,306 for both the City & County of Honolulu and the State of Hawaii annually.

It should also be noted that because of the urban in-fill location of the Live, Work, Play 'Aiea community, the area already contains many essential government facilities and services. Therefore the Live, Work, Play 'Aiea community should not create the need for major new capital improvements, significant expansion of existing facilities, or significant additional operating costs, as the in-fill location is already within a large, well-established, fully-serviced, long-functioning community that has existing fire and police stations, schools, parks, transportation utility systems, and other government services.

The economic impact analysis notes that non-quantifiable economic benefits associated with the Live, Work, Play 'Aiea community include: 1) the creation of a mixed-use urban village where many people may be able to walk to jobs and services, thereby minimizing vehicle trips on roadways, which lowers the burden of constructing new infrastructure and enhances the spending power of households via transportation savings; 2) numerous environmental design elements enhancing the sustainability of the neighborhood; and 3) potential synergy with the proposed rail transit system allowing for reduced transportation costs for Live, Work, Play 'Aiea community residents and potential increased ridership for the rail system.

Summary

In summary, substantial positive economic benefits of the Live, Work, Play 'Aiea community include approximately:

- \$2.4 billion in base economic impact on O'ahu during the 13-year build-out period with a stabilized annual benefit of \$179.3 million after build-out;
- \$766.9 million of direct capital investment in the O'ahu economy during the 13-year build-out period;
- 983 jobs created during the 13-year build-out period;

- \$621.2 million in employee wages paid out during the 13-year build-out period;
- 951 new permanent jobs created after build out;
- \$46.9 million in annual wages from the 951 new permanent jobs created after build out;
- \$72.7 million annually in discretionary expenditures into the O'ahu economy by Live, Work, Play 'Aiea residents after build-out period;
- \$35.7 million in net tax revenue benefit (taxes less costs) to the City & County of Honolulu during the 13 year build-out period;
- \$63.7 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13-year build-out period.

4.9 PUBLIC SERVICES AND FACILITIES

As discussed in Section 4.8.1 (Population), population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP's projected 2010 population (DPP, 2009).

The Live, Work, Play 'Aiea community will provide homes for O'ahu's increasing population as well as homes needed in the 'Aiea/Waiiau/Pacific Palisades area as a result of decreasing household size. These families would require the same public services, whether residing at the Live, Work, Play 'Aiea community, in 'Ewa/Kapolei, in Kaka'ako, or elsewhere on O'ahu.

Build-out of the Live, Work, Play 'Aiea community will occur over approximately 13 years and thus the need for additional public services to serve the Live, Work, Play 'Aiea community residents is expected to occur incrementally and in proportion with O'ahu's population growth. The needs of a growing population relating to public services and other issues will need to be addressed regardless of whether the Live, Work, Play 'Aiea community is built.

In addition the Live, Work, Play 'Aiea community is in an existing urban location that already contains many essential government facilities and services. Thus, the Live, Work, Play 'Aiea community should not create the need for major new capital improvements, significant expansion of existing facilities, or significant additional operating costs, as the in-fill location is already within a large, well-established, fully-serviced, long-functioning community that has existing fire and police stations, schools, parks, transportation utility systems, and other government services.

The Live, Work, Play 'Aiea community will contribute to State and County revenues in the form of property taxes, general excise taxes, and income taxes from increased employment. Should the State and City & County of Honolulu choose to allocate these tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will effectively be minimized.

4.9.1 Police Services

Existing Conditions

The Site is located within the jurisdiction of the City & County of Honolulu Police Department's District 2 (Pearl City). The Pearl City Police Station is located approximately 1.7 miles west of the Site near the intersection of Kamehameha Highway and Waimano Home Road.

Potential Impacts and Mitigation Measures

In their comment letter on the FEA/EISPN the Police Department stated: "Our main concern is the number of vehicles that 1,500 residential units may bring to the area since the surrounding area is mostly 'no parking' zones. Therefore more general complaints may be generated and place a greater demand on calls for police service in the area."

The Live, Work, Play 'Aiea community will include on-site parking for residential and commercial uses in conformance with the requirements of Chapter 21, ROH (i.e. the LUO). Current plans reflect approximately 3,150 parking stalls. No exemptions to parking requirements will be requested. In addition, the Live, Work, Play 'Aiea community will be within a quarter mile of the proposed Honolulu Area Rapid Transit Pearlridge Station, planned near the intersection of Ka'ōnohi Street and Kamehameha Highway. When the rapid transit system is fully-functional it is anticipated that many of the Live, Work, Play 'Aiea community residents will be less dependent on personal cars for all transportation needs.

The representatives from the Live, Work, Play 'Aiea community will coordinate with the Police Department to address their concerns and develop appropriate mitigation measures, as necessary; however as the City & County of Honolulu's population grows, there is a need for the County to allocate resources necessary to adequately fund police services. These additional funds could potentially be allotted from the increased tax revenues resulting from the Live, Work, Play 'Aiea community, as previously discussed.

4.9.2 Fire Protection Services

Existing Conditions

Fire protection services in the vicinity of the Site are provided by the Honolulu Fire Department's 'Aiea and Waiiau Fire Stations, located approximately 0.9 miles east and 1.3 miles west of the Site, respectively. On the roads in front of the Site there are two fire hydrants along Ka'ōnohi Street and three fire hydrants along Moanalua Road.

Potential Impacts and Mitigation Measures

In their comment letter on the FEA/EISPN the Fire Department stated: "...the Honolulu Fire Department reviewed the material provided and has no objections to the proposed zone change."

Representatives from the Live, Work, Play 'Aiea community, have met with the Honolulu Fire Department to discuss fire and safety considerations regarding the design of the Live, Work, Play 'Aiea community. All improvements will be in conformance with Uniform Fire Code, as adapted

for use in Honolulu by the Honolulu Fire Department. In addition, in conformance with the BWS's Water System Standards, within the Live, Work, Play 'Aiea community all: 1) fire protection water lines will be separate from domestic water waterlines and designed to provide the required fire flow rate of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch; and 2) fire hydrants will be spaced a maximum of 250 feet apart.

Representatives from the Live, Work, Play 'Aiea community, will continue to coordinate with the Fire Department as design progresses to: 1) ensure that the Live, Work, Play 'Aiea community is in conformance with all fire protection requirements; and 2) address any other concerns that may arise.

4.9.3 Medical Services

Exiting Conditions

Medical facilities in the vicinity of the Site include the Kapi'olani Medical Center at Pali Momi, approximately 0.4 miles to the east, and Kaiser Permanente Moanalua Medical Center and Clinic, approximately three miles to the east. Emergency medical service is provided by the City's Department of Emergency Medical Services. The nearest Emergency Medical Service unit is located at the Pali Momi Medical Center.

The market study prepared for the Live, Work, Play 'Aiea community (see Section 4.8 and Appendix I found that medical office spaces in the area are at or near full occupancy. Pali Momi Medical Center includes an 81,000 square foot medical office building and the 100,000 square foot Pearlridge Office Center has tens of thousands of square feet leased to medical service providers. The Pali Momi Medical Center has seen a six-fold increase in patients over the past two-decades, expanded several times, and is now seeking a site to develop a free-standing 8,000 square foot Women's Center.

According to the 2010 census, 38 percent of the total population in the area is above age 50 and 19 percent is above age 65. In addition, the median age of persons living in 'Aiea/Pearl City is above the median for the entire island. These figures indicate that the area has a large existing senior population that is likely to increase in the next several decades.

Potential Impacts and Mitigation Measures

The Live, Work, Play 'Aiea community residents and customers at some time may require health care and emergency medical services.

Live, Work, Play 'Aiea community commercial areas will provide the opportunity for medical services, such as doctors' offices and/or medical clinics, to serve the community and neighboring areas. Under the proposed BMX-3 Community Business Mixed-Use zoning, medical office and clinics are a permitted use.

The market study prepared for the Live, Work, Play 'Aiea community concludes the critical mass of medical facilities created by Pali Momi Medical Center and associated facilities, combined with regional destinations such as the Pearlridge Shopping Center, makes the area a highly desirable location for medical providers. The market study further concludes that: 1) The

Live, Work, Play 'Aiea community's commercial space would be desirable for both medical service providers and providers of senior-oriented care and health services; and 2) demand for new dedicated/specialized medical space in the area could be up to 8,000 to 10,000 feet per year if sufficient space were available.

Dedicated medical space having specialized plumbing, electrical and access features, could achieve absorption rates at twice the rate of standard commercial space. Tenets could include medical practitioner offices, laboratories, diagnostic/treatment clinics, insurers, consultants, and supporting businesses.

Senior-oriented care and health services could achieve similar absorption rates and would be absorbed much faster if a significant portion was put toward assisted-living/long-term and convalescent care given: 1) that the median age of persons living in 'Aiea/Pearl City is above the median for the entire island; and 2) the area's current population over age 50 (currently 38 percent) will need these types of facilities the coming decades.

The market study concludes that senior housing/assisted-living/long-term and convalescent care within the Live, Work, Play 'Aiea community, combined with medical services, a grocery store, other shopping, and restaurants, could create a synergy making the Live, Work, Play 'Aiea community a highly desirable place for both seniors and businesses.

4.9.4 Recreational Facilities

Existing Conditions

The City & County of Honolulu Department of Parks and Recreation maintains an islandwide system of parks on O'ahu. The nearest public park is Pearl Ridge Community Park, located directly across of Moanalua Road from the Site. The nine-acre park has a baseball field, basketball courts, tennis courts, and a comfort station. Other public parks in the vicinity include Waimalu Neighborhood Park, Newtown Neighborhood Park, Pearl City District Park, and the Manana Community Park and Youth Facility.

The City & County of Honolulu's Park Dedication Ordinance requires new residential projects to either dedicate land in perpetuity for park facilities or to pay a fee in-lieu of dedication.

Potential Impacts and Mitigation Measures

Recreational facilities will be needed for residents of the Live, Work, Play 'Aiea community. The Live, Work, Play 'Aiea community will include landscaped urban parks, plazas, and gathering areas. In addition the Live, Work, Play 'Aiea community's residential buildings will include dedicated recreation areas and facilities. In general the Live, Work, Play 'Aiea community will promote healthy lifestyles by its compact design thereby allowing residents to walk to a variety of stores and services and thus reducing the need to drive for all daily needs

Representatives from the Live, Work, Play 'Aiea community, have had a preliminary meeting with the Department of Parks and Recreation to discuss park dedication requirements. The Live Work, Play 'Aiea community is being designed to meet the park dedication requirements with on-site facilities. As design progresses, Representatives from the Live, Work, Play 'Aiea

community will continue to coordinate with the Department of Parks and Recreation regarding the satisfaction of the Park Dedication Ordinance.

4.9.5 Public Transportation

Existing Conditions

The City & County of Honolulu operates several TheBus routes in the vicinity of the Site. Routes 11, 20, 32, and 71 run on Ka'ōnohi Street and route 54 runs on Moanalua Road. Bus stops are located on both sides of Ka'ōnohi Street and Moanalua Road in the vicinity of the Site. Kamehameha Highway, about ¼ mile south of the Site, is also a major bus route.

The Site is also within a quarter mile of the proposed Honolulu Area Rapid Transit Pearlridge Station, planned near the intersection of Ka'ōnohi Street and Kamehameha Highway. The *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* (2010) envisions the Pearlridge Station area as a “major urban center and regional shopping destination.” The Site is within the planned Pearlridge Station's TOD district.

Potential Impacts and Mitigation Measures

During construction of the first phase of the Live, Work, Play 'Aiea community, bus stops fronting the Site on Moanalua Road and Ka'ōnohi Street may need to be temporarily relocated when the roadways are widened. The Department of Transportation Services will be consulted as design plans are developed to determine appropriate measures to minimize impact to bus operations and bus riders.

After build-out the Live, Work, Play 'Aiea community is expected to have a positive impact on public transit services. The Live, Work, Play 'Aiea community's compact design is transit supportive and places a large number of potential bus riders in close proximity to established bus routes. The Live, Work, Play 'Aiea community is also designed to be supportive of the proposed Honolulu Area Rapid Transit project and it is anticipated that many of the Live, Work, Play 'Aiea community residents, employees, and customers will find the rail system a convenient transportation alternative.

4.9.6 Schools

Existing Conditions

The Site is located in the Department of Education's 'Aiea Complex Area which includes five elementary schools (Waimalu Elementary School, Pearlridge Elementary School, Alvah Scott Elementary School, 'Aiea Elementary School, Webling Elementary School), one intermediate school ('Aiea Intermediate School), and one high school ('Aiea High School). Pearlridge Elementary School is located directly across Moanalua Road from the Site.

Table 5 shows the capacity, present enrollment, and projected enrollment of 'Aiea Complex Area schools.

Table 5: Capacity and Enrollment for Public Schools

'Aiea Complex			
School	Capacity for 2010-2011 School Year	Enrollment in 2011-2012 School Year	Projected Enrollment 2015
Elementary Schools			
Waimalu Elementary School	781	508	546
Pearlridge Elementary School	544	599	608
Alvah Scott Elementary School	631	481	475
'Aiea Elementary School	527	283	314
Webling Elementary School	550	454	463
Intermediate Schools			
'Aiea Intermediate School	734	597	581
High Schools			
'Aiea High School	1,284	1,150	1,044

Source: State of Hawai'i Department of Education, 2010

Private schools in the 'Aiea area include: St. Elizabeth Elementary School (K - 8), Our Savior Lutheran School (PK - 8), Grace Christian Academy (PK – 11), Calvary Chapel Christian School (K – 7), as well as several pre-schools.

Potential Impacts and Mitigation Measures

The DOE estimates that at build-out, the Live, Work, Play 'Aiea community may increase public school enrollment in area schools by 570 students. This includes 330 elementary students, 105 middle school students, and 135 high school students. Presently there are five elementary schools that feed into 'Aiea Intermediate School and 'Aiea High School. The DOE has indicated that given enrollment projections, the Live, Work, Play 'Aiea community elementary students may be directed to Waimalu Elementary School or it is possible that students may attend different schools depending on the phasing of the Live, Work, Play 'Aiea community residential construction. A determination would be made by the DOE Complex Superintendent after the units are constructed.

The Live, Work, Play 'Aiea community's representatives have met with the DOE several times to discuss school requirements and will comply with the school impact fee law, as required under applicable Sections 1601-1612, HRS. Coordination regarding the community's timing, design, and phasing will also continue.

During construction of the Live, Work, Play 'Aiea community, noise and fugitive dust from construction activity and emissions from construction vehicles and equipment may affect Pearl Ridge Elementary School. Construction-related impacts will be mitigated by complying with DOH noise regulations, as described in Section 4.5. Air quality impacts will be mitigated by implementing appropriate BMP's which may include erecting dust screens, watering loose soils, minimizing exposed soils, and properly maintaining construction vehicles and equipment.

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The driveway to Pearl Ridge Elementary School off of Moanalua Road is presently unsignalized and generally operates at LOS C or better during the peak hours of traffic. During the afternoon peak hour of traffic, however, traffic exiting from the school operates at LOS E due to heavy traffic on Moanalua Road.

The Live, Work, Play 'Aiea community's proposed Main Street will be opposite of the existing driveway to Pearl Ridge Elementary School on Moanalua Road. When the Main Street is constructed, the existing "T" intersection will be converted into a four-way signalized intersection. Crosswalks will be provided at the new signalized intersection to facilitate safe crossing of students across Moanalua Road. Traffic operations at the new signalized intersection are expected to operate at an overall LOS of C during the morning and afternoon weekday peak hours of traffic.

Vehicular traffic flow on Moanalua Road may be temporarily affected during construction of project-related improvements. A construction traffic management plan identifying necessary measures to mitigate traffic impacts, including impacts to Pearl Ridge Elementary School, will be prepared for DPP review and approval.

After construction the Live, Work, Play 'Aiea community's commercial areas will provide the opportunity for child care services for children under kindergarten-age, such as day care facilities, to serve the community and neighboring areas. Under the proposed BMX-3 Community Business Mixed-Use zoning, day care facilities are a permitted use.

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5.0

LAND USE CONFORMANCE

5.0 LAND USE CONFORMANCE

The processing of various permits and approvals are prerequisites to the creation of the project. Relevant State of Hawai‘i and City & County of Honolulu land use plans, policies, and ordinances are described below.

5.1 STATE OF HAWAI‘I

5.1.1 Chapter 343, Hawai‘i Revised Statutes

Compliance with Chapter 343, HRS is required as described in Section 1.6. This EIS was prepared in compliance with: 1) Chapter 343, HRS; and 2) the Primary Urban Center Development Plan which requires the preparation of an EA or EIS for a “significant zone change” defined as any change in zoning of five acres or more to more intensive zoning district from a less-intensive zoning district. The Site greater than five acres and is proposed to be rezoned from the B-2 Community Business District (B-2) to the more intensive BMX-3 Community Business Mixed Use District (BMX-3), therefore an EIS is required.

5.1.2 State Land Use Law, Chapter 205, Hawai‘i Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four Districts: Urban, Rural, Agricultural, or Conservation. The Site is within the State Urban District. The uses envisioned for Live, Work, Play ‘Aiea are consistent with the Urban designation of the Site.

5.1.3 Hawai‘i Coastal Zone Management Program, Chapter 205A, Hawai‘i Revised Statutes

The National CZM Program was created through passage of the Coastal Zone Management Act of 1972. Hawai‘i’s CZM Program, adopted as Chapter 205A, HRS, provides a basis for protecting, restoring and responsibly developing coastal communities and resources. The objectives and policies of the CZM Program encompass broad concerns such as impact on recreational resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, coastal hazards, and the management of development. The CZM Area as defined in Chapter 205A, HRS, includes all the lands of the State. As such, the project lies within the CZM Area.

Relevant objectives and policies of the Hawai‘i CZM Program along with discussion of how the Live, Work, Play ‘Aiea community conforms with these objectives and policies, is discussed below.

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
RECREATIONAL RESOURCES			
<i>Objective:</i> Provide coastal recreational opportunities accessible to the public.			
<i>Policies:</i>			
(A) <i>Improve coordination and funding of coastal recreational planning and management; and</i>			X
(B) <i>Provide adequate, accessible, and diverse recreational opportunities in the coastal zone</i>			

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COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<i>management area by:</i>			
(i) <i>Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;</i>			X
(ii) <i>Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;</i>			X
(iii) <i>Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;</i>			X
(iv) <i>Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;</i>			X
(v) <i>Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;</i>			X
(vi) <i>Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;</i>			X
(vii) <i>Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and</i>			X
(viii) <i>Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, policies regarding shoreline recreation resources are not applicable; however, to protect marine water quality the Live, Work, Play 'Aiea community will be designed and built in compliance with all applicable Federal, State, and City regulations pertaining to stormwater management including the City & County of Honolulu's grading ordinance, and the DOH NPDES permit program. An integral component of the Live, Work, Play 'Aiea community will be its landscaped urban parks, plazas, and gathering areas. Residential buildings will also include dedicated recreation areas and facilities.</p>			
HISTORIC RESOURCES			
<i>Objective: Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.</i>			
Policies:			
(A) <i>Identify and analyze significant archaeological resources;</i>	X		
(B) <i>Maximize information retention through preservation of remains and artifacts or salvage operations; and</i>			X
(C) <i>Support state goals for protection, restoration, interpretation, and display of historic resources.</i>			X
<p>Discussion: An archaeological literature review and field check determined that no impacts to archaeological or historic resources are anticipated as none are likely to be present on the Site (see Section 4.1 and Appendix C). In addition, a CIA concluded that "...the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be negatively affected by the proposed development of the approximately 14-acre project area [i.e. the Site]." (see Section 4.2 and Appendix D).</p>			

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SCENIC AND OPEN SPACE RESOURCES			
<i>Objective: Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.</i>			
Policies:			
(A) <i>Identify valued scenic resources in the coastal zone management area;</i>			X
(B) <i>Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;</i>	X		
(C) <i>Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and</i>			X
(D) <i>Encourage those developments that are not coastal dependent to locate in inland areas.</i>	X		
<p>Discussion: The Site is within a highly urban environment and that has been successively altered, first for plantation agriculture, and later for commercial and residential uses. The Site and the surrounding area does not represent a natural setting and the Live, Work, Play ‘Aiea community is “in-fill” development on a previously developed site that is complementary to the existing urban environment.</p> <p>As discussed in Section 4.6 (Visual Resources the Live, Work, Play ‘Aiea community is not expected to significantly impact public panoramic views identified in the Primary Urban Center Development Plan or conflict with the objective of enhancing mauka-makai views along Ka‘ōnohi Street stated in the <i>Aiea-Pearl City Livable Communities Plan</i>.</p>			
COASTAL ECOSYSTEMS			
<i>Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.</i>			
Policies:			
(A) <i>Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;</i>			X
(B) <i>Improve the technical basis for natural resource management;</i>			X
(C) <i>Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;</i>			X
(D) <i>Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and</i>			X
(E) <i>Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.</i>	X		
<p>Discussion: The Live, Work, Play ‘Aiea community is not a coastal dependent development, is not located on the coastline, and is not in the SMA; however, to protect coastal ecosystems and marine water quality the Live, Work, Play ‘Aiea community will be designed and built in compliance with all applicable Federal, State, and City regulations pertaining to stormwater management including the City & County of Honolulu’s grading ordinance, and the DOH NPDES permit program. The Live, Work, Play ‘Aiea community will reduce the overall amount of runoff from the Site by increasing pervious areas as the Live, Work, Play ‘Aiea community’s landscaped urban parks, plazas, and gathering areas will allow more storm water penetrate the ground compared to the existing conditions where nearly the entire site is paved.</p>			

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COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
ECONOMIC USES			
<i>Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.</i>			
Policies:			
(A) <i>Concentrate coastal dependent development in appropriate areas;</i>			X
(B) <i>Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and</i>			X
(C) <i>Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:</i>			X
(i) <i>Use of presently designated locations is not feasible;</i>			X
(ii) <i>Adverse environmental effects are minimized; and</i>			X
(iii) <i>The development is important to the State's economy.</i>			X
Discussion: The Live, Work, Play 'Aiea community is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.			
COASTAL HAZARDS			
<i>Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.</i>			
Policies:			
(A) <i>Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;</i>	X		
(B) <i>Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;</i>	X		
(C) <i>Ensure that developments comply with requirements of the Federal Flood Insurance Program; and</i>	X		
(D) <i>Prevent coastal flooding from inland projects.</i>	X		
Discussion: As discussed in Section 3.6 (Natural Hazards) the Site is not in an area prone to erosion, flooding, tsunami, hurricanes, earthquakes, volcanic eruptions, or other hazards and the Live, Work, Play 'Aiea community will not exacerbate any natural hazard conditions. All structures will be designed in compliance with the City & County of Honolulu's building code. Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense evacuation procedures.			
MANAGING DEVELOPMENT			
<i>Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.</i>			
Policies:			
(A) <i>Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;</i>			X
(B) <i>Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and</i>			X
(C) <i>Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.</i>	X		

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COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>Discussion: the Live, Work, Play 'Aiea community is not a coastal dependent development, is not located on the coastline, and is not in the SMA; however, the Live, Work, Play 'Aiea community representatives have participated in numerous Neighborhood Board meetings, held several community meetings, and met with many private groups and government agencies in the course of planning the Live, Work, Play 'Aiea community (see Chapter 8 (Consultation)). This extensive process has resulted in a plan that is responsive to community concerns.</p> <p>In addition this EIS discusses potential impacts and mitigation measures of Live, Work, Play 'Aiea. Public comments will be received on this EIS and public comments were received on the FEA/EISPN that was circulated in advance of this EIS as well at an EIS scoping meeting that was held in May 2011.</p>			
PUBLIC PARTICIPATION			
<i>Objective: Stimulate public awareness, education, and participation in coastal management.</i>			
<i>Policies:</i>			
(A) <i>Promote public involvement in coastal zone management processes;</i>	X		
(B) <i>Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and</i>			X
(C) <i>Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community representatives have participated in numerous Neighborhood Board meetings, held several community meetings, and met with many private groups and government agencies in the course of planning the Live, Work, Play 'Aiea community (see Chapter 8 (Consultation)). This extensive process has resulted in a plan that is responsive to community concerns.</p> <p>In addition this EIS discusses potential impacts and mitigation measures of the Live, Work, Play 'Aiea community. Public comments will be received on this EIS and public comments were received on the FEA/EISPN that was circulated in advance of this EIS as well at an EIS scoping meeting that was held in May 2011.</p>			
BEACH PROTECTION			
<i>Objective: Protect beaches for public use and recreation.</i>			
<i>Policies:</i>			
(A) <i>Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;</i>			X
(B) <i>Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and</i>			X
(C) <i>Minimize the construction of public erosion-protection structures seaward of the shoreline.</i>			X

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<p>Discussion: The Live, Work, Play ‘Aiea community is not a coastal dependent development, is not located on the shoreline, and is not in the SMA; therefore, this objective and these policies are not applicable.</p>			
MARINE RESOURCES			
<i>Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.</i>			
Policies:			
(A) <i>Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;</i>			X
(B) <i>Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;</i>			X
(C) <i>Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;</i>			X
(D) <i>Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and</i>			X
(E) <i>Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.</i>			X
<p>Discussion: The Live, Work, Play ‘Aiea community is not a coastal dependent development, is not located on the coastline, and is not in the SMA therefore this objective and these policies are not applicable; however, to protect coastal ecosystems and marine water quality the Live, Work, Play ‘Aiea community will be designed and built in compliance with all applicable Federal, State, and City regulations pertaining to stormwater management including the City & County of Honolulu’s grading ordinance, and the DOH NPDES permit program. The Live, Work, Play ‘Aiea community will reduce the overall amount of runoff from the Site by increasing pervious areas as the Live, Work, Play ‘Aiea community’s landscaped urban parks, plazas, and gathering areas will allow more storm water penetrate the ground compared to the existing conditions where nearly the entire site is paved.</p>			

5.1.4 Hawai‘i State Plan, Chapter 226, Hawai‘i Revised Statutes

The Hawai‘i State Plan (Chapter 226, HRS), establishes a set of goals, objectives and policies that serve as long-range guidelines for the growth and development of the State. The Plan is divided into three parts: Part I (Overall Theme, Goals, Objectives and Policies); Part II (Planning, Coordination and Implementation); and Part III (Priority Guidelines). Part II elements of the State Plan pertain primarily to the administrative structure and implementation process of the Plan. As such, comments regarding the applicability of Part II to the Live, Work, Play ‘Aiea community are not appropriate. Applicable goals and policies of the Hawaii State Plan are discussed below.

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HRS § 226-1: Findings and Purpose			
HRS § 226-2: Definitions			
HRS § 226-3: Overall Theme			
<p>HRS § 226-4: State Goals. <i>In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:</i></p> <p>(1) <i>A strong, viable economy, characterized by stability, diversity and growth that enables fulfillment of the needs and expectations of Hawaii’s present and future generations.</i></p> <p>(2) <i>A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.</i></p> <p>(3) <i>Physical, social and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring and of participation in community life.</i></p>			
<p>Discussion: The Live, Work, Play ‘Aiea community contributes to attaining these three goals by 1) providing direct employment opportunities for present and future residents of O‘ahu; 2) generating State and City tax revenues; 3) contributing to the stability, diversity, and growth of local and regional economies; and 4) providing new homes for a range of incomes and lifestyles in a planned community setting.</p>			
HRS § 226-5: Objectives and policies for population.			
<i>Objective: It shall be the objective in planning for the State’s population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.</i>			
Policies:			
(1) <i>Manage population growth statewide in a manner that provides increased opportunities for Hawaii’s people to pursue their physical, social and economic aspirations while recognizing the unique needs of each County.</i>	X		
(2) <i>Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.</i>			X
(3) <i>Promote increased opportunities for Hawaii’s people to pursue their socio-economic aspirations throughout the islands.</i>	X		
(4) <i>Encourage research activities and public awareness programs to foster an understanding of Hawaii’s limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii’s population.</i>			X
(5) <i>Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.</i>			X
(6) <i>Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state’s population.</i>			X
(7) <i>Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.</i>	X		
<p>Discussion: The Live, Work, Play ‘Aiea community is consistent with the pattern of population distribution sought by the City & County of Honolulu’s General Plan. Population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP’s projected 2010 population (City & County of Honolulu, 2009). DPP also projects the need for over 75,000 new housing units island-wide by 2035. For the ‘Aiea/Waiiau/Pacific Palisades area, while DPP projects a two percent decrease in population in this area by 2035, even with less population DPP anticipates that there will be a need for over 1,000 more housing units in the area by 2035 because of the trend toward smaller household sizes (DPP, 2009; Hallstrom, 2011).</p>			

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<p>When fully built out, the Live, Work, Play 'Aiea community will include up to 1,500 new homes that will provide opportunities for 'Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play 'Aiea community will also provide homes for O'ahu residents such as Central O'ahu or 'Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka'ako area of Honolulu.</p> <p>The Live, Work, Play 'Aiea community will promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations by providing approximately 951 new permanent jobs and up 1,500 new homes, many of which will be within the "affordable" and "workforce" price ranges. At least 30 percent of the homes will be affordably priced, in accordance to City & County of Honolulu requirements. Thus many of the Live, Work, Play 'Aiea community's residents may actually be able to "live, work, and play" all within the community. In addition, an objective of the Live, Work, Play 'Aiea community is to create an urban village where all community members can experience the social, cultural, educational, and economic benefits of a properly planned, carefully designed, and well-built community.</p> <p>Live, Work, Play 'Aiea is in conformance with and implements major components of community and City plans and policies for the area, such as the <i>Aiea-Pearl City Livable Communities Plan</i> and the <i>Aiea-Pearl City Neighborhood Transit-Oriented Development (TOD) Plan Public Review Draft</i> which encourage mixed-use high-density residential and commercial "livable neighborhoods" the area.</p> <p>Regarding water, the BWS has confirmed that the existing O'ahu municipal water system is presently adequate to accommodate the Live, Work, Play 'Aiea community.</p>			
HRS § 226-6: Objectives and policies for the economy in general.			
<i>Objectives: Planning for the State's economy in general shall be directed toward achievement of the following objectives:</i>			
<i>(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people.</i>	X		
<i>(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.</i>	X		
Policies:			
<i>(1) Expand Hawaii's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.</i>			X
<i>(2) Promote Hawaii'i as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.</i>			X
<i>(3) Seek broader outlets for new or expanded Hawaii'i business investments.</i>			X
<i>(4) Expand existing markets and penetrate new markets for Hawaii's products and services.</i>			X
<i>(5) Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.</i>			X
<i>(6) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.</i>	X		

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(7) <i>Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.</i>	X		
(8) <i>Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.</i>			X
(9) <i>Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.</i>	X		
(10) <i>Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.</i>			X
(11) <i>Maintain acceptable working conditions and standards for Hawaii's workers.</i>	X		
(12) <i>Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.</i>	X		
(13) <i>Encourage businesses that have favorable financial multiplier effects within Hawaii's economy.</i>	X		
(14) <i>Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.</i>	X		
(15) <i>Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.</i>			X
(16) <i>Foster a business climate in Hawaii--including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.</i>			X
<p>Discussion: As discussed in Section 4.8.5 (Economy) the Live, Work, Play ‘Aiea community is projected to generate approximately \$2.4 billion in total base economic impact on O‘ahu during the 13-year build-out period, which includes a direct capital investment of approximately \$777 million, and the creation of approximately 980 jobs that will generate approximately \$621.2 million in employee wages.</p> <p>After build out, the total base economic impact generated by The Live, Work, Play ‘Aiea community is projected to be approximately \$179.3 million annually, including approximately 951 new permanent jobs that will generate approximately \$46.9 million in annual employee wages.</p> <p>The jobs created, both during construction and after, will encompass a diversity of skill levels from entry-level to professional.</p> <p>An objective of the Live, Work, Play ‘Aiea community is to create a community that encompasses smart growth design in homage to the property’s location in the urban core, fostering an environment of “live-work-play” and using sustainable building and design practices to minimize the environmental footprint of the community.</p>			
HRS § 226-7: Objectives and policies for the economy - agriculture			
Objectives: <i>Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:</i>			
(1) <i>Viability of Hawaii's sugar and pineapple industries.</i>			X
(2) <i>Growth and development of diversified agriculture throughout the State.</i>			X
(3) <i>An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.</i>			X
Policies:			

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(1) <i>Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.</i>			X
(2) <i>Encourage agriculture by making best use of natural resources.</i>			X
(3) <i>Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.</i>			X
(4) <i>Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.</i>			X
(5) <i>Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaii's economy.</i>			X
(6) <i>Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.</i>			X
(7) <i>Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's producers and consumer markets locally, on the continental United States, and internationally.</i>			X
(8) <i>Support research and development activities that provide greater efficiency and economic productivity in agriculture.</i>			X
(9) <i>Enhance agricultural growth by providing public incentives and encouraging private initiatives.</i>			X
(10) <i>Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</i>			X
(11) <i>Increase the attractiveness and opportunities for an agricultural education and livelihood.</i>			X
(12) <i>Expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.</i>			X
(13) <i>Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency.</i>			X
(14) <i>Promote and assist in the establishment of sound financial programs for diversified agriculture.</i>			X
(15) <i>Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.</i>			X
(16) <i>Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.</i>			X
Discussion: The objectives and policies relating to agriculture are not applicable as the Site is within a highly urbanized area and is zoned for urban use.			
HRS § 226-8: Objectives and policies for the economy – visitor industry			
Objectives: <i>Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii's economy.</i>			
Policies:			
(1) <i>Support and assist in the promotion of Hawaii's visitor attractions and facilities.</i>	X		
(2) <i>Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people.</i>	X		
(3) <i>Improve the quality of existing visitor destination areas.</i>	X		
(4) <i>Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.</i>	X		
(5) <i>Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaii's people.</i>	X		
(6) <i>Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the visitor industry.</i>	X		
(7) <i>Foster a recognition of the contribution of the visitor industry to Hawaii's economy and</i>	X		

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<i>the need to perpetuate the aloha spirit.</i>			
(8) <i>Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaii’s cultures and values.</i>	X		
<p>Discussion: As discussed in Section 4.8.3 (Neighborhood Commercial Uses) a hotel is proposed to provide flexibility as an alternative use of a portion of the Live, Work, Play ‘Aiea community’s office space. According to the market study (see Section 4.8 and Appendix I) there is reasonable market justification for inclusion of a limited-service “kama‘āina” type hotel within the Live, Work, Play ‘Aiea community, although the Site is not in a resort-quality location nor will the Live, Work, Play ‘Aiea community have a visitor-oriented theme.</p> <p>As opposed to a resort hotel, the Live, Work, Play ‘Aiea community’s “kama‘āina” hotel would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. As identified in the market study, potential market segments contributing to hotel guest demand in the area are: 1) guests of ‘Aiea/Waiiau/Pacific Palisades residents, whose only current hotel alternatives are in Waikīkī; 2) medical-oriented guests, such as Pali Momi Medical Center patients and their family from neighbor islands and that need to stay overnight or longer; 3) visitors to Pearl Harbor, the leading visitor attraction in Hawai‘i; and 4) shoppers from neighbor islands and elsewhere attracted to Pearlridge, Pearl Highlands, the Waikele outlet stores. A limited-service “kama‘āina” type hotel is also expected to be a complementary use for the vibrant activity center that the Live, Work, Play ‘Aiea community is envisioned to become.</p>			
HRS § 226-9: Objective and policies for the economy – federal expenditures			
<i>Objective: Planning for the State’s economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii’s economy.</i>			
Policies:			
(1) <i>Encourage the sustained flow of federal expenditures in Hawai‘i that generates long-term government civilian employment.</i>			X
(2) <i>Promote Hawaii’s supportive role in national defense.</i>			X
(3) <i>Promote the development of federally supported activities in Hawai‘i that respect state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaii’s environment.</i>			X
(4) <i>Increase opportunities for entry and advancement of Hawaii’s people into federal government service.</i>			X
(5) <i>Promote federal use of local commodities, services, and facilities available in Hawaii.</i>			X
(6) <i>Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaii.</i>			X
(7) <i>Pursue the return of federally controlled lands in Hawai‘i that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.</i>			X
<p>Discussion: The Live, Work, Play ‘Aiea community will not use federal funds or federal lands; therefore, this objective and these policies are not applicable</p>			
HRS § 226-10: Objectives and policies for the economy – potential growth activities.			
<i>Objective: Planning for the State’s economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawaii’s economic base.</i>			

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Policies:			
(1) <i>Facilitate investment and employment in economic activities that have the potential for growth such as diversified agriculture, aquaculture, apparel and textile manufacturing, film and television production, and energy and marine-related industries.</i>			X
(2) <i>Expand Hawaii's capacity to attract and service international programs and activities that generate employment for Hawaii's people.</i>			X
(3) <i>Enhance and promote Hawaii's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.</i>			X
(4) <i>Accelerate research and development of new energy- related industries based on wind, solar, ocean, and underground resources and solid waste.</i>			X
(5) <i>Promote Hawaii's geographic, environmental, social, and technological advantages to attract new economic activities into the State.</i>			X
(6) <i>Provide public incentives and encourage private initiative to attract new industries that best support Hawaii's social, economic, physical, and environmental objectives.</i>			X
(7) <i>Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.</i>			X
(8) <i>Develop, promote, and support research and educational and training programs that will enhance Hawaii's ability to attract and develop economic activities of benefit to Hawaii.</i>			X
(9) <i>Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawaii.</i>			X
(10) <i>Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaii's social, economic, physical, and environmental objectives.</i>			X
(11) <i>Increase research and development of businesses and services in the telecommunications and information industries.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community is not aimed specifically at increasing the State's potential growth activities that serve to increase and diversify Hawai'i's economic base (although the Live, Work, Play 'Aiea community will provide significant positive economic benefits); therefore, this objective and these policies are not applicable. As discussed in Section 4.8.5 (Economy) the Live, Work, Play 'Aiea community is projected to generate approximately \$2.4 billion in total base economic impact on O'ahu during the 13-year build-out period and \$179.3 million annually after build-out.</p>			
HRS § 226-10.5: Objectives and policies for the economy – information industry			
Objective: <i>Planning for the State's economy with regard to the information industry shall be directed toward the achievement of the objective of positioning Hawai'i as the leading dealer in information businesses and services in the Pacific Rim.</i>			
Policies:			
(1) <i>Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth in the information industry;</i>			X
(2) <i>Facilitate the development of new business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii;</i>			X
(3) <i>Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;</i>			X
(4) <i>Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people;</i>			X
(5) <i>Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry;</i>			X
(6) <i>Foster a recognition of the contribution of the information industry to Hawaii's economy; and</i>			X
(7) <i>Assist in the promotion of Hawai'i as a broker, creator, and processor of information in</i>			X

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<i>the Pacific.</i>			
Discussion: Live, Work, Play 'Aiea is not related to the information industry; therefore, this objective and these policies are not applicable.			
HRS § 226-11: Objectives and policies for the physical environment – land-based, shoreline, and marine resources.			
<i>Objectives: Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.</i>			
(1) <i>Prudent use of Hawaii's land-based, shoreline, and marine resources.</i>			X
(2) <i>Effective protection of Hawaii's unique and fragile environmental resources.</i>	X		
Policies:			
(1) <i>Exercise an overall conservation ethic in the use of Hawaii's natural resources.</i>	X		
(2) <i>Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.</i>	X		
(3) <i>Take into account the physical attributes of areas when planning and designing activities and facilities.</i>	X		
(4) <i>Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.</i>	X		
(5) <i>Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.</i>	X		
(6) <i>Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.</i>			X
(7) <i>Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.</i>			X
(8) <i>Pursue compatible relationships among activities, facilities, and natural resources.</i>	X		
(9) <i>Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.</i>			X
Discussion: The Live, Work, Play 'Aiea community is not located near the shoreline and will not use marine resources. In addition, no rare or endangered species or their habitat existing on the Site. To protect marine water quality, the Live, Work, Play 'Aiea community will be designed and built in compliance with all applicable Federal, State, and City regulations pertaining to storm water management including the City & County of Honolulu's grading ordinance, and the DOH NPDES permit program. The Live, Work, Play 'Aiea community will reduce the overall amount of runoff from the Site by increasing pervious areas as the Live, Work, Play 'Aiea community's landscaped urban parks, plazas, and gathering areas will allow more storm water penetrate the ground compared to the existing conditions where nearly the entire site is paved.			
HRS § 226-12: Objectives and policies for the physical environment – scenic, natural beauty, and historic resources.			
<i>Objective: Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.</i>			
Policies:			
(1) <i>Promote the preservation and restoration of significant natural and historic resources.</i>			X
(2) <i>Provide incentives to maintain and enhance historic, cultural, and scenic amenities.</i>			X
(3) <i>Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.</i>			X
(4) <i>Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.</i>			X

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(5) <i>Encourage the design of developments and activities that complement the natural beauty of the islands.</i>	X		
<p>Discussion: The Site is within a highly urban environment and that has been successively altered, first for plantation agriculture, and later for commercial and residential uses. The Site and the surrounding area does not represent a natural setting and Live, Work, Play 'Aiea is “in-fill” development on a previously developed site that is complementary to the existing urban environment.</p> <p>An archaeological literature review and field check determined that no impacts to archaeological or historic resources are anticipated as none are likely to be present on the Site (see Section 4.1 and Appendix C). In addition, a CIA concluded that “...the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be negatively affected by the proposed development of the approximately 14-acre project area [i.e. the Site].” (see Section 4.2 and Appendix D).</p> <p>As discussed in Section 4.6 (Visual Resources) The Live, Work, Play 'Aiea community is not expected to significantly impact public panoramic views identified in the Primary Urban Center Development Plan or conflict with the objective of enhancing mauka-makai views along Ka'ōnohi Street stated in the <i>Aiea-Pearl City Livable Communities Plan</i>.</p>			
HRS § 226-13: Objectives and policies for the physical environment – land, air, and water quality.			
<i>Objectives: Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:</i>			
(1) <i>Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.</i>	X		
(2) <i>Greater public awareness and appreciation of Hawaii's environmental resources.</i>			X
Policies:			
(1) <i>Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.</i>			X
(2) <i>Promote the proper management of Hawaii's land and water resources.</i>	X		
(3) <i>Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.</i>	X		
(4) <i>Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.</i>	X		
(5) <i>Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.</i>	X		
(6) <i>Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.</i>	X		
(7) <i>Encourage urban developments in close proximity to existing services and facilities.</i>	X		
(8) <i>Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community is not anticipated to have significant adverse impact on land, air, or water quality resources. The Live, Work, Play 'Aiea community is “in-fill” development on a previously developed site that is complementary to the existing urban environment.</p> <p>As discussed in Section 3.5 (Groundwater Resources) no uses that could contaminate ground</p>			

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<p>water are expected to be developed as part of the Live, Work, Play 'Aiea community.</p> <p>As discussed in Section 4.5 (Air Quality) the air quality study conducted for the Live, Work, Play 'Aiea community concludes that: 1) short-term construction-related air impacts can be mitigated; 2) ambient concentrations of carbon monoxide from motor vehicle traffic will remain well within state and national ambient air quality standards; and 3) long-term impacts on air quality are likely to be negligible due to indirect emissions associated with the Live, Work, Play 'Aiea community's electrical power and solid waste disposal requirements.</p> <p>As discussed in Section 3.6 (Natural Hazards) the Site is not in an area prone to erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, or other hazards and Live, Work, Play 'Aiea will not exacerbate any natural hazard conditions. All structures will be designed in compliance with the City & County of Honolulu's building code. Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense evacuation procedures.</p> <p>As discussed in Section 2.6 (Sustainable Site and Building Design) sustainable design and construction practices, such as implementing energy and water conserving measures, using non-potable water when available to the Site, encouraging construction waste and community recycling, and reducing automobile dependence will be implemented as practicable.</p>			
HRS § 226-14: Objective and policies for facility systems – in general			
<i>Objective: Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.</i>			
Policies:			
(1) Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.			X
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			X
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.			X
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.			X
Discussion: The Live, Work, Play 'Aiea community does not involve planning for the State's facility systems; therefore, this objective and these policies are not applicable.			
HRS § 226-15: Objectives and policies for facility systems – solid and liquid wastes.			
<i>Objectives: Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:</i>			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X		
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.	X		
Policies:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.	X		
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a	X		

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<i>conservation ethic.</i>			
(3) <i>Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.</i>			X
<p>Discussion: As discussed in Section 4.7.2 (Wastewater System) wastewater flows from the area are conveyed to the City's Honouliuli WWTP. The Honouliuli WWTP has a design capacity capable of processing 51 million gallons of wastewater per day and currently processes approximately 26 million gallons per day. At build-out the average wastewater flow from the Live, Work, Play 'Aiea community is estimated to be 410,000 gpd. While there currently is capacity for the Honouliuli WWTP to treat the projected volume of wastewater flows from Live, Work, Play 'Aiea, in January 2012, the City indicated that the regional wastewater collection system does not presently have capacity to serve the full build-out of the Live, Work, Play 'Aiea community. Because the Live, Work, Play 'Aiea community will be built out over a 13-year time period, there is adequate time to determine system capacities and needed upgrades as requirements change over time. Representatives of Live, Work, Play 'Aiea will continue to coordinate with the City on phasing of the community and identifying needed improvements to the collection system to accommodate the full build-out of the Live, Work, Play 'Aiea community.</p> <p>As discussed in Section 4.7.7 (Solid Waste) the Live, Work, Play 'Aiea community will include provisions for recycling, such as collection systems and space for bins for recyclables. Waste that cannot be recycled will be combusted at H-POWER or sent to the Waimanalo Gulch Sanitary Landfill.</p>			
HRS § 226-16: Objectives and policies for facility systems – water.			
<i>Objective: Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.</i>			
Policies:			
(1) <i>Coordinate development of land use activities with existing and potential water supply.</i>	X		
(2) <i>Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.</i>			X
(3) <i>Reclaim and encourage the productive use of runoff water and wastewater discharges.</i>	X		
(4) <i>Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.</i>			X
(5) <i>Support water supply services to areas experiencing critical water problems.</i>			X
(6) <i>Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.</i>	X		
<p>Discussion: As discussed in Section 4.7.1 (Water System), BWS has confirmed that the existing O'ahu municipal water system is presently adequate to accommodate the Live, Work, Play 'Aiea community. The BWS has also indicated that they are developing a non-potable water system, the Kalauao non-potable water system that may be able to service the Live, Work, Play 'Aiea community at some point in the future. As such, landscape irrigation systems within the Live, Work, Play 'Aiea community will be designed to connect to the non-potable water system when it becomes available.</p> <p>Water conservation strategies to reduce consumption, conserve resources, and minimize water</p>			

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demands within the Live, Work, Play 'Aiea community may include: installing low-flow fixtures and devices; using low-flow water closets or dual flush toilets for residential units; maintaining fixtures to prevent leaks; not allowing single pass cooling; using climate-adapted plants for landscaping; and implementing rainwater harvesting techniques to reduce irrigation requirements and promote recharge.			
HRS § 226-17: Objectives and policies for facility systems – transportation.			
<i>Objective: Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:</i>			
(1) <i>An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.</i>	X		
(2) <i>A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.</i>			X
Policies:			
(1) <i>Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;</i>	X		
(2) <i>Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;</i>			X
(3) <i>Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;</i>	X		
(4) <i>Provide for improved accessibility to shipping, docking, and storage facilities;</i>			X
(5) <i>Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;</i>	X		
(6) <i>Encourage transportation systems that serve to accommodate present and future development needs of communities;</i>	X		
(7) <i>Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;</i>			X
(8) <i>Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;</i>			X
(9) <i>Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;</i>			X
(10) <i>Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaii's natural environment;</i>	X		
(11) <i>Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;</i>	X		
(12) <i>Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and</i>			X
(13) <i>Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.</i>			X
Discussion: Important objectives of the Live, Work, Play 'Aiea community include implementing community and City land use policies, providing needed housing, and creating a compact and walkable urban village. In particular, a goal of the Live, Work, Play 'Aiea community is to make walking and using public transportation meaningful alternatives to driving by locating residential, commercial, and retail establishments in convenient proximity to each other and in close walking distance to the planned Pearl Ridge Transit Station. Therefore, unlike residents in conventional residential subdivisions, the Live, Work, Play 'Aiea community residents will not have to drive for all of their needs and services, and it is expected that car trips by the Live, Work, Play 'Aiea community residents will be reduced accordingly.			

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<p>The Live, Work, Play ‘Aiea community will also provide affordable and workforce homes near regional employment centers, such as at Pearlridge Center and Pali Momi Medical Center. Providing the opportunity for workers to afford a home near their jobs may decrease commuting to and from other parts of O‘ahu, play a role in reducing traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only the Live, Work, Play ‘Aiea community residents, but for O‘ahu residents in general.</p> <p>The <i>Aiea-Pearl City Neighborhood TOD Plan Public Review Draft</i> calls the Kamehameha Drive-In property “catalytic” in providing the opportunity for enhanced shopping opportunities and high-density housing and states: “By providing residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base.”</p>			
HRS § 226-18: Objectives and policies for facility systems – energy.			
<i>Objectives: Planning for the State’s facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:</i>			
(1) <i>Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;</i>			X
(2) <i>Increased energy self-sufficiency where the ratio of indigenous to imported energy use is increased;</i>			X
(3) <i>Greater energy security in the face of threats to Hawaii’s energy supplies and systems; and</i>			X
(4) <i>Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use.</i>			X
Policies:			
(1) <i>Support research and development as well as promote the use of renewable energy sources;</i>			X
(2) <i>Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;</i>	X		
(3) <i>Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;</i>			X
(4) <i>Promote all cost-effective conservation of power and fuel supplies through measures including:</i>			X
(A) <i>Development of cost-effective demand-side management programs;</i>			X
(B) <i>Education; and</i>			X
(C) <i>Adoption of energy-efficient practices and technologies;</i>	X		
(5) <i>Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;</i>			X
(6) <i>Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;</i>			X
(7) <i>Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;</i>			X
(8) <i>Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and</i>	X		
(9) <i>Support actions that reduce, avoid, or sequester Hawaii’s greenhouse gas emissions through agriculture and forestry initiatives.</i>			X

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<p>Discussion: As discussed in Sections 2.4 (Sustainable Site and Building Design) and 4.7.5 (Electrical System), the Live, Work, Play ‘Aiea community will include energy-efficient design and energy conservation measures, such as: providing Energy Star appliances in all residences, if possible; using high-efficiency lighting, such as compact fluorescent and LED fixtures and bulbs; providing operable windows for residences so natural ventilation can be used instead of air conditioning; and using natural light wells in sub terrain parking lots where feasible.</p> <p>The Live, Work, Play ‘Aiea community will also implement major components of the Primary Urban Center Development Plan and the <i>Aiea-Pearl City Livable Communities Plan</i> which call for mixed-use “livable neighborhoods” with stores and services as an integral part of the community. This design will help to minimize car trips onto surrounding roadways, since many establishments providing for residents’ day-to-day needs will be within walking distance. Therefore, unlike in a conventional subdivision, the Live, Work, Play ‘Aiea community is designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars; thus minimizing trips, reducing congestion, and conserving energy. The Live, Work, Play ‘Aiea community will also provide homes near regional employment centers, further decreasing commuting and conserving energy.</p>			
HRS § 226-18.5: Objectives and policies for facility systems—telecommunications.			
<i>Objective: Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.</i>			
Policies:			
(1) <i>Facilitate research and development of telecommunications systems and resources;</i>			X
(2) <i>Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;</i>	X		
(3) <i>Promote efficient management and use of existing telecommunications systems and services; and</i>	X		
(4) <i>Facilitate the development of education and training of telecommunications personnel.</i>			X
<p>Discussion: Coordination with the various communication companies will be undertaken; however the Live, Work, Play ‘Aiea community is not involved with the planning of the State’s telecommunications facility systems. Therefore, this objective and these policies are not applicable.</p>			
HRS § 226-19: Objectives and policies for socio-cultural advancement – housing.			
<i>Objectives: Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:</i>			
(1) <i>Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.</i>	X		
(2) <i>The orderly development of residential areas sensitive to community needs and other land uses.</i>	X		
(3) <i>The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii's people.</i>	X		

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Policies:			
(1) <i>Effectively accommodate the housing needs of Hawaii's people.</i>	X		
(2) <i>Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.</i>	X		
(3) <i>Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.</i>	X		
(4) <i>Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.</i>			X
(5) <i>Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.</i>	X		
(6) <i>Facilitate the use of available vacant, developable, and underutilized urban lands for housing.</i>	X		
(7) <i>Foster a variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods that reflect the culture and values of the community.</i>	X		
(8) <i>Promote research and development of methods to reduce the cost of housing construction in Hawaii.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community is in conformance with and implements community and City plans and policies for the area. From an islandwide perspective, the <i>General Plan for the City and County of Honolulu</i> calls for housing to be provided in O'ahu's Primary Urban Center to prevent sprawl and achieve the City's planning objective to "keep the country, country." The Site is in the Primary Urban Center. In addition, both the Primary Urban Center Development Plan and the <i>Aiea-Pearl City Livable Communities Plan</i> call for the creation of a "Pearl Harbor Regional Town Center" in the Pearlridge area where higher density commercial and residential mixed-use "livable neighborhoods" are encouraged.</p> <p>Population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP's projected 2010 population. DPP also projects the need for over 75,000 new housing units island-wide by 2035. For the 'Aiea/Waiiau/Pacific Palisades area, while DPP projects a two percent decrease in population in this area by 2035, even with less population DPP anticipates that there will be a need for over 1,000 more housing units in the area by 2035 because of the trend toward smaller household sizes (DPP 2009; Hallstrom 2011).</p> <p>When fully built-out, the Live, Work, Play 'Aiea community will include up to 1,500 new homes, including affordable and workforce priced homes, that will provide opportunities for 'Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play 'Aiea community will also provide homes for O'ahu residents such as Central O'ahu or 'Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or the Kaka'ako area of Honolulu.</p>			
HRS § 226-20: Objectives and policies for socio-cultural advancement – health			
Objectives: <i>Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:</i>			
(1) <i>Fulfillment of basic individual health needs of the general public.</i>			X
(2) <i>Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.</i>			X

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Policies:			
(1) <i>Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.</i>			X
(2) <i>Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.</i>			X
(3) <i>Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.</i>			X
(4) <i>Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.</i>			X
(5) <i>Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.</i>			X
(6) <i>Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community does not specifically plan for the State's socio-cultural advancement with regard to health; therefore, these objectives and policies are not specifically applicable. However, the Live, Work, Play 'Aiea community's commercial areas will provide the opportunity for medical services, such as doctors' offices and/or medical clinics, to serve the community and neighboring areas. In addition, the market study prepared for the Live, Work, Play 'Aiea community concludes that that senior housing/assisted-living/long-term and convalescent care within the Live, Work, Play 'Aiea community, combined with medical services, a grocery store, other shopping, and restaurants, could create a synergy making the Live, Work, Play 'Aiea community a highly desirable place for both seniors and businesses.</p>			
HRS § 226-21: Objectives and policies for socio-cultural advancement – education.			
Objectives: <i>Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.</i>			
Policies:			
(1) <i>Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.</i>			X
(2) <i>Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.</i>			X
(3) <i>Provide appropriate educational opportunities for groups with special needs.</i>			X
(4) <i>Promote educational programs which enhance understanding of Hawaii's cultural heritage.</i>			X
(5) <i>Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.</i>			X
(6) <i>Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.</i>			X
(7) <i>Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.</i>			X
(8) <i>Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.</i>			X
(9) <i>Support research programs and activities that enhance the education programs of the State.</i>	X		
<p>Discussion: In their comment letter on the FEA/EISPN the DOE stated: "...the DOE is</p>			

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currently assessing the need to establish an impact fee district which includes the proposed site and would take into strong consideration the City and County’s Transit Oriented Development (TOD) Plan for the ‘Aiea/Pearl Ridge area.” The Live, Work, Play ‘Aiea community representatives have met with the DOE several times to discuss school impact requirements and will continue to coordinate with the DOE regarding: 1) DOE’s progress toward implementing an impact fee district; and 2) The Live, Work, Play ‘Aiea communities timing, design, and phasing.			
HRS § 226-22: Objective and policies for socio-cultural advancement – social services			
<i>Objective: Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.</i>			
Policies:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.			X
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities.			X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X
Discussion: The Live, Work, Play ‘Aiea community does not plan for the State’s socio-cultural advancement with regard to social services; therefore, this objective and these policies are not applicable.			
HRS § 226-23: Objectives and policies for socio-cultural advancement – leisure.			
<i>Objective: Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.</i>			
Policies:			
(1) Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			X
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.	X		
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			X
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.			X
(5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.	X		
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.			X
(7) Provide adequate and accessible physical fitness programs to promote the physical and	X		

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<i>mental well-being of Hawaii's people.</i>			
(8) <i>Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.</i>			X
(9) <i>Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.</i>			X
(10) <i>Assure adequate access to significant natural and cultural resources in public ownership.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community is envisioned to be a cohesive community that combines residential, retail, commercial, and public spaces in a compact and walkable urban village where all community members can experience the social, cultural, educational, and economic benefits of a properly planned, carefully designed, and well-built community. An integral component of the Live, Work, Play 'Aiea community will be its landscaped urban parks, plazas, and gathering areas. These areas may be used for cultural performances, artistic displays, and other community activities, thus providing a place of leisure for residents and visitors. In addition the pedestrian-oriented design will promote a physically active, healthy lifestyle.</p>			
HRS § 226-24: Objective and policies for socio-cultural advancement – individual rights and personal well-being.			
<i>Objective: Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.</i>			
Policies:			
(1) <i>Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.</i>			X
(2) <i>Uphold and protect the national and state constitutional rights of every individual.</i>			X
(3) <i>Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.</i>			X
(4) <i>Ensure equal opportunities for individual participation in society.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community does not specifically address the State's socio-cultural advancement with regard to individual rights and personal well-being; therefore, this objective and these policies are not applicable.</p>			
HRS § 226-25: Objectives and policies for socio-cultural advancement – culture.			
<i>Objective: Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.</i>			
Policies:			
(1) <i>Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.</i>			X
(2) <i>Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.</i>			X
(3) <i>Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.</i>			X
(4) <i>Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.</i>	X		

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<p>Discussion: The Live, Work, Play 'Aiea community does not specifically plan for the State's socio-cultural advancement with regard to culture; therefore, this objective and these policies are not applicable. However, the Live, Work, Play 'Aiea community will include landscaped urban parks, plazas, and gathering areas. These areas may be used for cultural performances, artistic displays, and other community activities, thus allowing residents and visitors to experience Hawaii's culture and arts and an increased knowledge and understanding of Hawaii's ethnic and cultural heritages. The Live, Work, Play 'Aiea community is designed to integrate uses and promote social interaction, thereby strengthening community bonds and promoting harmonious relationships.</p>			
HRS § 226-26: Objectives and policies for socio-cultural advancement – public safety.			
<i>Objectives: Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:</i>			
(1) Assurance of public safety and adequate protection of life and property for all people.			X
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.			X
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.			X
Policies related to public safety:			
(1) Ensure that public safety programs are effective and responsive to community needs.			X
(2) Encourage increased community awareness and participation in public safety programs.			X
Policies related to criminal justice:			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			X
Policies related to emergency management:			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			X
(2) Enhance the coordination between emergency management programs throughout the State.			X
<p>Discussion: The Live, Work, Play 'Aiea community does not include State public safety programs; therefore, these objectives and policies are not applicable. However, the Live, Work, Play 'Aiea community will create safe environments by promoting an active streetscape, providing appropriate lighting and landscaping, minimizing "hidden" areas onsite, and providing security, as needed, during and after construction.</p>			
HRS § 226-27: Objectives and policies for socio-cultural advancement – government.			
<i>Objectives: Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:</i>			
(1) Efficient, effective, and responsive government services at all levels in the State.			X
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			X

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Policies:			
(1) <i>Provide for necessary public goods and services not assumed by the private sector.</i>			X
(2) <i>Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.</i>			X
(3) <i>Minimize the size of government to that necessary to be effective.</i>			X
(4) <i>Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.</i>			X
(5) <i>Assure that government attitudes, actions, and services are sensitive to community needs and concerns.</i>			X
(6) <i>Provide for a balanced fiscal budget.</i>			X
(7) <i>Improve the fiscal budgeting and management system of the State.</i>			X
(8) <i>Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.</i>			X
Discussion: Planning the State's socio-cultural advancement with regard to government is not relevant to Live, Work, Play 'Aiea; therefore, these objectives and policies are not applicable.			

PART III. PRIORITY GUIDELINES

The purpose of this part of the Hawai'i State Plan is to establish overall priority guidelines to address areas of statewide concern. The Hawai'i State Plan notes that the State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: 1) economic development; 2) population growth and land resource management; 3) affordable housing; 4) crime and criminal justice; and 5) quality education (§226-102). The priority guidelines applicable to the Live, Work, Play 'Aiea community are discussed below:

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HRS § 226-101: Purpose. <i>The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.</i>			
HRS § 226-102: Overall direction. <i>The State shall strive to improve the quality of life for Hawaii's present and future present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education.</i>			
HRS § 226-103: Economic priority guidelines.			
<i>(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii's people and achieve a stable and diversified economy:</i>			
(1) <i>Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.</i>	X		
<i>(A) Encourage investments which:</i>			
<i>(i) Reflect long term commitments to the State;</i>	X		
<i>(ii) Rely on economic linkages within the local economy;</i>	X		
<i>(iii) Diversify the economy;</i>	X		
<i>(iv) Reinvest in the local economy;</i>	X		
<i>(v) Are sensitive to community needs and priorities; and</i>	X		
<i>(vi) Demonstrate a commitment to provide management opportunities to Hawai'i residents.</i>	X		

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(2) <i>Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.</i>			X
(3) <i>Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.</i>			X
(4) <i>Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.</i>			X
(5) <i>Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.</i>			X
(6) <i>Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawaii's small-scale producers, manufacturers, and distributors.</i>			X
(7) <i>Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.</i>			X
(8) <i>Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:</i>			X
(A) <i>An industry that can take advantage of Hawaii's unique location and available physical and human resources.</i>			X
(B) <i>A clean industry that would have minimal adverse effects on Hawaii's environment.</i>			X
(C) <i>An industry that is willing to hire and train Hawaii's people to meet the industry's labor needs at all levels of employment.</i>			X
(D) <i>An industry that would provide reasonable income and steady employment.</i>			X
(9) <i>Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.</i>			X
(10) <i>Enhance the quality of Hawaii's labor force and develop and maintain career opportunities for Hawaii's people through the following actions:</i>			
(A) <i>Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.</i>			X
(B) <i>Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.</i>			X
(C) <i>Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.</i>			X
(D) <i>Promote career opportunities in all industries for Hawaii's people by encouraging firms doing business in the State to hire residents.</i>			X
(E) <i>Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.</i>			X
(F) <i>Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.</i>			X
<i>(b) Priority guidelines to promote the economic health and quality of the visitor industry:</i>			
(1) <i>Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii's residents and visitors.</i>	X		
(2) <i>Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.</i>	X		
(3) <i>Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.</i>			X
(4) <i>Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaii's significant natural, scenic, historic, and cultural resources.</i>	X		
(5) <i>Develop and maintain career opportunities in the visitor industry for Hawaii's people, with emphasis on managerial positions.</i>	X		

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(6) <i>Support and coordinate tourism promotion abroad to enhance Hawaii's share of existing and potential visitor markets.</i>			X
(7) <i>Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.</i>			X
(8) <i>Support law enforcement activities that provide a safer environment for both visitors and residents alike.</i>			X
(9) <i>Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.</i>			X
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) <i>Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.</i>			X
(2) <i>Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawaii.</i>			X
(3) <i>Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.</i>			X
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) <i>Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.</i>			X
(2) <i>Assist in providing adequate, reasonably priced water for agricultural activities.</i>			X
(3) <i>Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.</i>			X
(4) <i>Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.</i>			X
(5) <i>Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawaii's agricultural community.</i>			X
(6) <i>Seek favorable freight rates for Hawaii's agricultural products from interisland and overseas transportation operators.</i>			X
(7) <i>Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.</i>			X
(8) <i>Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.</i>			X
(9) <i>Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.</i>			X
(10) <i>Support the continuation of land currently in use for diversified agriculture.</i>			X
(e) Priority guidelines for water use and development:			
(1) <i>Maintain and improve water conservation programs to reduce the overall water consumption rate.</i>			X
(2) <i>Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.</i>			X
(3) <i>Increase the support for research and development of economically feasible alternative water sources.</i>			X
(4) <i>Explore alternative funding sources and approaches to support future water development programs and water system improvements.</i>			X
(f) Priority guidelines for energy use and development:			
(1) <i>Encourage the development, demonstration, and commercialization of renewable energy sources.</i>			X
(2) <i>Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.</i>	X		
(3) <i>Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.</i>			X
(4) <i>Encourage the development and use of energy conserving and cost-efficient transportation systems.</i>	X		
(g) Priority guidelines to promote the development of the information industry:			

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(1) <i>Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawaii.</i>			X
(2) <i>Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.</i>			X
(3) <i>Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.</i>			X
(4) <i>Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.</i>			X
(5) <i>Encourage research activities, including legal research in the information and telecommunications fields.</i>			X
(6) <i>Support promotional activities to market Hawaii's information industry services.</i>			X

Discussion: The Live, Work, Play ‘Aiea community represents a substantial, long-term investment of capital in the Hawaii and the City & County of Honolulu economy. As discussed in Section 4.8.5 (Economy) the Live, Work, Play ‘Aiea community is projected to generate approximately \$2.4 billion in total base economic impact on O‘ahu during the 13-year build-out period, which includes a direct capital investment of approximately \$777 million, and the creation of approximately 980 jobs that will generate approximately \$621.2 million in employee wages.

After build-out, the total base economic impact generated by the Live, Work, Play ‘Aiea community is projected to be approximately \$179.3 million annually, including approximately 951 new permanent jobs that will generate approximately \$46.9 million in annual employee wages.

The jobs created, both during construction and after, will encompass a diversity of professions and skill levels from entry-level to professional.

The Live, Work, Play ‘Aiea community will foster an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii's residents and visitors by creating cohesive community that combines residential, retail, commercial, and public spaces in a compact and walkable urban village where all community members can experience the social, cultural, educational, and economic benefits of a properly planned, carefully designed, and well-built community. A limited-service “kama‘āina” type hotel is also expected to be a complementary use for the vibrant activity center that the Live, Work, Play ‘Aiea community is envisioned to become.

As discussed in Sections 2.4 (Sustainable Site and Building Design) and 4.7.5 (Electrical System), the Live, Work, Play ‘Aiea community will include energy-efficient design and energy conservation measures, such as: providing Energy Star appliances in all residences, if possible; using high-efficiency lighting, such as compact fluorescent and LED fixtures and bulbs; providing operable windows for residences so natural ventilation can be used instead of air conditioning; and using natural light wells in sub terrain parking lots where feasible.

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<p>The Live, Work, Play 'Aiea community will also implement many of the policies of the Primary Urban Center Development Plan and the <i>Aiea-Pearl City Livable Communities Plan</i> that call for mixed-use “livable neighborhoods” with stores and services as an integral part of the community. This design will help to minimize car trips onto surrounding roadway, since many establishments providing for residents’ day-to-day needs will be within walking distance. Therefore, unlike in a conventional subdivision, the Live, Work, Play 'Aiea community is designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars; thus minimizing trips, reducing congestion, and conserving energy. The Live, Work, Play 'Aiea community will also provide homes near regional employment centers, further decreasing commuting and conserving energy.</p>			
HRS § 226-104: Population growth and land resources priority guidelines.			
<i>(a) Priority guidelines to effect desired statewide growth and distribution:</i>			
<i>(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.</i>	X		
<i>(2) Manage a growth rate for Hawaii's economy that will parallel future employment needs for Hawaii's people.</i>	X		
<i>(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.</i>	X		
<i>(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.</i>			X
<i>(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.</i>			X
<i>(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.</i>			X
<i>(7) Support the development of high technology parks on the neighbor islands.</i>			X
<i>(b) Priority guidelines for regional growth distribution and land resource utilization:</i>			
<i>(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.</i>	X		
<i>(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.</i>			X
<i>(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.</i>			X
<i>(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.</i>			X
<i>(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.</i>			X
<i>(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.</i>	X		
<i>(7) Pursue rehabilitation of appropriate urban areas.</i>	X		
<i>(8) Support the redevelopment of Kakaako into a viable residential, industrial, and commercial community.</i>			X
<i>(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.</i>	X		
<i>(10) Identify critical environmental areas in Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies;</i>			X

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<i>scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.</i>			
<i>(11) Identify all areas where priority should be given to preserving rural character and lifestyle.</i>			X
<i>(12) Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.</i>	X		
<i>(13) Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.</i>			X
<p>Discussion: The Live, Work, Play 'Aiea community is appropriately located in the City & County of Honolulu's Primary Urban Center which is intended to accommodate future population and job growth as part of the City's strategy to "Keep the country, country." In addition, both the Primary Urban Center Development Plan and the <i>Aiea-Pearl City Livable Communities Plan</i> call for the creation of a "Pearl Harbor Regional Town Center" in the Pearlridge area where higher density commercial and residential mixed-use "livable neighborhoods" are encouraged. The Live, Work, Play 'Aiea community will also provide affordable and workforce homes near regional employment centers, such as Pearlridge Center and Pali Momi Medical Center.</p> <p>The Site is well suited for its intended use as it has been previously been developed, is surrounded by intense urban uses, and is within the service area of infrastructure systems and utilities. The high-density residential nature of the Live, Work, Play 'Aiea community accommodates a greater percentage of O'ahu's housing needs, thereby reducing the need to develop lands outside of existing urban areas.</p>			
HRS § 226-105: Crime and criminal justice.			
<i>Priority guidelines in the area of crime and criminal justice:</i>			
<i>(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.</i>			X
<i>(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.</i>			X
<i>(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.</i>			X
<i>(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.</i>			X
<i>(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.</i>			X
<i>(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.</i>			X
<p>Discussion: The priority guidelines for crime and criminal justice are not applicable to the Live, Work, Play 'Aiea community.</p>			
HRS § 226-106: Affordable housing.			
<i>Priority guidelines for the provision of affordable housing:</i>			
<i>(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.</i>			X

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(2) <i>Encourage the use of alternative construction and development methods as a means of reducing production costs.</i>			X
(3) <i>Improve information and analysis relative to land availability and suitability for housing.</i>			X
(4) <i>Create incentives for development which would increase home ownership and rental opportunities for Hawaii's low- and moderate-income households, gap-group households, and residents with special needs.</i>			X
(5) <i>Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaii's people for the purchase of initial owner- occupied housing.</i>			X
(6) <i>Encourage public and private sector cooperation in the development of rental housing alternatives.</i>			X
(7) <i>Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.</i>			X
(8) <i>Give higher priority to the provision of quality housing that is affordable for Hawaii's residents and less priority to development of housing intended primarily for individuals outside of Hawaii.</i>	X		
<p>Discussion: When fully built out, the Live, Work, Play 'Aiea community will include up to 1,500 new homes many of which will be within the “affordable” and “workforce” price range. At least 30 percent of the homes will be affordably priced, in accordance to City & County of Honolulu requirements. These homes will be near regional employment centers, such as Pearlridge Center and Pali Momi Medical Center and will provide opportunities for 'Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play 'Aiea community will also provide homes for O'ahu residents such as Central O'ahu or 'Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka'ako area of Honolulu.</p>			
HRS § 226-107: Quality education.			
<i>Priority guidelines to promote quality education:</i>			
(1) <i>Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;</i>			X
(2) <i>Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;</i>			X
(3) <i>Initiate efforts to improve the quality of education by improving the capabilities of the education work force;</i>			X
(4) <i>Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;</i>			X
(5) <i>Increase and improve the use of information technology in education by the availability of telecommunications equipment for:</i>			
(A) <i>The electronic exchange of information;</i>			X
(B) <i>Statewide electronic mail; and</i>			X
(C) <i>Access to the Internet.</i>			X
<i>Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;</i>			X
(1) <i>Pursue the establishment of Hawaii's public and private universities and colleges as research and training centers of the Pacific;</i>			X
(2) <i>Develop resources and programs for early childhood education;</i>			X
(3) <i>Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and</i>			X
(4) <i>Strengthen and expand educational programs and services for students with special needs.</i>			X

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<p>Discussion: The Live, Work, Play ‘Aiea community will not directly establish education programs. Therefore, these priority guidelines are not applicable. However, the Live, Work, Play ‘Aiea community representatives have met with the DOE several times to discuss school impact requirements and will continue to coordinate with the DOE regarding: 1) DOE’s progress toward implementing an impact fee district; and 2) The Live, Work, Play ‘Aiea communities timing, design, and phasing.</p>			
HRS § 226-108: Sustainability			
<i>Priority guidelines and principles to promote sustainability shall include:</i>			
(1) <i>Encouraging balanced economic, social, community, and environmental priorities;</i>	<u>X</u>		
(2) <i>Encouraging planning that respects and promotes living within the natural resources and limits of the State;</i>	<u>X</u>		
(3) <i>Promoting a diversified and dynamic economy;</i>	<u>X</u>		
(4) <i>Encouraging respect for the host culture;</i>	<u>X</u>		
(5) <i>Promoting decisions based on meeting the needs of the present without compromising the needs of future generations</i>	<u>X</u>		
(6) <i>Considering the principles of the ahupuaa system; and</i>	<u>X</u>		
(7) <i>Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii.</i>	<u>X</u>		
<p>Discussion: As discussed more fully in Section 2.4 (Sustainable Site and Building Design) the Live, Work, Play ‘Aiea community will strive to implement environmentally responsible and sustainable measures in design, construction, and operation to promote energy conservation and environmental stewardship. While at this time it would be premature to commit to any single sustainability guideline or rating system, where feasible the Live, Work, Play ‘Aiea community will implement sustainability best practices and principles appropriate in the context of the regional and environmental setting.</p>			

5.1.5 State Functional Plans

The Hawai‘i State Plan directs State agencies to prepare functional plans for their respective program areas. There are 14 State Functional Plans that serve as the primary implementing vehicle for the goals, objectives, and policies of the Hawai‘i State Plan. The functional plans applicable to the Live, Work, Play ‘Aiea community, along with each plan’s applicable objectives, policies, and actions, are discussed below.

EDUCATION FUNCTIONAL PLAN			
Objective A(1): <i>Academic Excellence. Emphasize quality educational programs in Hawaii’s institutions to promote academic excellence.</i>			X
Objective A(2): <i>Basic Skills. Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning. Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement.</i>			X
Objective A(3): <i>Education Workforce. Initiate efforts to improve the quality of education by improving the capabilities of the education workforce.</i>			X

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Objective A(4): <i>Services and Facilities.</i> Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
Objective B(1): <i>Alternatives for Funding and Delivery.</i> Explore alternatives for funding and delivery of educational services to improve the overall quality of education.			X
Objective B(2): <i>Autonomy and flexibility.</i> Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities.			X
Objective B(3): <i>Increased Use of Technology.</i> Increase and improve the use information technology in education and encourage programs which increase the public’s awareness and understanding of the impact of information technologies on our lives.			X
Objective B(4): <i>Personal Development.</i> Support education programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
Objective B(5): <i>Students with Special Needs.</i> Provide appropriate educational opportunities for groups with special needs.			X
Objective C(1): <i>Early Childhood Education.</i> Develop resources and programs for early childhood education.			X
Objective C(2): <i>Hawaii’s Cultural Heritage.</i> Promote educational programs which enhance understanding of Hawaii’s cultural heritage.			X
Objective C(3): <i>Research Programs and [Communication] Activities.</i> Support research programs and activities that enhance the education programs of the State.			X

Discussion: The objectives of the Education Functional Plan are not applicable to the Live, Work, Play ‘Aiea community. However in their comment letter on the FEA/EISPN the DOE stated: “...the DOE is currently assessing the need to establish an impact fee district which includes the proposed site and would take into strong consideration the City & County’s Transit Oriented Development (TOD) Plan for the ‘Aiea/Pearl Ridge area.” The Live, Work, Play ‘Aiea community representatives have met with the DOE several times to discuss school impact requirements and will continue to coordinate with the DOE regarding: 1) DOE’s progress toward implementing an impact fee district; and 2) the Live, Work, Play ‘Aiea community’s timing, design, and phasing.

EMPLOYMENT FUNCTIONAL PLAN

Objective A: <i>Improve the qualifications of entry-level workers and their transition to employment.</i>			X
Objective B: <i>Develop and deliver education, training and related services to ensure and maintain a quality and competitive workforce.</i>			X
Objective C: <i>Improve labor exchange.</i>			X
Objective D: <i>Improve the quality of life for workers and families.</i>	X		
Objective E: <i>Improve planning of economic development, employment and training activities</i>			X

Discussion: As discussed in Section 4.8.5 (Economy) the Live, Work, Play ‘Aiea community is projected to create approximately 980 jobs during the 13-year build-out period that will generate approximately \$621.2 million in employee wages. After build out, the Live, Work, Play ‘Aiea community is projected to create approximately 951 new permanent jobs that will generate approximately \$46.9 million in annual employee wages. The jobs created, both during construction and after, will encompass a diversity of skill levels from entry-level to professional.

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The Live, Work, Play 'Aiea community will also provide affordable and workforce homes near regional employment centers, such as at Pearlridge Center and Pali Momi Medical Center, providing the opportunity for workers to afford a home near their jobs thus playing a role in reducing traffic congestion, reducing stress, allowing more family and recreation time, lessen pollution, and improving overall quality of life.

ENERGY FUNCTIONAL PLAN

Objective A:	<i>Moderate the growth in energy demand through conservation and energy efficiency.</i>	X		
Objective B:	<i>Displace oil and fossil fuels through alternate and renewable energy resources.</i>			X
Objective C:	<i>Promote energy education and legislation.</i>			X
Objective D:	<i>Support and develop an integrated approach to energy development and management.</i>			X
Objective E:	<i>Ensure State's abilities to implement energy emergency actions immediately in event of fuel supply disruptions. Ensure essential public services are maintained and provisions are made to alleviate economic and personal hardships which may arise.</i>			X

Discussion: As discussed in Sections 2.4 (Sustainable Site and Building Design) and 4.8.6 (Electrical System), the Live, Work, Play 'Aiea community will include energy-efficient design and energy conservation measures, such as: providing Energy Star appliances in all residences, if possible; using high-efficiency lighting, such as compact fluorescent and LED fixtures and bulbs; providing operable windows for residences so natural ventilation can be used instead of air conditioning; and using natural light wells in sub terrain parking lots where feasible.

The Live, Work, Play 'Aiea community will also implement major components of the Primary Urban Center Development Plan and the Aiea-Pearl City Livable Communities Plan that call for mixed-use "livable neighborhoods" with stores and services as an integral part of the community. This design will help to minimize car trips onto surrounding roadways, since many establishments providing for residents' day-to-day needs will be within walking distance. Therefore, unlike in a conventional subdivision, the Live, Work, Play 'Aiea community is designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars; thus minimizing trips, reducing congestion, and conserving energy. The Live, Work, Play 'Aiea community will also provide homes near regional employment centers, further decreasing commuting and conserving energy.

HISTORIC PRESERVATION FUNCTIONAL PLAN

Objective A:	<i>Identification of historic properties.</i>	X		
Objective B:	<i>Protection of historic properties.</i>			X
Objective C:	<i>Management and treatment of historic properties.</i>			X
Objective D:	<i>Provision of adequate facilities to preserve historic resources.</i>			X
Objective E:	<i>The establishment of programs to collect and conserve historic records, artifacts, and oral histories and to document and perpetuate traditional arts, skills, and culture.</i>			X
Objective F:	<i>Provision of better access to historic information.</i>	X		
Objective G:	<i>Enhancement of skills and knowledge needed to preserve historical resources.</i>			X

Discussion: An archaeological literature review and field check determined that no impacts to archaeological or historic resources are anticipated as none are likely to be present on the Site

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(see Section 4.1 and Appendix C). In addition, a CIA concluded that "...the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be negatively affected by the proposed development of the approximately 14-acre project area [i.e. the Site]." (see Section 4.2 and Appendix D).

HOUSING FUNCTIONAL PLAN

Objective A:	<i>Homeownership for at least sixty percent, or roughly 248,500 households by the year 2000.</i>			X
Objective B:	<i>Sufficient amount of affordable rental housing units by the year 2000 so as to increase the State's rental vacancy rate to at least 3%, with priority given to increasing the supply of units affordable to very low and lower income households.</i>			X
Objective C:	<i>Increased development of rental housing units for the elderly and other special need groups to afford them an equal access to housing.</i>			X
Objective D:	<i>Preservation of existing public and private housing stock.</i>			X
Objective E:	<i>Acquire and designate land suitable for housing development in sufficient amount to locate the deficit in housing units by the year 2000.</i>			X
Objective F:	<i>Maintain a statewide housing data system for use by public and private agencies engaged in the provision of housing.</i>			X

Discussion: Although the Live, Work, Play ‘Aiea community does not directly relate to the Housing Functional Plan’s objectives, when fully built out, the Live, Work, Play ‘Aiea community will include up to 1,500 new homes, many of which will be in the affordable and workforce price ranges at least 30 percent of the homes will be affordably priced, in accordance to City & County of Honolulu requirements that will provide opportunities for ‘Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play ‘Aiea community will also provide homes for O‘ahu residents such as Central O‘ahu or ‘Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka‘ako area of Honolulu.

The Live, Work, Play ‘Aiea community will also provide affordable and workforce homes near regional employment centers, such as at Pearlridge Center and Pali Momi Medical Center. Providing the opportunity for workers to afford a home near their jobs may decrease commuting to and from other parts of O‘ahu, play a role in reducing traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only the Live, Work, Play ‘Aiea community residents, but for O‘ahu residents in general.

RECREATION FUNCTIONAL PLAN

Objective I.A:	<i>Address the problem of saturation of the capacity of beach parks and nearshore waters.</i>			X
Objective I.B:	<i>Reduce the incidence of ocean recreation accidents.</i>			X
Objective I.C:	<i>Resolve conflicts between different activities at heavily used ocean recreation areas.</i>			X
Objective I.D:	<i>Provide adequate boating facilities. Balance the demand for boating facilities against the need to protect the marine environment from potential adverse impacts.</i>			X
Objective II.A:	<i>Plan, develop, and promote recreational activities and facilities in mauka and other areas to provide a wide range of alternatives.</i>	X		
Objective II.B:	<i>Meet special recreation needs of the elderly, the disabled, woman, single-parent families, immigrants, and other groups.</i>			X
Objective II.C:	<i>Improve and expand the provision of recreation facilities in urban areas</i>	X		

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	<i>and local communities.</i>			
Objective III.A:	<i>Prevent the loss of access to shoreline and upland recreation areas due to new developments.</i>			X
Objective III.B:	<i>Resolve the problem of landowner liability that seriously hampers public access over private lands.</i>			X
Objective III.C:	<i>Increase access to State Forest Reserve lands over federal property, leased State lands, and other government lands.</i>			X
Objective III.D:	<i>Acquire, develop, and manage additional public accessways.</i>			X
Objective IV.A:	<i>Promote a conservation ethic in the use of Hawaii's recreational resources.</i>			X
Objective IV.B:	<i>Prevent degradation of the marine environment.</i>			X
Objective IV.C:	<i>Improve the State's enforcement capabilities.</i>			X
Objective IV.D:	<i>Mitigate adverse impacts of tour helicopters on the quality of recreational experiences in wilderness areas.</i>			X
Objective V.A:	<i>Properly maintain existing parks and recreation areas.</i>			X
Objective V.B:	<i>Promote interagency coordination and cooperation to facilitate sharing of resources, joint development efforts, clarification of responsibilities and jurisdictions, and improvements in enforcement capabilities.</i>	X		
Objective V.C:	<i>Assure adequate support for priority outdoor recreation programs and facilities.</i>			X
Objective VI.A:	<i>Increase recreational access and opportunities in Hawaii's wetlands.</i>			X
Objective VI.B:	<i>Develop an adequate information base to assist the County planning departments and other regulatory agencies in make decisions regarding wetlands.</i>			X
Objective VI.C:	<i>Assure the protection of the most valuable wetlands in the state.</i>			X
<p>Discussion: An integral component of the Live, Work, Play 'Aiea community will be its landscaped urban parks, plazas, and gathering areas. Residential buildings will also include dedicated recreation areas and facilities. In addition, the pedestrian-oriented design will promote a physically active, healthy lifestyle. The Live Work, Play 'Aiea community is being designed to meet the City park dedication requirements with on-site facilities. As design progresses, the Live, Work, Play 'Aiea community representatives will continue to coordinate with the Department of Parks and Recreation regarding the satisfaction of the Park Dedication Ordinance.</p>				
TOURISM FUNCTIONAL PLAN				
Objective I.A:	<i>Development, implementation and maintenance of policies and actions which support the steady and balanced growth of the visitor industry.</i>			X
Objective II.A:	<i>Development and maintenance of well-designed visitor facilities and related developments which are sensitive to the environment, sensitive to neighboring communities and activities, and adequately serviced by infrastructure and support services.</i>	X		
Objective III.A:	<i>Enhancement of respect and regard for the fragile resources which comprise Hawaii's natural and cultural environment. Increased preservation and maintenance efforts.</i>	X		
Objective IV.A:	<i>Support of Hawaii's diverse range of lifestyles and natural environment.</i>	X		
Objective IV.B:	<i>Achievement of mutual appreciation among residents, visitors, and the visitor industry.</i>			X
Objective V.A:	<i>Development of a productive workforce to maintain a high quality visitor industry.</i>			X
Objective V.B:	<i>Enhancement of career and employment opportunities in the visitor industry.</i>	X		
Objective VI.A:	<i>Maintenance of a high customer awareness of Hawai'i as a visitor destination in specific desired market segments.</i>			X

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Discussion: As discussed in Section 4.8.3 (Neighborhood Commercial Uses) a hotel is proposed to provide flexibility as an alternative use of a portion of the Live, Work, Play ‘Aiea community’s office space. According to the market study (see Section 4.8 and Appendix I) there is reasonable market justification for inclusion of a limited-service “kama‘āina” type hotel within the Live, Work, Play ‘Aiea community, although the Site is not in a resort-quality location nor will the Live, Work, Play ‘Aiea community have a visitor-oriented theme.

As opposed to a resort hotel, the Live, Work, Play ‘Aiea community’s “kama‘āina” hotel would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. As identified in the market study, potential market segments contributing to hotel guest demand in the area are: 1) guests of ‘Aiea/Waiiau/Pacific Palisades residents, whose only current hotel alternatives are in Waikiki; 2) medical-oriented guests, such as Pali Momi Medical Center patients and their family from neighbor islands and that need to stay overnight or longer; 3) visitors to Pearl Harbor, the leading visitor attraction in Hawaii; and 4) shoppers from neighbor islands and elsewhere attracted to Pearlridge, Pearl Highlands, the Waikele outlet stores. A limited-service “kama‘āina” type hotel is also expected to be a complementary use for the vibrant activity center that the Live, Work, Play ‘Aiea community is envisioned to become.

TRANSPORTATION FUNCTIONAL PLAN

Objective I.A:	<i>Expansion of the transportation system.</i>			X
Objective I.B:	<i>Reduction of travel demand through zoning and decentralization initiatives.</i>	X		
Objective I.C:	<i>Management of existing transportation systems through a program of transportation systems management (TSM).</i>			X
Objective I.D:	<i>Identification and reservation of lands and rights-of-way required for future transportation improvements.</i>			X
Objective I.E:	<i>Planning and designing State highways to enhance inter-regional mobility.</i>			X
Objective I.F:	<i>Improving and enhancing transportation safety.</i>	X		
Objective I.G:	<i>Improved transportation maintenance programs.</i>			X
Objective I.H:	<i>Ensure that transportation facilities are accessible to people with disabilities.</i>	X		
Objective II.A:	<i>Development of a transportation infrastructure that supports economic development initiatives.</i>	X		
Objective III.B:	<i>Expansion of revenue bases for transportation improvements.</i>			X
Objective IV.A:	<i>Providing educational programs.</i>			X

Discussion: Important objectives of the Live, Work, Play ‘Aiea community include implementing community and City land use policies, providing needed housing, and creating a compact and walkable urban village. In particular, a goal of the Live, Work, Play ‘Aiea community is to make walking and using public transportation meaningful alternatives to driving by locating residential, commercial, and retail establishments in convenient proximity to each other and in close walking distance to the planned Pearl Ridge Transit Station. Therefore, unlike residents in conventional residential subdivisions, the Live, Work, Play ‘Aiea community residents will not have to drive for all of their needs and services, and it is expected that car trips by the Live, Work, Play ‘Aiea community residents will be reduced accordingly.

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The Live, Work, Play ‘Aiea community will also provide affordable and workforce homes near regional employment centers, such as at Pearlridge Center and Pali Momi Medical Center. Providing the opportunity for workers to afford a home near their jobs may decrease commuting to and from other parts of O‘ahu, play a role in reducing traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only the Live, Work, Play ‘Aiea community residents, but for O‘ahu residents in general.

The Aiea-Pearl City Neighborhood TOD Plan Public Review Draft calls the Kamehameha Drive-In property “catalytic” in providing the opportunity for enhanced shopping opportunities and high-density housing and states: “By providing residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base.”

As discussed more fully in Section 4.3 (Roadways and Traffic) the Live, Work, Play ‘Aiea community will also provide traffic improvements necessary to maintain an adequate level on area roadways, including signals at the main entrances and the widening of Moanalua Road Ka‘ōnohi Street along the Site boundaries.

WATER RESOURCES DEVELOPMENT FUNCTIONAL PLAN

Objective A:	<i>Enunciate State water policy and improve management framework.</i>			X
Objective B:	<i>Maintain the long-term availability of freshwater supplies, giving consideration to the accommodation of important environmental values.</i>	X		
Objective C:	<i>Improve management of floodplains.</i>			X
Objective D:	<i>Assure adequate municipal water supplies for planned urban growth.</i>	X		
Objective E:	<i>Assure the availability of adequate water for agriculture.</i>			X
Objective F:	<i>Encourage and coordinate with other water programs the development of self-supplied industrial water and the production of water-based energy.</i>			X
Objective G:	<i>Provide for the protection and enhancement of Hawaii’s freshwater and estuarine environment.</i>	X		
Objective H:	<i>Improve State grant and loan procedures for water program and projects.</i>			X
Objective I:	<i>Pursue water resources data collection and research to meet changing needs.</i>			X

Discussion: As discussed in Section 3.5.1 (Groundwater Resources) no uses that could contaminate ground water are expected to be developed as part of the Live, Work, Play ‘Aiea community. As discussed in Section 4.7.1 (Water System) the BWS has confirmed that the existing O‘ahu municipal water system is presently adequate to accommodate the Live, Work, Play ‘Aiea community.

5.2 CITY AND COUNTY OF HONOLULU

5.2.1 City & County of Honolulu General Plan

The General Plan for the City & County of Honolulu is a statement of long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. The General Plan is also a statement of broad policies that facilitate the attainment of the objectives of the Plan. The Project’s consistency with objectives and policies of the Honolulu General Plan is discussed below.

I. Population

Objective A: To control the growth of Oahu’s resident and visitor populations in order to avoid social, economic, and environmental disruption.

Policy 4: Seek to maintain a desirable pace of physical development through City and County regulations.

Discussion: The proposed zone change and development of the Live, Work, Play ‘Aiea community contributes toward addressing the existing shortfall of housing on O‘ahu, particularly affordable housing. The Live, Work, Play ‘Aiea community also contributes toward development of the Pearl Harbor Regional Town Center as directed by the Primary Urban Center Development Plan. As stated in the Primary Urban Center Development Plan, “the Pearl Harbor Regional Town Center should be designed for greater diversity of uses than the other town centers, emphasizing an integration of high density residential and commercial development”.

Furthermore, the Live, Work, Play ‘Aiea community is in conformance with and implements major components of community and City plans and policies for the area, such as the *Aiea-Pearl City Livable Communities Plan* and the *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* which encourage mixed-use high-density residential and commercial “livable neighborhoods” the area.

Objective C: To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.

Policy 1: Facilitate the full development of the primary urban center.

Policy 4 (as amended by Resolution 02-205, CD1): Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu’s residential population as follows:

Distribution of Residential Population	
LOCATION	% SHARE OF 2025 ISLANDWIDE POPULATION
Primary Urban Center	46%
‘Ewa	13%
Central O‘ahu	17%
East Honolulu	5.3%
Ko‘olaupoko	11.6%
Ko‘olauloa	1.4%
North Shore	1.7%
Wai‘anae	4.0%
	100%

Discussion: The Live, Work, Play 'Aiea community will positively impact O'ahu's population distribution by providing additional housing opportunities in the Primary Urban Center, which is in accordance with the above directed growth policy. As indicated above, this policy seeks a population distribution of 46 percent of O'ahu's population in Primary Urban Center. According to 2010 census data, approximately 45 percent of O'ahu's population resides in the Primary Urban Center. Considering this directed growth policy and DPP's 2035 population projections, about 44,000 more residents should be accommodated in the Primary Urban Center by 2035.

Thus the Live, Work, Play 'Aiea community is consistent with the pattern of population distribution sought by the City & County of Honolulu's General Plan. Population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP's projected 2010 population. DPP also projects the need for over 75,000 new housing units island-wide by 2035. For the 'Aiea/Waiiau/Pacific Palisades area, while DPP projects a two percent decrease in population in this area by 2035, even with less population DPP anticipates that there will be a need for over 1,000 more housing units in the area by 2035 because of the trend toward smaller household sizes (DPP 2009; Hallstrom 2011)

When fully built out, the Live, Work, Play 'Aiea community will include up to 1,500 new homes that will provide opportunities for 'Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play 'Aiea community will also provide homes for O'ahu residents such as Central O'ahu or 'Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka'ako area of Honolulu.

II. Economic Activity

Objective A: To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.

Discussion: The Live, Work, Play 'Aiea community will promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations by providing approximately 951 new permanent jobs and up 1,500 new homes, many of which will be within the "affordable" and "workforce" price ranges. At least 30 percent of the homes will be affordably priced, in accordance to City & County of Honolulu requirements. Thus many of the Live, Work, Play 'Aiea community's residents may actually be able to "live, work, and play" all within the community. In addition, an objective of the Live, Work, Play 'Aiea community is to create an urban village where all community members can experience the social, cultural, educational, and economic benefits of a properly planned, carefully designed, and well-built community.

Policy 1: Encourage the growth and diversification of Oahu's economic base.

Discussion: As discussed in Section 4.8.5 (Economy) the Live, Work, Play 'Aiea community is projected to generate approximately \$2.4 billion in total base economic impact on O'ahu during the 13-year build-out period, which includes a direct capital

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investment of approximately \$777 million, and the creation of approximately 980 jobs that will generate approximately \$621.2 million in employee wages.

After build out, the total base economic impact generated by the Live, Work, Play 'Aiea community is projected to be approximately \$179.3 million annually, including approximately 951 new permanent jobs that will generate approximately \$46.9 million in annual employee wages.

The jobs created, both during construction and after, will encompass a diversity of skill levels from entry-level to professional.

***Policy 2:** Encourage the development of small business and larger industries which will contribute to the economic and social well-being of Oahu residents.*

Discussion: The Live Work, Play 'Aiea community will provide a total of approximately 143,000 square feet of neighborhood commercial space that may be leased by a variety of retail, restaurant, and service establishments. As discussed in Section 4.8.5 (Economy), approximately 951 new permanent jobs, generating approximately \$46.9 million in employee wages, will be created after build-out.

***Policy 3:** Encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a nonpolluting nature.*

Discussion: The Live, Work, Play 'Aiea community is appropriately sited on a previously developed site in a highly urbanized area within the service area of infrastructure and utility systems. The Site is in a high-density urban environment adjacent to Pearlridge Center, the State's second largest mall, and several high-rise condominiums.

***Objective B:** To maintain the viability of Oahu's visitor industry.*

***Policy 7:** Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.*

Discussion: As discussed in Section 4.8.3 (Neighborhood Commercial Uses) a hotel is proposed to provide flexibility as an alternative use of a portion of the Live, Work, Play 'Aiea community's office space. According to the market study (see Section 4.8 and Appendix I) there is reasonable market justification for inclusion of a limited-service "kama'āina" type hotel within the Live, Work, Play 'Aiea community, although the Site is not in a resort-quality location nor will the Live, Work, Play 'Aiea community have a visitor-oriented theme.

As opposed to a resort hotel, the Live, Work, Play 'Aiea community's "kama'āina" hotel would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. As identified in the market study, potential market segments contributing to hotel guest demand in the area are: 1) guests of 'Aiea/Waiiau/Pacific Palisades residents, whose only current hotel alternatives are in

Waikīkī; 2) medical-oriented guests, such as Pali Momi Medical Center patients and their family from neighbor islands and that need to stay overnight or longer; 3) visitors to Pearl Harbor, the leading visitor attraction in Hawaii; and 4) shoppers from neighbor islands and elsewhere attracted to Pearlridge, Pearl Highlands, the Waikele outlet stores. A limited-service “kama‘āina” type hotel is also expected to be a complementary use for the vibrant activity center that the Live, Work, Play ‘Aiea community is envisioned to become.

Objective G: To bring about orderly economic growth on Oahu.

Policy 1: Direct major economic activity and government services to the primary urban center and the secondary urban center at Kapolei.

Discussion: The Live, Work, Play ‘Aiea community is in the Primary Urban Center and within the Pearl Harbor Regional Town Center which is envisioned to be the focal point of economic activity for the ‘Aiea and Pearl City communities.

Policy 3: Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on Oahu.

Discussion: The Live, Work, Play ‘Aiea community is appropriately located in the Pearl Harbor Regional Town Center, which the Primary Urban Center Development Plan designates as the major town center for the ‘Aiea and Pearl City communities. As discussed in Section 4.8.3 (Neighborhood Commercial Uses) there is consistent, strong, and continuing demand for commercial space in the area and substantial market support for the Live, Work, Play ‘Aiea community’s proposed commercial space. As discussed in Section 4.8.4 (Office Uses), demand for new general office space is modestly expanding, however, the Live, Work, Play ‘Aiea community’s advantages include a superior location in a new complex, having sufficient parking, easy access, and proximity to 1,500 new households and dozens of commercial and other businesses.

III. Natural Environment

Objective A: To protect and preserve the natural environment.

Policy 1: Protect Oahu’s natural environment, especially the shoreline, valleys, and ridges from incompatible development.

Policy 4: Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water- recharge areas, distinctive land forms, and existing vegetation.

Discussion: The Live, Work, Play ‘Aiea community is appropriately located in the City & County of Honolulu’s Primary Urban Center which is intended to accommodate future population and job growth as part of the City’s strategy to “Keep the country, country.” In addition, both the Primary Urban Center Development Plan and the *Aiea-Pearl City Livable Communities Plan* call for the creation of a “Pearl Harbor Regional Town Center” in the Pearlridge area where higher density commercial and residential mixed-

use “livable neighborhoods” are encouraged. The Live, Work, Play ‘Aiea community will also provide affordable and workforce homes near regional employment centers, such as Pearlridge Center and Pali Momi Medical Center.

The Site is well suited for its intended use as it has been previously been developed, is surrounded by intense urban uses, and is within the service area of infrastructure systems and utilities. The high-density residential nature of the Live, Work, Play ‘Aiea community accommodates a greater percentage of O‘ahu’s housing needs, thereby reducing the need to develop lands outside of existing urban areas.

Policy 7: Protect the natural environment from damaging levels of air, water, and noise pollution.

Discussion: As discussed in Section 4.5 (Air Quality), Section 3.5 (Groundwater Resources), Section 4.7.1 (Water System), and Section 4.4 (Noise), Live, Work, Play ‘Aiea will have no significant adverse impact on air quality, groundwater resources, or noise pollution.

Policy 8: Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.

Discussion: As discussed in Section 3.7 (Flora and Fauna) no impact to rare, threatened, or endangered plants, birds, or other animals will occur as none exist at the Site and the Site does not provide a suitable habitat for these species.

Objective B: To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

Policy 2: Protect Oahu’s scenic views, especially those seen from highly developed and heavily traveled areas.

Discussion: As discussed in Section 4.6 (Visual Resources) the Live, Work, Play ‘Aiea community is not expected to significantly impact public panoramic views identified in the Primary Urban Center Development Plan or conflict with the objective of enhancing mauka-makai views along Ka‘ōnohi Street stated in the *Aiea-Pearl City Livable Communities Plan*.

IV. Housing

Objective A: To provide decent housing for all the people of Oahu at prices they can afford.

Policy 3: Encourage innovative residential development which will result in lower costs, added convenience and privacy, and more efficient use of streets and utilities.

Discussion: Live, Work, Play ‘Aiea’s high-density, mixed-use design conveniently locates 1,500 residences within walking distance to commercial establishments and efficiently uses streets and utilities. In addition to providing convenience for future

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residents, Live, Work, Play 'Aiea's mix of uses also reduces transportation costs by enabling residents to walk for everyday goods and services.

***Objective C:** To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.*

***Policy 1:** Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.*

Discussion: The Live, Work, Play 'Aiea community will provide homes at a variety of sizes and prices to accommodate different family sizes and income levels. When fully built out, the Live, Work, Play 'Aiea community will include up to 1,500 homes many of which will be within the "affordable" and "workforce" price range. At least 30 percent of the homes will be affordably priced, in accordance to City & County of Honolulu requirements.

***Policy 2:** Encourage the fair distribution of low- and moderate-income housing throughout the island.*

Discussion: The Live, Work, Play 'Aiea community will provide affordable homes in accordance with City & County of Honolulu requirements affordable housing requirements and will also provide homes in the workforce price range, contributing toward the fair distribution of low- and moderate-income housing.

***Policy 3:** Encourage residential development near employment centers.*

Discussion: The Live, Work, Play 'Aiea community will provide affordable and workforce homes near regional employment centers, such as at Pearlridge Center and Pali Momi Medical Center. Providing the opportunity for workers to afford a home near their jobs may decrease commuting to and from other parts of O'ahu, play a role in reducing traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only the Live, Work, Play 'Aiea community residents, but for O'ahu residents in general. As discussed in Section 4.8.5 (Economy), the Live, Work, Play 'Aiea community is projected to generate 980 jobs during its construction and 951 jobs following its build-out. The Live, Work, Play 'Aiea community is also close proximity to other major employment centers, such as Pearl Harbor Naval Shipyard, the Hālawā Industrial Park, and the Pearl City Industrial Park.

V. Transportation & Utilities

***Objective A:** To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.*

***Policy 7:** Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development.*

Policy 9: Promote programs to reduce dependence on the use of automobiles.

Policy 10: Discourage the inefficient use of the private automobile, especially in congested corridors and during peak-hours.

Discussion: Important objectives of the Live, Work, Play 'Aiea community include implementing community and City land use policies, providing needed housing, and creating a compact and walkable urban village. In particular, a goal of the Live, Work, Play 'Aiea community is to make walking and using public transportation meaningful alternatives to driving by locating residential, commercial, and retail establishments in convenient proximity to each other and in close walking distance to the planned Pearl Ridge Transit Station. Therefore, unlike residents in conventional residential subdivisions, the Live, Work, Play 'Aiea community residents will not have to drive for all of their needs and services, and it is expected that car trips by the Live, Work, Play 'Aiea community residents will be reduced accordingly.

The Live, Work, Play 'Aiea community will also provide affordable and workforce homes near regional employment centers, such as at Pearlridge Center and Pali Momi Medical Center. Providing the opportunity for workers to afford a home near their jobs may decrease commuting to and from other parts of O'ahu, play a role in reducing traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only the Live, Work, Play 'Aiea community residents, but for O'ahu residents in general.

Objective B: To meet the needs of the people of Oahu for an adequate supply of water and for environmentally sound systems of waste disposal.

Policy 1: Develop and maintain an adequate supply of water for both residents and visitors.

Discussion: The BWS has confirmed that the existing O'ahu municipal water system is presently adequate to accommodate the Live, Work, Play 'Aiea community . In addition, the Live, Work, Play 'Aiea community will contribute to the development and maintenance of water supplies by paying the BWS' Water System Facilities Charges for resource development, transmission and daily storage.

Policy 4: Encourage a lowering of the per-capita consumption of water and the per-capita production of waste.

Discussion: The Live, Work, Play 'Aiea community will implement water conserving initiatives, as discussed in Section 4.7.1 (Water System). Some of the initiatives to be considered for implementation include: installing low-flow water fixtures in homes, selecting landscape plants appropriate for the area's climate, using non-potable water for irrigation when available to the Site, and using rain water harvesting techniques.

Objective C: To maintain a high level of service for all utilities.

Policy 3: Plan for the timely and orderly expansion of utility systems.

Discussion: As discussed in Section 4.7 (Infrastructure and Utilities), a Preliminary Engineering Report was prepared to assess the Live, Work, Play 'Aiea community's infrastructure and utility requirements. All on-site infrastructure and utility systems will be constructed by the Live, Work, Play 'Aiea community and the development will provide its fair share toward the upgrade of off-site utility improvements, if necessary.

***Policy 4:** Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.*

Discussion: The Live, Work, Play 'Aiea community's residential, retail, office, and hospitality uses will have peak periods of demand for utilities occurring at different times of the day, contributing toward efficient use of public utilities.

***Objective D:** To maintain transportation and utility systems which will help Oahu continue to be a desirable place to live and visit.*

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

Discussion: One of the objectives of the City's rail transit project is to promote TOD to guide future growth and the pattern of land use on O'ahu. The Live, Work, Play 'Aiea community's mixed-use design is consistent with this objective by creating homes, commercial services, and employment opportunities within convenient walking distance to the planned Pearl Ridge station.

VII. Physical Development and Urban Design

***Objective A:** To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed and appropriate for the areas in which they will be located.*

***Policy 2:** Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.*

Discussion: The Live, Work, Play 'Aiea community is appropriately located within the service area of existing water supply, sewage treatment, drainage, transportation, and public safety facilities. In addition, all necessary on-site infrastructure and utilities will be provided within the Live, Work, Play 'Aiea community.

***Policy 3:** Phase the construction of new developments so that they do not require more regional supporting services than are available.*

Discussion: The Live, Work, Play 'Aiea community's phasing considers the availability of regional supporting services and infrastructure. As discussed in Section 4.7 (Infrastructure and Utilities), the Live, Work, Play 'Aiea community is within the service area of water supply, sewage treatment, drainage, and transportation systems. The availability of regional supporting services will be coordinated with the City & County of Honolulu and private utility providers.

Policy 4: *Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.*

Discussion: The Live, Work, Play 'Aiea community is in a highly urban area where most essential community facilities and services are already in place. The development of the Live, Work, Play 'Aiea community will include all on-site roads, utilities, parks, and infrastructure systems that directly serve its development.

Policy 5: *Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.*

Discussion: The Live, Work, Play 'Aiea community's compact residential and commercial design efficiently uses urban lands and is compatible with the physical and social character of the existing community, which includes existing high-rise residential towers and Pearlridge Shopping Center, the State's second-largest shopping center. Development of the Live, Work, Play 'Aiea community also implements major components of the Primary Urban Center Development Plan and *Aiea-Pearl City Livable Communities Initiative*, which calls for development of the Pearl Harbor Regional Town Center.

Policy 6: *Encourage the clustering of developments to reduce the cost of providing utilities and other public services.*

Discussion: The Live, Work, Play 'Aiea community is located within an existing cluster of dense urban uses, including existing high-rise residential towers, Pali Momi Medical Center, and several shopping centers, which efficiently use utilities and public services. As discussed in Section 4.7 (Infrastructure and Utilities), the Live, Work, Play 'Aiea community is within the service area of existing water supply, wastewater, drainage, roadway, electrical and communication systems.

Policy 7: *Locate new industries and new commercial areas so that they will be related to their markets and suppliers, and to residential areas and transportation facilities.*

Discussion: The Live, Work, Play 'Aiea community's mixed-use design efficiently locates residences adjacent to commercial services. As discussed in Section 4.8.5 (Economy), the Live Work Play 'Aiea community is projected to create approximately 951 new permanent jobs, enabling some residents to live and work within the community. The commercial services will also be within convenient walking distance to several high-density residential developments, providing employment opportunities to existing residents. A variety of transportation modes serve the Site including several major roadways, TheBus, and the rail transit project's planned Pearl Ridge station, and pedestrian routes

Policy 9: *Exclude from residential areas, uses which are major sources of noise and air pollution.*

LIVE, WORK, PLAY ‘AIEA
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Discussion: As discussed in Sections 4.4 (Noise) and 4.5 (Air Quality), The Live, Work, Play ‘Aiea community will not significantly impact noise or air quality. The Live, Work, Play ‘Aiea community’s homes will incorporate design measures, as necessary, to mitigate traffic noise impacts.

Objective B: *The develop Honolulu (Waialae-Kahala to Halawa), Aiea, and Pearl City as the Island’s primary urban center.*

Discussion: Development of the Live, Work, Play ‘Aiea community facilitates the build-out of the Primary Urban Center. Furthermore, the Live, Work, Play ‘Aiea community is located within the Pearl Harbor Regional Town Center, identified by the Primary Urban Center Development Plan as the major town center in the ‘Aiea-Pearl City region.

Policy 3: *Encourage the establishment of mixed-use districts with appropriate design and development controls to insure an attractive living environment and compatibility with surrounding land uses.*

Discussion: The Live, Work, Play ‘Aiea community contributes toward creating a mixed-use district at the Pearl Harbor Regional Town Center, as envisioned by the Primary Urban Center Development Plan and Aiea-Pearl City Livable Communities Plan. The Live, Work, Play ‘Aiea community’s mixed-use design is compatible with the surrounding neighborhood which includes several nearby high-rise residential towers and Pearlridge Shopping Center, the State’s second largest shopping center.

Policy 5: *Encourage the development of attractive residential communities in downtown and other business centers.*

Discussion: The Live, Work, Play ‘Aiea community contributes toward build-out of the Pearl Harbor Regional Town Center, which the Primary Urban Center Development Plan envisions as the primary business center in the Aiea and Pearl Communities. A high level of attention to design is being given to create an attractive, high-quality development.

Objective E: *To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.*

Policy 3: *Encourage distinctive community identities for both new and existing districts and neighborhoods.*

Discussion: The Live, Work, Play ‘Aiea community is envisioned to be a cohesive community that combines residential, retail, commercial, and public spaces in a compact and walkable urban village. The Live, Work, Play ‘Aiea community’s unique mixed-use character and attention to design detail will create a distinctive identity, while creating a community that is complementary to the surrounding neighborhood. The Live, Work, Play ‘Aiea community’s design will pay homage to the property’s location in the urban core, fostering an environment of “live-work-play” using sustainable building and design practices to minimize the environmental footprint.

Policy 4: Require the consideration of urban-design principles in all development projects.

Discussion: The Live, Work, Play 'Aiea community's design strives to integrate commercial uses, homes, and urban gathering areas to create a complete community. Great attention is being given to creating a pedestrian-oriented, highly walkable environment that connects uses, both internally and to adjacent neighbors. Functional relationships between residential and commercial uses will be well-thought out and building setbacks, entryways, driveways, parking lots, pathways, and landscaping will be designed to create an attractive and pleasant atmosphere.

Policy 6: Provide special design standards and controls that will allow more compact development and intensive use of lands in the primary urban center.

Discussion: The proposed zone change will enable the development of the Live, Work, Play 'Aiea community as a compact mixed-use development that intensively and efficiently uses land in the primary urban center.

VII. Public Safety

Objective A: To prevent and control crime and maintain public order.

Policy 1: Provide a safe environment for residents and visitors on Oahu.

Discussion: The Live, Work, Play 'Aiea community will create a safe environment for residents and visitors by promoting an active streetscape, providing appropriate lighting and landscaping, minimizing "hidden" areas onsite, and providing security, as needed, during construction and after its development.

Objective B: To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

Policy 7: Provide adequate fire protection and effective fire prevention programs.

Discussion: As discussed in Section 3.6 (Natural Hazards) the Site is not in an area prone to erosion, flooding, tsunami, hurricanes, earthquakes, volcanic eruptions, or other hazards and the Live, Work, Play 'Aiea community will not exacerbate any natural hazard conditions. All structures will be designed in compliance with the City & County of Honolulu's building code. Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense evacuation procedures.

All improvements will be in conformance with Uniform Fire Code, as adapted for use in Honolulu by the Honolulu Fire Department. In addition, in conformance with the BWS's Water System Standards, within the Live, Work, Play 'Aiea community all: 1) fire protection water lines will be separate from domestic water waterlines and designed to provide the required fire flow rate of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch; and 2) fire hydrants will be spaced a maximum of 250 feet apart.

X. Culture and Recreation

Objective D: To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.

Policy 3: Develop and maintain urban parks, squares, and beautification areas in high density urban places.

Discussion: The Live, Work, Play ‘Aiea community is envisioned to be a cohesive community that combines residential, retail, commercial, and public spaces in a compact and walkable urban village where all community members can experience the social, cultural, educational, and economic benefits of a properly planned, carefully designed, and well-built community. An integral component of the Live, Work, Play ‘Aiea community will be its landscaped urban parks, plazas, and gathering areas. These areas may be used for cultural performances, artistic displays, and other community activities, thus providing a place of recreation and leisure for residents and visitors. In addition, the pedestrian-oriented design will promote a physically active, healthy lifestyle.

Policy 9: Require all new developments to provide their residents with adequate recreation space.

Policy 10: Encourage the private provision of recreation and leisure-time facilities and services.

Discussion: Private recreational facilities will be provided for the Live, Work, Play ‘Aiea community’s residents. In addition, landscaped urban parks, plazas, and gathering areas are incorporated in the Live, Work, Play ‘Aiea community’s Site Plan, providing a place of recreation and leisure for residents and visitors.

5.2.2 Primary Urban Center Development Plan

The City & County of Honolulu Development Plan program set forth conceptual schemes for implementing and accomplishing the objectives and policies of the General Plan. Extending from Wai‘alae Kāhala and west to Pearl City, the Primary Urban Center Development Plan area is one of eight geographical DP areas that have been established on O‘ahu. Only the plans for the PUC and ‘Ewa are designated “Development Plans,” with the remainder designated “Sustainable Communities Plans,” reflecting the role of the PUC and ‘Ewa DP areas to accommodate the majority of O‘ahu’s future urban growth.

Adopted in June 2004, the Primary Urban Center Development Plan is intended to shape the growth and development of the Primary Urban Center over a 20-year time period. The Primary Urban Center Development Plan presents a vision for the region’s future development, presenting policies, guidelines and conceptual schemes intended to guide policy for the preparation of more detailed zoning maps, land use regulations, and public and private sector investment decisions.

The following provides an overview of the Project’s relationship with the vision and guidelines of the Primary Urban Center Development Plan.

5.2.2.1 The Role of the PUC in O'ahu's Development Pattern

As part of the City's overall strategy to "keep the country, country" and to maintain a compact urban core, the PUC, along with the 'Ewa region, is expected to accommodate the majority of O'ahu's future population and job growth. The PUC is envisioned to be a lively metropolitan city that is home to almost half of O'ahu's population and three-quarters of all jobs.

Discussion: Creation of the Live, Work, Play 'Aiea community supports the role of the PUC in O'ahu's Development Pattern. The provision of housing units in the PUC, as proposed, reduces pressure to develop lands elsewhere on O'ahu to accommodate population growth and furthers the strategy to "keep the country, country." The Live, Work, Play 'Aiea community is appropriately sited on a previously developed site, in a highly urbanized area, within the service area of utilities and infrastructure, and within convenient walking distance of the planned rail transit project's Pearl Ridge Station.

Key Elements of the Vision

Livable Neighborhoods have Business Districts, Parks and Plazas, and Walkable Streets

To promote the development of livable neighborhoods, the Primary Urban Center Development Plan encourages the integration, rather than segregation, of residential and commercial uses. This provides greater convenience and activity to neighborhood streets. In-town neighborhoods are envisioned to offer the greatest amenities for urban living and are to consist of apartment dwellings, employment centers, grocery stores, shopping districts, and government, health and commercial services. The Primary Urban Center Development Plan envisions that proximity to rapid transit lines gives residents mobility and newer apartment buildings are typically four to six stories tall with shops and services on the ground floor. Small parks, plazas and "green streets" provide places for people to meet and children to play.

Shopping districts are to include "Main Street" corridors, shopping centers, and neighborhood business districts.

Discussion: The proposed zone change allows the Live, Work, Play 'Aiea community to integrate residential and commercial uses, promoting the development of a livable neighborhood. The Live, Work, Play 'Aiea community's livability is further enhanced by the proximity of homes to on-site and nearby employment centers and convenient access to multiple forms of transportation including major roads, bus lines, and the planned rail transit project. The Live, Work, Play 'Aiea community's plazas and open spaces provide gathering and recreation areas. While the Live, Work, Play 'Aiea community's residential buildings will be taller than six-stories, high-density housing allow for the development of more urban open space and gathering public areas and is consistent with creation of the Pearl Harbor Regional Town Center, which is encouraged by the Primary Urban Center Development Plan, and the existing pattern of development in the neighborhood.

The PUC Offers In-Town Housing Choices for People of All Ages and Income

The Primary Urban Center Development Plan envisions that residents will be attracted to in-town residential neighborhoods because of the convenience and amenities of an urban lifestyle. Multi-family housing with ground-floor storefronts and pedestrian entries facing the sidewalk are expected to be popular. Street trees, parks, and plazas near to buildings are expected to form desirable neighborhood environments.

Discussion: The proposed zone change enables the Live, Work, Play ‘Aiea community to create in-town housing choices for people of all ages and income. When fully built out, the Live, Work, Play ‘Aiea community will include up to 1,500 new homes that will provide opportunities for ‘Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play ‘Aiea community will also provide homes for O‘ahu residents such as Central O‘ahu or ‘Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka‘ako area of Honolulu. Residents will have convenient access to on-site plazas and open spaces, as well as the Pearl Ridge community park located across of Moanalua Road.

Honolulu is the Pacific’s Leading City and Travel Destination

The Primary Urban Center Development Plan envisions that residents and visitors will enjoy a broad waterfront at Pearl Harbor’s East Loch. The waterfront will be linked by the historic OR&L bikeway, Rainbow Bay, a new park at McGrew Point, and an expanded Neal Blaisdell Park. Popular visitor destinations will include Ford Island, the USS Missouri, and the USS Arizona Memorial.

The PUC will also continue to be home to the several military bases including Hickam Air Force Base and the Pearl Harbor Naval facilities.

Discussion: While not directly developing the waterfront along Pearl Harbor’s East Loch, the Live, Work, Play ‘Aiea community contributes to the Primary Urban Center Development Plan’s vision by creating an activity center and complimentary commercial services within walking distance to the Pearl Harbor waterfront. The Live, Work, Play ‘Aiea community residents will contribute toward creating an active waterfront. The Live, Work, Play ‘Aiea community could also provide permanent and temporary accommodations for military personnel stationed at Pearl Harbor, Hickam Air Force Base, or other military installations.

5.2.2.2 Existing Conditions, Issues, Trends, Policies and Guidelines

Cultivating Livable Neighborhoods - In-Town Residential Neighborhoods

According to the Primary Urban Center Development Plan, In-Town Residential neighborhoods refer to areas on the centrally-located coastal plains of Honolulu and Pearl City that are planned for higher-density residential use. In-town housing is to be near jobs, shopping districts, hospitals, parks, and entertainment. The most livable in-town neighborhoods have homes within

easy walking distance to parks and shops. Bicycling is a practical form of transportation and transit provides comfortable and fast connections.

Some of the existing key issues identified by the Primary Urban Center Development Plan relating to In-Town Residential neighborhoods include:

- **Single-use zoning.** Segregation of land uses forces residents to use cars to find shopping or recreational opportunities.
- **Un-neighborly building relationships.** High- and mid-rise buildings are physically isolated from other buildings and streets. Buildings have little or no relationship to their neighbors and open space between buildings consist of service yards or parking lots.
- **Automobile dominance.** In the 'Aiea-Pearl City area, walking distances between destinations are generally too long for pedestrians. Entrances to commercial establishments and residences are typically separated from sidewalks by parking lots and garages, and adverse street and traffic conditions discourage walking.

Discussion: The proposed zone change and creation of the Live, Work, Play 'Aiea community directly address the key issues to related to cultivating livable neighborhoods by integrating complementary land uses, creating functional relationships between buildings and uses, and reducing automobile dependence.

Applicable policies of the Primary Urban Center Development Plan's for cultivating livable neighborhoods include the following:

- **Cultivate existing and new "neighborhood centers."** Neighborhood centers are places where people can gather for shopping, entertainment, or recreation and can be centered around a plaza, recreation complex, commercial town center, grocery store, or commercial services.
- **Promote mixed land uses.** Co-locate residential uses with office, retail, and community services.
- **Make streets pedestrian friendly.** Streets can be made pedestrian friendly by widening sidewalks, planting shade trees, and narrowing intersections.
- **Density.** Areas close to transit lines and major east-west arterials should be zoned for Medium- to High-Density Apartment Mixed Use, which may range up to 90 units per acre and 140 units per acre, respectively.
- **Building heights.** Establish maximum building heights in apartment districts on the basis of view plane studies to preserve views of natural landmarks.

Discussion: The proposed zone change and development of the Live, Work, Play 'Aiea community is consistent with the Primary Urban Center Development Plan's policies for cultivating livable neighborhoods. The Live, Work, Play 'Aiea community contributes toward creation of the Pearl Harbor Regional Town Center and provides a convenient and efficient mix of residential and commercial uses. Much attention will be given to creating pedestrian-friendly streets and linking uses within the Site, as well as providing links to adjacent uses. The Live, Work, Play 'Aiea community's residential density (approximately 100 units per acre) is within the range recommended by the Primary Urban Center Development Plan for High-Density Apartment Mixed Use. As discussed

in Section 4.6 (Visual Resources), the Live, Work, Play 'Aiea community is not expected to significantly impact public panoramic views identified in the Primary Urban Center Development Plan or conflict with the objective of enhancing mauka-makai views along Ka'ōnohi Street stated in the Aiea-Pearl City Livable Communities Plan. The Site is within a highly urban environment with several existing high-rise buildings in the immediate vicinity and the Live, Work, Play 'Aiea community will be complementary to the surrounding existing urban environment.

In-Town Housing Choices

Some of the existing key issues identified by the Primary Urban Center Development Plan that hinder the development of new housing in the PUC, particularly multi-family housing, include the following:

- **Higher Prices.** Higher prices for land and construction costs for high-rise structures make development of affordably priced housing units challenging.
- **Housing Preferences.** While multi-family housing is readily accepted by seniors and other households without children, it is viewed as less desirable by families. In addition, families are also concerned about lack of schools and parks in PUC apartment neighborhoods.
- **Rental Unit Development.** Market conditions discourage the development of rental units.
- **Higher Risks.** Development of high-rise structures carries more developer risk since the structure must be completed, and investors fully extended, before any sales are closed. In addition "Type 1" construction is very expensive.
- **Infrastructure Deficiencies.** The cost to upgrade water, sewer, drainage, or roadway infrastructure can make projects infeasible.
- **Zoning Regulations.** High minimum parking requirements, combined with lot coverage limitations, force the development of costly structured parking.

Discussion: The above issues continue to affect developments and highlight the difficulty of creating high-density housing in the PUC. Nevertheless, the Live, Work, Play 'Aiea community is one of the few major new communities proposed with the PUC in many years and will provide a range of housing choices, including affordable and work-force priced housing, in substantial conformance with the desired pattern of development stated in the Primary Urban Center Development Plan.

Relevant Guidelines to promote housing choices include the following:

- Review and revise zoning and building regulations to allow more flexibility in design and reduce the cost of multi-family structures.
- Promote the location of grocery stores and other service businesses in higher-density neighborhoods.

Discussion: The proposed zone change to the BMX-3 district provides the greatest flexibility to develop housing units since the BMX-3 district permits a full range of

housing options. The Live, Work, Play ‘Aiea community is envisioned to include a grocery store, shops, and commercial services, enhancing livability for residents.

The Pacific’s Leading City

This section of the Primary Urban Center Development Plan addresses the importance of the PUC to the economy of O‘ahu and the State as a whole and sets policy relating to the central business and industrial areas in the PUC.

With regard to the visitor industry, the Primary Urban Center Development Plan anticipates that the visitor industry will continue to be the State’s primary income generator through the year 2025. According to the Primary Urban Center Development Plan, an issue confronting the visitor industry is that Waikiki is substantially built-out and other PUC sites outside Waikiki will be needed for new hotels. The preferred approach for additional visitor accommodations is to provide for new hotels near the Convention Center, Downtown waterfront, as well as to allow smaller hotels in other “Town Center” areas in the PUC.

The Primary Urban Center Development Plan identifies five “Town Centers,” or significant clusters of commercial, institutional, and high-density residential development in the Pearl City-Aiea region. The Site is within the “Pearl Harbor Regional Town Center.” An issue facing town centers in ‘Aiea and Pearl City is that the sense of a community center is lacking in areas that developed or redeveloped after the 1950’s. Specifically, relative to the Pearl Harbor Regional Town Center, the Primary Urban Center Development Plan states:

The PearlrIDGE Shopping Center, for example, is a vibrant center, but its activity is focused inward, out of view from the concentration of high-density residential uses and other commercial developments that surround it. A development pattern that mixes residential, commercial and institutional uses within relatively short distances, and exposes building entrances and activity areas to the street, sidewalks and other public places to invite passers-by is much more likely to be recognized as a “community center”.

Discussion: The Live, Work, Play ‘Aiea community facilitates the build-out of the Pearl Harbor Regional Town Center and contributes toward creation of an open and public “community center”. The Live, Work, Play ‘Aiea community’s pedestrian-oriented design creates inviting building entrances and the planned plazas and open spaces provide areas for community socializing and gathering.

Policies to create “The Pacific’s Leading City” applicable to the Live, Work, Play ‘Aiea community include:

- **Provide opportunities for the development of village inns in existing commercial centers.** These could serve residents and business needs (visiting family, friends and business associates) as well as visitors looking for an alternative to the resort enclave. Potential areas include Kapahulu, Kaimuki, the King/Beretania corridor, Kapālama, Pearl Ridge, and Pearl City.

- **Define the role of town centers.** Establish the “Pearlridge” area as the Pearl Harbor Regional Town Center, and strengthen the physical and visual connection between this urban activity center and the Pearl Harbor waterfront. Other town centers at Pearl City, Waimalu, ‘Aiea, and Hālawā should serve as more localized or specialized activity and service areas.
- **Promote mixed land use.** Town centers should support some form of mixed land use to respond more flexibly to market needs and to reduce dependence on the private automobile for local travel. The Pearl Harbor Regional Town Center should be designated for a greater diversity of uses than the other town centers, emphasizing an integration of high density residential and commercial development. Land use designations and design standards should be oriented toward assuring compatibility of building forms and uses, creating street connections, and providing a smooth transition between town centers and adjacent residential neighborhoods.
- **Facilitate pedestrian, transit, and bicycle improvements.** There should be major improvements to transportation facilities and services, with particular emphasis on pedestrian, bicycle and public transit modes along Kamehameha Highway; and commuter travel on the H-1 Freeway and in the Aloha Stadium vicinity. Design standards for new development in the town centers – especially the Pearl Harbor Regional Town Center – should encourage pedestrian and transit travel.

Discussion: The proposed zone change and creation of the Live, Work, Play ‘Aiea community contribute toward development of Honolulu as the Pacific’s Leading City, and in particular toward establishing the Pearlridge area as the Pearl Harbor Regional Town Center. The mixed-use character of the Live, Work, Play ‘Aiea community and its high-density housing is directly in-line with the Primary Urban Center Development Plan’s policy to promote mixed land uses. The proposed “kama‘āina” hotel consistent with the Primary Urban Center Development Plan’s policy to provide village inns in existing commercial centers, including at Pearl Ridge. Finally, the Live, Work, Play ‘Aiea community’s strong orientation toward Transit-Oriented Development is consistent with the Primary Urban Center Development Plan’s policy for designing new developments in town centers to encourage pedestrian and transit travel.

5.2.2.3 Relationship to Primary Urban Center Development Plan Maps

Significant Panoramic Views Map – The significant panoramic views map is intended to illustrate the region’s major views and indicate major view features, such as mountain preservation areas and the three volcanic craters along the coastal plain (Āliamanu, Punchbowl, and Diamond Head). Significant panoramic views in the vicinity of the Site include mauka-makai views, and East-West views across Pearl Harbor from the Rainbow Bay Marina. Mauka-makai views are also indicated at Blaisdell Park and the ‘Aiea Bay Recreation Area.

Discussion: As discussed in Section 4.6, the Live, Work, Play ‘Aiea community is not expected to significantly impact public panoramic views identified in the Primary Urban Center Development Plan. Figure 15 contains a visual analysis of the Live, Work, Play

'Aiea community's buildings from key vantage points, including Rainbow Bay Marina and Blaisdell Park.

Open Space Map – The open space map is intended to illustrate the region's major open space patterns and resources. It highlights major open space elements and resources, including preservation lands; major recreational facilities; agricultural lands, golf courses, and cemeteries, harbors, waterfront promenades, and stream greenbelts; and major institutional campuses. The Site is designated as "Urban Areas" on the open space map. Nearby designated open spaces include Blaisdell Park, the watercress farm near Pearlridge shopping center, Pearl Country Club, and the shoreline at 'Aiea Bay Recreation Area.

Discussion: The proposed zone change and creation of the Live, Work, Play 'Aiea community will have no effect on public open space resources. Urban open space, including landscaped urban parks, plazas, and gathering areas, however, are incorporated in the Live, Work, Play 'Aiea community.

Land Use Map – The land use map illustrates the desired long-range land use pattern for the entire Primary Urban Center. An Urban Community Boundary defines and contains the intended extent of developed or built-up areas of urban communities. The Site is designated "District Commercial" and is within the designated Urban Community Boundary (See Figure 7). District Commercial refers to a wide variety of commercial uses located in the core areas of the Primary Urban Center, including major office buildings, shopping centers, and older commercial streets. Mixed uses and higher densities are encouraged in these areas. The Primary Urban Center Development Plan recommends that Downtown should have the tallest buildings on O'ahu. In other areas, maximum building heights should be established on the basis of viewplane studies to preserve views of natural landmarks.

Discussion: The Live, Work, Play 'Aiea community is consistent with the Primary Urban Center Development Plan land use map, as higher densities and mixed-uses are encouraged in areas designated District Commercial. The proposed Live, Work, Play 'Aiea community high rises are consistent with the character of the neighborhood as ten nearby residential buildings are over 150-feet tall, including four that are taller than 250, and two that are higher than 300 feet (See Figure 14). Also many of the existing buildings in the neighborhood are at a higher ground elevation than the Live, Work, Play 'Aiea community's proposed tallest building and so the existing buildings may actually be more prominent. For example the 300-foot tall Lele Pono building is built at a ground elevation of 95 feet above sea level and the 380-foot tall Pearlridge Square building is at a ground elevation of 110 feet above sea level. In comparison, the Live, Work, Play 'Aiea community's proposed tallest building would be built at a ground elevation of approximately 70 feet above sea level (See Figure 16). In addition, Downtown Honolulu, which has buildings taller than 400-feet, will continue to have the tallest buildings on O'ahu. Public views of natural landmarks, such as Pearl Harbor and the Waianae and Ko'olau Mountain Ranges will not be substantially from key view points identified on the significant panoramic views map.

5.2.3 Aiea-Pearl City Livable Communities Plan

The Aiea-Pearl City Livable Communities Plan is intended to improve traffic conditions, provide a more pedestrian-friendly environment, and revitalize the livability and character of 'Aiea and Pearl City neighborhoods. The Plan integrates the planning and development of traffic improvements, transit services and facilities, and pedestrian and bicycle circulation with land use and community design. Goals and objectives relating to land use and urban design are set forth in the Plan. Key components of the Plan relevant to the Project include:

Establishment of town districts in 'Aiea and Pearl City. The Aiea-Pearl City Livable Communities Plan recommends the establishment of Town Districts in 'Aiea and Pearl City to provide community centers of activity. The 'Aiea Town District was recommended to encompass the area from the former 'Aiea Sugar Mill to the commercial area below and the Pearl City Town District was recommended to encompass the civic and commercial uses on lower Waimano Home Road through Lehua Avenue.

In addition to the above two Town Districts, the Aiea-Pearl City Livable Communities Plan also designates the Pearlridge Shopping Center and surrounding commercial and residential uses as the Pearl Harbor Regional Town Center. The designation of the Pearl Harbor Regional Town Center is intended to bridge the 'Aiea Town District and the Pearl City Town District by providing additional commercial activities and opportunities. Higher density commercial and residential mixed-use developments are encouraged in the Pearl Harbor Regional Town Center, with ample pedestrian and transit connections and facilities along Kamehameha Highway and in the mauka-makai direction.

Discussion: The proposed zone change and creation of the Live, Work, Play 'Aiea community is consistent with the Aiea-Pearl City Livable Communities Plan to create the Pearl Harbor Regional Town Center. The zone change will allow the creation of a higher-density mixed-use commercial and residential community, as envisioned by the Plan. Ample pedestrian connections will be provided within the Site and to adjacent properties and surrounding uses. In addition, the Site is presently served by several bus routes and is within convenient walking distance to the Pearl Ridge station of the planned rail transit project.

Expanded open space and views to the Pearl Harbor shoreline. According to the Aiea-Pearl City Livable Communities Plan, the Pearl Harbor shoreline is an underutilized resource whose views and use are obscured by various commercial, residential and industrial developments. Open space and parks along the shoreline should be provided to the greatest extent possible. The Plan recommends that between McGrew Point and the Waipio Peninsula, efforts should be made to acquire or provide expanded open space and public recreational facilities.

In areas mauka of Kamehameha Highway and generally makai of the H-1 Freeway, the Plan recommends higher density residential-commercial mixed uses to offset lower densities along the shoreline and to take advantage of the transit corridor along Kamehameha Highway. Higher densities are intended to provide greater opportunities for creating view corridors and open space to the shoreline.

Discussion: The Live, Work, Play 'Aiea community is consistent with the Aiea-Pearl City Livable Communities Plan's recommendation to develop higher density residential-commercial mixed uses to offset lower densities along the Pearl Harbor Shoreline. In addition, the Live, Work, Play 'Aiea community is situated to take advantage of the planned rail transit project and the high level of bus service on Kamehameha Highway. Finally, the Live, Work, Play 'Aiea community's higher density will still allow for mauka-makai view corridor along Ka'ōnohi Street (See Figure 15).

Enhanced mauka-makai and east-west roadway connections. The Aiea-Pearl City Livable Communities Plan recommends improvements along roadways to provide linkages between residential and commercial-recreational areas and the shoreline. Improvements to major roadways include restoring and adding landscaping, and installing theme trees, and making all paths accessible with connections to bicycle and pedestrian pathways.

The Plan further recommends that Kamehameha Highway and Moanalua Road should be made to convey neighborhood identity. The identifying characteristics which give neighborhoods their unique visual signatures or identities should be emphasized and conveyed by the streets which connect them to other places.

Discussion: The Live, Work, Play 'Aiea community's "Main Street" will create a new roadway connecting Ka'ōnohi Street and Moanalua Road. As discussed in Section 2.2 (Live, Work, Play 'Aiea Community), much attention is being given to the Main Street's design to create a pedestrian-friendly environment. Design guidelines for the Live, Work, Play 'Aiea community will promote a sense of identity for the new community.

Beautification of Kamehameha Highway and major intersections. The Aiea-Pearl City Livable Communities Plan recommends improving landscaping along the Kamehameha Highway corridor. In addition, corner landscaping and better defined pedestrian crossings are proposed at Kamehameha Highway's intersection with Ka'ōnohi Street, Ka'ahumanu Street, and Waimano Home Road.

Discussion: Landscape improvements along the Kamehameha Highway corridor are beyond the scope of the Live, Work, Play 'Aiea community, however, landscaping on the portions of Ka'ōnohi Street and Moanalua Road fronting the Site will be improved.

Mauka-makai urban trails. The Aiea-Pearl City Livable Communities Plan proposes the establishment of urban trails to make better use of the streams and drainageways which extend from the mauka residential areas. The trails and greenways could provide aesthetic improvements and additional connections to the Pearl Harbor Historic Trail and the shoreline.

Discussion: Live, Work, Play 'Aiea will have no effect on the provision of mauka-makai urban trails as there are no streams or drainageways within the Site or its immediate vicinity.

5.2.4 Aiea-Pearl City Neighborhood TOD Plan Public Review Draft

The *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* (Aiea-Pearl City TOD Plan) presents a community vision for the neighborhoods surrounding the rail stations planned near

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Leeward Community College, Pearl Highlands, and Pearlridge. The Aiea- Pearl City TOD Plan is intended to provide the framework and guidance for development in the vicinity of the three stations in the Aiea-Pearl City region. The goal of the Aiea- Pearl City TOD Plan is to foster more livable communities that take full advantage of the benefits of transit.

The *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* defines transit-oriented development as follows:

A transit-oriented development (TOD) is a compact, mixed-use development situated near transit. TODs concentrate a mix of land uses, such as residential, office, retail, civic uses and entertainment, within easy walking and biking distance of a transit station (generally 1/4 mile to 1/2 mile, or a 5-15 minute walk). This mix of uses, combined with thoughtfully designed community spaces, plazas and parks, forms a vibrant village-like neighborhood where people can live, work and play. Transit-oriented developments encourage transit ridership, while discouraging sprawl, reducing impacts on the environment, and helping to foster a sense of community.

The Site is within the Pearlridge Station TOD precinct, which generally encompasses the area within a one-quarter mile radius from the station. The following sections discuss the Live, Work, Play ‘Aiea community’s consistency with applicable recommendations for the Pearlridge station as stated in the Aiea- Pearl City TOD Plan.

Land Use. The Aiea- Pearl City TOD Plan proposes the creation of a mixed-use regional center surrounding the Pearlridge Station. According to the Plan, the Pearlridge Center should remain the anchor for the district, “enhanced by new shopping opportunities across Ka‘ōnohi Street at the Kamehameha Drive-In site. High-density housing is also envisioned for the Drive-In site. By providing additional residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base.”

Discussion: The proposed zone change and development of the Live, Work, Play ‘Aiea community is consistent with the Plan’s intent of creating a mixed-use regional center with high-density housing at the Site. The Live, Work, Play ‘Aiea community will complement shopping opportunities at Pearlridge Center and the proposed homes will be priced to accommodate a range of incomes and family sizes. At least 30 percent of the homes will be affordably priced in accordance with City & County of Honolulu affordable housing regulations.

Connectivity and Circulation. One of the Aiea- Pearl City TOD Plan’s most important new streets recommended in tandem with redevelopment of the Pearlridge station area is a new “Main Street” connecting Moanalua Road and Ka‘ōnohi Street through the former Kamehameha Drive-in property. The Plan anticipates that the Main Street has the potential to provide a strong identity for area, as well as a pedestrian-friendly connection through the neighborhood. Other connectivity and circulation improvement include wider sidewalks, crosswalks, and seating areas on Ka‘ōnohi Street. A dedicated bike lane on Ka‘ōnohi Street is also recommended to provide a safe biking experience from mauka neighborhoods to the station.

Discussion: As recommended by the Plan, the Live, Work, Play ‘Aiea community incorporates a Main Street through the Site connecting Moanalua Road and Ka‘ōnohi Street. The Main Street will be thoughtfully designed to create a pedestrian-friendly connection and sense of identity for the neighborhood. Landscaping and building design along Moanalua Road and Ka‘ōnohi Street will also give strong consideration to improving the pedestrian experience. New traffic signals will be installed and crosswalks provided at the Main Street’s intersection with; 1) Moanalua Road (opposite the Pearl Ridge Elementary School driveway); and 2) Ka‘ōnohi Street (opposite the Pearlridge Shopping Center driveway), facilitating pedestrian accessibility to these adjacent uses.

Parks and Open Space. The Aiea-Pearl City TOD Plan recommends the establishment of a view corridor along Ka‘ōnohi Street to create a direct visual and physical connection from the Pearlridge area to the Pearl Harbor waterfront. With respect to the Site, the Plan recommends the development of neighborhood mini parks to serve as community gathering places and small recreation areas.

Discussion: Creation of the Live, Work, Play ‘Aiea community will facilitate the development of a view corridor on Ka‘ōnohi Street by providing additional right-of-way along Ka‘ōnohi Street and scaling buildings to frame the view corridor (See Figure 15). As discussed in Section 4.9.4 (Recreational Facilities), the Live, Work, Play ‘Aiea community will include landscaped urban parks, plazas, and gathering areas.

Urban Form. The Aiea-Pearl City TOD Plan recommends that new development in the Pearlridge Station area should be oriented directly to the sidewalk, placing parking to the rear or in wrapped parking structures. With respect to the Site, the Plan states that “new development at the catalytic Kamehameha Drive-in site should be mixed-use in nature, with internal connections, as well as attractive edges that integrate the development into the surrounding neighborhood.”

Discussion: As recommended by the Plan, the Live, Work, Play ‘Aiea community will be a highly-connected, mixed-use, pedestrian-oriented development. Landscaping and building design along Moanalua Road and Ka‘ōnohi Street will give thoughtful consideration to enhancing the pedestrian experience and integrating the Live, Work, Play ‘Aiea community into the neighboring community.

Station Area Zoning: The Aiea- Pearl City TOD Plan recommends the designation of a TOD Special District around the Pearlridge station to enable the creation of transit-oriented projects. Generally, lands within one-quarter mile of the station are proposed to be designated a TOD precinct and lands between one-quarter to one-half mile of the station would be designated a transit-influenced precinct. Within the TOD precinct, a broad range of uses including commercial, multi-family residential, civic, and public uses would allow for the creation of a mixed-use district as envisioned by the Plan. The Live, Work, Play ‘Aiea community is within the Pearlridge station area’s proposed TOD precinct.

To promote transit-oriented developments, the Aiea- Pearl City TOD Plan recommends height limits of 150-feet on Ka‘ōnohi Street, including at the Live, Work Play ‘Aiea community. Certain areas, including the Site, are recommended for higher allowable heights if community benefits are provided. Community benefits identified by the Plan for the Pearlridge Station Area

include developing pedestrian and bike improvements on Ka‘ōnohi Street, developing a pedestrian connection and view corridor from the Pearlridge station to the Pearl Harbor Historic Trail, and developing a trail and overlooks in the vicinity of Sumida Farms.

Discussion: The Live, Work, Play ‘Aiea community’s residential, office and retail uses are consistent with the uses allowed within the Pearlridge station TOD precinct. While the residential buildings are taller than the 150-foot base height limit, the Plan does allow for taller heights if community benefits are provided. Some of the community benefits provided by the Live, Work, Play ‘Aiea community include the following:

- Providing affordable and workforce housing;
- Providing up to 1,500 homes in the PUC, which is consistent with the City’s policy to “keep the Country, Country” and to create the Pearl Harbor Regional Town Center;
- Create a new main “public access” street through the Site
- Providing “public” urban parks and gathering areas
- Providing neighborhood services (grocery store)
- Providing senior and/or assisted living housing
- Creating a compact pedestrian-oriented community with strong links to neighboring properties;
- Creating a development that supports ridership of the planned rail transit project;
- Creating 980 jobs annually during construction and 950 permanent jobs after build-out.

In addition, as more fully discussed in Section 6.3 (Mixed Use Alternatives) limiting the height of the Live, Work, Play community is arbitrary and unnecessary. There are several residential buildings in the vicinity substantially taller than 150-feet (See Figure 14), including: 1) Lele Pono mauka of the Site at approximately 300 feet tall; and 2) Pearlridge Square behind Lele Pono at approximately 380 feet tall. Also many of the existing buildings in the neighborhood are at a higher ground elevation than the Live, Work, Play Aiea ‘Aiea community’s proposed tallest building and so may actually be more prominent. For example Lele Pono is built on at a ground elevation of 95 feet above sea level and Pearlridge Square is at a ground elevation of 110 feet above sea level. In comparison the Live, Work, Play Aiea ‘Aiea community’s proposed tallest building would be built at a ground elevation of approximately 70 feet above sea level (See Figure 16).

5.2.5 City & County of Honolulu Land Use Ordinance

The City’s LUO (Chapter 21, ROH), also referred to as the zoning ordinance, regulates land use in accordance with adopted land use policies, including the General Plan and Development Plans. The LUO seeks to encourage orderly development and to promote and protect the public health, safety and welfare through the establishment of land use regulations and zoning districts.

The Site is within the B-2 Community Business District, 60-foot height limit, (See Figure 6) which allows for a wide range of commercial and business activities. A change in zoning to the BMX-3 Community Business Mixed Use District with a 350-foot height limit is being sought to enable the creation of the mixed-use Live, Work, Play ‘Aiea community.

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As described in Section 21-3.120, ROH, the purpose and intent of Business mixed use districts and the BMX-3 district is:

Sec. 21-3.120 Business mixed use districts—Purpose and intent.

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

Discussion: The proposed zone change is consistent with the Primary Urban Center Development Plan, which designates the Site as part of the mixed-use Pearl Harbor Regional Town Center. As discussed in Section 5.2.2 (City & County of Honolulu Primary Urban Center Development Plan), the Primary Urban Center Development Plan envisions the Pearl Harbor Regional Town Center to have “a development pattern that mixes residential, commercial, and institutional uses within relatively short distances, and exposes building entrances and activity areas to the street, sidewalk, and other public places...” With its mixed-use design and pedestrian-oriented Main Street, the Live, Work, Play ‘Aiea community helps to fulfill the Primary Urban Center Development Plan’s vision for the Pearl Harbor Regional Town Center.

Furthermore, the Primary Urban Center Development Plan identifies single-use zoning, un-neighborly building relationships, and automobile dominance as barriers to cultivating livable neighborhoods. The proposed zone change and creation of the Live, Work, Play ‘Aiea community presents an opportunity to directly address these barriers. The zone change enables the creation of an integrated community with up to 1,500 homes, neighborhood retail stores, offices, and commercial service. The mixed-use nature of the Live, Work, Play ‘Aiea community reduces the need to drive for everyday goods and services and the proximity to bus routes and the planned rail transit project further reduces automobile dependence.

The Live, Work, Play ‘Aiea community is also compatible with the area’s existing pattern of development. The Site has been previously developed and is surrounded by high-intensity urban uses including Pearlridge Shopping Center, the State’s second-largest mall, and a number of multi-family housing developments, including residential high-rise buildings. The proposed commercial uses, which include a grocery store, neighborhood retail stores, and restaurants, will be a convenient amenity for existing residents, and the new housing units will help to support existing commercial establishments in the area.

5.2.6 City & County of Honolulu Development Agreement

Chapter 23, ROH, allows the City and a Developer to enter into a “Development Agreement”. Development agreements are intended to provide greater certainty and predictability to Developers as to the lawful requirements that must be met to protect vested property rights. In exchange, public benefits provided by the Developer can include creating affordable housing, adopting design standards, constructing on- and off-site infrastructure, or providing other negotiated improvements. Development Agreements are voluntary and all parties involved must agree to the provisions of the agreement.

If a Development Agreement for the Live, Work, Play ‘Aiea community is pursued, the proposed agreement will be circulated to affected agencies and the ‘Aiea Neighborhood Board for review and comment and a public hearing will be held. The City Council will hold a second public hearing and may choose to accept, modify, or reject the Development Agreement by Resolution. Execution of the Development Agreement by the Mayor, Developer, and affected parties can only occur after City Council approval.

5.3 APPROVALS AND PERMITS

A listing of anticipated permits and approvals required for the project is presented below:

Table 6: List of Anticipated Permits and Approvals

Permit/Approval	Responsible Agency	Status
Chapter 343, HRS Compliance	City DPP / Honolulu City Council	Pending public comments and agency acceptance.
Purchase of State Remnant Parcel	State Department of Land & Natural Resources(DLNR)/Board of Land & Natural Resources	Application to be submitted current with EIS process.
Zone Change	City DPP / Honolulu City Council	Application to be submitted t following acceptance of Final EIS.
Development Agreement	City Department of Planning & Permitting/Honolulu City Council	Application to be submitted concurrent with Zone Change Application
Subdivision Approval	City DPP	Application(s) to be submitted pending Zone Change approval.
National Pollutant Discharge Elimination System Permit	State DOH	Application to be submitted prior to Grading/Building Permits.
Grading/Building Permits	City & County of Honolulu	Application to be filed after Zone Change approval.
Grading and Grubbing	City & County of Honolulu	Application to be filed after Zone Change approval.

6.0

ALTERNATIVES TO THE PROPOSED ACTION

6.0 ALTERNATIVES TO THE PROPOSED ACTION

Under HAR Title 11, DOH, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(F), a Draft EIS must contain a section discussing alternatives that could attain the project objectives regardless of cost, in sufficient detail to explain why the specific alternative was rejected. This chapter describes alternatives to the Live, Work, Play ‘Aiea community, along with reasons why each alternative was rejected.

Live, Work, Play ‘Aiea Objectives – As discussed more fully in Section 2.2.3, the objectives of the Live, Work, Play ‘Aiea community are to:

- Facilitate the development of complementary land uses, which is consistent with the City’s growth management objectives.
- Fulfill a need for housing, for which there is a shortage on O‘ahu, particularly affordable and workforce housing.
- Create a pattern of land use that is consistent with principles of TOD.

6.1 NO ACTION ALTERNATIVE

Under the No Action Alternative, the Live, Work, Play ‘Aiea community would not be built and the Site would remain in its current state: a vacant, mostly paved property formerly used as a drive-in theatre. It is not known if the current use of the Site for the Kamehameha Swap Meet would continue indefinitely. There would be no cohesive community that combines residential, retail, commercial, and public spaces in a compact and walkable urban village. A change in zoning would not be sought and the current Community Business (B-2) zoning would not change. The intent of the B-2 community business district is to provide areas for community-wide businesses and establishments serving several neighborhoods and offering a wide range of commercial uses such as retail, office, and food establishments. At some point in the future the Site could be developed in conformance with the existing B-2 zoning. Alternatives possible under the B-2 zoning are discussed below in Section 6.2 (Retail or Office Use Alternative).

Under the No Action Alternative essentially nothing would change relative to existing conditions:

- No housing would be built to support O‘ahu’s increasing population and the ‘Aiea/Waiiau/Pacific Palisades area’s decreasing household sizes;
- No traffic improvements would be provided:
 - Moanalua Road would not be widened;
 - Ka‘ōnohi Street would not be widened;
 - No signal would be provided on Moanalua Road opposite of the driveway to Pearl Ridge Elementary School;
 - The median along the northbound approach of Ka‘ōnohi Street would not be removed; and
- No drainage improvements would be provided and the existing condition of inadequate drainage capacity during large storms would continue.

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The No Action Alternative would also deprive the State, County, and general public of the significant economic positive benefits associated with the Live, Work, Play ‘Aiea community, including an estimated:

- \$2.4 billion in base economic impact on O‘ahu during the 13-year build-out period with a stabilized annual benefit of \$179.3 million after build-out;
- \$766.9 million of direct capital investment in the O‘ahu economy during the 13-year build-out period;
- 983 jobs created during the 13-year build-out period;
- \$621.2 million in employee wages paid out during the 13-year build-out period;
- 951 new permanent jobs created after build-out;
- \$46.9 million in annual wages from the 951 new permanent jobs created after build out;
- \$72.7 million annually in discretionary expenditures into the O‘ahu economy by Live, Work, Play ‘Aiea residents after build-out period;
- \$35.7 million in net tax revenue benefit (taxes less costs) to the City & County of Honolulu during the 13 year build-out period;
- \$63.7 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13-year build-out period.

Further the No Action Alternative would not implement major components of the community and County plans and policies for the area. Both the Primary Urban Center Development Plan and the Aiea-Pearl City Livable Communities Plan call for the creation of a “Pearl Harbor Regional Town Center” in the Pearlridge area where higher density commercial and residential mixed-use “livable neighborhoods” are encouraged. In particular the Aiea-Pearl City Livable Communities Plan specifies that “the Pearl Harbor Regional Town Center should be designated for a greater diversity of uses than the other town centers, emphasizing an integration of high density residential and commercial development.” In general, higher densities are proposed mauka of Kamehameha Highway, while lower densities and building heights are proposed makai of Kamehameha Highway to preserve views of the harbor. The Aiea-Pearl City Neighborhood TOD Plan Public Review Draft also proposes residential uses at the Site and calls the Kamehameha Drive-In property “catalytic” in providing the opportunity for enhanced shopping opportunities and high-density housing. As stated in the plan: “By providing residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base.”

Potential benefits of the No Action Alternative may include: 1) retaining the Site as undeveloped space, abet paved, private undeveloped space; 2) avoidance of additional infrastructure demands (water, wastewater flows, solid waste disposal, electricity); 3) no Live, Work, Play ‘Aiea-related traffic impacts; and 4) no short-term construction-related impacts (such as construction noise, construction equipment exhaust emissions, and fugitive dust). The No Action Alternative also would not add to the need for increased public services, such as parks and schools, to accommodate the Live, Work, Play ‘Aiea community residents.

In summary, the No Action Alternative:

- Does not meet the objectives of the Live, Work, Play ‘Aiea community;

- Would not provide housing to support O‘ahu’s increasing population and ‘Aiea/Waiiau/Pacific Palisades area’s decreasing household sizes. Would deprive the State, County, and general public of the significant economic benefits associated with the Live, Work, Play ‘Aiea community; and
- Would not implement major components of the: 1) *Primary Urban Center Development Plan*; 2) *Aiea-Pearl City Livable Communities Plan*; and 3) *Aiea-Pearl City Neighborhood Transit-Oriented Development (TOD) Plan Public Review Draft*.

For these reasons, the No Action Alternative has been rejected.

6.2 RETAIL OR OFFICE USE ALTERNATIVES

A number of commercial uses could be developed at the Site under the existing B-2 zoning and 60-foot height limit. Two alternatives have been studied: 1) a regional retail mall; and 2) an office park with retail uses. Each alternative is described below.

Regional Retail Mall

Under the existing B-2 zoning and 60-foot height limit a regional retail mall with approximately 1,522,600 square feet of gross floor area and 6,090 parking stalls could be developed at the Site. Figure 20 provides a conceptual rendering of the retail mall. Given the Site’s close proximity to Pearlridge Shopping Center, the second largest shopping center in the State, it is envisioned that the regional retail mall would host national and local retailers and attract consumers from the greater Honolulu region as well as ‘Ewa and Central O‘ahu.

Office Park with Retail Uses

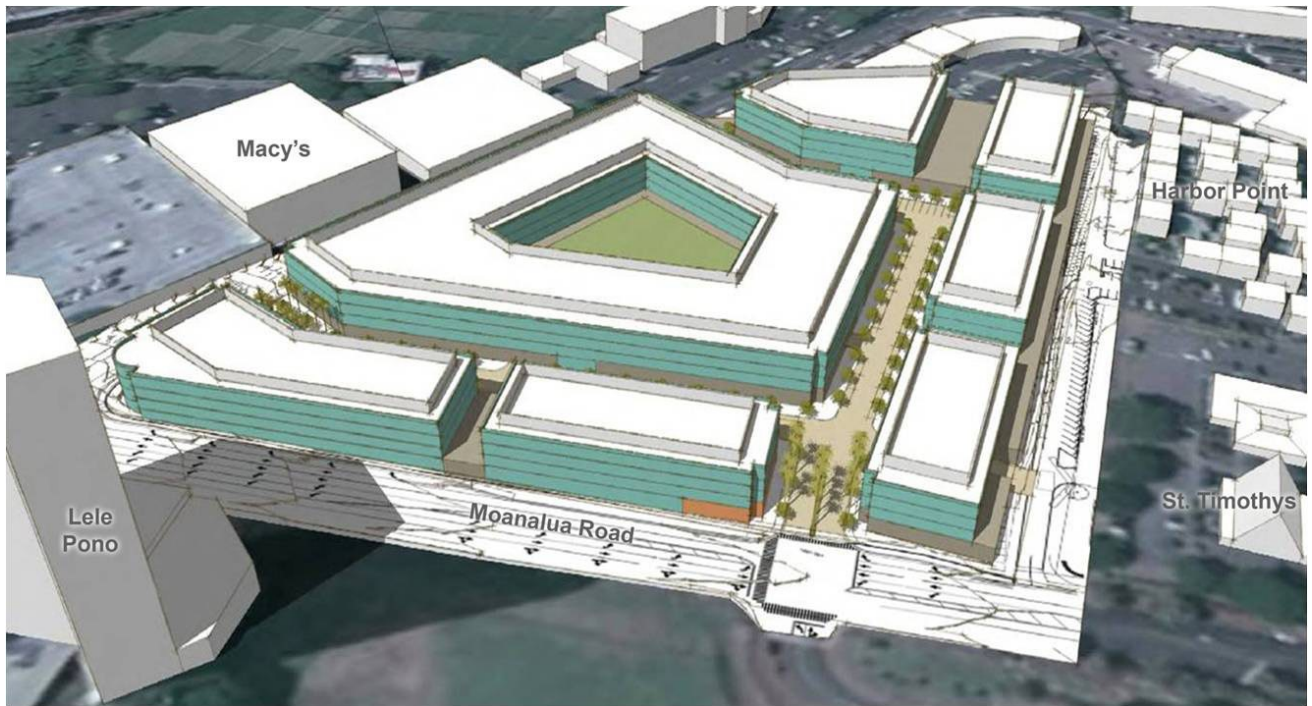
Under the existing B-2 zoning and 60-foot height limit an office park with retail uses encompassing approximately 1,320,000 square feet of gross floor area and 4,400 parking stalls could be developed at the Site. Figure 20 provides a conceptual rendering of the office with retail development. Potential tenants of the office park and retail spaces could include professional service providers, healthcare providers, restaurants, and various retail establishments. Development of the office and retail components would likely be phased over time commensurate with demand.

Both a regional retail mall and an office park with retail uses are less desirable than the Live, Work, Play ‘Aiea community’s proposed mixed-uses for several reasons. Both alternatives would:

- **Not Provide Needed Housing.** A regional retail mall or an office park with retail use forgoes the opportunity to provide needed housing, including affordable and workforce housing. Population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP’s projected 2010 population (DPP 2009). DPP also projects the need for over 75,000 new housing units island-wide by 2035. For the ‘Aiea/Waiiau/Pacific Palisades area, while DPP projects a two percent decrease in population in this area by 2035, even with less population DPP anticipates that there will be a need for over 1,000 more housing units in



Regional Retail Mall Alternative



Office Park with Retail Alternative

FIGURE 20
 Alternatives
 Live, Work, Play 'Aiea

CP Kam Properties, LLC.

ISLAND OF O'AHU



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the area by 2035 because of the trend toward smaller household sizes (DPP 2009; Hallstrom 2011).

When fully built out, the Live, Work, Play ‘Aiea community will include 1,500 new homes that will provide opportunities for ‘Aiea, Waimalu, and Pearl City residents, such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play ‘Aiea community will also provide homes for O‘ahu residents such as Central O‘ahu or ‘Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka‘ako area of Honolulu.

In addition, integrating housing with commercial uses in a mixed-use development is complementary and enhances both uses. For residents, the commercial uses provide easy access to retail, dining, and commercial services and also promotes a “village” character and sense of neighborhood. For commercial establishments, the close proximity of residents provides a customer base that enhances the viability of a broader spectrum of businesses. Integrating residential and commercial uses also reduces automobile dependence since residents are able to walk to shops, restaurants, and places of employment.

- **Not Implement Community and County Plans and Policies.** From an islandwide perspective, the General Plan for the City & County of Honolulu calls for housing to be provided in O‘ahu’s Primary Urban Center to prevent sprawl and achieve the City’s planning objective to “keep the country, country.” The Site is in the Primary Urban Center. In addition, both the Primary Urban Center Development Plan and the Aiea-Pearl City Livable Communities Plan call for the creation of a “Pearl Harbor Regional Town Center” in the in the Pearlridge area where higher density commercial and residential mixed-use “livable neighborhoods” are encouraged. In particular the Aiea-Pearl City Livable Communities Plan specifies that “the Pearl Harbor Regional Town Center should emphasize “an integration of high density residential and commercial development.” In general higher densities are proposed mauka of Kamehameha Highway, while lower densities and building heights are proposed makai of Kamehameha Highway to preserve views of the harbor.

The *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* also proposes residential uses at the Site and calls the Kamehameha Drive-In property “catalytic” in providing the opportunity for enhanced shopping opportunities and high-density housing. As stated in the plan: “By providing residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base.” The Site is within a 5-10 minute walk to the planned Pearl Ridge transit station and it is anticipated that many of the Live, Work, Play ‘Aiea community residents will find the rail system a convenient transportation alternative.

- **Have Worse Traffic Impacts.** Traffic impacts of a regional retail mall or an office park with retail use would be worse than traffic impacts from the Live, Work, Play ‘Aiea community. The TIAR prepared for the Live, Work, Play ‘Aiea community (see Section 4.3 and Appendix E) also assessed the potential traffic impact for both a regional retail

mall and an office park with retail use. The TIAR found that, compared to the Live, Work, Play 'Aiea community, under the:

- Regional retail mall alternative traffic would:
 - Decrease 68 percent during the AM peak hour;
 - Increase 19 percent during the PM peak hour; and
 - Increase 40 percent during the Saturday mid-day peak hour.
- Office park with retail use alternative traffic would:
 - Increase 118 percent during the AM peak hour;
 - Increase 49 percent during the PM peak hour; and 3)
 - Decrease 28 percent during the Saturday mid-day peak hour.

As discussed in Section 4.3 (Roadways and Traffic), the weekday PM peak hour of traffic is the critical peak hour since over-capacity conditions occur on Kamehameha Highway in the PM peak hour. Therefore, the Live, Work, Play 'Aiea community, with its mixed-uses, may be considered the preferred option from a traffic operations perspective since it has the least impact on traffic during the weekday PM peak hour of traffic as compared to the alternatives. Table 7 compares the total amount of trips generated by the Live, Work, Play 'Aiea community with the two alternatives.

Table 7: Trip Generation Comparison of Alternative Developments

Alternative	Total Trips Generated at Build-out		
	AM Peak Hour	PM Peak Hour	Sat MD Peak Hour
Live, Work, Play 'Aiea community	889	1,530	1,575
Regional Retail Mall	285	1,818	2,198
<i>Percent Difference from LWPA</i>	<i>-68%</i>	<i>+19%</i>	<i>+40%</i>
Office Park with Retail Uses	1,941	2,279	1,133
<i>Percent Difference from LWPA</i>	<i>+118%</i>	<i>+49%</i>	<i>-28%</i>

Infrastructure Requirements. Regarding infrastructure requirements of a regional retail mall or an office park with retail use compared to the Live, Work, Play 'Aiea community, there are several differences. The PER prepared for the Live, Work, Play 'Aiea community (see Section 0 and Appendix H) assessed the potential infrastructure demands for both a regional retail mall and an office park with retail use. The PER found that, compared to the Live, Work, Play 'Aiea community the:

- Regional retail mall alternative would:
 - Have more impervious area and would likely require an underground detention system to slow drainage flow rates before entering the C&C drainage system;
 - Require 70 percent less water (based on total average demand);
 - Produce 81 percent less wastewater per day (based on design average wastewater flow);

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- Produce 12 percent more solid waste per day;
- Require 38 percent more electricity per day (based on kWh/day);
- Office park with retail use alternative would:
 - Have more impervious area and would likely require an underground detention system to slow drainage flow rates before entering the C&C drainage system;
 - Require 70 percent less water (based on total average demand);
 - Produce 47 percent less wastewater per day (based on design average wastewater flow);
 - Produce 157 percent more solid waste per day;
 - Require 13 percent more electricity per day (based on kWh/day).

Table 8 provides a summary of infrastructure requirements of a regional retail mall and an office park with retail use compared to Live, Work, Play 'Aiea.

Table 8: Infrastructure Requirement Comparison of Alternative Developments

Alternatives	Infrastructure Requirements			
	Water (gpd)	Wastewater (gpd)	Solid Waste (lbs/day)	Electrical (kWH/day)
Live, Work, Play 'Aiea community	540,000	417,000	29,500	89,590
Regional Retail Mall	160,000	80,000	33,000	123,442
<i>Percent Difference from LWPA</i>	<i>-70%</i>	<i>-81%</i>	<i>+12%</i>	<i>+38%</i>
Office Park with Retail Uses	160,000	223,000	75,700	100,860
<i>Percent Difference from LWPA</i>	<i>-70%</i>	<i>-47%</i>	<i>+157%</i>	<i>+13%</i>

Compared to the Live, Work, Play 'Aiea community, potential benefits of the Retail or Office Use Alternative include: 1) the zoning and height limit of the Site would not have to be changed; 2) less water consumption; 3) less wastewater flows; 4) less area full time resident population influx; 5) less demand for public services, such as parks and schools.

Summary

Compared to the Live, Work, Play 'Aiea community the Retail or Office Use Alternative would:

- Not provide needed housing;
- Not implement Community and City plans and policies;
- Have worse traffic impacts;
- Not be consistent with the Live, Work, Play 'Aiea community's objectives;
- Generate more solid waste and require more electricity but consume less water and create less wastewater flows.

In considering these differences, the Retail Mall Alternative and Office Park with Retail Use Alternative have been rejected.

6.3 MIXED-USE ALTERNATIVES

During the planning and design of the Live, Work, Play 'Aiea community alternatives were considered that took into consideration incorporating mixed uses with different layouts, different building heights, and various uses. Several of these mixed use alternatives are summarized below.

Alternate Site Layout

In the early planning stage of the Site, a preliminary mixed use concept was explored. This concept provided for more of a traditional shopping center design with two residential buildings adjacent. Space for a large anchor commercial space was proposed that would have been suitable for a “big box” store or a large supermarket. Other commercial buildings would have been provided on the perimeter of a large parking lot, similar to most shopping centers, with some of these buildings having residential space on upper floors. There was no “Main Street” or other link connecting Moanalua Road to Ka‘ōnohi Street and internal circulation would have centered on navigating through the parking lot.

While this plan technically provided for mixed uses, the uses were not well integrated to create a compact and walkable urban village. Residential uses were primarily “add-ons” to the adjacent to the shopping center with little consideration of how residential and commercial uses could complement each other to form a synergistic and cohesive community. Without the “Main Street” concept uses would have been segregated into distinct commercial and residential sections making the development less walkable and more automobile-oriented. In addition there were no internal plazas or other gathering areas, as most of the area not used for buildings would have been part of the parking lot. The plan also did not address external traffic issues very well, with a primary entrance for the shopping center off Moanalua Road and the primary access for the residential buildings off Ka‘ōnohi Street.

As planning progressed it became clear that this preliminary mixed use concept was not consistent with creating a “livable neighborhood” as envisioned in both the Primary Urban Center Development Plan and the Aiea-Pearl City Livable Communities Plan and would not implement the vision for “Pearl Harbor Regional Town Center” called for in both plans. As planning continued and community feedback was gathered this preliminary mixed use concept was refined and evolved into the current Live, Work, Play 'Aiea community plan which integrates commercial and residential uses into a vibrant and walkable community and better addresses area traffic issues by providing connectivity and accommodating the widening of Moanalua Road and Ka‘ōnohi Street.

Three 350-Foot High Residential Towers

Previous to the current Live, Work, Play 'Aiea community plan, a plan with three 350-foot high residential towers and two 60-90 foot buildings was considered and presented at several community meetings. This plan would have several of the current plan elements such as a supermarket and a “Main Street” connecting Moanalua Road to Ka‘ōnohi Street and was also designed to combine residential, retail, commercial, and public spaces in a compact and walkable urban village. The number of homes proposed was 1,800, three hundred more than the current

plan (up to 1,500) however all of the homes would have been in three wide residential towers, each 350 feet high and two shorter 60 to 90 foot tall buildings.

The previous plan would have met the objectives of the Live, Work, Play ‘Aiea community to implement community and City land use policies, provide needed housing, and create a compact and walkable urban village. However, because of community feedback, the plan was refined to vary the height of the residential buildings, make the residential buildings narrower, and create a more appealing urban form. The current plan breaks up the vertical mass of the residential buildings to: 1) provide wider view corridors between buildings due to the narrower building profiles; 2) create a more interesting skyline with different building heights; and 3) allow for better views from existing residential towers mauka of the Live, Work, Play ‘Aiea community.

The previous plan would have similar impacts and mitigation measures as the Live, Work, Play ‘Aiea community; however, based on community feedback, the alternative with three 350-foot high residential towers has been refined into the current plan with varying building heights.

250-Foot Maximum Building Height

While the current Live, Work, Play ‘Aiea plan provides an alternative to the previous plan that had three residential towers all 350-feet high, other alternatives with different heights were considered. In particular, in their comment letter on the FEA/EISPN DPP requested discussion of an alternative with a maximum building height of 250 feet.

With a maximum building height of 250 feet it is likely that all the Live, Work, Play ‘Aiea community residential buildings would need to be 250 feet tall. For example, to create the same number of homes as in the current plan with the same building footprints, each of the five residential buildings would likely be 250 feet high, rather than the current plan with varying heights (two buildings at 150 feet, one building at 250 feet, one building at 300 feet, and one building at 350 feet).

While lower in height overall, five buildings each at 250 feet may have similar or worse visual impacts as the previous plan with three residential towers all at 350 feet. The building massing would be monolithic and would not provide the more interesting skyline that varying building heights provide. The monolithic massing may also create a sense of higher density and could inform the perception of housing “project” with little character and a homogenous design. It is also likely that views from lower floors of existing residential buildings mauka of the Live, Work, Play ‘Aiea community would be impacted more.

If varying building heights were provided—with a maximum building height of 250—so that one or more buildings were 250 feet tall and others lower, it is likely that less homes would be provided, home sizes would be smaller, or only one bedroom or studios units could be provided (or some combination of this).

A 250 height limit may also limit flexibility of uses. In the current plan, the two 150 foot high buildings are proposed to provide flexible mixed uses—there would be retail uses on the ground floor with office space on floors above the ground floor and then residential homes on the upper floors. Because there may not be a rapid demand for office space, the Live, Work, Play ‘Aiea community master plan provides for flexibility and alternate uses for a portion or portions of the

total office space. Among the flexible uses being considered are senior housing/assisted-living/long-term and convalescent care and/or a limited-service “kama‘āina” type hotel. Combining these more short-term residential uses with long-term resident homes within the same building could prove problematic or lead to conflicts regarding resident desires and overall building management.

Limiting building height to 250 feet is arbitrary and unnecessary. There are several residential buildings in the vicinity substantially taller than 250-feet (See Figure 14), including: 1) Lele Pono mauka of the Site at approximately 300 feet tall; and 2) Pearlridge Square behind Lele Pono at approximately 380 feet tall. Also many of the existing buildings in the neighborhood are at a higher ground elevation than the Live, Work, Play ‘Aiea community’s proposed tallest building and so may actually be more prominent. For example Lele Pono is built on at a ground elevation of 95 feet above sea level and Pearlridge Square is at a ground elevation of 110 feet above sea level. In comparison the Live, Work, Play ‘Aiea community’s proposed tallest building would be built at a ground elevation of approximately 70 feet above sea level (See Figure 16).

In addition both the *Aiea-Pearl City Livable Communities Plan* and the *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* call for high density housing on the Site. While residential buildings 250 feet high could still be considered “high-density” it is possible that this arbitrary height restriction could result in less homes or substantially different housing options (such as smaller units and no two or three bedroom units). As proposed Live, Work, Play ‘Aiea will offer a variety unit sizes in buildings of varying heights (up to 350 feet) to: 1) break up the vertical mass of the residential buildings; 2) create a more interesting skyline; and 3) allow for better views from existing residential towers mauka of Live, Work, Play ‘Aiea.

Live, Work, Play ‘Aiea without a Hotel

In addition to the alternative with a maximum building height of 250 feet, in their comment letter on the FEA/EISPN, DPP also requested discussion of an alternative without at hotel.

According to the market study (see Section 4.8 and Appendix I) there is reasonable market justification for inclusion of a limited-service “kama‘āina” type hotel within the Live, Work, Play ‘Aiea community, although the Site is not in a resort-quality location nor will the Live, Work, Play ‘Aiea community have a visitor-oriented theme. As opposed to a resort hotel, the Live, Work, Play ‘Aiea community’s “kama‘āina” hotel would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. As identified in the market study, potential market segments contributing to hotel guest demand in the area are: 1) guests of ‘Aiea/Waiiau/Pacific Palisades residents, whose only current hotel alternatives are in Waikiki; 2) medical-oriented guests, such as Pali Momi Medical Center patients and their family from neighbor islands and that need to stay overnight or longer; 3) visitors to Pearl Harbor, the leading visitor attraction in Hawaii; and 4) shoppers from neighbor islands and elsewhere attracted to Pearlridge, Pearl Highlands, the Waikele outlet stores. A limited-service “kama‘āina” type hotel is also expected to be a complementary use for the vibrant activity center that the Live, Work, Play ‘Aiea community is envisioned to become.

Regarding potential traffic impacts of a hotel, the TIAR prepared for the Live, Work, Play ‘Aiea community (see Section 4.3 and Appendix E) accounted for traffic impacts based on the space

being used for offices, which provides for a more conservative estimate of trip generation rates. Office uses generally generate more trips during the AM or PM peak travel times than a hotel because office workers often start and end work within the AM or PM peak travel times. Therefore a hotel within the Live, Work, Play 'Aiea community is not expected to have greater traffic impacts than if the space were used for offices.

As noted in the above section, a hotel provides flexibility as an alternative use of a portion of the Live, Work, Play 'Aiea community's office space. However, presently hotels are not a permitted use in the BMX-3 or B-2 zoning districts. A hotel would only be included if appropriate zoning is available through: 1) an amendment to the City's zoning ordinance (i.e. the LUO); 2) the planned TOD zoning ordinance; or 3) other appropriate means. If a hotel cannot be included in Live, Work, Play 'Aiea, the space that would be used for a hotel would be used for office uses or possibly senior housing/assisted-living/long-term and convalescent care. So without a hotel there would be no decrease in total the Live, Work, Play 'Aiea community square footage. This arrangement provides for the most flexible use of the space and it is not expected that there would be significant differences in impacts with or without a hotel within the Live, Work, Play 'Aiea community.

Summary

Planning and design of the Live, Work, Play 'Aiea community took into consideration several mixed use alternative concepts. While some of these mixed use alternatives could meet the objectives of the Live, Work, Play 'Aiea community, elements from several of the concepts have been refined into the current Live, Work, Play 'Aiea community plan, which represents the optimum combination of residential, retail, commercial, and public spaces uses to create a compact and walkable urban village in conformance with community and City plans and polices.

6.4 POSTPONING ACTION PENDING FURTHER STUDY ALTERNATIVE

The alternative of postponing action pending further study is not necessary because:

- The Live, Work, Play 'Aiea community has been designed to be consistent with and implement major components of community and City plans for the area, including the: 1) *Primary Urban Center Development Plan*; 2) *Aiea-Pearl City Livable Communities Plan*; and 3) *Aiea-Pearl City Neighborhood Transit-Oriented Development (TOD) Plan Public Review Draft*.
- Representatives of the Live, Work, Play 'Aiea community have consulted extensively with agency personnel and community members (see Chapter 8) to keep them informed and up-to-date as the planning and design of the Live, Work, Play 'Aiea community has evolved.
- This EIS and its related technical studies provide a thorough evaluation of the impacts from the Live, Work, Play 'Aiea community.
- In particular, the market study prepared for the Live, Work, Play 'Aiea community indicates that there presently is sufficient demand for the Live, Work, Play 'Aiea community's proposed residential and commercial uses.

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- The change in zoning process provides for public input and comments, as well as opportunities for the public and decision makers to ask for more information or further study.
- After the change in zoning is approved, the extensive administrative permitting process necessary for the Live, Work, Play 'Aiea community provides a process of government oversight to ensure that for the Live, Work, Play 'Aiea community is developed in compliance with all laws, regulations, and requirements.
- As discussed in Section 6.1 above and elsewhere in this EIS, the Live, Work, Play 'Aiea community will provide significant economic benefits to the State, County, and general public, including approximately 980 jobs during the 13-year build-out period and approximately 950 new permanent jobs created after build-out. Postponing the Live, Work, Play 'Aiea community to allow for further study will serve only to delay the realization of these significant economic benefits.



7.0

CONTEXTUAL ISSUES

7.0 CONTEXTUAL ISSUES

This chapter presents key issues within the context of Live, Work, Play 'Aiea.

7.1 RELATIONSHIP BETWEEN THE SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Short-term uses and long-term productivity consist of the Live, Work, Play 'Aiea community's short-term construction phases and the long-term benefits after construction. Short-term construction impacts can be mitigated while they occur. In the long-term, the development of the Live, Work, Play 'Aiea community will contribute substantial positive community and economic benefits, as discussed throughout this EIS. Therefore, the Live, Work, Play 'Aiea community will contribute to the maintenance and enhancement of long-term productivity for O'ahu in general.

In the short-term, construction activities will impact the area. Grading and construction will be visible from nearby residential buildings and adjacent areas, such as the Lele Pono and Harbor Pointe condominiums. Construction may impact area noise levels, however proper mitigating measures will be employed to minimize construction-related noise and comply with all Federal and State noise control regulations. Similarly short-term air quality impacts could occur during construction due to fugitive dust from earthwork activity and exhaust emissions from construction vehicles. Mitigation measures will include a frequent watering program in areas where earth moving activity is occurring, using dust screens, and keeping adjacent paved roads clean. As discussed previously in this EIS, construction-related impacts will be mitigated. At the same time, construction will also generate significant employment and economic benefits, including:

- \$766.9 million of direct capital investment in the O'ahu economy during the 13-year build-out period;
- 983 jobs created during the 13-year build-out period;
- \$621.2 million in employee wages paid out during the 13-year build-out period;
- \$35.7 million in net tax revenue benefit (taxes less costs) to the City & County of Honolulu during the 13 year build-out period;
- \$63.7 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13-year build-out period.

Over the long-term, as the Live, Work, Play 'Aiea community becomes operational and construction activities decline, short-term impacts generated by construction activities will decrease and be replaced by the long-term impacts generated by increased human activity in the area, as discussed in Chapter 4 (Description of Human Environment, Potential Impacts, and Mitigation Measures).

The long-term productivity of the Live, Work, Play 'Aiea community will outweigh the short-term uses of the environment. Long-term community benefits include:

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- A compact, vibrant, walkable urban village in conformance with major components of community and City plans for the area, including the: 1) *Primary Urban Center Development Plan*; 2) *Aiea-Pearl City Livable Communities Plan*; and 3) *Aiea-Pearl City Neighborhood Transit-Oriented Development (TOD) Plan Public Review Draft*;
- Homes, including affordable and workforce homes, for the O‘ahu’s increasing population and to meet the demand for housing in the area as a result of decreasing household size;
- Traffic improvements, including:
 - Widening Moanalua Road;
 - Widening Ka‘ōnohi Street;
 - Providing a signal on Moanalua Road opposite of the driveway to Pearl Ridge Elementary School;
 - Providing a signal on Ka‘ōnohi Street opposite of Pearlridge Center Driveway 1; and
 - Removing the median along the northbound approach of Ka‘ōnohi Street; and
- Drainage improvements to correct the current conditions of inadequate drainage capacity during large storms.

Long-term economic benefits include:

- 951 new permanent jobs created after build-out;
- \$46.9 million in annual wages from the 951 new permanent jobs created after build-out;
- \$72.7 million annually in discretionary expenditures into the O‘ahu economy by Live, Work, Play ‘Aiea residents after the build-out period;

The Site is within a highly urban environment that has been successively altered, first for plantation agriculture, and later for commercial and residential uses. The Site and the surrounding area do not represent a natural setting and, with the exception of the nearby Sumida Farm, conventional agriculture in the area is not viable due to the urban setting. Likewise, because of existing and previous urban uses in the area and on the Site, the Site itself does not contain scenic or natural attributes that merit preservation. Further there are no endangered plant or animal species and no historic or cultural resources on the Site.

Relative to the existing use of the Site for the Kamehameha Swap Meet, the Live, Work, Play ‘Aiea community significantly expands the range of beneficial uses and enhances the long-term productivity of the Site. Long-term risks to health and safety are not expected. The Live, Work, Play ‘Aiea community will comply with all natural hazard building codes, drainage regulations, water quality standards, and waste disposal requirements. The infrastructure improvements implemented (as discussed in Section 4.7 (Infrastructure and Utilities)) will be in compliance with all health and safety standards.

7.2 CUMULATIVE IMPACTS

Cumulative impacts are those that result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions.

According to research done as part of the market study (See Section 4.8 and Appendix I) as of October 2011 there are no major residential projects entitled, proposed, or announced in the ‘Aiea/Waimalu/Pearl City area apart from Hale Mohalu II, a 163-unit senior affordable rental

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project in Pearl City. The \$40 million development broke ground in April 2011 with completion anticipated in 2013.

Within the area there are some opportunities for additional housing from consolidation and redevelopment of existing properties; however it would take significant time and effort to identify, assemble, entitle, and build any projects. There are also some isolated minor in-fill, re-subdivision, and single-family lot condominium conversion opportunities; however, it is likely the potential number of such additional residential units is less than 250 (Hallstrom, 2011).

Because the area is effectively “built out” DPP projects that the population of the ‘Aiea/Waiiau/Pacific Palisades area (which generally corresponds to the ‘Aiea, Waimalu, and Pearl City CDP areas) will decrease by approximately 1,400 people by 2035; a two percent decrease over their projected 2010 population.

In terms of retail and commercial development, while there are approximately 2.8 million gross square feet of existing commercial space in the area, there are no new major commercial projects currently proposed (Hallstrom, 2011). Similarly, for office space, while the area contains approximately 300,000 gross leasable square feet of office space, there have been no major additions to the office inventory in more than a decade and there are no new major office projects currently proposed (Hallstrom, 2011).

Therefore, in terms of cumulative impacts, there are no reasonably foreseeable residential, retail/commercial, or office projects proposed in the area in addition to Live, Work, Play ‘Aiea. This EIS has thoroughly analyzed the potential impacts of the Live, Work, Play ‘Aiea community in terms of population, traffic, infrastructure demands, public services, and other issues. This includes investigation of existing conditions and analysis of how the Live, Work, Play ‘Aiea community will add to existing and cumulative future conditions in the area. This EIS also includes discussion of mitigation measures to ensure that the cumulative impacts of the Live, Work, Play ‘Aiea community can be accommodated.

The only reasonably foreseeable future action in the area is the HHCTCP or Rail Transit project, a proposed fixed guideway rail system that will span 20 miles between East Kapolei and Honolulu when completed in 2019. Twenty-one transit stations will be located throughout the length of the rail line at major travel destinations for boarding and de-boarding of transit passengers. One of these stations, the PearlrIDGE Station, will be near the intersection of Kamehameha Highway and Ka‘ōnohi Street, approximately one-quarter mile from the Live, Work, Play ‘Aiea community.

The PearlrIDGE Station is projected to be part of the second Rail Transit construction phase, which encompasses the length from Pearl Highlands to Aloha Stadium. According to the HHCTCP Final EIS (US Department of Transportation Federal Transit Administration and City & County of Honolulu Department of Transportation Services 2010), construction of this second phase is scheduled to be completed by 2017, but a more specific date for construction of the PearlrIDGE Station is not provided. Construction of the Live, Work, Play ‘Aiea community is projected to begin in 2013 with full build out expected by 2026. Therefore there may be temporary, but cumulative, impacts associated with the concurrent construction of the PearlrIDGE Station and the Live, Work, Play ‘Aiea community at some time in the foreseeable future.

The HHCTCP Final EIS notes that construction impacts of the Rail Transit project will be temporary and limited in area as construction proceeds along the length of the alignment. Impacts could include dust, noise, and traffic disruption, congestion, and diversion, as well as limited or temporary lost access and parking to residences and businesses. The HHCTCP Final EIS states that: 1) “Construction-related transportation effects will be mitigated with the implementation of a Maintenance of Traffic Plan and a Transit Mitigation Program to be prepared prior to construction.” and 2) “The City will coordinate with affected residents and businesses prior to construction. A public involvement plan will be developed prior to each construction phase that will detail outreach tailored to the construction phase.”

Construction impacts of the Live, Work, Play 'Aiea community also will be temporary. Construction of the Live, Work, Play 'Aiea community will also be phased. It is anticipated that the Live, Work, Play 'Aiea community construction impacts most effecting area traffic will be during the first phase, which will include site work and the addition of extra lanes on Moanalua Road and Ka'ōnohi Street. After this first phase, most construction-related impacts are anticipated to be limited to on-site work and may include less disruptive impacts such as dust and noise. However, to mitigate cumulative construction impacts of both the Rail Transit Project and the Live, Work, Play 'Aiea community, construction work for the Live, Work, Play 'Aiea community will be coordinated with the City to ensure that the Live, Work, Play 'Aiea community phasing and construction is included in Rail Transit mitigation plans.

In total, the impacts of the Live, Work, Play 'Aiea community need to be weighted in consideration of several important points:

- **Conformance with Community and County Plans.** The Live, Work, Play 'Aiea community is in conformance with and implements major components of community and County plans and policies for the area. From an islandwide perspective, the General Plan for the City & County of Honolulu calls for housing to be provided in O'ahu's Primary Urban Center to prevent sprawl and achieve the City's planning objective to “keep the country, country.” The Site is in the Primary Urban Center. In addition, both the Primary Urban Center Development Plan and the Aiea-Pearl City Livable Communities Plan call for the creation of a “Pearl Harbor Regional Town Center” in the PearlrIDGE area where higher density commercial and residential mixed-use “livable neighborhoods” are encouraged. In particular, the Aiea-Pearl City Livable Communities Plan specifies that: “the Pearl Harbor Regional Town Center should be designated for a greater diversity of uses than the other town centers, emphasizing an integration of high density residential and commercial development.” In general, higher densities are proposed mauka of Kamehameha Highway, while lower densities and building heights are proposed makai of Kamehameha Highway to preserve views of the harbor. The Aiea-Pearl City Neighborhood Transit-Oriented Development (TOD) Plan Public Review Draft also proposes residential uses at the Site and calls the Kamehameha Drive-In property “catalytic” in providing the opportunity for enhanced shopping opportunities and high-density housing. As stated in the plan: “By providing residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base.”
- **Housing.** Population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP's

projected 2010 population (DPP 2009). DPP also projects the need for over 75,000 new housing units island-wide by 2035. For the 'Aiea/Waiiau/Pacific Palisades area, while DPP projects a two percent decrease in population in this area by 2035, even with less population DPP anticipates that there will be a need for over 1,000 more housing units in the area by 2035 because of the trend toward smaller household sizes (DPP 2009; Hallstrom 2011).

When fully built out, the Live, Work, Play 'Aiea community will include up to 1,500 new homes that will provide opportunities for 'Aiea, Waimalu, and Pearl City residents such as first-time homebuyers, seniors looking to downsize, or those who may desire to move out of multi-generation households. The Live, Work, Play 'Aiea community will also provide homes for O'ahu residents such as Central O'ahu or 'Ewa residents relocating closer to town or buyers seeking more affordably priced new units than may be available in the downtown or Kaka'ako area of Honolulu.

Integrating housing with commercial uses in a mixed-use community is complementary and enhances both uses. For residents, the commercial uses provide easy access to retail, dining, and commercial services and also promotes a "village" character and sense of neighborhood. For commercial establishments, the close proximity of residents provides a customer base that enhances the viability of a broader spectrum of businesses. Integrating residential and commercial uses also reduces automobile dependence since residents are able to walk to shops, restaurants, and places of employment.

- **Economic Impacts.** The Live, Work, Play 'Aiea community will provide significant economic benefits including an estimated:
 - \$2.4 billion in base economic impact on O'ahu during the 13-year build-out period with a stabilized annual benefit of \$179.3 million after build-out;
 - \$766.9 million of direct capital investment in the O'ahu economy during the 13-year build-out period;
 - 983 jobs created during the 13-year build-out period;
 - \$621.2 million in employee wages paid out during the 13-year build-out period;
 - 951 new permanent jobs created after build out;
 - \$46.9 million in annual wages from the 951 new permanent jobs created after build out;
 - \$72.7 million annually in discretionary expenditures into the O'ahu economy by Live, Work, Play 'Aiea residents after build-out period;
 - \$35.7 million in net tax revenue benefit (taxes less costs) to the City & County of Honolulu during the 13 year build-out period;
 - \$63.7 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13-year build-out period

7.3 SECONDARY IMPACTS

Secondary impacts, or indirect impacts, include those that are caused by the action and are later in time or are farther removed in distance, but are still reasonably foreseeable. They may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems,

including ecosystems. According to the EIS rules: “The population and growth impacts of an action shall be estimated if expected to be significant, and an evaluation made of the effects of any possible change in population patterns or growth upon the resource base, including but not limited to land use, water, and public services, of the area in question.”

Population – As noted in Section 4.8.1 (Population) population projections from DPP indicate that the City & County of Honolulu population will increase by 105,735 people by 2035; a 14 percent increase over DPP’s projected 2010 population (DPP, 2009). For the ‘Aiea/Waiiau/Pacific Palisades area, DPP projects a two percent decrease in population by 2035. This decrease may be accounted for based on the trend of decreasing household size and by the fact that the area is effectively "built-out" with virtually no major opportunities for new development.

When fully built out, the Live, Work, Play ‘Aiea community is projected to have a population of approximately 4,080 persons (Hallstrom, 2011). The Live, Work, Play ‘Aiea community will provide up to 1,500 new homes in the area in accordance with community and City plans to prevent sprawl into other areas and provide high-density housing on the Site. In particular, the General Plan for the City & County of Honolulu calls for housing to be provided in O‘ahu’s Primary Urban Center to prevent sprawl and achieve the City’s planning objective to “keep the country, country.” The Site is in the Primary Urban Center. More specifically, both the Primary Urban Center Development Plan and the Aiea-Pearl City Livable Communities Plan call for the creation of a “Pearl Harbor Regional Town Center” in the Pearlridge area where higher density commercial and residential mixed-use “livable neighborhoods” are encouraged. Further, the *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* proposes residential uses at the Site and calls the Kamehameha Drive-In property “catalytic” in providing the opportunity for enhanced shopping opportunities and high-density housing. As stated in the plan: “By providing residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base.”

In light of community and City plans to direct population growth to the PUC in general and to the Site specifically, secondary impacts of the Live, Work, Play ‘Aiea community’s population are both acceptable and anticipated for this area. While the Live, Work, Play ‘Aiea community will add to the population of the area, because the area is an existing urban area that is effectively “built-out” this increased population is not expected to induce additional changes in the pattern of land use in the area, lead to additional population density in the surrounding area, or increased the growth rate. In other words, while the Live, Work, Play ‘Aiea community will be developed in the area and will increase area population, it will not spur additional new development or other population increases in the area.

Air Quality – Section 4.5 (Air Quality) provides discussion of the Live, Work, Play ‘Aiea community’s direct and indirect impact on air quality, both in the short-term and in the long-term. In summary, short-term and indirect impacts on air quality could occur during construction of the Live, Work, Play ‘Aiea community and in the long-term, motor vehicle traffic has the potential to cause impacts on ambient air quality in the vicinity. Mitigation measures during construction will include a frequent watering program in areas where earth moving activity is occurring, using dust screens, keeping adjacent paved roads cleaned, and covering open-bodied trucks. Exhaust emissions from construction equipment are anticipated to dissipate quickly due

to the presence of fairly constant trade winds. All construction activities will comply with the provisions of HAR, Chapter 11-60.1, Air Pollution Control, Section 11-60.1-33, "Fugitive Dust."

Air quality modeling analysis of the Live, Work, Play 'Aiea community-related traffic indicates that over the long-term, ambient concentrations of carbon monoxide from motor vehicle traffic will remain well within state and national ambient air quality standards and that mitigation measures for traffic-related air quality impacts are unwarranted. In addition, the air quality study concludes that long-term impacts on air quality are likely to be negligible due to indirect emissions associated with the Live, Work, Play 'Aiea community's electrical power and solid waste disposal requirements.

Water – The Live, Work, Play 'Aiea community is not anticipated to have any significant adverse impact on groundwater resources. No uses that could contaminate ground water are expected to be developed as part of the Live, Work, Play 'Aiea community. Potable water will be supplied by BWS, which draws water from a network of groundwater wells. The BWS has confirmed that the existing O'ahu municipal water system is presently adequate to accommodate the Live, Work, Play 'Aiea community. The BWS has also indicated that they are developing a non-potable water system, the Kalauao non-potable water system, that may be able to service the Live, Work, Play 'Aiea community at some point in the future. As such, the Live, Work, Play 'Aiea community landscape irrigation systems will be designed to connect to the non-potable water system when it becomes available thus reducing the total demand for domestic, potable water.

Other Natural Systems – Chapter 3 (Description of the Natural Environment, Potential Impacts, and Mitigation Measures) provides discussion of potential impacts to the natural environment, including climate, soils, flora, and fauna. In summary, the Site is within a highly urban environment that has been successively altered, first for plantation agriculture, and later for commercial and residential uses. The Site and the surrounding area does not represent a natural setting and the Live, Work, Play 'Aiea community is "in-fill" development on a previously developed site that is complementary to the existing urban environment. There are no rare, threatened, or endangered, plant or animal species on the Site. Adverse impacts not anticipated to the already-altered topography and soils of the Site. Further, the Live, Work, Play 'Aiea community is not anticipated to have any effect on regional climate, although depending on the direction of prevailing winds, wind speeds downwind of the Live, Work, Play 'Aiea community buildings may be affected, either through acceleration of wind speeds by channeling wind flows, or deceleration through shielding effects. Because of the existing highly urban environment and the fact that the Live, Work, Play 'Aiea community is "in-fill" development on a previously developed site, the development of the Live, Work, Play 'Aiea community will not induce changes to natural systems, including ecosystems.

Public Services – Section 4.9 (Public Services and Facilities) provides discussion of the Live, Work, Play 'Aiea community's impact on public services such as police and fire protection services, medical services, recreation facilities, public transportation, and schools.

Specifically regarding schools, DOE estimates that at build-out, the Live, Work, Play 'Aiea community may increase public school enrollment in area schools by 570 students. This includes 330 elementary students, 105 middle school students, and 135 high school students. DOE also projects that enrolment in area elementary, middle, and high schools is declining. Therefore it is

anticipated that there will be sufficient capacity to accommodate the Live, Work, Play ‘Aiea community’s school-aged children.

Generally, regarding other public services, the Live, Work, Play ‘Aiea community will provide homes for O‘ahu’s increasing population as well as homes needed in the ‘Aiea/Waiiau/Pacific Palisades area as a result of decreasing household size. The population of the Live, Work, Play ‘Aiea community represents natural growth of the City & County of Honolulu population—households which would elect to live in the ‘Aiea/Waiiau/Pacific Palisades area if homes were available. These families would require the same public services, whether residing at the Live, Work, Play ‘Aiea community, in ‘Ewa/Kapolei, in Kaka‘ako, or elsewhere on O‘ahu. As the population of the Live, Work, Play ‘Aiea community represents projected “natural growth” of the O‘ahu populace, the needs of a growing population relating to public services and other issues will need to be addressed regardless of whether or not the Live, Work, Play ‘Aiea community is built. In addition it is important to note that build-out of the Live, Work, Play ‘Aiea community will occur over approximately 13 years and thus the need for additional public services to serve the Live, Work, Play ‘Aiea community residents is expected to occur incrementally and in proportion with O‘ahu’s population growth.

7.4 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Development of the Live, Work, Play ‘Aiea community will involve the irreversible and irretrievable commitment of certain land and fiscal resources. Major resource commitments include the land and capital, construction materials, non-renewable resources, labor, and energy required for the community’s completion.

The Live, Work, Play ‘Aiea community will require the land of the Site be dedicated to urban uses. However the Site is already within a highly urban environment. The Live, Work, Play ‘Aiea community is an “in-fill” development on a previously developed site that is complementary to the surrounding existing urban environment. While the current B-2 zoning already allows a wide-range of commercial uses, the proposed change in zoning to BMX- 3 will allow residential uses in addition to commercial uses and thus expands the range of beneficial uses of the Site as envisioned in community and City plans. Thus, in the context of the exiting urban setting, the use of the Site the Live, Work, Play ‘Aiea community expands, rather than curtails the range of potential uses of the Site. In addition the Live, Work, Play ‘Aiea community will not result in the loss or destruction of any natural or cultural resources. The Site and the surrounding area do not represent a natural setting and there are no endangered plant or animal species and no historic or cultural resources on the Site.

The impacts represented by the commitment of resources should be weighed against the significant positive and recurring benefits that will be derived from the Live, Work, Play ‘Aiea community versus the consequences of either taking no action or pursuing another less beneficial use of the Site.

7.5 PROBABLE ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED

Potential environmental impacts resulting from the development of the Live, Work, Play ‘Aiea community have been discussed throughout this EIS, and mitigation measures have been

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provided for adverse impacts. Probable adverse environmental effects that cannot be avoided are discussed below.

Site Character – Development of the Live, Work, Play ‘Aiea community will change the character of the Site from a vacant, mostly paved property formerly used as a drive-in theatre into cohesive community that combines residential, retail, commercial, and public spaces in a compact and walkable urban village. Although the vacant nature of the Site contributes to open space in the area, this paved, private open space is not scenic in nature, nor can it be considered as providing any visual relief to the existing surrounding urban uses or providing any public recreational value.

The Live, Work, Play ‘Aiea community will be in character with existing surrounding urban uses and will complement major components envisioned in the: 1) *Primary Urban Center Development Plan*; 2) *Aiea-Pearl City Livable Communities Plan*; and 3) *Aiea-Pearl City Neighborhood Transit-Oriented Development (TOD) Plan Public Review Draft*.

Traffic Impacts – As discussed in Section 4.3 (Roadways and Traffic), although the Live, Work, Play ‘Aiea community will have an impact on traffic in the region, traffic on Moanalua Road, Ka‘ōnohi Street, Kamehameha Highway, and other roads is expected to increase even if Live, Work, Play ‘Aiea is not built. Furthermore, the Live, Work, Play ‘Aiea community will be part of the regional traffic solution by providing the following improvements:

- Creation of a “Main Street” through the Live, Work, Play ‘Aiea;
- Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School;
- Signalization of the intersection of the Main Street with Ka‘ōnohi Street opposite of Pearlridge Center Driveway 1;
- Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka‘ōnohi Street;
- Widening Ka‘ōnohi Street and creating an additional southbound lane;
- Removal of the median along the northbound approach of Ka‘ōnohi Street; and
- Providing access for Harbor Pointe and St. Timothy’s Episcopal Church to the newly signalized intersections at Moanalua Road/Main Street and Ka‘ōnohi Street/Main Street via an internal connection to Main Street with the existing Harbor Pointe/St. Timothy’s Episcopal Church access road.

Solid Waste – As detailed in Section 4.7.7 (Solid Waste), solid waste will be generated during and after construction of the Live, Work, Play ‘Aiea community. Before construction, a solid waste management plan will be prepared for the disposal of on-site and construction-related waste material. To the extent possible, waste generated by site preparation (pavement and rocks displaced from grading) will be used as fill within the Site as needed. After construction the Live, Work, Play ‘Aiea community will include provisions for recycling, such as collection systems and space for bins for recyclables. Waste that cannot be recycled will be combusted at H-POWER or sent to the Waimanalo Gulch Sanitary Landfill.

Electrical Power – As discussed in Section 4.7.5 (Electrical System), when fully built-out the peak instantaneous load of the Live, Work, Play ‘Aiea community is estimated to be 6,263

kiloVolt-Amperes (kVA) and the daily demand is estimated to approximately 89,590 kiloWatt Hours (kWH). This forecasted peak electrical demand represents “conventional” demand without consideration of measures to reduce the energy consumption. To reduce energy consumption the Live, Work, Play ‘Aiea community will incorporate a number of energy saving methods and technologies as discussed in Section 2.6 (Sustainable Site and Building Design).

Air Quality – As discussed in Section 4.5 (Air Quality), in the short term, construction-related air pollution sources include fugitive dust from vehicle movement and earthwork activity and exhaust emissions from construction vehicles and equipment. Mitigation measures will include a frequent watering program in areas where earth moving activity is occurring, using dust screens, keeping adjacent paved roads cleaned, and covering open-bodied trucks. Exhaust emissions from construction equipment are anticipated to dissipate quickly due to the presence of fairly constant trade winds. Air quality modeling analysis of estimated the Live, Work, Play ‘Aiea community - related traffic indicates that over the long-term, ambient concentrations of carbon monoxide from motor vehicle traffic will remain well within state and national ambient air quality standards and that mitigation measures for traffic-related air quality impacts are unwarranted. In addition, the air quality study concludes that long-term impacts on air quality are likely to be negligible due to indirect emissions associated with the Live, Work, Play ‘Aiea community’s electrical power and solid waste disposal requirements.

Noise – As discussed in Section 4.4 (Noise), in the short term, construction of the Live, Work, Play ‘Aiea community will generate temporary noise associated with the operation of heavy construction machinery, paving equipment, material transport vehicles, and possibly pile driving, if necessary. Noise from construction activities will comply with all federal and state noise control regulations. In the long-term, the acoustic assessment study prepared for the Live, Work, Play ‘Aiea community concludes that no significant increases in traffic noise levels are expected in the vicinity of the Site with or without the Live Work Play ‘Aiea community. The dominant traffic noise sources affecting the area will continue to be traffic noise from Moanalua Road and Ka‘ōnohi Street at the lower elevations, with traffic noise contributions from the H-1 Freeway at higher elevations.

7.5.1 Rationale for Proceeding with the Live, Work, Play ‘Aiea community Notwithstanding Unavoidable Effects

In light of the above mentioned unavoidable effects, the Live, Work, Play ‘Aiea community should proceed because adverse impacts can be mitigated and are offset by substantial positive factors, including:

- Development of a compact, vibrant, walkable urban village in context with the surrounding urban uses and in substantial conformance with major components of community and City plans for the area, including the:
 - *Primary Urban Center Development Plan*;
 - *Aiea-Pearl City Livable Communities Plan*; and
 - *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft*;
- Provision of homes, including affordable and workforce homes, for O‘ahu’s increasing population and to meet the demand for housing in the area as a result of decreasing household size;
- Traffic improvements, including:

- Widening Moanalua Road;
- Widening Ka'ōnohi Street;
- Providing a signal on Moanalua Road opposite of the driveway to Pearl Ridge Elementary School;
- Providing a signal on Ka'ōnohi Street with opposite of Pearlridge Center Driveway 1; and
- Removing the median along the northbound approach of Ka'ōnohi Street; and
- Drainage improvements to correct the current conditions of inadequate drainage capacity during large storms
- Significant economic benefits including an estimated:
 - \$2.4 billion in base economic impact on O'ahu during the 13-year build-out period with a stabilized annual benefit of \$179.3 million after build-out;
 - \$766.9 million of direct capital investment in the O'ahu economy during the 13-year build-out period;
 - 983 jobs created during the 13-year build-out period;
 - \$621.2 million in employee wages paid out during the 13-year build-out period;
 - 951 new permanent jobs created after build out;
 - \$46.9 million in annual wages from the 951 new permanent jobs created after build out;
 - \$72.7 million annually in discretionary expenditures into the O'ahu economy by Live, Work, Play 'Aiea residents after build-out period;
 - \$35.7 million in net tax revenue benefit (taxes less costs) to the City & County of Honolulu during the 13 year build-out period;
 - \$63.7 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13-year build-out period.

7.6 UNRESOLVED ISSUES

Hotel Zoning – As discussed in Section 4.8.3 (Neighborhood Commercial Uses) a hotel is proposed to provide flexibility as an alternative use of a portion of the Live, Work, Play 'Aiea community's office space. However, presently hotels are not a permitted use in the BMX-3 or B-2 zoning districts. A hotel would only be included within the Live, Work, Play 'Aiea community if appropriate zoning is available through: 1) an amendment to the City's zoning ordinance (i.e. the LUO); 2) the planned TOD zoning ordinance; or 3) other appropriate means. If a hotel cannot be included, the space that would be used for a hotel would be used for office uses or possibly senior housing/assisted-living/long-term and convalescent care.

Wastewater – Wastewater flows from the area are conveyed to the City's Honouliuli WWTP. The Honouliuli WWTP has a design capacity capable of processing 51 million gallons of wastewater per day and as of December 2011 processes approximately 26 million gallons per day. At build-out the average wastewater flow from the Live, Work, Play 'Aiea community is estimated to be 410,000 gpd, which is well within the Honouliuli WWTP's available capacity.

In February 2010 the City's DPP Wastewater Division issued a sewer connection approval for a previous plan on the Site of up to 1,200 multi-family residential units and 150,000 square feet of retail and office space; however this approval expires in February 2012. In January 2012, the City indicated that the regional wastewater collection system does not presently have capacity to serve the full build-out of Live, Work, Play 'Aiea's currently proposed 1,500 multi-family

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residential units, 143,000 square feet of retail space, and 80,000 square feet of office space. Based on the previous approval for up to 1,200 multi-family residential units and 150,000 square feet of retail and office space at the Site, it may be possible that there is capacity for some phases of the current the Live, Work, Play 'Aiea community plan. In any event, because Live, Work, Play 'Aiea will be built out over a 13-year time period, there is adequate time to determine system capacities and needed upgrades as requirements change over time. Representatives of Live, Work, Play 'Aiea will continue to coordinate with the City on phasing of the community and identifying needed improvements to the collection system to accommodate the full build-out of the Live, Work, Play 'Aiea community.

Park Dedication – The Live, Work, Play 'Aiea community is being designed to meet the park dedication requirements with on-site facilities. Representatives from the Live, Work, Play 'Aiea community, have had a preliminary meeting with the Department of Parks and Recreation to discuss park dedication requirements; however as of January 2012, the exact provisions for the Live Work, Play 'Aiea community's on-site park dedication requirements has not been determined. As design progresses, the Live, Work, Play 'Aiea community representatives will continue to coordinate with the Department of Parks and Recreation regarding satisfaction of park dedication requirements.

8.0

CONSULTATION

8.0 CONSULTATION

8.1 PRE-ASSESSMENT CONSULTATION

In the course of planning for Live, Work, Play ‘Aiea, the following agencies or individuals were consulted and/or provided information and were asked to comment.

Federal

- Commander Navy Region Hawai‘i
- Federal Aviation Administration

State of Hawai‘i

- Department of Business, Economic Development & Tourism, Office of Planning
- Department of Education
- Department of Health (DOH)
- DOH, Office of Environmental Quality Control
- Department of Land and Natural Resources (DLNR)
- DLNR, State Historic Preservation Division
- Department of Transportation

City & County of Honolulu

- Board of Water Supply
- Department of Community Services
- Department of Design and Construction
- Department of Emergency Management
- Department of Environmental Services
- Department of Facility Maintenance
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Emergency Services Department
- Honolulu Fire Department
- Honolulu Police Department
- Neighborhood Board No. 20 (‘Aiea)
- Neighborhood Board No. 21 (Pearl City)
- Pearlridge Satellite City Hall

Other

- O‘ahu Metropolitan Planning Organization

8.2 FEA/EISPN CONSULTATION

Various Federal, State, and County agencies, as well as organizations and members within the community, were consulted with or provided comments on the FEA/EISPN which aided in the preparation of the Draft EIS. The public comment period on the FEA/EISPN was from May 8, 2011 to June 6, 2011. Section 12.0 of this EIS contains comment letters on the FEA/EISPN and responses.

Federal

- Commander Navy Region Hawai'i
- Department of Housing and Urban Development
- Federal Aviation Administration
- U.S. Fish and Wildlife Service

State of Hawai'i

- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism, Office of Planning
- Department of Education
- Department of Health (DOH)
- DOH, Office of Environmental Quality Control
- Department of Land and Natural Resources (DLNR)
- DLNR, State Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs
- University of Hawaii Environmental Center
- Senator David Ige
- Senator Donna Mercado Kim
- Senator Glenn Wakai
- Representative Blake Oshiro
- Representative K. Mark Takai
- Representative Aaron Johanson

City & County of Honolulu

- Board of Water Supply
- Department of Community Services
- Department of Design and Construction
- Department of Emergency Management
- Department of Environmental Services
- Department of Facility Maintenance
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Emergency Services Department
- Honolulu Fire Department
- Honolulu Police Department

- Neighborhood Board No. 20 ('Aiea)
- Neighborhood Board No. 21 (Pearl City)
- Pearlridge Satellite City Hall
- Councilmember Breene Harimoto
- Councilmember Romy Cachola

Other

- Aiea Public Library
- Friends of Pearl Harbor Historic Trail
- Harbor Pointe Association of Apartment Owners
- Hawaii's Thousand Friends
- The Honolulu Star Advertiser
- League of Women Voters
- Lele Pono Association of Apartment Owners
- Life of the Land
- O'ahu Metropolitan Planning Organization
- Pacific Village and Pacific Village Annex
- The Outdoor Circle
- Saint Timothy's Episcopal Church
- Sierra Club, Hawaii Chapter

8.2.1 EIS Scoping Meeting

In addition to sending the FEA/EISPN to the above agencies and organizations, an EIS scoping meeting was held on May 16, 2011. Invitations to the meeting were sent to the following organizations and individuals. Section 12.0 of this EIS contains written comments received at the community meeting and responses.

- Lele Pono residents
- Pearlridge Square residents,
- Harbor Pointe residents
- Pacific Village residents
- St. Timothy's Episcopal Church
- Kamehameha Schools

8.3 FURTHER CONSULTATION

In addition to the pre-consultation, FEA/EISPN consultation, and EIS scoping meeting, the following agencies, organizations, and individuals have been consulted during the course of planning for the Live, Work, Play 'Aiea community:

May 2011

Council Member Breene Harimoto
Governor Abercrombie
Aiea Neighborhood Board Members
David Tanoue DPP

Hawaii Trade Council
Glimcher - Pearlridge Mall Owner
Kamehameha Schools

June 2011

Pacific Resource Partnership
Hawaii Trade Council
Council Member Breene Harimoto

July 2011

Hawaii Iron Workers
Senator Donna Kim
Honolulu Parks and Recreation Department
Representative Mark Takai
Senator David Ige
Council Member Breene Harimoto
Representative Blake Oshiro
Council Member Ernie Martin
Kathy Sokugawa and Tarry Ware DPP
Pearlridge neighborhood board members

August 2011

Ivan Lui-Kwan HART
Representative Aaron Ling Johanson
Council Member Ikaika Anderson
Pacific Resource Partnership
Hawaii Construction alliance
Council Member Tulsi Gabbard
Council Member Nestor Garcia
Council Member Anne Kobayashi
Council Member Breene Harimoto
Clair Tamamoto
Cathy Sokugawa and Terry Ware DPP

September 2011

Don Horner -HART
Ivan Lui-Kwan HART
Buzz Hong- HART
Hawaii Home Ownership Group
Pearlridge Square Board and several owners
Council Member Nestor Garcia
Council Member Romy Cachola
Council Member Stanley Chang
Council Member Breene Harimoto

October 2011

Open Community Meeting
Lele Pono, Pearlridge Square, and Pacific Village residents

Harbor Pointe Residents and St. Timothy's Episcopal Church

8.4 DRAFT EIS CONSULTATION

The Draft EIS has been distributed to the following individuals and organizations. Comment letters received for the Draft EIS will be included in the Final EIS.

Federal

- Commander Navy Region Hawai'i
- Department of Housing and Urban Development
- Federal Aviation Administration
- U.S. Fish and Wildlife Service

State of Hawai'i

- Department of Accounting and General Services
- Department of Agriculture
- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT, Energy Division
- DBEDT, Office of Planning
- Department of Defense
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health (DOH)
- DOH, Office of Environmental Quality Control
- Department of Human Services
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources (DLNR)
- DLNR, State Historic Preservation Division
- Department of Transportation
- Hawaii Housing Finance Development Corporation
- Office of Hawaiian Affairs
- University of Hawaii Environmental Center
- Senator David Ige
- Senator Donna Mercado Kim
- Senator Glenn Wakai
- Representative, Tom Okamura
- Representative K. Mark Takai
- Representative Aaron Johanson

City & County of Honolulu

- Board of Water Supply
- Department of Community Services
- Department of Design and Construction
- Department of Emergency Management
- Department of Environmental Services

- Department of Facility Maintenance
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Honolulu Emergency Services Department
- Honolulu Fire Department
- Honolulu Police Department
- Neighborhood Board No. 20 ('Aiea)
- Neighborhood Board No. 21 (Pearl City)
- Pearlridge Satellite City Hall
- Councilmember Breene Harimoto
- Councilmember Romy Cachola

Other

- Aiea Public Library
- Hawaii State Library, Kaimuki Regional Library
- Hawaii State Library, Kaneohe Regional Library
- Hawaii State Library, Pearl City Regional Library
- Hawaii State Library, Hilo Regional Library
- Hawaii State Library, Kahului Regional Library
- Hawaii State Library, Lihue Regional Library
- Municipal Library, Honolulu
- State Main Library
- Legislative Reference Bureau
- University of Hawaii, Hamilton Library
- Aiea Community Association
- Aiea-Pearl City Business Association
- Friends of Pearl Harbor Historic Trail
- Harbor Pointe Association of Apartment Owners
- Hawaii Building Trades Council
- Hawaii's Thousand Friends
- Hawaiian Electric Company
- Hawaiian Tel
- Honolulu Star Advertiser
- Kamehameha Schools
- League of Women Voters
- Lele Pono Association of Apartment Owners
- Life of the Land
- O'ahu Metropolitan Planning Organization
- Oceanic Time Warner Cable
- Pacific Village Association of Apartment Owners
- Pacific Village Annex Association of Apartment Owners
- Pacific Resource Partnership
- Pearl Harbor Hawaiian Civic Club

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- Pearlridge Square Association of Apartment Owners
- Outdoor Circle
- Saint Timothy's Episcopal Church
- Sierra Club, Hawaii Chapter
- Westridge Shopping Center

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9.0

LIST OF PREPARERS

9.0 LIST OF PREPARERS

The Draft EIS has been prepared by PBR HAWAII, 1001 Bishop Street, ASB Tower, Suite 650, Honolulu, Hawai'i 96813.

Several key technical consultants were employed to provide specific assessments of environmental factors for this project. These consultants and their specialty are listed below:

Name	Area of Expertise
Austin Tsutsumi and Associates	Traffic & Engineering
B. D. Neal & Associates	Air Quality
Cermak Peterka Petersen, Inc.	Wind Engineering
Cultural Surveys Hawaii	Archeology
Robert Hobdy Environmental Consultant	Biological Resources
Scientific Consultant Services, Inc.	Cultural Impact
The Hallstrom Group	Market & Economic Impact
Y. Ebisu & Associates	Acoustic

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10.0

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10.0 REFERENCES

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LIVE, WORK, PLAY 'AIEA
Draft Environmental Impact Statement

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11.0

**PRE-ASSESSMENT CONSULTATION COMMENTS
& RESPONSES**

11.0 PRE-ASSESSMENT CONSULTATION COMMENTS & RESPONSES

The following agencies or individuals were consulted and/or provided information and asked to comment prior to the EIS process. Where indicated (Comment Date), an agency, organization, or individual submitted comments. Copies of the comment letters along with responses are included in this section.

	Pre-Assessment Sent	Comment Date
State		
DBEDT – Office of Planning	√	-
Department of Education	√	12-22-10
Department of Health (DOH)	√	12-9-10
DOH – Office of Environmental Quality Control	√	-
Department of Land and Natural Resources (DLNR)	√	12-23-10
DLNR – Commission on Water Resource Management	√	1-6-11
DLNR – State Historic Preservation Division	√	-
Department of Transportation	√	1-7-11; 2-2-11
Federal		
Commander Navy Region Hawai'i	√	-
Federal Aviation Administration	√	-
City & County of Honolulu		
Board of Water Supply	√	1-4-11
Department of Community Services	√	-
Department of Design and Construction	√	1-6-11
Department of Emergency Management	√	-
Department of Environmental Services	√	-
Department of Facility Maintenance	√	12-22-10
Department of Parks and Recreation	√	1-6-11
Department of Planning and Permitting	√	1-31-11
Department of Transportation Services	√	1-3-11
Honolulu Fire Department	√	12-22-10
Honolulu Police Department	√	12-8-10
Neighborhood Board No. 20 ('Aiea)	√	1-19-11
Neighborhood Board No. 21 (Pearl City)	√	-
Pearlridge Satellite City Hall	√	-
Other		
O'ahu Metropolitan Planning Organization	√	12-7-10

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

OFFICE OF THE SUPERINTENDENT

December 22, 2010

Mr. Dean Minakami
PBR Hawaii & Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

SUBJECT: Pre-Consultation for The Pearl, TMK 9-8-013:013, Aiea, Oahu

The Department of Education (DOE) has reviewed your letter regarding The Pearl.

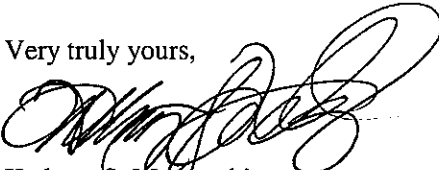
Due to this project's immediate proximity to Pearl Ridge Elementary School, we foresee a variety of impacts that might affect school operations. The project itself would be expected to generate a significant number of DOE students. While we recognize that this project is still within the pre-consultation stage of the Environmental Impact Statement (EIS) process, we ask that you provide us with information on the following:

1. Number and age brackets of residents projected to occupy the residential units of The Pearl, including the possibility of senior housing projects.
2. Percentage of residential units in the affordable, moderate and luxury brackets.
3. Number and types of commercial retail and office space The Pearl will be designed to accommodate.
4. What is the projected start date of construction and what will be its duration?
5. What traffic impacts are being anticipated during and after construction? How will they be mitigated?
6. Are conceptual drawings available for our review? If so, will PBR be willing to meet with DOE's Planning staff for a general discussion about the project? If this is not possible, will said drawings be included in the draft EIS?

With the information requested above and as this project moves further through the process, we will provide you with more detailed comments to consider.

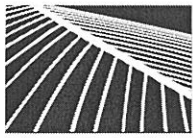
Should you have any questions, please do not hesitate to call Roy Ikeda of the Facilities Development Branch at 377-8301.

Very truly yours,


Kathryn S. Matayoshi
Superintendent

KSM:jmb

c: Randolph Moore, Assistant Superintendent, OSFSS



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

Ms. Kathryn S. Matayoshi, Superintendent
Department of Education
State of Hawaii
P.O. Box 2360
Honolulu, Hawaii 96804

Subject: Pre-Assessment Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Ms. Matayoshi:

Thank you for your letter of December 22, 2010 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

1. & 2. A market study assessing the demand for housing and commercial space, potential target markets, and absorption rates is being prepared for The Pearl. We anticipate being able to provide the requested information regarding the number and age brackets of future residents, the possibility of senior housing, and price range of residential units following completion of the market study.
3. Commercial retail space may include a grocery store, general retail shops, food establishments, and restaurants. Office space may be developed and potential tenants may include professional service providers, medical practitioners, financial institutions, and others seeking conveniently situated, quality office space.
4. Construction of The Pearl will commence after the receipt of all approvals and permits, which could be as soon as 2013. The Pearl will be constructed in phases, with the phasing dependent on the market absorption rates for commercial space and residential units. Projected absorption rates will be discussed in the market study. Further information on The Pearl's phasing will be included in the Draft EIS.
5. A Traffic Impact Assessment Report for The Pearl is presently being prepared. Projected traffic impacts and necessary mitigation will be discussed in the forthcoming Draft EIS.
6. We reviewed The Pearl's conceptual site plan with staff from the DOE's Planning Branch on January 28. Updated plans and a description of the plans will be provided in the Draft EIS.

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDI, FASLA
Chairman Emeritus

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
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KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
Associate

SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

HONOLULU OFFICE

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Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

KAPOLEI OFFICE

1001 Kamokila Boulevard
Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

Ms. Kathryn S. Matayoshi

SUBJECT: Pre-Consultation for The Pearl Aiea, O'ahu, Hawai'i Tax Map Key (1) 9-8-03:013

April 7, 2011

Page 2 of 2

We appreciate your participation in the environmental review process. We will send you a copy of the EISPN when it is available.

Sincerely,

PBR HAWAII

A handwritten signature in cursive script, appearing to read "Dean Minakami".

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Kam Drive In EIS & Change in Zoning\EIS\Pre-Assessment\Response Letters\DOE.docx



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
EMD / CWB

12043PJF.10

December 9, 2010

Mr. Dean Minakami
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

**SUBJECT: Pre-Consultation for The Pearl
Aiea, Island of Oahu, Hawaii
TMK: (1) 9-8-013:013**

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at:

<http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for an NPDES general permit coverage by submitting a Notice of Intent (NOI) form:
 - a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.
 - b. Hydrotesting water.
 - c. Construction dewatering effluent.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at:

<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

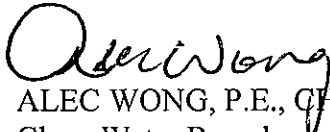
3. For types of wastewater not listed in Item No. 2 above or wastewater discharging into Class 1 or Class AA waters, you may need an NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.
4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage is required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. Dean Minakami
December 9, 2010
Page 3

12043PJF.10

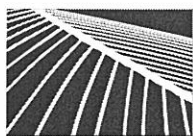
If you have any questions, please visit our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the
Engineering Section, CWB, at 586-4309.

Sincerely,


ALEC WONG, P.E., CHIEF
Clean Water Branch

JF:ml

c: DOH-EPO #I-3468 [via email only]



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

Mr. Alec Wong, P.E., Chief
Clean Water Branch
Department of Health
State of Hawaii
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Mr. Wong:

Thank you for your letter dated December 9, 2010 (EMD/CWB 1204PJF.10) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that discharges of water from the property must meet the criteria of the State's antidegradation policy as set forth in HAR, Section 11-54-1.1, designated uses for the classification of receiving State waters as set forth in HAR, Section 11-54-3, and water quality criteria as set forth in HAR, Sections 11-54-4 through 11-54-8.

We acknowledge that a National Pollutant Discharge Elimination System (NPDES) for stormwater associated with construction activities will be required before the start of construction activities. NPDES permits for hydrotesting water and construction dewatering effluent will also be procured if needed prior to the start of construction.

We acknowledge that an NPDES individual permit may be required for discharges into Class 1 or Class AA waters. Please note that the nearest streams to the project, Waimalu Stream and Kalauao Stream, are classified as Class 2 waters and that the Pearl Harbor basin is classified as a Class 2 estuary.

We acknowledge that all discharges related to construction or operational activities must comply with the State's Water Quality Standards and noncompliance may be subject to penalties of \$25,000 per day per violation.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

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DACHENG DONG, LEED® AP
Associate

HONOLULU OFFICE

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E-mail: sysadmin@pbrhawaii.com

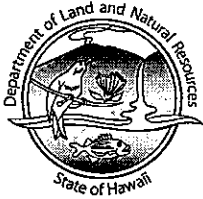
KAPOLEI OFFICE

1001 Kamokila Boulevard
Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 23, 2010

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre-Consultation for The Pearl

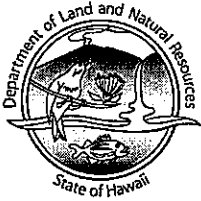
Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Aquatic Resources, Engineering Division, Land Division-Oahu District, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Administrator



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 3, 2010

MEMORANDUM

TO: *TL*

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- Historic Preservation

FROM: *TL* Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Consultation for The Pearl
LOCATION: Island of Oahu
APPLICANT: PBR Hawaii & Associates

Charlene

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 23, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *T. Chen*
Date: *12/8/2010* *TL*

LD

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

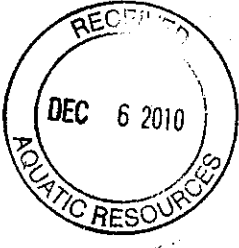
December 3, 2010

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MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division –Oahu District
 Historic Preservation



Charlene

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Consultation for The Pearl
LOCATION: Island of Oahu
APPLICANT: PBR Hawaii & Associates

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 23, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:
Date: 07 DEC 2010

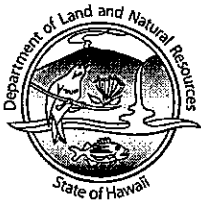
LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
LAND DIVISION

2010 DEC -7 P 2:55



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

December 3, 2010

MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division –Oahu District
 Historic Preservation

FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Pre-Consultation for The Pearl
LOCATION: Island of Oahu
APPLICANT: PBR Hawaii & Associates

Charlene

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 23, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
Date: 12/3/10

10 DEC 06 PM 01:17 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

OCCL/MichaelCain

RE:PreConPreviousDriveIn-DPearl

Oahu.810

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zones D. The Flood Insurance Program does not have any regulations for developments within Flood Zones D.**
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
 - () Mr. Carter Romero at (808) 961-8943 of the County of Hawaii, Department of Public Works.
 - () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
 - () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
 - () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

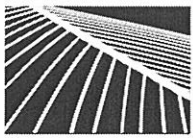
- () Additional Comments: _____

- () Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: 12/7/10



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
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Associate

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Associate

SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

April 7, 2011

Mr. Russell Y. Tsuji, Administrator
Department of Land and Natural Resources, Land Division
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Pre-Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Tsuji:

Thank you for your letter dated December 23, 2010 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that the Engineering Division has commented that the project site is in Flood Zone D and that the Division of Aquatic Resources and Land Division-Oahu District have no comment.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

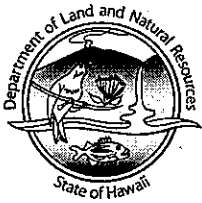
Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

HONOLULU OFFICE
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Tel: (808) 521-5631
Fax: (808) 535-3163

O:\Job28\2802.01 Kam Drive In EIS & Change in Zoning\EIS\Pre-Assessment\Response Letters\DLNR-Admin.docx



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 7, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre-Consultation for The Pearl

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to Commission on Water Resource Management for their review and comment.

The Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Charlene Unoki".

Charlene Unoki
Assistant Administrator



RECEIVED
LAND DIVISION

2011 JAN -7 A 10:17


STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
P.O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM J. AILA, JR.
INTERIM CHAIRPERSON
WILLIAM D. BALFOUR, JR.
SUMNER ERDMAN
NEAL S. FUJIWARA
DONNA FAY K. KIYOSAKI, P.E.
LAWRENCE H. MIKE, M.D., J.D.
NEAL A. PALAFOX, M.D.

WILLIAM M. TAM
INTERIM DEPUTY DIRECTOR

January 6, 2011

TO: Russell Tsuji, Administrator
Land Division

FROM: William M. Tam, Interim Deputy Director 
Commission on Water Resource Management

SUBJECT: Pre-Consultation for The Pearl

Thank you for the opportunity to comment on the proposed project. As described, the project will increase the municipal water demand in Aiea. As the project will require a change to the City and County of Honolulu's Primary Urban Development Plan, we recommend coordination with the county to incorporate this project into their Water Use and Development Plan. The consultant should contact the City's Department of Permitting and Planning or the Honolulu Board of Water Supply for further information.

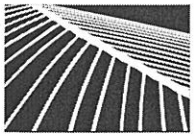
We would also like to recommend that water efficient fixtures be installed and water efficient measures be implemented throughout the project to reduce the increased demand on the area's freshwater resources. Reducing the water usage of buildings within the development may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/pp.index.htm>.

Please feel free to contact Jeremy Kimura (587-0269) of my staff if you have any questions.

JLSK:sd

c: Charlene Unoki

Attachments



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
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W. FRANK BRANDT, FASLA
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Associate

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Associate

SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Mr. William Tam, Interim Deputy Director
Commission on Water Resource Management
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Pre-Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Tam:

Thank you for your letter of January 6, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

CP Kam Properties LLC will coordinate with the City Department of Planning and Permitting and Honolulu Board of Water Supply (BWS), as appropriate regarding plans for The Pearl. In their pre-consultation letter BWS stated that the existing water system is presently adequate to accommodate The Pearl, however this information is based on current data and the final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

As recommended, water efficient fixtures will be installed and water efficient measures will be implemented where practicable to reduce The Pearl's increased demand on water resources.

Please note that although The Pearl will require a zone change, it does not require an amendment to the City and County of Honolulu's Primary Urban Center Development Plan.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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1001 Bishop Street, Suite 650
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Fax: (808) 535-3163

O:\Job28\2802.01 Kam Drive In EIS & Change in Zoning\EIS\Pre-Assessment\Response Letters\DLNR-CWRM.docx



Deputy Directors
Ford N. Fuchigami
Jan S. Gouveia
Randy Grune
Jadine Urasaki

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.0317

January 7, 2011

Mr. Dean Minakami, AICP, Planner
PBR Hawaii Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: The Pearl
Pre-Consultation for a Draft Environmental Impact Statement (DEIS)


Thank you for requesting the State Department of Transportation's (DOT) review of the subject mixed-use residential and commercial center. DOT understands the subject 14-acre project, located at the corner of Kaonohi Street and Moanalua Road, will consist of 1,500 residential units in mid-rise and high-rise buildings and up to 180,000 square feet of commercial retail and office space.

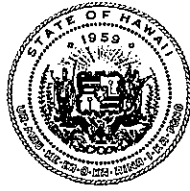
DOT offers the following comments:

1. Given the project location, the State's highway facility, Kamehameha Highway, will be impacted. The DEIS will need to address traffic and other associated roadway impacts and identify mitigation measures.
2. The developer should be informed that a permit is required from the DOT Highways Division, to transport oversized and overweight equipment/loads within State highways facilities during construction of the project.
3. The DOT Highways Division is concluding its preliminary review of the subject project. Upon completion of this initial review, DOT will provide additional comments.

DOT appreciates the opportunity to provide comments on the subject project. When a Draft EIS of the project is completed, DOT requests four (4) copies of the document be provided for staff review and any necessary approvals. If there are any questions or the need to meet, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,


GLENN M. OKIMOTO, Ph.D.
Interim Director of Transportation



Deputy Directors
Ford N. Fuchigami
Jan S. Gouveia
Randy Grune
Jadine Urasaki

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.0338

February 2, 2011

Mr. Dean Minakami, AICP, Planner
PBR Hawaii Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: The Pearl
Pre-Consultation for a Draft Environmental Impact Statement (DEIS)

The State Department of Transportation (DOT) previously commented on the Pre-Consultation for a DEIS for the subject project in its letter STP 8.0317 dated January 7, 2011 (attached). DOT now offers the following supplemental comments provided by the DOT Highways Division staff.

- A Traffic Impact Analysis Report (TIAR) must be prepared and submitted for DOT's review and approval as part of the DEIS. The TIAR should:
 1. Include an analysis of operations on Moanalua Road and Kamehameha Highway.
 2. Include an appendix that documents the assumptions and information with respect to land use and trip generation that went into the project and area trip generation and distribution. The types, numbers and sizes of areas of various planned uses and activities associated with the project need to be described and shown.
 3. Provide a basis for determination of any regional traffic improvements at affected intersections that may be needed with and without the project to assist in determination of a fair-share cost attributed to the project.

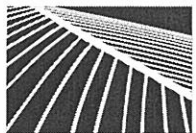
DOT appreciates the opportunity to provide comments. When a DEIS of the project is completed, DOT requests four (4) copies of the document and one (1) CD for staff review and any necessary approvals. If there are any questions, including the need to meet with Highways Division staff, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

Handwritten signature of Glenn M. Okimoto in black ink.

GLENN M. OKIMOTO, Ph.D.
Interim Director of Transportation

Attach:



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
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VINCENT SHIGEKUNI
Vice-President

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Fax: (808) 535-3163

Dr. Glenn Okimoto, Ph.D., Interim Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Dr. Okimoto:

Thank you for your letters dated January 7, 2011 (STP 8.0317) and February 2, 2011 (STP 8.0338) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

A Traffic Impact Analysis Report (TIAR) for The Pearl is being prepared. As requested, the TIAR and Draft Environmental Impact Statement will include a discussion of traffic and associated roadway impacts and identify mitigation measures.

We acknowledge that a permit is required from the DOT Highways Division to transport oversized and overweight equipment/loads within State highway facilities during construction.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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BOARD OF WATER SUPPLY

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



January 4, 2011

PETER B. CARLISLE, MAYOR

RANDALL Y. S. CHUNG, Chairman
ANTHONY R. GUERRERO, JR.
WILLIAM K. MAHOE
THERESIA C. McMURDO
ADAM C. WONG

GEORGE "KEOKI" MIYAMOTO, Ex-Officio
JEFFREY CHANG, Ex-Officio

WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Incorporated
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Your Letter Dated November 29, 2010 Requesting Comments on the Pre-Consultation Environmental Assessment for The Pearl, TMK 9-8-13:13

Thank you for the opportunity to comment on the proposed mixed-use residential and commercial center.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

BWS Rules and Regulations require the use of nonpotable water for the irrigation of large landscaped areas if a suitable water supply is available. Landscape irrigation for the proposed project should be designed with a separate water service lateral for connection to the Kalauao nonpotable water system when nonpotable water service becomes available in this area.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

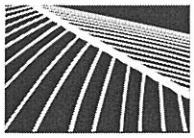
The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division



PBR HAWAII
& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

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RAYMOND T. HIGA, ASLA
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KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
Associate

SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

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Fax: (808) 535-3163

Mr. Paul Kikuchi, Chief Financial Officer
Customer Care Division
Honolulu Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Subject: Pre-Assessment Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Kikuchi:

Thank you for your letter of January 4, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that the existing water system is presently adequate to accommodate the proposed development but that a final decision on the availability of water will be confirmed when building permits are submitted for approval. We further acknowledge that the CP Kam Properties LLC will be required to pay the BWS's Water System Facilities Charges and that The Pearl is subject to BWS Cross-Connection Control and Backflow Prevention requirements.

CP Kam Properties LLC acknowledges your request to design the Pearl's landscape irrigation system with a separate water service lateral for future connection to the Kalauao nonpotable water system in anticipation of non-potable service becoming available to the site. Further CP Kam Properties LLC will coordinate on-site fire protection requirements with the Fire Prevention Bureau of the Honolulu Fire Department.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

PETER B. CARLISLE
MAYOR



COLLINS D. LAM, P.E.
ACTING DIRECTOR

LORITA M. KAHIKINA, P.E.
DEPUTY DIRECTOR

January 6, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, INC.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:


Subject: Pre- Consultation for The Pearl TMK: 9-8-013:013, Aiea, Oahu

Thank you for inviting us to review the Pre- Consultation for The Pearl. The Department of Design and Construction has the following comments:

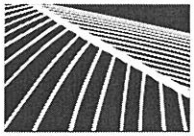
The developer of The Pearl will need to comply with the City's Subdivision Ordinance relative to park dedication for residential development. In order to ensure that park dedication plans are appropriate and acceptable, we encourage developers of large residential developments to consult with the City's Department of Parks and Recreation, Department of Design and Construction, and Department of Planning and Permitting at the earliest practical time.

Should you have any questions, please contact Clifford Lau, at 768-8483.

Very truly yours,


for Collins D. Lam, P.E.
Acting Director

CL:pg(393805)



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

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Senior Associate

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SCOTT ALIKA ABRIGO, LEED® AP
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SCOTT MURAKAMI, ASLA, LEED® AP
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Fax: (808) 535-3163

Mr. Collins D. Lam, P.E., Acting Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Mr. Lam:

Thank you for your letter dated January 6, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

CP Kam Properties LLC will comply with the City's Subdivision Ordinance relative to park dedication for residential development and will meet with the City's Department of Parks and Recreation, Department of Design and Construction, and Department of Planning and Permitting to ensure that park dedication plans are appropriate and acceptable.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

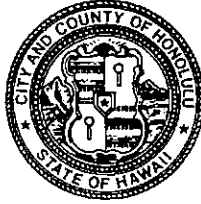
cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

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

PETER B. CARLISLE
MAYOR



GEORGE "KEOKI" MIYAMOTO
ACTING DIRECTOR

IN REPLY REFER TO:
DRM 10-949

December 22, 2010

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre-Consultation for The Pearl
TMK: 9-8-013:013, Aiea, Oahu

Thank you for the opportunity to review and comment on the pre-consultation for the Environmental Impact Statement for The Pearl, a proposed mixed use residential and commercial center to be constructed on the site of the former Kamehameha Drive In property.

We have no comments to offer as the proposed development will be within privately-owned property and will have negligible impact on our facilities and operations.

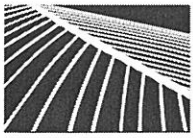
Any associated improvements within the right-of-way of City-owned Moanalua Road and Kaonohi Street, that abut the proposed project, should be constructed in accordance with City and County of Honolulu Standard Details.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

A handwritten signature in black ink, appearing to read "George 'Keoki' Miyamoto".

George "Keoki" Miyamoto
Acting Director



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
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SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Mr. George Miyamoto, Acting Director
Department of Facility Maintenance
City and County of Honolulu
1000 Uluohia Street, Suite 215
Kapolei, Hawaii 96707

Subject: Pre-Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Miyamoto:

Thank you for your letter dated December 22, 2010 (DRM 10-949) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that you have no comments as the proposed development will be within privately owned property and will have negligible impact on your facilities and operations. Any associated improvements to Moanalua Road or Kaonohi Street will be coordinated with the City to ensure that they are acceptable.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

HONOLULU OFFICE

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

KAPOLEI OFFICE

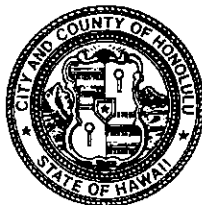
1001 Kamokila Boulevard
Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

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DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707
Phone: (808) 768-3003 • Fax: (808) 768-3053
Website: www.honolulu.gov

PETER B. CARLISLE
MAYOR



GARY B. CABATO
ACTING DIRECTOR

RICHARD HARU
DEPUTY DIRECTOR

January 6, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

Subject: Pre-Consultation for the Pearl
TMK 9-8-013:013 Aiea, Oahu

Thank you for the opportunity to review and comment at the Pre-Consultation stage of the EIS process for the proposed mixed-use, residential and commercial center to be developed on the site of the former Kamehameha Drive In property.

A project that includes up to 1500 residential units will impact the Department of Parks and Recreation's facilities and programs in this community and we are very interested in seeing how the residential component of this project will be addressing the requirements of the Park Dedication Ordinance.

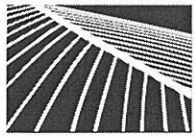
Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary B. Cabato".

GARY B. CABATO
Acting Director

GBC:jr
(393757)



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

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SCOTT MURAKAMI, ASLA, LEED® AP
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Fax: (808) 535-3163

Mr. Gary B. Cabato, Acting Director
Department of Parks and Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Subject: Pre-Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Cabato:

Thank you for your letter dated January 6, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

CP Kam Properties LLC will comply with the Park Dedication Ordinance relative to park dedication for residential development and will meet with the City's Department of Parks and Recreation, Department of Design and Construction, and Department of Planning and Permitting to ensure that park dedication plans are appropriate and acceptable.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

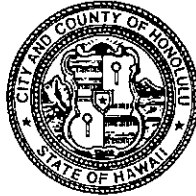
cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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PETER B. CARLISLE
MAYOR



DAVID K. TANOUE
DIRECTOR

ROBERT M. SUMITOMO
DEPUTY DIRECTOR

2010/ELOG-2581(MH)

January 31, 2011

Mr. Dean Minakami, AICP
Planner
PBR Hawaii and Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Pre-Consultation Request for The Pearl
TMK 9-8-013:013, Aiea, Oahu, Hawaii

In response to your request for comments of November 29, 2010 regarding the preparation of an Environmental Impact Statement (EIS) for the subject project (The Pearl), we have the following comments:

1. The Draft Environmental Impact Statement (DEIS) should include a discussion of how the proposed project is consistent with the objectives and policies of the City and County of Honolulu's General Plan.
2. **Primary Urban Center Development Plan (PUC DP)**
The PUC DP calls for establishing the Pearlridge area as the Pearl Harbor Regional Town Center with an integration of medium or higher-density residential and commercial development – consistent with the proposed project. The DP classifies the Kamehameha Drive-In site as "District Commercial," explicitly promoting developments like The Pearl that mix land uses as a way to reduce dependency on automobile travel.

The DEIS should address how the proposed project will satisfy the DP's recommendation that design standards for new development in the town centers encourage pedestrian and transit travel – especially for the Pearl Harbor Regional Town Center.

3. The DEIS and project design should address the following relevant PUC DP vision elements and policies:

Section 2.1 Honolulu's Natural, Cultural, and Scenic Resources are Protected and Enhanced;

Section 2.2 Livable Neighborhoods Have Business Districts, Parks, and Plazas, and Walkable Streets;

Section 2.3 The PUC Offers In-Town Housing Choices for People of All Ages and Incomes;

Section 2.4 Honolulu is the Pacific's Leading City and Travel Destination;

Section 3.1 Protecting and Enhancing Natural, Cultural, and Scenic Resources;

Section 3.2 Neighborhood Planning and Improvement;

Section 3.3 In-Town Housing Choices; and

Section 3.4 The Pacific's Leading City.

4. **Aiea–Pearl City Livable Communities Plan**

The DEIS should discuss how the proposed project is consistent with the following objectives of the Livable Communities Plan:

- The Livable Communities Plan calls for higher density development mauka of Kamehameha Highway, designed in a way that preserves views to the Pearl Harbor shoreline.
- The Plan classifies the Kamehameha Drive-In site as “commercial,” not “medium-high density residential/commercial mixed use.”
- The Plan calls for improving vehicular, pedestrian, and bicycle circulation in the area. Both Kaonohi Street and Moanalua Road are identified for improved landscaping, theme trees, accessible paths, and integrated bikeways. Major improvements are proposed at the intersection of Kamehameha Highway and Kaonohi Street and the intersection of Moanalua Road and Kaonohi Street.

5. **Aiea–Pearl City Neighborhood Transit–Oriented Development (TOD) Plan (Draft)**

The Draft TOD Plan identifies the project site as a key catalyst location for high-density TOD due to its close proximity to the Pearlridge rail station and its development potential as one of the last large zoned properties in Honolulu's urban core. The DEIS should discuss how the proposal meets the guiding principles of the TOD Plan: preserve views to Pearl Harbor, provide workforce housing, create a lively pedestrian environment, provide multi-modal access, and offer open space amenities.

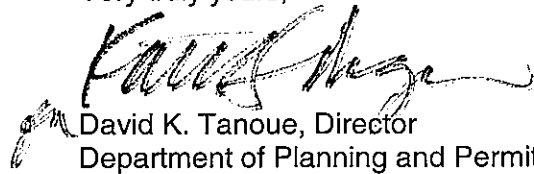
The Draft Plan proposes a 150 feet height limit for this site, with additional allowable height in exchange for community benefits such as affordable housing, park space or community facilities. The DEIS should discuss what community benefits are being considered and the rationale for such benefits and the taller building heights being proposed.

Mr. Dean Minakami, AICP, Planner
PBR HAWAII and Associates, Inc.
January 31, 2011
Page 3

6. There is a road widening along the frontage of the property on Kaonohi Street that should be discussed in the DEIS and included in the overall design of the site.
7. A pedestrian overpass connecting this property to the Pearl Ridge Shopping Center should be considered and coordinated with the shopping center.
8. A traffic impact analysis report (TIAR) will be required for the change in zoning. This information should also be disclosed in the DEIS.
9. The proposed project requires a Site Development Master Application for Sewer Connection.
10. The DEIS should include a complete listing of required permits and approvals.

We look forward to reviewing and commenting on the EIS Preparation Notice and DEIS. Should you have any questions, please contact Matt Higashida of our staff at 768-8045.

Very truly yours,

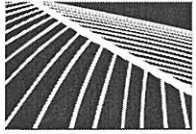


David K. Tanoue, Director
Department of Planning and Permitting

DKT:js

cc: Office of Environmental Quality Control

PreConsult for the Pearl



PBR HAWAII
& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

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Executive Vice-President

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Executive Vice-President

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

Subject: Pre-Assessment Consultation for The Pearl
Aiea, Oahu, Hawaii
Tax Map Key (1) 9-8-03:013

Dear Mr. Tanoue:

Thank you for your letter of January 31, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

As requested, the Draft EIS will include a discussion of the project's consistency with the City and County of Honolulu's General Plan, Primary Urban Center Development Plan, Aiea-Pearl City Livable Communities Plan, and Aiea-Pearl City Neighborhood Transit-Oriented Development Plan (Draft). In addition, the Draft EIS will address the specific sections of the above referenced studies identified in your letter.

The Draft EIS will include discussion of the proposed road-widening along the frontage of Kaonohi Street and how it has been incorporated into the project's design.

A pedestrian overpass connecting the project to the Pearl Ridge Shopping Center is being considered. A discussion of the pedestrian overpass will be included in the Draft EIS.

A traffic impact analysis report (TIAR) is presently being prepared. Findings of the TIAR will be discussed in the Draft EIS and the report in its entirety will be appended to the Draft EIS.

We acknowledge that a Site Development Master Application for Sewer Connection will be required.

The Draft EIS will include a complete listing of required permits and approvals.

Mr. David Tanoue

SUBJECT: Pre-Consultation for The Pearl Aiea, O'ahu, Hawai'i Tax Map Key (1) 9-8-03:013

April 7, 2011

Page 2 of 2

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

A handwritten signature in cursive script, appearing to read "Dean Minakami".

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

DEPARTMENT OF TRANSPORTATION SERVICES

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813

Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.cc@honolulu.gov

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MAYOR



WAYNE Y. YOSHIOKA
ACTING DIRECTOR

KAI NANI KRAUT, P.E.
DEPUTY DIRECTOR

KENNETH TORU HAMAYASU, P.E.
DEPUTY DIRECTOR

TP11/10-393773R

January 3, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Environmental Impact Statement (EIS)
Pre-Consultation for the Pearl
Tax Map Key: 9-8-013:013, Aiea, Oahu

This responds to your letter of November 29, 2010, requesting consultation and comments in preparing an Environmental Impact Statement (EIS) for the subject project. We have the following comments:

The DEIS should conduct a traffic impact study that addresses the potential traffic impacts of the project and proposed mitigation measures. The study should also include a discussion of any traffic disruption during construction periods (i.e. lane closures, equipment movement, etc.) and proposed mitigation measures to resolve construction impacts to traffic.

Also, traffic attributed to project construction may have an impact on our bus service along Moanalua Road and Kaonohi Street. Therefore, the DEIS should include a description of Public Transit serving the general area of your project and the potential impact on Public Transit operations during construction. The document should also assess the impact of your project on operations as a result of the completed project. Basic information is available on our websites: www.thebus.org and www.honolulu.gov/dts. For more details, you may contact our staff at 768-8370.

Mr. Dean Minakami, AICP
Page 2
January 3, 2011

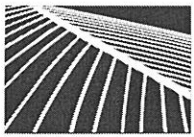
Additionally, due to the projects proximity to the Pearlridge Transit Station at the intersection of Kamehameha Highway and Kaonohi Street of the Honolulu High-Capacity Transit Corridor Project (HHCTCP), the Rapid Transit Division (RTD) is requesting to be apprised of the project development at the earliest possible stage of planning.

Finally, all affected Neighborhood Boards, as well as the area residents, businesses, etc. should be kept apprised of the details for the proposed project and the impacts the project may have on the adjoining local street network area.

Thank you for the opportunity to review this matter. Should you have any further questions on the matter, you may contact Virginia Bisho of my staff at Local 85461.



WAYNE Y. YOSHIOKA
Acting Director



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

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President

R. STAN DUNCAN, ASLA
Executive Vice-President

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Executive Vice-President

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Associate

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Associate

DACHENG DONG, LEED® AP
Associate

Mr. Wayne Yoshioka, Acting Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Mr. Yoshioka:

Thank you for your letter dated January 3, 2011 (TP11/10-393773R) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

A Traffic Impact Analysis Report (TIAR) for The Pearl is being prepared. As requested, the TIAR will include a discussion of construction related traffic impacts and proposed mitigation measures. As further requested the Draft EIS will include a description of the public transit serving the area, potential impact on public transit during construction, and long-term impacts following completion of The Pearl.

We acknowledge that the Rapid Transit Division would like to be kept apprised of The Pearl due to its proximity to the Pearlridge Transit Station. We will ensure that the Rapid Transit Division is consulted throughout the environmental review process.

With regard to public consultation, representatives of CP Kam Properties LLC have had several meetings with area residents, businesses, and the Aiea Neighborhood Board and will continue to meet with area stakeholders as The Pearl proceeds.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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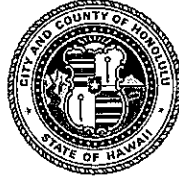
KAPOLEI OFFICE
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Fax: (808) 535-3163

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HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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

PETER B. CARLISLE
MAYOR



KENNETH G. SILVA
FIRE CHIEF

ROLLAND J. HARVEST
DEPUTY FIRE CHIEF

December 22, 2010

Mr. Dean Minakami, AICP
Planner
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Preconsultation for The Pearl
Corner of Kaonohi Street and Moanalua Road
Tax Map Key: 9-8-013: 013

In response to your letter of November 29, 2010, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from a fire apparatus access road as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the

Mr. Dean Minakami, AICP
Page 2
December 22, 2010

exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

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

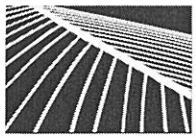
Should you have any questions, please call Acting Battalion Chief Gary Lum of our Fire Prevention Bureau at 723-7152.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth G. Silva". The signature is written in a cursive style with a large initial "K" and "S".

KENNETH G. SILVA
Fire Chief

KGS/SY:bh



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

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Fax: (808) 535-3163

Mr. Kenneth G. Silva, Fire Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, Hawaii 96813-5007

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Chief Silva:

Thank you for your letter dated December 22, 2010 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments

All buildings and facilities will be sited such that they are within 150-feet of an existing or planned fire apparatus access road.

A county approved water supply capable of supplying the required flow for fire protection will be provided to all buildings and facilities within the Pearl. On-site fire hydrants and mains capable of supplying the required fire flow will be provided when any portion of a building is in excess of 150 feet from a fire apparatus access road.

Civil drawings for The Pearl will be submitted to your department for review and approval.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

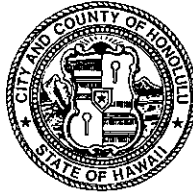
Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.org



PETER B. CARLISLE
MAYOR

LOUIS M. KEALOHA
CHIEF

DELBERT T. TATSUYAMA
RANDAL K. MACADANGDANG
DEPUTY CHIEFS

OUR REFERENCE DMK-LKA

December 8, 2010

Mr. Dean Minakami, AICP, Planner
PBR Hawaii and Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

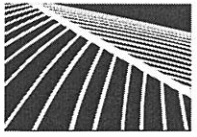
This is in response to your letter of November 29, 2010, requesting comments on the Pre-Consultation for The Pearl project in Aiea.

Our main concern is the number of vehicles that 1,500 residential units may bring to the area since the surrounding area is mostly "no parking" zones. Therefore, more general complaints may be generated and place a greater demand on calls for police service to the area.

If there are any questions, please call Major Gregory Lefcourt of District 3 at 723-8802.

LOUIS M. KEALOHA
Chief of Police

By 
DAVE M. KAJIHIRO
Assistant Chief of Police
Support Services Bureau



PBR HAWAII
& ASSOCIATES, INC.

April 7, 2011

Mr. Louis M. Kealoha
Chief of Police
Honolulu Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Chief Kealoha:

Thank you for your letter dated December 8, 2010 (DMK-LKA) regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

Your concern that the residential units may generate more calls for police service due to parking in "no parking" zones is acknowledged. To address potential parking issues, The Pearl will comply with the parking requirements for residential and commercial uses, as specified in the City's Land Use Ordinance.

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. I. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

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RAYMOND T. HIGA, ASLA
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Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163



AIEA NEIGHBORHOOD BOARD NO. 20

c/o AIEA LIBRARY • 99-143 MOANALUA ROAD • AIEA, HAWAII, 96701
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

January 19, 2011

To: PBR Hawaii and Associates
Bishop Street Suite 650
Honolulu Hawaii 96813-3484
Attn.: Dean Minakami, AICP, Planner

RE: Pre-consultation for The Pearl
TMK 9-8-013:013, Aiea, Oahu

Dear Mr. Minakami:

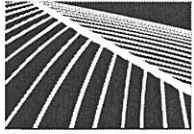
Thank you for allowing us to comment as to whether the proposed project, named The Pearl, located in Aiea Hawaii (TMK 9-8-013:013), will have an impact on our community, to include but not limited to, existing or proposed projects, plans, policies, services, and/or programs.

Also thank you for giving us extra time to receive community input, extending your deadline of December 29, 2010 to a time after our January 2011 Neighborhood Board meeting.

- Expand Kaonohi Street makai of Moanalua Road into two full size lanes. If this requires an examination of lane designations of Kaonohi Street mauka of Moanalua road, those factors should be taken into consideration. In addition, pedestrian walkways shall be maintained on the perimeter of the project.
- Reduce the height of any building to the existing height restrictions of the area and preserve the view plane of existing high- and low-rise buildings in the area.
- Install traffic and/or other traffic control devices, to the area by Pearlrige Elementary School and the area near Kentucky Fried Chicken and opposite the exit of the Pearlrige Shopping Center mauka of the Bed and Beyond store.
- Provide off-street parking for vehicles of persons that visit the residents and for vehicles driven by patrons of the planned stores in the project. Planning should be for the maximum number of each rather than a minimum number.

These were the main themes that were mentioned and discussed at our meeting. The above are not all inclusive of issues that pertain to the project. It is our desire that the owner(s) of the property be sensitive to the feelings of the members of our community who are not in favor of the project in addition to those members of the community who favor the project.





PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

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Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
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VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Mr. William Clark, Chair
Aiea Neighborhood Board No. 20
c/o Neighborhood Commission Office
530 South King Street, Room 406
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl
'Aiea, O'ahu, Hawai'i
Tax Map Key (1) 9-8-03:013

Dear Mr. Clark:

Thank you for your letter dated January 19, 2011 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge your letter outlining the following:

- Expand Kaonohe Street makai of Moanalua Road to two-full size lanes and to maintain walkways on the perimeter of the project is acknowledged. Please be aware that a Traffic Impact Assessment Report (TIAR) is being prepared and the forthcoming Draft Environmental Impact Statement will include a discussion of traffic, associated roadway impacts and possible mitigation measures.
- Reduce the height of buildings to the existing height restrictions of the area and preserve the view plane of existing high-and low-rise buildings in the area.
- Install traffic control devices at the intersections of the proposed Main Street with Moanalua Road (opposite Pearlridge Elementary School) and Kaonohe Street (opposite Pearlridge Shopping Center).
- Provide a sufficient quantity of off-street parking for the planned residential and commercial uses.

CP Kam Properties LLC respects the community's concerns and will continue to work with area residents to address the above items in addition to other neighborhood concerns and issues.

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
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Mr. William Clark

SUBJECT: Pre-Consultation for The Pearl Aiea, O‘ahu, Hawai‘i Tax Map Key (1) 9-8-03:013

April 7, 2011

Page 2 of 2

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read "Dean Minakami".

Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Kam Drive In EIS & Change in Zoning\EIS\Pre-Assessment\Response Letters\Aiea NB.docx



OahuMPO

December 7, 2010

Mr. Dean Minakami, AICP
PBR Hawaii & Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

Comments on Proposed "The Pearl" Development

We received your letter soliciting comments on The Pearl (TMK 9-8-013:013), a proposed development in Aiea.

The OahuMPO is currently updating the Oahu Regional Transportation Plan to the year 2035. As part of the update, we have worked with the City and County of Honolulu Department of Planning and Permitting (DPP) to project population and employment on Oahu to the year 2035. We projected housing units to increase by eight (8) for the Transportation Analysis Zone that includes The Pearl, and total population to decrease by thirty-three (33). Employment was projected to increase by eighty-four (84).

The jobs projection does appear to be somewhat consistent with the possible 180,000 square feet of new retail space. However, the household projection is not consistent with the proposed 1,500 new residential units.

An unanticipated development of this size, one which could add an additional 15,000 vehicles daily to the transportation network around the development, may result in unanticipated localized congestion and other issues for which no solution has been planned or programmed. I strongly encourage you to work with DPP and the City and County of Honolulu Department of Transportation Services (DTS) to carefully assess any transportation impacts of the proposed development and to include appropriate transportation impact/congestion mitigation measures in the development costs. I also encourage you to find ways to improve bicycle and pedestrian connections between The Pearl and the surrounding neighborhood.

In terms of future transportation projects for the area, there are four of which OahuMPO is aware.

First, is the Honolulu Rail Transit project that will connect the West Oahu to downtown Honolulu and Ala Moana Center. I am aware that DPP is encouraging Transit-Oriented Development (TOD) along the rail corridor, and, as you have described it, The Pearl certainly seems to fit the definition of TOD. Again, I strongly encourage you to work with DPP, DTS, and the neighborhood residents in the development of this proposal to ensure that it is consistent with the goals and vision of TOD for this area.

Oahu Metropolitan Planning Organization

Ocean View Center / 707 Richards Street, Suite 200 / Honolulu, Hawaii 96813-4623
Telephone (808) 587-2015 • (808) 523-4178 / Fax (808) 587-2018 / email: ompo001@hawaii.rr.com
OahuMPO@OahuMPO.org

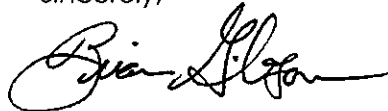
The second transportation project for this area involves the installation of closed-circuit television cameras, vehicle detectors, cabinets, and communications equipment to assist in monitoring and improving the flow of traffic along the H-1 corridor. This project will be executed in phases over the next five years.

The third transportation project for this area is a system preservation project to repair and improve the H-1 corridor. No widening of the H-1 corridor is anticipated as part of this project; it is scheduled to occur in 2014.

Lastly, there is a project, scheduled for design in FFY 2016, to widen eastbound H-1 to six lanes from the Waiau Interchange to the Halawa Interchange.

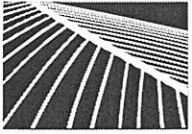
Please contact me if you have any questions or need additional information. My phone number is (808) 587-2015, and my e-mail address is Brian.Gibson@OahuMPO.org. Thank you for the opportunity to comment on this proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Gibson", written in a cursive style.

Brian Gibson
Executive Director

c: Kathy Sokugawa, DPP



PBR HAWAII

& ASSOCIATES, INC.

April 7, 2011

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Fax: (808) 535-3163

Mr. Brian Gibson, Executive Director
Oahu Metropolitan Planning Organization
Ocean View Center
707 Richards Street, Suite 200
Honolulu, Hawaii 96813

Subject: Pre-Consultation for The Pearl,
'Aiea, O'ahu, Hawai'i,
Tax Map Key (1) 9-8-03:013

Dear Mr. Gibson:

Thank you for your letter dated December 7, 2010 regarding our request for pre-consultation comments for The Pearl, a mixed-use residential and commercial center in Aiea, on the site of the former Kamehameha Drive In property. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments.

We acknowledge that the OahuMPO is currently updating the Oahu Regional Transportation Plan (ORTP) to 2035 and that you are working with the City Department of Planning and Permitting (DPP) on employment and population projections. Representatives of CP Kam Properties LLC have been active participants in the City's Aiea-Pearl City Transit-Oriented Development (TOD) Advisory Group. The Pearl site is designated for "High Density Housing," "Mixed Use Residential," and "Retail" in the latest public review draft of the Aiea-Pearl City Neighborhood TOD Plan issued in November 2010. As you may be aware, a desired goal of the City's Rail Transit Project is to shape the pattern of growth and development on Oahu and to encourage TOD projects. We expect that the ORTP's employment and population projections will need to be updated in the future as the City's neighborhood TOD plans are adopted.

As recommended, CP Kam Properties LLC will work with DPP and the City Department of Transportation Services to assess transportation impacts and identify appropriate mitigation measures. In addition, a Traffic Impact Analysis Report (TIAR) for The Pearl is being prepared. The TIAR will include an analysis of existing traffic conditions, potential impacts expected as a result of The Pearl, and recommendations for mitigation measures to reduce or eliminate adverse impacts. CP Kam Properties LLC is also exploring ways to improve bicycle and pedestrian connections between The Pearl and the surrounding neighborhood.

With regard to public consultation, CP Kam Properties LLC has had several meetings with area residents and the Aiea Neighborhood Board to apprise them of the project and will continue to meet with residents as The Pearl progresses.

We appreciate the information provided on future transportation projects in the area and will forward the information to The Pearl's traffic consultant for their consideration.

Mr. Brian Gibson

SUBJECT: Pre-Consultation for The Pearl Aiea, O'ahu, Hawai'i Tax Map Key (1) 9-8-03:013

April 7, 2011

Page 2 of 2

We appreciate your participation in the environmental review process. We will send you a copy of the Environmental Impact Statement Preparation Notice when it is available.

Sincerely,

PBR HAWAII



Dean Minakami, AICP
Planner

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Kam Drive In EIS & Change in Zoning\EIS\Pre-Assessment\Response Letters\OMPO.docx

12.0

FEA/EISPN COMMENTS & RESPONSES

12.0 FEA/EISPN COMMENTS & RESPONSES

The FEA/EISPN was sent to the following agencies, organizations, and individuals indicated in the table below with a check mark (✓). The FEA/EISPN was also available on the OEQC website. The public comment period on the FEA/EISPN was from May 8, 2011 to June 6, 2011. Where indicated (Comment Date), an agency, organization, or individual submitted comments. Copies of the comment letters along with responses are included in this section.

	FEA/EISPN Sent	Comment Date
State		
Department of Accounting and General Services	✓	5-13-11
Department of Business, Economic Development and Tourism	✓	-
DBEDT – Office of Planning	✓	-
Department of Education	✓	5-27-11
Department of Health	✓	-
DOH – Office of Environmental Quality Control	✓	-
Department of Land & Natural Resources	✓	6-6-11
DLNR – Commission on Water Resource Management	✓	6-13-11
DLNR – State Historic Preservation Division	✓	-
Department of Transportation	✓	7-11-11
Office of Hawaiian Affairs	✓	6-6-11
University of Hawai‘i Environmental Center	✓	-
State Representative Aaron Johanson	✓	-
State Representative Blake Oshiro	✓	6-6-11
State Representative Mark Takai	✓	-
State Senator David Ige	✓	-
State Senator Donna Mercado Kim	✓	-
State Senator Glenn Wakai	✓	-
Federal		
Commander Navy Region Hawai‘i	✓	-
Department of Housing and Urban Development	✓	-
Federal Aviation Administration	✓	-
U.S. Fish & Wildlife Service	✓	-
City & County of Honolulu		
Board of Water Supply	✓	5-12-11
Department of Community Services	✓	-
Department of Design and Construction	✓	6-7-11
Department of Emergency Management	✓	5-9-11
Department of Environmental Services	✓	-
Department of Facility Maintenance	✓	5-25-11

LIVE, WORK, PLAY 'AIEA
Draft Environmental Impact Statement

	FEA/EISPN Sent	Comment Date
Department of Parks and Recreation	√	5-25-11
Department of Planning and Permitting	√	6-13-11
Department of Transportation Services	√	6-15-11
Honolulu Emergency Services Department	√	-
Honolulu Fire Department	√	5-23-11
Honolulu Police Department	√	6-6-11
Neighborhood Board No. 20 ('Aiea)	√	-
Neighborhood Board No. 21 (Pearl City)	√	-
Pearlridge Satellite City Hall	√	-
Councilmember Breene Harimoto	√	-
Councilmember Romy Cachola	√	-
Other		
'Aiea Public Library (Nearest State Library)	√	-
Friends of Pearl Harbor Historic Trail	√	-
Harbor Pointe Association of Apartment Owners	√	-
Hawaii's Thousand Friends	√	-
Honolulu Star Advertiser	√	-
League of Women Voters	√	-
Lele Pono Association of Apartment Owners	√	-
Life of the Land	√	-
O'ahu Metropolitan Planning Organization	√	-
Pacific Village and Pacific Village Annex	√	-
The Outdoor Circle	√	6-3-11
Saint Timothy's Episcopal Church	√	-
Sierra Club, Hawaii Chapter	√	-

NEIL ABERCROMBIE
GOVERNOR



BRUCE A. COPPA
COMPTROLLER

RYAN T. OKAHARA
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1102.1

MAY 13 2011

Mr. Dean Minakami
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

Dear Mr. Minakami:

Subject: Aiea Zone Change
CP Kam Properties, LLC, Applicant
TMK: (1) 9-8-013: 013 and 015

Thank you for the opportunity to provide comments for a zone change for the subject project. The project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please call me at 586-0400 or have your staff call Ms. Gayle Takasaki of the Public Works Division at 586-0584.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bruce A. Coppa".

BRUCE A. COPPA
State Comptroller

c: Mr. David K. Tanoue, C&C DPP



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

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VINCENT SHIGEKUNI
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Chairman Emeritus

Jan S. Gouveia,
Acting State Comptroller
State of Hawaii
Department of Accounting and General Services
PO BOX 119
Honolulu, Hawai'i 96810-0119

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Gouveia:

We have received the letter from former State Comptroller, Bruce Coppa dated May 13, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

As the planning consultant for the landowner, CP Kam Properties LLC, we acknowledge that the proposed development does not impact any of the Department of Accounting and General Services' (DAGS) projects or facilities and that DAGS has no comments to offer at this time.

Thank you for DAGS' review of the FEA/EISPN. The letter from former State Comptroller, Bruce Coppa letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

ASSOCIATES

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RAYMOND T. HIGA, ASLA
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O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\DAGS



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

OFFICE OF THE SUPERINTENDENT

May 27, 2011

Mr. Dean Minakami
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

SUBJECT: Aiea Zone Change (The Pearl) – Environmental Impact Statement Preparation Notice

The Department of Education (DOE) appreciates the opportunity to comment on the Environmental Impact Statement (EIS) Preparation Notice for the Aiea Zone Change. The DOE would like to offer the following comments:

The DOE is very concerned about the potential impact on traffic that the proposed project will have. It became evident at the community meeting held on May 16, 2011, that area residents are also very concerned about traffic. We would ask that the EIS carefully study the project's impact on vehicular and pedestrian traffic leading to and from Pearl Ridge Elementary School and how these impacts will be mitigated, both during and after construction.

The DOE is also concerned about noise and air-borne emissions that could be generated by construction and how those impacts would be mitigated. Specifically, we are concerned about how these impacts might affect the instruction of school-aged children directly across the street on Moanalua Road at Pearl Ridge Elementary School.

Finally, we would ask that the developer or its consulting team continue working with the Facilities Development Branch (FDB) as the project moves forward. As discussed in recent meetings with FDB staff, the DOE is currently assessing the need to establish an impact fee district which includes the proposed site and would take into strong consideration the City and County's Transit Oriented Development (TOD) Plan for the Aiea/Pearl Ridge area.

Should you have any questions and to schedule a meeting, please do not hesitate to call Roy Ikeda of the Facilities Development Branch at 377-8301.

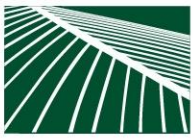
Very truly yours,

A handwritten signature in black ink, appearing to read "Kathryn S. Matayoshi".

Kathryn S. Matayoshi
Superintendent

KSM:jmb

c: David Tanoue, Director, Dept. of Planning and Permitting
Randolph Moore, Assistant Superintendent, OSFSS



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

Kathryn S. Matayoshi, Superintendent
State of Hawai'i
Department of Education
PO BOX 2360
Honolulu, HI 96804

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**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)**

Dear Ms. Matayoshi:

Thank you for your letter dated May 27, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

We acknowledge your concerns regarding the potential impact on traffic that Live, Work, Play 'Aiea may have on Pearl Ridge Elementary School. A traffic impact analysis report (TIAR) has been prepared and the report specifically assessed current and projected traffic operations on the Pearl Ridge Elementary School driveway/Moanalua Road intersection. This existing "T" intersection is proposed to be converted into a four-way signalized intersection with an entrance to Live, Work, Play 'Aiea's "Main Street" directly opposite the Pearl Ridge Elementary School driveway. This intersection will include crosswalks for safe pedestrian crossing of Moanalua Road. Traffic operations at the new signalized intersection are expected to operate at an overall LOS of C during the morning and afternoon weekday peak hours of traffic. Findings of the TIAR will be summarized in the Draft Environmental Impact Statement (EIS) and the complete report will be provided as an appendix.

We also acknowledge your concerns regarding air-borne emissions that could be generated during construction and the impact on students at Pearl Ridge Elementary School. Fugitive dust will be controlled in compliance with Chapter 11-60.1-33, Hawaii Administrative Rules, relating to fugitive dust. Measures that may be implemented include using dust screens, establishing a frequent watering program, cleaning paved roads, and mulching loose soils. Emissions from construction vehicles and equipment will be minimized through proper maintenance of equipment and vehicles. We also note that the predominant northeasterly tradewinds will tend to disperse dust and emissions toward the southwest, away from Pearl Ridge Elementary School.

CP Kam Properties LLC and its consulting team looks forward to continued coordination with the Facilities Development Branch as plans for Live, Work, Play 'Aiea progress.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft DEIS.

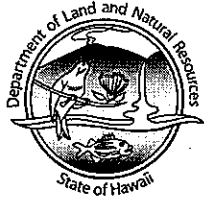
Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\DOE



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 6, 2011

PBR HAWAII
1001 Bishop Street Suite 650
Honolulu, Hawaii 96813

Attention: Mr. Dean Minikami

Ladies and Gentlemen:

Subject: Environmental Impact Statement Preparation Notice for Aiea Zone
Change

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

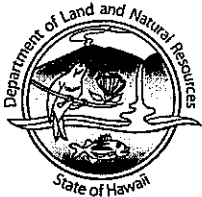
Other than the comments from Engineering Division, Land Division-Oahu District, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Historic Preservation will be submitting comments through a separate letter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell Y. Tsuji".

ja Russell Y. Tsuji
Administrator

Cc: Department of Planning & Permitting



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 10, 2011

MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division - Oahu District

FROM: Charlene Unoki, Assistant Administrator *Charlene*
SUBJECT: Environmental Impact Statement Preparation Notice for Aiea Zone Change
LOCATION: Island of Oahu
APPLICANT: PBR Hawaii & Associates, Inc. on behalf of CP Kam Properties LLC

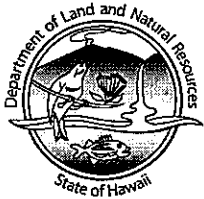
Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by June 4, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- () We have no objections.
() We have no comments.
(X) Comments are attached.

Signed: *Benny Chuy*
Date: *5/16/11*



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 17, 2011

Ref.: GL 3811

MEMORANDUM

TO: Charlene Unoki, Assistant Administrator

FROM: Barry Cheung, Oahu District Land Agent *Barry Cheung*

SUBJECT: EIS Preparation Notices for Aiea Zone Change; CP Kam Properties LLC;
Aiea, Ewa, Oahu; TMK (1) 9-8-013:015

The subject State parcel is included in the proposed application for zone change submitted by the owner of the adjacent private property. However, we are not aware of any acknowledgement/agreement by the State as the fee owner in relation to the proposed zone change.

For the record, the subject State parcel is encumbered by a term, non-exclusive access easement issued to HI 120 Properties, Inc., which will expire on April 2, 2029, bearing General Lease No. 3811. The access easement is to serve the former Kamehameha Drive-In Theatre. The applicant advised us that HI 120 Properties, Inc. is within the same group of companies of the applicant.

The EIS preparation notice mentions that the applicant intends to acquire the subject State parcel as remnant. The applicant is reminded that any disposition, including mutual termination or sale of remnant requires the approval from the Land Board.

Any questions, please contact us at 587-0430.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

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LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

2011 MAY 23 A 11:11

May 10, 2011

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

MEMORANDUM

- TO: **DLNR Agencies:**
- ~~Div. of Aquatic Resources~~
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division - Oahu District

FROM: Charlene Unoki, Assistant Administrator *Charlene*

SUBJECT: Environmental Impact Statement Preparation Notice for Aiea Zone Change

LOCATION: Island of Oahu

APPLICANT: PBR Hawaii & Associates, Inc. on behalf of CP Kam Properties LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by June 4, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*

Date: 5/20/11

11 MAY 11 AM 10:49 ENGINEERING

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/CharleneUnoki
REF.:EISPNAeiaZoneChange
Oahu.835

COMMENTS

- (X) **We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone D. The Flood Insurance Program does not have any regulations for developments within Zone D.**
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting..
- () Mr. Carter Romero at (808) 961-8943 of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.

- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update

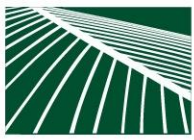
- () Additional Comments: _____

- (X) **Other: We do not have any objections to the request to change zoning from the B-2 Community Business district to the BMX-3 Community Business Mixed-Use district for the 13.995 acre site.**

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: 5/20/11



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

Russell Y. Tsuji, Administrator
State of Hawaii
Department of Land and Natural Resources, Land Division
PO BOX 621
Honolulu, HI 96809

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)**

Dear Mr. Tsuji:

Thank you for your letter dated June 6, 2011 forwarding comments from the Department of Land and Natural Resources Land Division and Engineering Division regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

Land Division-Oahu District

We acknowledge that the disposition, including the mutual termination or sale of remnant State parcels requires the approval of the Land Board. Representatives of CP Kam Properties LLC (owner of and 9-8-03:013), which is a related party to HI 120 Properties, Inc. (lessee of TMK 9-8-013:015, the 617 sq. ft. State remnant parcel), have meet with Oahu District Land Agent Barry Cheung and intend to submit an application to acquire the 617 sq. ft. property from the State of Hawai'i.

Engineering Division

Thank you for confirming that the project site is located in flood hazard zone D according to the Flood Insurance Rate Map (FIRM).

We note that the Engineering Division has no objection to request to change the zoning from the B-2 Community Business District to the BMX-3 Community Business Mixed Use district.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
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SCOTT MURAKAMI, ASLA, LEED® AP
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DACHENG DONG, LEED® AP
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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 13, 2011

PBR HAWAII
1001 Bishop Street Suite 650
Honolulu, Hawaii 96813

Attention: Mr. Dean Minakami

Ladies and Gentlemen:

Subject: Environmental Impact Statement Preparation Notice for Aiea Zone
Change

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to Commission on Water Resource Management for their review and comment.

The Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Charlene Unoki".

Charlene Unoki
Assistant Administrator



WILLIAM J. AILA, JR.
CHAIRPERSON
WILLIAM D. BALFOUR, JR.
SUMNER ERDMAN
LORETTA J. FUDDY, A.C.S.W., M.P.H.
NEAL S. FUJIWARA
DONNA FAY K. KIYOSAKI, P.E.
LAWRENCE H. MIKE, M.D., J.D.

WILLIAM M. TAM
DEPUTY DIRECTOR

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LAND DIVISION

2011 JUN 13 A 10:15

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII


STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

P.O. BOX 621
HONOLULU, HAWAII 96809

May 31, 2011

REF: CP Kam EIS Prep

TO: Russell Tsuji, Administrator
Land Division

FROM: William M. Tam, Deputy Director 
Commission on Water Resource Management

SUBJECT: Environmental Impact Statement Preparation Notice for Aiea Zone Change, Island of Oahu
PBR Hawaii & Associates, Inc. on behalf of CP Kam Properties LLC

FILE NO.: NA
TMK NO.: (1) 9-8-013:013 and (1) 9-8-015:015 (remnant State parcel)

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrm>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/pp/index.htm>.

May 31, 2011

- 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.
- 6. We recommend the use of alternative water sources, wherever practicable.
- 7. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

Additional information and forms are available at http://hawaii.gov/dlnr/cwr/resources_permits.htm.

- 8. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water.
- 9. A Well Construction Permit(s) is (are) required any well construction work begins.
- 10. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- 11. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 12. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 13. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
- 14. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
- 15. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 16. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER:
Projected water demands will be calculated and summarized in the draft EIS. It is anticipated that potable needs will be met through the municipal water system and nonpotable needs may be supplied by the Board of Water Supply's proposed Kalauao nonpotable water system. The Commission supports development of a dual water system for the project and the use of nonpotable water to meet nonpotable needs.

The Commission strongly encourages the use of xeriscaping or drought-tolerant plantings, the incorporation of low impact design features, and the use of water efficient fixtures throughout the development.

You can save water and reduce your water bills by planting vegetation that is appropriate for the climate in your area. To help you select the right type of plants, visit the Board of Water Supply's website at <http://www.boardofwatersupply.com/cssweb/display.cfm?sid=1360>.

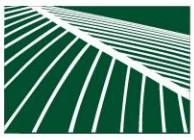
Alternative stormwater best management practices and technologies for new developments are presented in a handbook that is intended to be a guide to homeowners, developers, and planners for managing stormwater as a

Russell Tsuji, Administrator
Page 3
May 31, 2011

resource rather than as a nuisance to be discharged to our streams and coastal waters. The handbook is available on the Commission's website at http://hawaii.gov/dlnr/cwrp/planning/hsrar_handbook.pdf. Applying these technologies and practices will support groundwater sustainability, improve surface water ecosystems, and protect downstream residential areas from flooding.

A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/products/index.html>

If there are any questions, please contact Lenore Ohye at 587-0216.



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
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Vice-President

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Kapolei, Hawai'i 96707-2005
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Fax: (808) 535-3163

Charlene Unoki, Assistant Administrator
State of Hawai'i
Department of Land and Natural Resources, Land Division
PO BOX 621
Honolulu, HI 96809

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)**

Dear Ms. Unoki:

Thank you for your letter dated June 13, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

CP Kam Properties LLC will coordinate with the City Department of Planning and Permitting and Honolulu Board of Water Supply (BWS), as appropriate. The BWS has confirmed that the existing O'ahu municipal water system is presently adequate to accommodate Live, Work, Play 'Aiea, however this information is based on current data and the final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

The BWS has also indicated that they are developing a non-potable water system, the Kaluaao non-potable water system, that may be able to service the Live, Work, Play 'Aiea community at some point in the future. As such, landscape irrigation systems within Live, Work, Play 'Aiea will be designed to connect to the non-potable water system when it becomes available thus reducing the total demand for domestic, potable water.

As recommended, water efficient fixtures will be installed and water efficient measures will be implemented where practicable to reduce the demand on water resources. Using climate-adapted plants for landscaping will also be considered.

Appropriate Best Management Practices (BMPs) to mitigate potential stormwater impacts will be implemented during construction. The Draft Environmental Impact Statement (EIS) will describe BMPs that may be implemented, such as installing silt fences and other structural controls, directing runoff to retention and detention basins, and installing temporary groundcover.

As requested, the Draft EIS will include calculations of potential water demand for planned uses.

We appreciate the link to *A Handbook for Stormwater Reclamation and Reuse Best Management Practices in Hawaii*.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

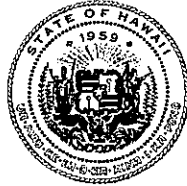
PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\DLNR CWRM

NEIL ABERCROMBIE
GOVERNOR



GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
STP 8.0483

July 11, 2011

Mr. Dean Minakami
PBR Hawaii Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

Subject: Aiea Zone Change
Environmental Impact Statement Preparation Notice (EISPN)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands the developer proposes to develop a (14) acre project which will include 220,000 square feet of commercial retail and office space and up to 1,500 residential units. In addition, a portion of the project may be developed as a suburban hotel with up to 150 units. The project site is about 1/4 mile from the Honolulu Rail Transit Project's planned Pearl Ridge Station. The primary access will be from Moanalua Road and Kaonohi Street.

DOT previously commented on the Pre-Consultation for a Draft Environmental Impact Statement (DEIS) for the subject project in its letters STP 8.0338 dated February 2, 2011 and STP 8.317 dated January 7, 2011 (see Section 8 of the EISPN). In addition, at the April 28, 2011 meeting held with the developer, the developer's traffic consultant and DOT, led by the Highways Division Planning Branch, it was agreed that the submission of a Traffic Impact Analysis Report (TIAR) for the project would also need to include an analysis of the following three Kamehameha Highway intersections:

- a. Kamehameha Highway/Lipoa Street;
- b. Kamehameha Highway/Pali Momi Street; and
- c. Kamehameha Highway/Kanuku Street.

A development plan for the project should be included in the DEIS. The development plan must provide details on the numbers, types and sites of the various uses and spaces planned for the project, including phasing and project schedules from start to full build out.

Mr. Dean Minakami
July 11, 2011
Page 2

STP 8.0483

DOT appreciates the opportunity to provide initial comments. DOT request that at least four (4) copies and a CD of the DEIS be provided for our departmental staff review and further comments. If there are any questions or further need to meet with the Highways staff please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,



GLENN M. OKIMOTO, Ph.D.
Director of Transportation

c: David Tanoue, City and County of Honolulu, Department of Planning & Permitting



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

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Tel: (808) 521-5631
Fax: (808) 535-3163

Glenn M. Okimoto, Ph. D., Director of Transportation
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Okimoto:

Thank you for your letter dated July 11, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

As was discussed at the April 28, 2011 meeting with the Department of Transportation (DOT) staff and representatives and consultants for CP Kam Properties LLC, the traffic impact analysis report (TIAR) for Live, Work, Play 'Aiea will study a total of sixteen intersections on: Kamehameha Highway (including the intersections noted in your letter), Moanalua Road, and Ka'ōnohi Street. The Draft Environmental Impact Statement (EIS) will include a summary of the TIAR findings and the complete report as an appendix.

The Draft EIS and the TIAR will include information regarding proposed land uses, residential unit counts, commercial and office floor area, and project phasing and scheduling.

As requested, four hard copies of the Draft EIS and a CD with an electronic copy will be provided to DOT when it is available.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD11/5724

June 6, 2011

Dean Minakami
PBR Hawai'i & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484

Re: Environmental Impact Statement Preparation Notice
CP Kam Properties, LLC
'Aiea, Island of O'ahu
Tax Map Key Parcels (1) 9-8-013:013 and: 015

Aloha e Dean Minakami,

The Office of Hawaiian Affairs (OHA) is in receipt of your May 3, 2011 letter seeking comments on an Environmental Impact Statement Preparation Notice (EISPN). A forthcoming Draft Environmental Impact Statement (DEIS) will be prepared to support an application to the Honolulu City and County-Department of Permitting and Planning (DPP) for a change in zoning (CIZ) of two tax map key (TMK) parcels (parcels) from B-2 Community Business to BMX-3 Community Business Mixed-Use (action). The first parcel (TMK (1)9-8-013:013) is approximately 13.981 acres in size and owned by CP Kam Properties, LLC (the applicant). The second parcel (TMK (1)9-8-013:015) is a State of Hawai'i owned "remnant" parcel which is 617 square feet in size and is currently leased by the applicant. The DPP will be the accepting agency/approving authority for the Final Environmental Impact Statement.

The parcel owned by the applicant is the former site of the Kamehameha Drive-In Theater which closed in 1998. The "Kam Super Swap Meet" currently operates on the parcel certain days of the week. This action will facilitate the future development of the parcels, with approximately 220,000 square feet of commercial space and 1,500 residential units within low, mid and high rise buildings anticipated at full build-out (EISPN, Chapter 2.4). The development of a 150-unit hotel is also under consideration. The parcels are approximately 0.25 mile from the planned Honolulu High Capacity Transit Corridor Project's (Rail Project) "Pearlridge Station". A pattern of land use in areas adjacent to the Rail Project corridor has been developed through "Transit Orientated Development" (TOD) Districts. The 'Aiea-Pearl City TOD Plan includes the parcels within the Pearlridge Station TOD District (EISPN, Chapter 2.5.1). The future development these parcels is not dependant on the Rail Project (EISPN, Chapter 2.5.3).

Dean Minakami
PBR Hawai'i & Associates, Inc
June 6, 2011
Page 2 of 2

The City and County of Honolulu Primary Urban Center Development Plan (Revised Ordinances of Honolulu, Chapter 24, Article 2, Section 24-2.7) requires that any "significant zone change" be supported by an environmental assessment or environmental impact statement. This action is seen as a "significant zone change" and thus, a DEIS will be prepared. The DEIS will also support any future infrastructure improvements in State of Hawai'i (State) or City and County of Honolulu road right of way as development plans move forward and the purchase of the State owned "remnant" parcel which is under consideration. It is our understanding the Board of Land and Natural Resources has the ultimate authority to define the State owned parcel as a "remnant" pursuant to §171-52, Hawaii Revised Statutes and would determine the required conditions of the sale of the parcel to any private entity

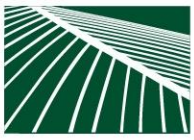
We look forward to seeing a comprehensive discussion on the potential impacts the future development of these parcels will have on public services/infrastructure and appropriate mitigation proposed, if necessary. Thank you for the opportunity to comment. Please send one electronic and one hardcopy of the DEIS to OHA attn: Compliance Monitoring Program when it becomes available. Should you have any questions or concerns, please contact Keola Lindsey at 594-0244 or keolal@oha.org.

'O wau iho nō me ka 'oia'i'o,



Clyde W. Nāmu'o
Chief Executive Officer

C: City and County of Honolulu-DPP



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

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Kamana'opono Crabbe, Chief Executive Officer
State of Hawai'i
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, HI 96813

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Crabbe:

We received the Office of Hawaiian Affairs' (OHA) letter dated June 6, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to OHA's comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

The forthcoming Draft Environmental Impact statement (EIS) will provide a comprehensive discussion of the potential impacts of the development on public services and infrastructure and proposed mitigation measures. As requested, one hardcopy and one electric copy of the Draft EIS will be provided to your Compliance Monitoring Program.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\OHA



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

June 6, 2011

PBR Hawaii
Attn: Tom Schnell, AICP
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Re: AIEA ZONE CHANGE - Final Environmental Assessment/Environmental Impact Statement Preparation Notice

Dear PBR Hawaii:

I am writing to express my comments and concerns regarding the FINAL ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE ("EISPN") for the above referenced project. I was present at the community meeting on May 16, 2011, where the community was invited to attend and provide its comments and questions in regards to the EISPN, which would then be incorporated into the Draft Environment Impact Statement ("DEIS").

However, as the legislator for the Waimalu, Pearlridge, Aiea area, which will be directly impacted by the proposed project and development, I wanted to take this opportunity to provide further comments and questions. It is important to note that these comments and questions are not necessarily only mine, personally, or through my legislative capacity, but moreover, reflect sentiments and specific inquiries and objections that I and my office have received from community members.

I understand that this project may not trigger Haw. Rev. Stat. Ch. 343, and require preparation of an EIS. However, it is my firm belief that if an EIS is to be prepared and submitted, that it must be complete, accurate and meaningful. This is especially true since I anticipate that upon seeking the approval for a zoning change, the fact that an EIS was prepared will be highlighted and relied upon as "having gone over and beyond," the basic requirements. Hawai'i case law makes clear that an EIS must be "compiled in good faith, and set forth sufficient information to enable the decision-maker to consider fully the environmental factors involved." Price v. Obayashi Haw. Corp., 81 Haw. 171, 914 P.2d 1364 (1996).

Furthermore, the *adequacy* of an EIS, is a question of law, not one of fact. *Id.* To this end, although:

an EIS need not be exhaustive to the point of discussing all possible details bearing on the proposed action but will be upheld as adequate if it has been compiled in good faith and *sets forth sufficient information to enable the decision-maker to consider fully the environmental factors involved and to make a reasoned decision after balancing the risks of harm to the environment against the benefits to be derived from the proposed action, as well as to make a reasoned choice between alternatives.* (Emphasis added).

Life of the Land, 59 Haw. at 164-65, 577 P.2d at 1121.

Therefore, it is important that the Draft EIS and the Final EIS, properly evaluate all of the community's concerns and provide adequate responses, otherwise, it will be fatally flawed as inadequate.

I. PROPOSED RESIDENTIAL DEVELOPMENT

A. Residential Towers

The EISPN provides that:

The residential units will be in three high-rise buildings up to 350-feet tall and two mid-rise buildings. In addition, two low rise building are proposed with either office space and/or up to 150 suburban hotel units. EISPN at 6, ¶2.4

However, at the May 16, 2011 community meeting, it was communicated, at the very least inferred and implied, that the **three** high rise buildings are no longer being considered. In fact, a statement was made that it is not "certain what or how many" these residential buildings will be in number, in number of units and height, but it was conveyed that it is no longer the three, 350 foot-tall buildings as initially proposed.

This raises significant questions as to the accuracy and adequacy of any EIS evaluation and its alternatives. In specific, we have the following questions and concerns regarding the residential buildings.

1. With an overwhelming majority of the community in favor of keeping the property zoned B-2, why does RPG feel that it needs to incorporate a residential aspect to this project?

2. If the three high rise buildings are no longer being considered, what exactly are the residential plans being considered for the EIS, and when will these plans be shown to the public?

B. Suburban Hotel

Furthermore, only recently has there been revealed a "suburban hotel." This is not only surprising, but unconventional and as we understand it, not currently within an existing zoning classification.

Without clear detail and parameters, this also raises significant questions regarding the accuracy and adequacy of any EIS evaluation and alternatives.

II. TRAFFIC

A. Roadways and Traffic

Currently, RPG owns and operates the Kam Drive Inn Swap Meet, and for a decade now, residents in the surrounding areas have complained about the traffic and congestion that the swap meet has caused. At certain peak hours, residents have experienced 30 minute drive times from the top of Ka'onohi Street driving down to Moanalua Road. The community has constantly been requesting RPG to mitigate this problem, but no substantial changes have been made to alleviate the current traffic situation. It is therefore disheartening that RPG would want to put 1500 more units in an already congested area without concern for the current predicament that the residents are experiencing.

1. Will RPG scale back their development plans to use some of its property to widen Moanalua Road and Ka'onohi Street, and have dedicated lanes to allow motorists to access and leave the property?

2. Will RPG develop a separate entrance and exit for the residential portion of the development?

III. VIEWPLANES

A. Visual Resources

With the possibility of altering the landscape and the views for existing residents, a major area of concern are for those residents that currently have views of the Pearl Harbor shoreline. As outlined in the Aiea-Pearl City Livable Communities Plan:

A. Visual Resources

With the possibility of altering the landscape and the views for existing residents, a major area of concern are for those residents that currently have views of the Pearl Harbor shoreline. As outlined in the Aiea-Pearl City Livable Communities Plan:

1. How does RPG plan to preserve the current nature of the area?
2. How is RPG going to protect existing cultural resources?
3. How does RPG plan to preserve the area viewplanes for those affected mauka of the development, and minimize these effects to the surrounding area?

IV. CONCLUSION

As referenced above, there are numerous critical and significant issues that need to be addressed.

Unfortunately, there is a sense of apprehension and fear that this proposed development contained in the EISPN is merely a "shell game," an over-large, overbroad and questionably sized and scaled project to provide cover so that upon submission of the actual zoning application, the project will be scaled down to what is really being considered. There is a concern that the project in the EISPN is merely a ruse to seek the anticipated opposition to a large-scale project, and then actually propose a more reasonable development so that it can be characterized as a "compromise."

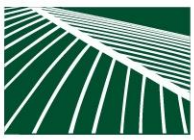
Of course, these are merely speculations and apprehensions. However, it is important to point out that the current course of events, as well as the "super-sized" project contained in the EISPN, leaves little for the community to rely upon the adequacy and accuracy on the scope of the EIS' evaluation and more importantly, what are its reasonable alternatives.

Sincerely,



Blake K. Oshiro
State Representative

Representative Blake K. Oshiro, 33rd District
Aiea • Halawa Heights • Pearlridge • Red Hill • Waimalu
State Capitol #439 • Honolulu, Hawaii 96813
Phone: (808) 586-6340 • Fax: (808) 586-6341 • E-Mail: repboshiro@capitol.hawaii.gov
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January 10, 2012

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Representative Tom Okamura
House of Representatives
Hawai'i State Capitol, Room 324
Honolulu, HI 96813

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)**

Dear Representative Okamura:

We have received the letter dated June 6, 2011 from the former 33rd District Representative, Blake Oshiro regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to former Representative Oshiro's comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea. The organization of this letter generally follows the headings and subheadings of former Representative Oshiro's letter.

We thank former Representative Oshiro for attending the Live, Work, Play 'Aiea community meeting on May 16, 2011. We also acknowledge that the comments and questions in the letter are not necessarily only former Representative Oshiro's personally, but reflect sentiment and specific inquires and objections that former Representative Oshiro and his office received from community members.

The Live, Work, Play 'Aiea community does trigger the need for either an environmental assessment (EA) or an environmental impact statement (EIS) subject to compliance with Chapter 343, Hawaii Revised Statutes (HRS). Section 24-2.7(b), Revised Ordinances of Honolulu (ROH), specifies that projects involving a significant zone change require an EA. Section 24-2.1, ROH defines "significant zone" change as: "Any change in zoning of five or more acres to a resort, commercial, industrial or mixed use zoning district from a less-intensive zoning district..." The Live, Work, Play 'Aiea community site is greater than five acres and is proposed to be rezoned from the B-2 Community Business District (B-2) to the more intensive BMX-3 Community Business Mixed Use District (BMX-3). Therefore an EA is required. However, to provide for a more thorough review of potential impacts, CP Kam Properties LLC decided to prepare the FEA/EISPN and then proceed with preparing an EIS, which provides for a more intensive analysis than an EA. Section 24-2.1, ROH also specifies that EAs or EISs must be prepared in compliance with the rules and regulations implementing Chapter 343, HRS.

The EIS prepared for Live, Work, Play 'Aiea will be complete, accurate, and meaningful. It will be prepared in conformance with the State of Hawai'i EIS law (Chapter 343, HRS) and rules (Title 11, Chapter 200, Hawai'i Administrative Rules (HAR)). Specifically, the Draft EIS will address all requirements for the content of a Draft EIS as required under Section 11-200-17, HAR, and the Final EIS will address all requirements for the content of a Final EIS as required under Section 11-200-18, HAR. As required under Section 11-200-23, HAR, the accepting authority, which in this case will be the City and County of Honolulu Department of Planning and Permitting, shall evaluate whether the Final EIS, in its completed form, represents an informational instrument which adequately discloses and describes all identifiable environmental impacts and satisfactorily responds to all review comments.

I. PROPOSED RESIDENTIAL DEVELOPMENT

A. Residential Towers

Former Representative Oshiro is correct in stating that at the May 16, 2011 community meeting it was communicated that the plan shown at previous community meetings containing three 350-foot high residential towers and two 60 to 90 foot buildings was no longer being considered. It was made clear at the May 16 meeting that the previous plan was being redesigned in response to community feedback and was not yet finished. It was also explained that a subsequent community would be held when the plan was completed.

As promised on October 24, 2011, a follow up meeting was held and the revised plan was presented. As explained at the October 24, 2011 community meeting, because of community feedback the original plan was refined into the current plan to: 1) vary the height of the residential buildings; 2) make the residential buildings narrower; and 3) create a more appealing urban form. The current plan provides for 1,500 homes, a reduction of 300 homes from the original plan which proposed 1,800 homes, while also breaking up the vertical mass of the residential buildings to: 1) provide wider view corridors between buildings due to the narrower building profiles; 2) create a more interesting skyline with different building heights; and 3) allow for better views from existing residential towers mauka of Live, Work, Play 'Aiea. It was also explained at the October 24, 2011 meeting that the plan presented (i.e. the current plan) is the plan that will be evaluated in the EIS.

In response to former Representative Oshiro's specific questions regarding residential towers:

1. We do not agree that the community is overwhelmingly in favor of keeping the property zoned B-2. At the community meetings held on May 16th and October 24, 2011, there were a number of area residents who supported the proposed mixed-use development. We note that development of a mixed-use community with high-density residential uses has several community benefits:
 - Creation of a sizable number of affordable and workforce housing units.
 - Development of a pattern of land use supported by a number of City plans including the General Plan, the *Primary Urban Center Development Plan*, the *Aiea-Pearl City Livable Communities Plan*, and the *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft*.
 - Accommodating Oahu's increasing resident population within the Primary Urban Center close to employment opportunities and urban services, which promotes the preservation of undeveloped and rural areas.
 - Providing a customer base that will help to support retail, restaurants, and other commercial establishments.
 - Supporting the Honolulu Rail Transit System by providing an opportunity for residents to live within a convenient walking distance to the planned Pearl Ridge Transit Station.
2. As explained above, at the follow up October 24, 2011 community meeting the current plan was presented and this current plan is the plan that will be evaluated in the EIS

B. Suburban Hotel

According to the market study prepared for the EIS there is reasonable market justification for inclusion of a limited-service "kama'āina" type hotel within the Live, Work, Play 'Aiea community, although the Site is not in a resort-quality location nor would the Live, Work, Play 'Aiea community have a visitor-oriented theme. As opposed to a resort hotel, the Live, Work, Play 'Aiea community's "kama'āina" hotel

would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. As identified in the market study, potential market segments contributing to hotel guest demand in the area are: 1) guests of 'Aiea/Waiiau/Pacific Palisades residents, whose only current hotel alternatives are in Waikiki; 2) medical-oriented guests, such as Pali Momi Medical Center patients and their family from neighbor islands and that need to stay overnight or longer; 3) visitors to Pearl Harbor, the leading visitor attraction in Hawaii; and 4) shoppers from neighbor islands and elsewhere attracted to Pearlridge, Pearl Highlands, the Waikele outlet stores. A limited-service "kama'aina" type hotel is also expected to be a complementary use for the vibrant activity center that the Live, Work, Play 'Aiea community is envisioned to become.

As will be explained in the EIS, presently hotels are not a permitted use in the BMX-3 or B-2 zoning districts. A hotel would only be included within the Live, Work, Play Aiea 'Aiea community if appropriate zoning is available through: 1) an amendment to the City's zoning ordinance (i.e. the LUO); 2) the planned TOD zoning ordinance; or 3) other appropriate means. If a hotel cannot be included, the space that would be used for a hotel would be used for office uses or possibly senior housing/assisted-living/long-term and convalescent care.

The EIS will include the above information along with further analysis regarding the hotel. The EIS also will include information from the market study and the complete market study will be included as an appendix to the EIS.

II. TRAFFIC

A. Roadways and Traffic

Regarding former Representative Oshiro's comments about traffic from the Kam Swap Meet, in the summer of 2011, Robertson Properties Group (RPG), an affiliate of landowner CP Kam Properties LLC, took action to improve traffic flow on Ka'ono'hi Street and Moanalua Road when the Kam Swap Meet is open. Traffic circulation for the swap meet has been redirected to enable a greater number of vehicles to queue on the property so that they no longer overflow onto Ka'ono'hi Street and Moanalua Road.

While RPG leased the drive-in property since 1962, they acquired the fee simple title to the property only recently in 2007. As such, RPG was not able to undertake significant traffic improvements, such as dedicating portions of the property to the City to widen Moanalua Road and Ka'ono'hi Street. Constructing significant traffic improvements is often financially feasible only when they are part of a larger action, such as proposed with the development of the Live Work Play 'Aiea community.

In response to former Representative Oshiro's specific questions about roadways and traffic:

1. The Live, Work, Play 'Aiea community plan that will be included in the EIS provides for the widening of Moanalua Road and Ka'ono'hi Street. Specifically along the property frontage:
 - Moanalua Road will be widened to create a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ono'hi Street; and
 - Ka'ono'hi Street will be widened to create an additional southbound lane.

These additional lanes will be dedicated to the City and County of Honolulu.

2. The Live, Work, Play, 'Aiea community will include the creation of a new "Main Street" through the site linking Moanalua Road to Ka'ono'hi Street. The new "Main Street" will provide the primary access to the property from both Moanalua Road to Ka'ono'hi Street with

signalized intersections. Internal driveways off of Main Street will lead to surface parking lots and parking structures for the commercial and residential areas. In addition to the signalized Main Street entrances from Moanalua Road and Ka'ōnohi Street, two driveways off of Ka'ōnohi Street will provide other access points to Live, Work, Play, 'Aiea.

III. VIEWS

A. Visual Resources

In response to former Representative Oshiro's specific questions under the heading of visual resources:

1. While we are not particularly clear regarding the question: "How does RPG plan to preserve the current nature of the area?" the property is within a highly urban environment that does not represent a natural setting. Live, Work, Play 'Aiea is an "in-fill" development on a previously developed site that will be complementary to the surrounding existing urban environment and will be consistent with the pattern of development envisioned in: 1) the *Primary Urban Center Development Plan*; 2) the *Aiea-Pearl City Livable Communities Plan*; and 3) the *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft*.

In particular, both the *Primary Urban Center Development Plan* and the *Aiea-Pearl City Livable Communities Plan* call for the creation of a "Pearl Harbor Regional Town Center" in the Pearlridge area where higher density commercial and residential mixed-use "livable neighborhoods" are encouraged. In addition, the *Aiea-Pearl City Neighborhood TOD Plan Public Review Draft* calls the Kamehameha Drive-In property "catalytic" in providing the opportunity for enhanced shopping opportunities and high-density housing. As stated in the plan: "By providing residences in this area, workforce housing options will increase, transit ridership will improve and nearby retail uses and restaurants will have a stronger customer base."

2. Regarding cultural resources, a cultural impact assessment (CIA) prepared for Live, Work, Play Aiea concluded that "...the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be negatively affected by the proposed development of the approximately 14-acre project area." The EIS will contain further discussion regarding cultural resources and the complete CIA will be included as an appendix.
3. Regarding views, as explained above the previous plan that included three 350-foot towers has been revised to break up the vertical mass of the residential buildings and: 1) provide wider view corridors between buildings due to the narrower building profiles; 2) create a more interesting skyline with different building heights; and 3) allow for better views from existing residential towers mauka of the Live, Work, Play 'Aiea community.

As will be discussed in the EIS, the Live, Work, Play 'Aiea community is not expected to significantly impact public panoramic views identified in the *Primary Urban Center Development Plan* or conflict with the objective of enhancing mauka-makai views along Ka'ōnohi Street stated in the *Aiea-Pearl City Livable Communities Plan*. The EIS will include visual analysis of the Live, Work, Play 'Aiea community buildings from key public vantage points. Although views from private property are not provided regulatory protection, the EIS will include a view analysis for vantage points from the Lele Pono condominium building, which is the condominium directly mauka of Live, Work, Play 'Aiea.

Representative Okamura
SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)
January 10, 2012
Page 5 of 5

We appreciate former Representative Oshiro's review of the FEA/EISPN. His letter and this response will be included in the Draft EIS. We will also send your office a copy of the Draft EIS when it is available.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

Attachment: June 6, 2011 letter from former 33rd District Representative, Blake Oshiro

cc: Blake Oshiro, Office of the Governor
John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\Blake Oshiro

BOARD OF WATER SUPPLY

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



May 12, 2011

PETER B. CARLISLE, MAYOR

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ANTHONY R. GUERRERO, JR.
THERESIA C. McMURDO
ADAM C. WONG

WESTLEY K.C. CHUN, Ex-Officio
GLENN M. OKIMOTO, Ex-Officio

WAYNE M. HASHIRO, P.E.
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager

Mr. Dean Minakami
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Letter Dated May 3, 2011 Requesting Comments on the Environmental Impact Statement (EIS) Preparation Notice for the Aiea Zone Change, TMK 9-8-13: 13, 15

Thank you for the opportunity to comment on the proposed zone change.

The existing water system is presently adequate to accommodate the proposed zone change. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

BWS Rules and Regulations require the use of nonpotable water for the irrigation of large landscaped areas if a suitable water supply is available. Landscape irrigation for the proposed project should be designed with a separate water service lateral for connection to the Kalauao nonpotable water system when nonpotable water service becomes available in this area.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

PAUL S. KIKUCHI
Chief Financial Officer
Customer Care Division

cc: Mr. David Tanoue, Department of Planning and Permitting



January 25, 2012

Paul S. Kikuchi, Chief Financial Officer
Customer Care Division
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, HI 96843

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)**

Dear Mr. Kikuchi:

Thank you for your letter dated May 12, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

Thank you for confirming that the existing water system is presently adequate to accommodate the proposed zone change. We acknowledge that a final decision on the availability of water will be confirmed when building permits are submitted for approval.

We acknowledge your request to design the landscape irrigation system with a separate water service lateral for future connection to the Kaluaao non-potable water system in anticipation of non-potable service becoming available to the site. This will be noted in the Draft Environmental Impact Statement (EIS).

We further acknowledge that the CP Kam Properties LLC will be required to pay the BWS's Water System Facilities Charges and that Live, Work, Play 'Aiea is subject to BWS Cross-Connection Control and Backflow Prevention requirements.

CP Kam Properties LLC has met with the Fire Prevention Bureau of the Honolulu Fire Department to discuss on-site fire protection requirements.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

PRINCIPALS

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President

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Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
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KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
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SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

HONOLULU OFFICE

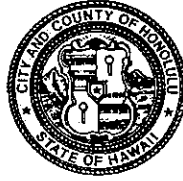
1001 Bishop Street, Suite 650
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DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov



PETER B. CARLISLE
MAYOR

COLLINS D. LAM, P.E.
DIRECTOR

LORI M. K. KAHIKINA, P.E.
DEPUTY DIRECTOR

June 7, 2011

PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813
Attention: Dean Minakami

Dear Mr. Minakami:

Aiea Zone Change
Tax Map Keys: (1) 9-8-013:013 and 9-8-013:015

The Department of Design and Construction has no comments on this project.

Thank you for the opportunity to review and comment. Should there be any questions, please contact me at 768-8480.

Sincerely,


Collins D. Lam, P.E.
Director

CDL:pg(415270)



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Collins D. Lam, P.E., Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawai'i 96813

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Lam:

Thank you for your letter dated June 7, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

As the planning consultant for the landowner, CP Kam Properties LLC, we acknowledge that the Department of Design and Construction has no comments on this project.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

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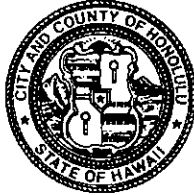
KAPOLEI OFFICE

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Fax: (808) 535-3163

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\DDC

DEPARTMENT OF EMERGENCY MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET HONOLULU, HAWAII 96813
PHONE: (808)523-4121 FAX: (808)524-3439 WORLDWIDE WEB: www.oahudem.org



PETER B. CARLISLE
MAYOR

MELVIN N. KAKU
DIRECTOR

May 9, 2011

PBR HAWAII
Attention: Dean Minakami
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

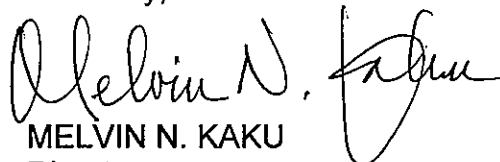
SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE FOR THE AIEA ZONE CHANGE

The City and County of Honolulu's Department of Emergency Management has the following comments for the Environmental Impact Statement Preparation Notice for the Aiea Zone Change, Oahu:

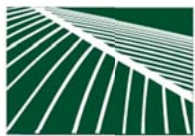
1) Request that an adequate warning siren be purchased, installed, and integrated with the current outdoor warning siren system for the City and County of Honolulu. This includes meeting all requirements of the State of Hawaii Department of Defense, Civil Defense Division. Request this siren be entirely funded by the developer.

Should you have any questions, please call Deputy Director Mr. Peter Hirai at 723-8960 or e-mail phirai@honolulu.gov. Thank you for your support of public safety programs.

Sincerely,


MELVIN N. KAKU
Director

cc: Mr. David Tanoue, Director of Planning and Permitting



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Melvin N. Kaku, Director
City and County of Honolulu
Department of Emergency Management
650 South King Street
Honolulu, Hawai'i 96813

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Kaku:

Thank you for your letter dated May 9, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

Your request that a warning siren that meets all requirements of the State of Hawai'i Department of Defense, Civil Defense Division be purchased, installed, and integrated with the current City and County of Honolulu outdoor warning system will be included in the Draft Environmental Impact Statement (EIS).

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
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SCOTT ALIKA ABRIGO, LEED® AP
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SCOTT MURAKAMI, ASLA, LEED® AP
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DACHENG DONG, LEED® AP
Associate

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KAPOLEI OFFICE

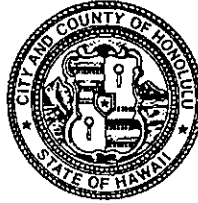
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Tel: (808) 521-5631
Fax: (808) 535-3163

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\DEM

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

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

PETER B. CARLISLE
MAYOR



WESTLEY K.C. CHUN, Ph.D., P.E., BCEE
DIRECTOR & CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 11-376

May 25, 2011

Mr. Dean Minakami
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 600
Honolulu, Hawaii 96813

Dear Mr. Minakami:

Subject: Environmental Impact Statement Preparation Notice (EISPN)
Aiea Zone Change, TMK Nos.: 9-8-013:013 & 015

Thank you for the opportunity to review and comment on the EISPN for the Aiea Zone Change proposal dated April 2011 from B-2 Community Business District zoning to BMX-3 Community Business Mixed-Use District at the former Kamehameha Drive-In property.

The majority of the proposed improvements will be located within privately-owned property and will have negligible impact on our facilities and operations.

It is our understanding that the proposed on-site project roadways, parking areas, drainage system, and other roadway improvements will be privately owned and maintained and will not be dedicated to the City.

Any associated improvements within the rights-of-ways of abutting City-owned roadways should be constructed in accordance with City and County of Honolulu Standard Details.

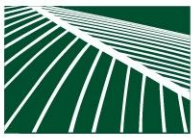
Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

A handwritten signature in black ink, appearing to read "Westley K.C. Chun", is written over a circular stamp or seal.

Westley K.C. Chun, Ph.D., P.E., BCEE
Director & Chief Engineer

cc: Department of Planning and Permitting



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

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Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

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Chairman Emeritus

Westley K.C. Chun, Ph.D., P.E., BCEE
Director & Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
1000 Uluohia Street, Suite 215
Kapolei, HI 96707

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Chun:

Thank you for your letter dated May 25, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

We confirm that the on-site roadways, parking areas, and drainage systems will be privately owned and maintained and not dedicated to the City.

CP Kam Properties LLC is planning to widen Moanalua Road and Ka'ōnohi Street along the frontage of the property and then dedicate the improved area to the City. Design plans for the Moanalua Road and Ka'ōnohi Street widening will be coordinated with the City.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
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Fax: (808) 535-3163

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DEPARTMENT OF PARKS & RECREATION

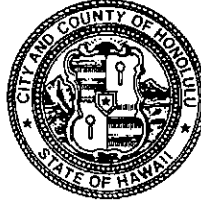
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707

Phone: (808) 768-3003 • Fax: (808) 768-3053

Website: www.honolulu.gov

PETER B. CARLISLE
MAYOR



GARY B. CABATO
DIRECTOR

ALBERT TUFONO
DEPUTY DIRECTOR

May 25, 2011

Mr. Dean Minakami
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

Subject: Environmental Impact Statement (EIS) Preparation Notice
Aiea Zone Change (Former site of Kamehameha Drive In)

Thank you for the opportunity to review and comment on the EIS Preparation Notice for the proposed zone change allowing the mixed use redevelopment of the former Kamehameha Drive In property.

The Department of Parks and Recreation has no comment at this time and looks forward to reviewing the Draft Environmental Assessment, that will include the proposed method of satisfying the City's Park Dedication Ordinance requirements.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

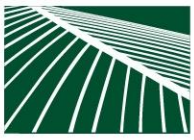
Sincerely,

A handwritten signature in black ink that reads "Gary B. Cabato".

GARY B. CABATO
Director

GBC:jr
(415258)

cc: David Tanoue, Director Department of Planning and Permitting
Dexter Liu, Department of Parks and Recreation



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
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SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Gary B. Cabato, Director
Department of Parks & Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 650
Honolulu, HI 96813

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Cabato:

Thank you for your letter dated May 25, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

We acknowledge that the Department of Parks and Recreation has no comments at this time but looks forward to reviewing the Draft Environmental Impact Statement (EIS).

Representatives from Live, Work, Play 'Aiea met with Department of Parks and Recreation staff on April 26, 2011. As was discussed at that meeting, it is the intent of CP Kam Properties LLC to meet the City's Park Dedication Ordinance requirements with on-site facilities. To that end Live, Work, Play 'Aiea will include landscaped urban parks, plazas, and gathering areas. In addition the residential buildings will include dedicated recreation areas and facilities. As design progresses, CP Kam Properties LLC representatives look forward to further discussion with your Department regarding satisfaction of the City's Park Dedication Ordinance requirements.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

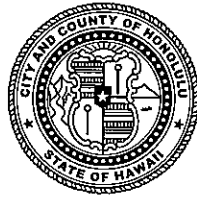
HONOLULU OFFICE
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E-mail: sysadmin@pbrhawaii.com

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Tel: (808) 521-5631
Fax: (808) 535-3163

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov



PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2011/ELOG-1014 (DS)

June 13, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

Subject: Environmental Impact Statement Preparation Notice (EISPN) for the
Aiea Zone Change (Kamehameha Drive-In Site)

This is in response to your May 6, 2011 request for comments regarding the subject project. We have the following comments on preparing the Draft Environmental Impact Statement (DEIS):

Plan Compliance:

1. Include an analysis of the view planes as a result of the proposed residential towers in Section 4.5.
2. Include a more detailed discussion of the mixed-use concept as illustrated in Figure 4 – Site Plan.
3. Discuss in Section 5.2.1 how the proposed project is consistent with the relevant objectives and policies of the General Plan. The discussion should address the General Plan residential population distribution policy which was amended by Resolution 02-205, CD1.
4. A Project Master Plan as defined by Section 24-2.7(2) ROH is required as it qualifies as a significant project.
5. Provide a more comprehensive discussion of the project's compliance with relevant Land Use Ordinance (LUO) provisions and the zoning options to allow the hotel.
6. In Section 7.1 – Significance Criteria, provide a discussion for each criteria.
7. Provide a discussion of the project's consistency with the goals and objectives of the Aiea-Pearl City Livable Communities Plan.
8. On page 20, it should also be mentioned that Kamehameha Highway (a few hundred feet makai of the project site) has a major bus route.
9. Discuss in Section 5.2.5 the land use and physical compatibility of this project with its surroundings.
10. The DEIS should discuss any project goals and measures for sustainable building development and potential impacts on conserving resources and protecting the environment.

11. As recommended in the Aiea-Pearl City Neighborhood Transit-Oriented Development (TOD) Plan (Draft), the DEIS should propose the use of innovative parking strategies, such as shared parking, on-street parking (Main Street), and bicycle parking, to support a pedestrian and transit-oriented environment. Minimizing the provision of parking for residential units will also help to make the units more affordable and encourage use of the planned rail service.
12. The phasing strategy being prepared as part of the project's market study should also consider ways to reduce the provision of parking over time as the transit system matures and more trips are made via foot, bike, and transit.
13. The DEIS should discuss how the site plan and the proposed buildings create an active and safe environment at the ground level. This human scale experience is critical to creating the type of "village" character proposed by the project. Such elements as the location of entrances, parking orientation, the presence of pedestrian amenities and outdoor dining, the width of sidewalks, the visibility of gathering spaces, and the presence of retail display windows can have a dramatic impact in this regard.
14. The dimensions of the proposed "Main Street" will also impact the character of the mixed-use development and should be discussed in the DEIS.

Infrastructure:


15. Address post construction Best Management Practices in accordance with Section II (Storm Water Quality) of the Rules Relating to Storm Drainage Standards.
16. As stated in the Department of Planning and Permitting comment letter dated January 31, 2011, a pedestrian overpass connecting Pearlridge Shopping Center and the subject property is being considered by the applicant (property owner). Who will own/maintain the pedestrian overpass? An easement may be required. Also, the vertical clear height of the overpass must comply with the American Association of State Highway and Transportation Officials standards and specifications.
17. During the site development phase, a Construction Management Plan will be needed prior to the issuance of building permits and a Transportation Management Plan (TMP) will be required prior to occupancy of the major buildings. The TMP should include provisions for TOD.
18. Offsite work will include the widening of Kaonohi Street.

Alternatives to the Proposed Action:

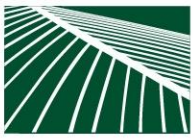
19. In addition to the proposed alternatives, please include the following alternatives: development without the hotel and development under a maximum height of 250 feet.

Should you have any questions, please contact Dennis Silva at 768-8099.

Very truly yours,



David K. Tanoue, Director
Department of Planning and Permitting



January 25, 2012

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
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KIMI MIKAMI YUEN, LEED® AP
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SCOTT ALIKA ABRIGO, LEED® AP
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Fax: (808) 535-3163

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

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)**

Dear Mr. Tanoue:

Thank you for your letter dated June 13, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea. As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. We offer the following responses in the respective order of your comments.

Plan Compliance

1. The Draft Environmental Impact Statement (EIS) will include an analysis of the impact the proposed buildings may have on public view planes identified in the Primary Urban Center Development Plan and as requested by Department of Planning and Permitting (DPP) staff .
2. The Draft EIS will contain a more detailed Site Plan and discussion of the mixed-use concept than was provided in FEA/EISPN.
3. The Draft EIS will include discussion of Live, Work, Play 'Aiea's consistency with relevant objectives and policies of the General Plan, including the residential population distribution policy as amended by Section 24-2.7(2) Revised Ordinances of Honolulu (ROH).
4. The Draft EIS will contain a Project Master Plan as required by Section 24-2.7(a)(2) ROH for projects involving a significant zone change. The Draft EIS will also include discussion Live, Work, Play 'Aiea's consistency with the Primary Urban Center Development Plan.
5. The Draft EIS will include a more comprehensive discussion of Live, Work, Play 'Aiea's compliance with relevant Land Use Ordinance provisions, as well as a discussion of zoning options to allow the proposed hotel.
6. The Draft EIS will provide a discussion of the potential impacts associated with Live, Work, Play 'Aiea that will cover the topic areas set forth in Section 11-200-12 Hawaii Administrative Rules (HAR); however since Section 11-200-12 HAR pertains to significance criteria for environmental assessments relative to obtaining a Finding of No Significant Impact, discussion for each criteria will not be provided
7. The Draft EIS will contain a discussion of Live, Work, Play 'Aiea's consistency with the goals and objectives of the 'Aiea-Pearl City Livable Communities Plan.
8. The Draft EIS will state that Kamehameha Highway has a major bus route and will also contain discussion of public transportation facilities and services.
9. The Draft EIS will include discussion of the land use and physical compatibility Live, Work, Play 'Aiea with its surroundings.
10. The Draft EIS will include a section titled: "Sustainable Development and Site Design" that will include discussion of the sustainability initiatives and energy and water conserving practices that may be implemented

Mr. David Tanoue
SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)
January 25, 2012
Page 2 of 2

11. The Draft EIS will include discussion of how Live, Work, Play 'Aiea's is designed to create a compact and walkable urban village, consistent with the principles of transit-oriented development; however, based on feedback we have received from the community, area legislators, and the Police Department, parking for Live, Work, Play, 'Aiea community will comply with requirements of the LUO, at a minimum. No exceptions from the LUO's parking requirements will be requested. While no exceptions to parking requirements will be requested, Live, Work, Play, 'Aiea will include innovative parking strategies such as the provision of on-street parking on the proposed Main Street and provisions for bicycle parking.
12. We acknowledge that over time as ridership of the rail transit system increases, there may be less need for on-site parking spaces. However, until there is a demonstrated decline in the need for parking, we feel that providing the number of stalls required by the LUO is desirable in order to address concerns expressed by the community, area legislators, and the Honolulu Police Department that the development will adversely affect street parking in the surrounding neighborhood.
13. The Draft EIS will discuss how the Site Plan and proposed buildings create an active and safe environment at the ground level. We concur that that the human scale is critical to creating the type of "village" character that is proposed.
14. The Draft EIS will include a discussion of the character and dimensions of the proposed Main Street.

Infrastructure

15. Post construction Best Management Practices (BMPs) will be provided in compliance with the City's Rules Relating to Storm Drainage Standards. The specific BMPs will be specified when design plans are developed.
16. Although provision of a pedestrian overpass connecting the Site to PearlrIDGE Shopping Center was at one point being considered, this is no longer a part of the Master Plan.
17. We acknowledge that during the site development phase, a Construction Management Plan will be needed prior to the issuance of building permits and that a Transportation Management Plan will be required prior to occupancy of the major buildings.
18. We acknowledge that offsite work will include the widening of Ka'ōnohi Street. Offsite work will also be needed to widen Moanalua Road.

Alternatives to the Proposed Action

19. The Draft EIS will include discussion of the following alternatives (among others): 1) development of the project without a hotel; and 2) development under a maximum height of 250 feet.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

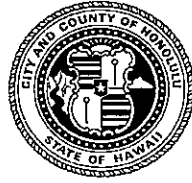
cc: John Manavian, CP Kam Properties LLC

DEPARTMENT OF TRANSPORTATION SERVICES

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

PETER B. CARLISLE
MAYOR



WAYNE Y. YOSHIOKA
DIRECTOR

KAI NANI KRAUT, P.E.
DEPUTY DIRECTOR

KENNETH TORU HAMAYASU, P.E.
DEPUTY DIRECTOR

TP5/11-415167R

June 15, 2011

Mr. Dean Minakami, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Minakami:

Subject: Environmental Impact Statement (EIS) Preparation Notice
Aiea Zone Change; Tax Map Key: 9-8-013:013, and 9-8-013:015

This responds to your letter of May 3, 2011, requesting consultation and comments in preparing an Environmental Impact Statement (EIS) Preparation Notice for the subject project. We have the following comments.

The department reserves comment on the project pending the preparation of an associated traffic impact study, which should include an assessment of impacts on local area roads as well as the State owned Kamehameha Highway. The study should also cover any traffic disruption during construction periods (i.e. lane closures, equipment movement, etc.) and proposed mitigation measures. Upon completion of the traffic study, we request that a copy be forwarded to our department for review and comment.

The construction may have an impact on our bus service along Moanalua Road and Kaonohi Street. Therefore, the Draft Environmental Impact Statement (DEIS) should include a description of public transit serving the project's general area and the potential impact on the public transit operations during construction. The document should also assess the impact on operations as a result of the completed project. Basic information is available on our websites: www.thebus.org and www.honolulu.gov/dts. For more details, you may contact our staff at 768-8370.

Mr. Dean Minakami, AICP
Page 2
June 15, 2011

Due to the project's proximity to the future Pearlridge Rapid Transit Station at the intersection of Kamehameha Highway and Kaonohi Street, the Rapid Transit Division (RTD) is requesting to be notified of project scheduling as soon as possible to mitigate any potential construction conflicts. Work on the Kamehameha Highway section of the rapid transit project, from Pearl Highlands (guide way and station) to Aloha Stadium, is expected to commence in early 2012 continuing through 2015.

Finally, all affected Neighborhood Boards, as well as the area residents, businesses, etc. should be kept apprised of the details for the proposed project and the impacts the project may have on the adjoining local street network area.

Thank you for the opportunity to review this matter. Should you have any further questions on the matter, you may contact Virginia Bisho of my staff at 768-5461.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wayne Y. Yoshioka". The signature is fluid and cursive, written over the printed name below.

WAYNE Y. YOSHIOKA
Director



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

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Fax: (808) 535-3163

Wayne Y. Yoshioka, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, HI 96813

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)**

Dear Mr. Yoshioka:

Thank you for your letter dated June 15, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

The traffic impact analysis report (TIAR) for Live, Work, Play 'Aiea studied a total of sixteen intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft Environmental Impact Statement (EIS) will include a summary of the TIAR findings and the complete report as an appendix. As requested, the TIAR also provides recommendations to mitigate traffic impacts during construction. A copy of the TIAR will be forwarded to your Department for review as part of the Draft EIS.

The Draft EIS will describe the public transit serving the Site and the impact on transit operations during construction and at build-out of the development.

We acknowledge that Live, Work, Play 'Aiea will be in close proximity to the proposed rail transit project's Pearlridge Station near the intersection of Kamehameha Highway and Ka'ōnohi Street. CP Kam Properties LLC will keep the Rapid Transit Division apprised of Live, Work, Play 'Aiea's construction schedule ensure to that Live, Work, Play 'Aiea phasing and construction is included in Rail Transit mitigation plans. We note that Live, Work, Play 'Aiea construction impacts most effecting area traffic will be during the first phase, which will include site work and the addition of extra lanes on Moanalua Road and Ka'ōnohi Street. After this first phase, most construction-related impacts are anticipated to be limited to on-site work and may include less disruptive impacts such as dust and noise. This will be discussed in the Draft EIS.

Representatives for CP Kam Properties LLC have been attending meetings of the 'Aiea Neighborhood Board and Pearl City Neighborhood Board to inform residents of Live, Work, Play 'Aiea's progress. In addition, CP Kam Properties LLC has hosted three community meetings and has met numerous times with owners of nearby condominiums, nearby property owners, and area legislators.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

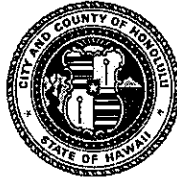
cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\DTS

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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

PETER B. CARLISLE
MAYOR



KENNETH G. SILVA
FIRE CHIEF
ROLLAND J. HARVEST
DEPUTY FIRE CHIEF

May 23, 2011

Mr. Dean Minakami
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

Subject: Environmental Impact Statement Preparation Notice
Aiea Zone Change
Tax Map Keys: 9-8-013: 013 and 015

In response to your letter of May 3, 2011, regarding the above-mentioned subject, the Honolulu Fire Department reviewed the material provided and has no objections to the proposed zone change.

Should you have any questions, please call Acting Battalion Chief Gary Lum of our Fire Prevention Bureau at 723-7152.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth G. Silva".

KENNETH G. SILVA
Fire Chief

KGS/SY:bh

cc: David Tanoue, Department of Planning and Permitting



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

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Fax: (808) 535-3163

Kenneth G. Silva, Fire Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, HI 96813-5007

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Chief Silva:

Thank you for your letter dated May 23, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

As the planning consultant for the landowner, CP Kam Properties LLC, we acknowledge that the Fire Department has reviewed the FEA/EISPN and has no objection to the proposed zone change.

Representatives from CP Kam Properties LLC will continue to coordinate with the Fire Department as design progresses to: 1) ensure that Live, Work, Play 'Aiea is in conformance with all fire protection requirements; and 2) address any other concerns that may arise.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

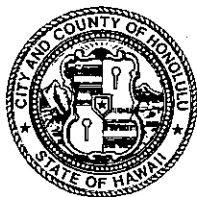
Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\HFD

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.police.org



PETER B. CARLISLE
MAYOR

LOUIS M. KEALOHA
CHIEF

DAVE M. KAJIHIRO
MARIE A. McCAULEY
DEPUTY CHIEFS

OUR REFERENCE BSW-LS

June 6, 2011

Mr. Dean Minakami
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Minakami:

This is in response to your letter dated May 3, 2011, requesting comments on an Environmental Impact Statement Preparation Notice for the Aiea Zone Change project.

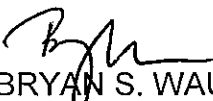
This project may have a negative impact on calls for police service because of the anticipated traffic congestion during the construction phase. The project is located in one of the busier beats of District 3 (Pearl City) and will continue to generate more calls for police service even after construction has been completed. Additionally, we are concerned that the development will likely cause an increase in demand for on-street parking, which will generate more parking complaints.

If there are any questions, please call Major Ron Bode of District 3 at 723-8800.

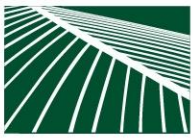
Sincerely,

LOUIS M. KEALOHA
Chief of Police

By


BRYAN S. WAUKE
Assistant Chief of Police
Support Services Bureau

cc: Mr. David Tanoue, DPP



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

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Associate

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Associate

SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

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Tel: (808) 521-5631
Fax: (808) 535-3163

Louis M. Kealoha, Chief of Police
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, HI 96813

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE
(Tax Map Key (1) 9-8-03:013)**

Dear Mr. Kealoha:

Thank you for your letter dated June 6, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). As the planning consultant for the landowner, CP Kam Properties LLC, we are responding to your comments. Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

We acknowledge your concern that during construction the Police Department may receive more calls due to construction-related traffic congestion. Measures to mitigate construction-related traffic will be coordinated with the City Department of Planning and Permitting and the State Department of Transportation. Live, Work, Play 'Aiea representatives will also coordinate with the Police Department to address your concerns and develop appropriate mitigation measures.

We further acknowledge your concern that the Police Department may continue to receive increased calls after construction, and that the development will increase the demand for on-street parking, which will generate more parking complaints. The forthcoming Draft Environmental Impact Statement (EIS) will reflect your concerns regarding the potential impact on police services.

To help address your concerns regarding parking, please note that the Live, Work, Play 'Aiea community will include on-site parking for residential and commercial uses in conformance with the requirements of Chapter 21, Revised Ordinances of Honolulu (i.e. the Land Use Ordinance). No exemptions to parking requirements will be requested. In addition, the Live, Work, Play 'Aiea community will be within a quarter mile of the proposed Honolulu Area Rapid Transit Pearlridge Station, planned near the intersection of Ka'ōnohi Street and Kamehameha Highway. When the rapid transit system is fully-functional it is anticipated that many of the Live, Work, Play 'Aiea community residents will be less dependent on personal cars for all transportation needs.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\HPD



THE OUTDOOR CIRCLE

BOARD OF DIRECTORS EXECUTIVE COMMITTEE

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President

June 3, 2011

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1st Vice President

Mr. Dean Minakami
PBR HAWAII
1001 Bishop St Ste 650
Honolulu, Hawaii 96813

Jean Campbell
2nd Vice President

Maureen Murphy
3rd Vice President

Re: Aiea Zone Change

Betsy Connors
4th Vice President

Aloha Mr. Minakami:

Diane Harding
Treasurer

Thank you for sending to us the Environmental PreImpact Statement Preparation Notice for the Aiea Zone Change project and the old Kamehameha Drive-In site.

Teresa Trueman-Madriaga
Secretary

We have no comments at this moment but wish to be kept on a list of those with an active interest in the project and in reviewing all documents developed for the EIS process.

Diane Anderson
Advisor

Respectfully,

Steve Mechler
Advisor

Bob Loy
Director of Environmental Programs

Denise Soderholm
Advisor

Cc: Mr. David Tanoue, Director, Department of Planning and Permitting

Marcy Fleming
Bradley Totherow
Finance

BRANCHES

East Honolulu (O'ahu)

Kane'ohe (O'ahu)

Kapolei (O'ahu)

Kaua'i

Kona (Hawai'i)

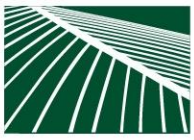
Lani-Kailua (O'ahu)

Maui

North Shore (O'ahu)

Waikoloa Village (Hawai'i)

Waimea (Hawai'i)



PBR HAWAII
& ASSOCIATES, INC.

January 25, 2012

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Bob Loy, Director of Environmental Programs
The Outdoor Circle
1314 South King Street, Suite 306
Honolulu, HI 96814

**SUBJECT: 'AIEA ZONE CHANGE FINAL ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Loy:

Thank you for your letter dated June 3, 2011 regarding the 'Aiea Zone Change Final Environmental Assessment/Environmental Impact Statement Preparation Notice (FEA/EISPN). Going forward, the project discussed in the FEA/EISPN will be referred to as Live, Work, Play 'Aiea.

As the planning consultant for the landowner, CP Kam Properties LLC, we acknowledge that the Outdoor Circle has no comments at the moment but wish to be kept on the list of those with an active interest in the project and in reviewing all documents developed for the Environmental Impact Statement (EIS) process. A copy of the Draft EIS will be provided to the Outdoor Circle when it is available.

Thank you for reviewing the FEA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

O:\Job28\2802.01 Live Work Play Aiea EIS\FEA EISPN Response\Outdoor Circle

12.1 EIS SCOPING MEETING

In addition to sending the FEA/EISPN to the above agencies and organizations, an EIS scoping meeting was held on May 16, 2011. The following individuals submitted comment cards either at the meeting or via mail in response to the FEA/EISPN. Copies of the comment cards along with responses are included in this section.

Last Name, First Name
Anderson, Ernie
Anderson, Patricia
Andrews, John
Best, Ken (c/o Representative Blake Oshiro)
Burns, John
Clark, William
Data, Tanya
Data, Thomas
DiRico, Stephen
Dondero, John
Durick, Robert
Fillazar, Janice
Harada, Kay
Huntley, Tonya
In, Evelyn
In, Timothy
Kargol, Carolyn
Kaya, June
Kepo'o-Beckman, Arlyn
Kuwasaki, Walter
Lange, Missy
Lau, Brandon
Johansen, Aaron Ling (State Representative)
McClure, Bruce
Min, Julia
Mobley, Ron
Nyuha, Myrtle
Robinson, Donne
Tadiarca, Jun
Tanaka, Richard
Uehara, Helen
Watson, Paulette
Wong, Clarence

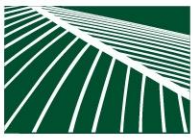
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Name: ERNIE ANDERSON

Address: 95-476 IPUFAI PL

025- MILICANI, HI. 96789

2722
Comment: The meeting system of "small
groups" seemed to be used to
deflect any disgruntled neighbors
that might "sound off".
Not a good idea to NOT
have an open microphone.



October 19, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
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SCOTT ALIKA ABRIGO, LEED® AP
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SCOTT MURAKAMI, ASLA, LEED® AP
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Tel: (808) 521-5631
Fax: (808) 535-3163

Mr. Ernie Anderson
95-0476 Iupai Place
Mililani, Hawai'i 96789

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Anderson:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

We acknowledge that you were not satisfied with the meeting format. Our objective of having multiple stations with specific topic areas was to be respectful of people's time and allow people who are not comfortable speaking in front of groups to voice their opinions. It also allowed people the opportunity to focus their comments on specific areas of interest. We felt that this was the most effective way to hear from the greatest amount of people.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in Draft Environmental Impact Statement. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Ernie Anderson

Name: Patricia Anderson 625-2722
391-8709

Address: 95-476 Ipuai Pl.
Mililani, HI 96789

- Comment: (1) How will view channels for existing bldgs. (e.g., Lele Pono) be preserved?
- (2) What type of parking will be provided for tenants? owners? customers?
- (3) What are your plans to prevent grid lock in the area?



October 19, 2011

PRINCIPALS

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President

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Ms. Patricia Anderson
95-0476 Iupai Place
Mililani, Hawai'i 96789

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Anderson:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

With regard to views, photo simulations of the proposed buildings and a discussion of Live Work Play 'Aiea's impact on view planes will be provided in the forthcoming Draft Environmental Impact Statement (EIS). As much as possible buildings are being oriented lengthwise perpendicular to Pearl Harbor to preserve mauka-makai views and views for properties, such as Lelepono.

Regarding your question about parking the City and County of Honolulu's Land Use Ordinance specifies the number of parking stalls that must be provided for residential and commercial uses. On-site parking structures and surface parking lots will be developed to satisfy Live Work Play 'Aiea's parking requirements.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft EIS will include the findings and recommendations of the TIAR along with the complete report. Some of the transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Ms. Patricia Anderson

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 19, 2011

Page 2 of 2

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

Name: JOHN ANDREWS

Address: 98-099 KAO PLACE #2504
AREA, HI 96701

Comment: AS THE PROPOSED HDR HAVE
BEEN REDUCED FROM THE PREVIOUS
1800 UNITS TO 1500 UNITS, WHAT WILL
BE THE ESTIMATED HEIGHTS OF THE
HDR ?

Name: JOHN ANDREWS

Address: 98-099 KAO PLACE, #2504
AREA, HI 96701

Comment: ① AS THE CITY/COUNTY, STATE AND
FED ARE BROKE, WHAT WILL HAPPEN
TO THIS PROJECT IF RAIL: RAIL \$
FALL THROUGH?

② RE: THE 150 UNIT KAMA AINA HOTEL -
WHAT IS THE ESTIMATED DESIGN? - LOW RISE?
FLOOR STANDING? PART OF THE HDR?

Name: JOHN ANDREWS

Address: 98-099 UAO PLACE, #2504
AREA, HI 96701

Comment: THE EIS SOUNDS LIKE A
COSTLY AND TIME CONSUMING PROCESS.
HAS YOUR COMPANY EVER GONE
THROUGH THE EIS PROCESS AND THEN
BACKED OUT OF THE PROJECT? IF THE
EIS AND ZONING ARE APPROVED, IS IT A
TAKING DEAL?

Name: JOHN ANDREWS

Address: 98-099 UAO PLACE, #2504
AREA, HI 96701

Comment: ① HOW FAR FROM THE SITE DOES THE
EIS EXTEND? AS MAJOR TRAFFIC PROBLEMS
EXIST FROM THE STADIUM TO THE H-1 / H-2
MERGE WILL THE EIS ADDRESS TRAFFIC IN
OUTLYING AREAS LIKE THESE?



October 20, 2011

PRINCIPALS

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President

R. STAN DUNCAN, ASLA
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Mr. John Andrews
98-099 Uao Place
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Andrews:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Your concerns regarding traffic between Aloha Stadium and the H-1/H-2 highway merge are acknowledged. A traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the TIAR along with the complete report.

The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street, including six intersections along Kamehameha Highway. The TIAR has identified transportation improvements to mitigate impacts of Live Work Play 'Aiea, however, improving regional traffic between Aloha Stadium and the H-1/H-2 highway merge are beyond the scope of any single project to undertake.

Transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Residential buildings that are now being proposed vary in height ranging from 150 feet to 350 feet tall (as opposed to three 350-foot tall towers in the previous plan), with only one building being 350 feet tall. The mixed-use and commercial buildings will also vary, ranging from approximately 30 feet to 60 feet tall. The Draft EIS will include photo simulations of the proposed buildings along with a more detailed master plan.

Mr. John Andrews

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 20, 2011

Page 2 of 2

With regard to your question of what will happen to Live Work Play 'Aiea if the rail transit project does not proceed, Live Work Play 'Aiea is being designed to be transit-ready, however it is not dependent upon the rail transit project. The market study prepared for Live Work Play 'Aiea concludes that sufficient demand exists for the planned residential units and commercial uses even without the rail transit project.

The proposed "kama'āina" hotel is expected to cater to travelers visiting friends and family in the area or business travelers, as opposed to those seeking a resort experience. If built, it would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. As currently envisioned it would be incorporated in one of the mid-rise buildings, preferably long the "Main Street" and thus would not be free standing. Analysis of traffic that may be generated by the hotel has been included in the traffic impact analysis report prepared for the EIS.

With regard to your comment about the EIS and zoning process, an EIS is a disclosure document intended to provide information to decision-makers. Acceptance of a Final EIS is not an approval of a project. In the 'Aiea area, an EIS is required for major zone changes to provide the public, private organizations, and government agencies an opportunity to review and comment on the potential impacts of a project prior to a decision making body (which in this case is the Honolulu City Council) making a decision on a project approval (which in this case is the zone change). After the Final EIS is accepted, the Honolulu City Council will conduct a hearing on the merits of the zone change and then vote to either approve or deny the change. Zone change approvals are usually accompanied with conditions of approval to ensure that project-related impacts are mitigated.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

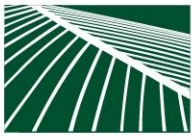
(Legislative office)
Name: Ken Best, c/o Rep. State Oshiro Office

Address: 415 South Beretania Street, Honolulu, HI 96813

State Capitol, Room 439, Email: boshiro1@capitol

phone: 586-6032 hawaii.gov

(Attaches proposed plan in hand-out)
Comment: Questions: ① Number of Residential Units now planned and how distributed between lower HDR, HDR on Kaowhi St, MDR (Red lines), MDR (Purple lines)? ② How many parking spaces will there ~~be~~ be for each of these 4 residential areas? ③ How much commercial ft² is now planned? ④ How many parking spaces will there be for this commercial space? ⑤ What type of residential units are planned in each of the 4 residential areas? ⑥ Where will the hotel, if built, be located? ⑦ What specific traffic mitigation measures are planned? ⑧ Are pedestrian overpasses planned over Kaowhi Street to Pearlridge Shopping Center?



PBR HAWAII

& ASSOCIATES, INC.

October 21, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
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Tel: (808) 521-5631
Fax: (808) 535-3163

Mr. Ken Best
c/o Representative Blake Oshiro's Office
State Capitol, Room 439
415 S. Beretania Street
Honolulu, Hawai'i 96813

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Best:

Thank you for attending the May 16, 2011 community meeting for 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Over the course of more than a year the master plan for Live Work Play 'Aiea has been adjusted to accommodate input received; some of the adjustments include lowering the total number of proposed residential units from 1,800 to 1,500, staggering building heights, and reorienting buildings to reduce impact on mauka and makai views.

Residential buildings that are now being proposed vary in height ranging from 150 feet to 350 feet tall (as opposed to three 350-foot tall towers in the previous plan), with only one building being 350 feet tall. The mixed-use and commercial buildings will also vary in height, ranging from approximately 30 feet to 60 feet tall. The Draft Environmental Impact Statement (EIS) will include photo simulations of the proposed buildings along with a more detailed master plan than was available at the May 16, 2011 community meeting.

Regarding your specific question of the number of residential units that will be located in the high-density and medium-density buildings, unit counts are expected to range from about 150 units for the shorter residential buildings to about 385 units for the taller residential buildings; however, detailed building floor plans have not been designed and these numbers may vary.

A range of residential units are planned to appeal to a diversity of household sizes and family incomes. The units are anticipated to be moderately-priced "workforce" units and at least 30 percent of the units will be affordably priced as defined and required by the City and County of Honolulu for projects requiring zone changes.

Regarding residential and commercial parking spaces, the City and County of Honolulu's Land Use Ordinance specifies the number of parking stalls that must be provided for residential and commercial uses. On-site parking structures and surface parking lots will be developed to satisfy Live Work Play 'Aiea's parking requirements; current plans reflect approximately 3,150 parking stalls. No exemptions to parking requirements will be requested.

Approximately 220,000 square feet of commercial, retail, and office is proposed. A 150-room "kama'āina" hotel, or possibly senior housing or market housing, may be developed in-lieu of a portion of the office space.

The proposed "kama'āina" hotel is expected to cater to travelers visiting friends and family in the area or business travelers, as opposed to those seeking a resort experience. If built, it would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. As currently envisioned it would be incorporated in one of the mid-rise buildings, preferably along the "Main Street" and thus would not be free standing. Analysis of traffic that may be generated by the hotel has been included in the traffic impact analysis report (TIAR) prepared for the EIS.

Mr. Ken Best

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 21, 2011

Page 2 of 2

Regarding your question about traffic mitigation measures, a TIAR has been prepared to assess the potential impact of Live Work Play 'Aiea and identify transportation improvements and mitigation measures. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft EIS will include the findings and recommendations of the TIAR along with the complete report. Transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
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6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Regarding a pedestrian overpass over Ka'ōnohi Street to Pearlridge Shopping Center, although at one point this was considered, the current master plan does not include an overpass.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

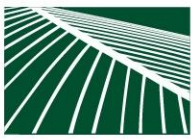
cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

Name: John Burns 2108

Address: 98099 Vao Place, # ~~2108~~

Aiea, HI 96701

Comment: I am adamately against the project. Taller buildings should be built closer to downtown, not in Aiea. Our country views & peace of mind will be ruined when this monstrosity & other ~~other~~ annoying skyscrapers are built afterwards in Aiea. ^{Personal} _{City}



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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Fax: (808) 535-3163

Mr. John Burns
98-099 Uao Place, #2108
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Burns:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Your concern regarding the impact that the proposed buildings will have on views is acknowledged. Photo simulations of the proposed buildings and a discussion of Live Work Play 'Aiea's impact on viewplanes will be provided in the forthcoming Draft Environmental Impact Statement (EIS). As much as possible buildings are being oriented lengthwise perpendicular to Pearl Harbor to preserve mauka-makai views and views for properties mauka of the site.

Higher density housing as proposed at Live Work Play 'Aiea does not necessarily set a precedent for further development of high density housing elsewhere in 'Aiea and Pearl City. The City and County of Honolulu's Primary Urban Center Development Plan designates the Live Work Play 'Aiea site as part of the Pearl Harbor Regional Town Center where high density multi-family housing may be appropriate. This designation does not apply to most of 'Aiea or Pearl City.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS John Burns

Name: WILLIAM CLARK

Address: 98-1020 KAONOHI ST Area HI 9671

Ph: 808 488 9873

Comment: e-mail wclark@hawaii.rr.com

1) Has there been a Needs Assessment
be done for this project. Does that
assessment, if made, say we need more
homes, shops etc. in this area

Name: WILLIAM CLARK

Address: 98-1020 Kaonohi St Area, HI 96701

e-mail wclark@hawaii.rr.com

Comment: 808 488 9873

1) RPG has owned kam Drive-in for years
yet has done nothing about the traffic.
How can we be assured that traffic
problems at the location will be
adequately addressed?

Name: William Clark

Address: 98-1020 Kaonohi St Aiea HI 96701

w.clark@hawaii.rr.com
808 488 9873

Comment: _____

- ~~the~~

Unable to hear communities
comments. Open mike, although,
longer is better.

why only 6 sections-



October 21, 2011

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President

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Fax: (808) 535-3163

Mr. William Clark
98-1020 Ka'ōnohi Street
Aiea, Hawaii 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Clark:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

We acknowledge that you were not satisfied with the meeting format. Our objective of having multiple stations with specific topic areas was to be respectful of people's time and allow people who are not comfortable speaking in front of groups to voice their opinions. It also allowed people the opportunity to focus their comments on specific areas of interest. The six stations were selected based upon the topics of interest that were anticipated. We felt that the meeting format was the most effective way to hear from the greatest amount of people.

A market study prepared for Live Work Play 'Aiea concludes that sufficient demand exists for the planned residential units and commercial uses. The current master plan includes up to 1,500 residential units and approximately 220,000 square feet of commercial, retail, and office space. A 150-room "kama'āina" hotel, or possibly senior housing or market housing, may be developed in-lieu a portion of the office space. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the market study along with the complete report.

As has been presented to the 'Aiea Neighborhood Board, Robertson Properties Group (RPG) has recently taken action to improve traffic flow on Ka'ōnohi Street and Moanalua Road when the Kam Swap Meet is open. Traffic circulation for the swap meet has been revised to enable a greater number of vehicles to queue on the property so that they no longer overflow onto Ka'ōnohi Street and Moanalua Road.

While RPG leased the drive-in property since 1962, they acquired the fee simple title to the property only recently in 2007. As such, RPG was not able to undertake significant traffic improvements, such as dedicating portions of the property to the City to widen Moanalua Road and Ka'ōnohi Street. Constructing significant traffic improvements is often financially feasible only when they are part of a larger action, such as proposed with Live Work Play 'Aiea.

A traffic impact assessment report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street, including six intersections along Kamehameha Highway. The Draft EIS will include the findings and recommendations of the TIAR along with the complete report.

Mr. William Clark

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 21, 2011

Page 2 of 2

Transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

Name: TANYA DATA

Address: 98-099 UAO PL 504

AI EA HI 96701

Comment: Traffic: Will the walkway
going down Kaohohi St. be
widened? How long will the
project take before roads will
be used normally by pedestrian
and vehicles?

Name: TANYA DATA

Address: 98099 UAO PL 504

AI EA HI 96701

Comment: Re: Economic/social/cultural Issue
I think an affordable housing area
is important because a lot of
things on Oahu is increasing -
It will be beneficial to include
a residential area - more so, than
retail -



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

PRINCIPALS

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President

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Ms. Tanya Data
98-099 Uao Place, #504
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Data:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Live Work Play 'Aiea will include substantial improvements to the property's frontage along Ka'ōnohi Street and Moanalua Road. Improvements will include widened sidewalks, better lighting, and enhanced landscaping to make these routes more pedestrian friendly.

During construction, Robertson Properties Group will endeavor to minimize impacts to pedestrians and vehicles. Any construction work within existing roadways will be coordinated with City and State agencies to minimize impacts. It is anticipated that all significant roadway and perimeter sideway improvements will be implemented concurrently with the first phase of the development.

We concur that affordable housing is important. At least 30 percent of Live Work Play 'Aiea's residential units will be affordable as defined and required by the City and County of Honolulu.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft Environmental Impact Statement. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Tanya Data

Name: Thomas Data SR

Address: 98099 UAO PL apt 504

Aiea, HI 96701

Comment: Traffic is the major issue
how can they handle that!!!

with tall buildings will interfere
without trade winds to our building
it will be too congesting in small
space. too many infrastructures in a small
area. Thank you



October 19, 2011

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Mr. Thomas Data
98-099 Uao Place, #504
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Data:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the TIAR along with the complete report. Some of the transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

To address concerns about the impact on trade winds, Robertson Properties Group commissioned a trade wind study to evaluate the effect of the new buildings on downwind properties, such as Harbor Pointe. Because Lelepono is located upwind of Live Work Play 'Aiea, trade winds at Lelepono are not expected to be impacted by Live Work Play 'Aiea. The Draft EIS will include the findings of the trade wind study along with the complete report.

A preliminary engineering report (PER) has been prepared to assess the adequacy of infrastructure systems servicing the Live Work Play 'Aiea site and to identify required improvements. The Draft EIS will include the findings and recommendations of the PER along with the complete report.

Mr. Thomas Data

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 19, 2011

Page 2 of 2

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

Name: STEPHEN DiRico

Address: 98-943 MOANALUA RD #1504
AREA HI 96701

Comment: What does 'medium' residential
mean in terms of building
height?

WHAT IS THE NEW HEIGHT
FOR RETAIL?

Name: STEPHEN DiRico

Address: 98-943 MOANALUA RD #1504
AREA HI 96701

Comment: TRADE WIND ANALYSIS
How will TRADES BE IMPACTED
WITH HDR + MDR HOUSING
ON THIS PROJECT.



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Mr. Stephen DiRico
98-943 Moanalua Road, #1504
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. DiRico:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

To address your concern about the impact on trade winds, Robertson Properties Group commissioned a trade wind study to evaluate the effect of the new buildings on downwind properties, such as Harbor Pointe. The Draft Environmental Impact Statement (EIS) will include the findings of the trade wind study along with the complete report.

Residential buildings that are now being proposed vary in height ranging from 150 feet to 350 feet tall (as opposed to three 350-foot tall towers in the previous plan), with only one building being 350 feet tall. The mixed-use and commercial buildings will also vary in height, ranging from approximately 30 feet to 60 feet tall. The Draft EIS will include photo simulations of the proposed buildings along with a more detailed master plan.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Harbor Pointe and patrons of Saint Timothy's Church will be held on Wednesday October 26 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

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Fax: (808) 535-3163

Name: John Dondero / SEANNE BAY

Address: 98-351 KOAUKA Loop Unit 801-C

AIEA, HI 96701 donderjohn@hawaii.rr.com

Comment: KUDOS to the person or committee responsible

for revamping the meeting procedure on May 16. The
assigned speakers stuck to their agendas and time lines,

Setting up tables and encouraging interested parties to go
to designated topic areas was well managed and controlled.

The "intensity" of concerns could've been measured using stickers or
placards and the concerns could have been read to the people
by the "expert" at each of the tables. I could add more to this
BEFORE ADJOINING.



October 19, 2011

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Mr. John A. Dondero
98-351 Koauka Loop, #801-C
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Dondero:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

We are glad that you found the procedures and process used at the May 16 meeting to be favorable. Our objective of having multiple stations with specific topic areas was to be respectful of people's time and allow people who are not comfortable speaking in front of groups to voice their opinions. It also allowed people the opportunity to focus their comments on specific areas of interest. We felt that this was the most effective way to hear from the greatest amount of people. Your recommendations on techniques that can be used to recognize comments from meeting participants are acknowledged and will be considered for future community meetings.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft Environmental Impact Statement. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS John Dondero

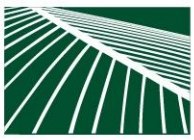
Name: ROBERT DURICK (375-1944)

Address: 98-863 C KAONOHI ST

AIEA, HI 96701 (red28@cornell.edu)

Comment: 1. PARKING SHOULD BE EASILY ACCESSIBLE AND PLENTIFUL. IT SHOULD NOT BE MINIMAL, CONSTRICTED, OR INTERNALLY CONFLICTING.

2. THE WHOLE MOANALUA RD. - KAONOHI ST. INTERSECTION MUST BE MADE FREE FLOWING. NOW MAHAIBOUND TRAFFIC ON KAONOHI JAMS BEFORE THE INTERSECTION WITH CARS PARTIALLY CHANGING LANES WHILE STRAIGHT THROUGH TRAFFIC AWAIT FOR THE MINIMAL SINGLE LANE DOWN. BELOW THE INTERSECTION TRAFFIC JAMS WITH RIGHT TURNING TRAFFIC STOPPING TO CONSIDER THE SITUATION.



October 19, 2011

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Mr. Robert Durick
98-863C Ka'ōnohi Street
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Durick:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

We acknowledge your comment regarding parking. Live Work Play 'Aiea's parking will be accessible and well designed so that it is not constricted or confusing. The City and County of Honolulu's Land Use Ordinance specifies the number of parking stalls that must be provided for residential and commercial uses. On-site parking structures and surface parking lots will be developed to satisfy Live Work Play 'Aiea's parking requirements. No exemptions from the City's parking requirements will be requested.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the TIAR along with the complete report.

Transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Mr. Robert Durick

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 19, 2011

Page 2 of 2

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

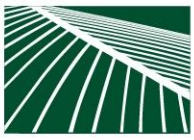
2802.01 Live Work Play Aiea EIS Robert Durick

Name: Janice Fillazar

Address: 98-099 Uao Pl. #2901
Aiea 96701

Comment: ① Need a market
don't have to be a
very big one.

② Need a bus stop
close by. To go to Honolulu,
I have to walk to Sizzler's stop



October 19, 2011

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Ms. Janice Fillazar
98-099 Uao Place, #2901
Aiea, Hawaii 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Fillazar:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Your desire to have a market is acknowledged. A grocery store is planned to be a part of Live Work Play 'Aiea.

The location of bus stops servicing Live Work Play 'Aiea will be coordinated with the City and County of Honolulu. Given the transit-supportive density of the community, it is anticipated that convenient bus service will be provided.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft Environmental Impact Statement. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Janice Fillazar

Name: Kay Harada

Address: 98-079 UAO PL, #2310

ALFA, HI 96701

Comment: _____

ACOUSTICALLY WHAT WILL
BE DONE TO PREVENT MORE
NOISE?



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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KIMI MIKAMI YUEN, LEED® AP
Associate

SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Ms. Kay Harada
98-099 Uao Place, #2310
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Harada:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

With regard to your question of "what will be done to prevent more noise?" an acoustic study for Live Work Play 'Aiea has been prepared to assess noise impacts during and after construction. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the acoustic study along with the complete report. The study determined that: 1) construction noise can be mitigated by compliance with the State Department of Health's noise regulations; and 2) after construction Live Work Play 'Aiea will not substantially increase traffic noise levels in the vicinity.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

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2802.01 Live Work Play Aiea EIS Kay Harada

~~① Name: What noise impact will~~

① Address: How will deliveries during certain hours of the day impact

Comment: noise pollution?

② The proposed number of residential units has been reduced to 1500 units. This number still creates a high population density. Consider lowering it to 750 units.

① Name: How will the property make space and ~~lanes~~ lanes for bicyclists

② What are the permanent effects of increased population density?

③ What are the permanent effects ~~and~~ off increased traffic?

④ Will there be adequate parking?

⑤ Will there be adequate loading zones?

- ① ~~Name:~~ How will the view plane,
 ~~Address:~~ including historic, be affected
 looking toward Pearl Harbor?
- ② ~~Comment:~~ How will property values
 be affected based on a
 compromised view plane?
- ③ What percentage of the
 residential property will be
 rental property opposed to that
 sold as condominiums?



October 19, 2011

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Ms. Tonya Huntley
P.O. Box 11906
Honolulu, Hawai'i 96828

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Huntley:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your question of how deliveries will impact noise pollution, rules will be implemented to prevent noise from adversely impacting neighboring properties and on-site residents. The State Department of Health also regulates permissible noise levels during day and evening hours and businesses must comply with these regulations. In addition, an acoustic study for Live Work Play 'Aiea has been prepared to assess noise impacts during and after construction. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the acoustic study along with the complete report. The study determined that: 1) construction noise can be mitigated by compliance with the State Department of Health's noise regulations; and 2) after construction Live Work Play 'Aiea will not substantially increase traffic noise levels in the vicinity.

Your desire to reduce the number of residential units to 750 units is acknowledged, however the higher number of residential units is considered beneficial to help meet the need of future housing in Honolulu as well as for other reasons further outlined below.

Regarding your question on the effects of increased population density, higher-density mixed-use developments such as Live Work Play 'Aiea can have a beneficial impact on neighborhoods by improving the viability of retail, restaurants, and other commercial establishments, placing a greater number of residents in close proximity to employment opportunities, economizing infrastructure development and maintenance, and increasing transit ridership.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft EIS will include the findings and recommendations of the TIAR along with the complete report. Transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;

Ms. Tonya Huntley
SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE (Tax Map Key (1) 9-8-03:013)
October 19, 2011
Page 2 of 2

4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

With regard to your question about whether adequate parking stalls and loading areas will be required, the City and County of Honolulu's Land Use Ordinance specifies the number of parking stalls and loading areas that must be provided for residential and commercial uses. On-site parking structures and surface parking lots will be developed to satisfy Live Work Play 'Aiea's parking requirements. Compliance with the City's requirements is expected to provide an adequate number of parking spaces and loading areas for residents and commercial establishments.

With regard to views, photo simulations of the proposed buildings and a discussion of the Live Work Play 'Aiea's impact on viewplanes will be provided in the Draft EIS. As much as possible buildings are being oriented lengthwise perpendicular to Pearl Harbor to preserve mauka-makai views and views for properties mauka of the site, such as Lelepono. It not known if any existing property values in the area will change; however Live Work Play 'Aiea will provide increased access to shops, restaurants, and professional services within walking distance of many existing properties, which could have a positive effect on property values.

At this time all of the Live Work Play 'Aiea residential units are proposed as for sale condominiums, with no rental apartments. It is envisioned that Live Work Play 'Aiea's commercial properties will be leased to businesses.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

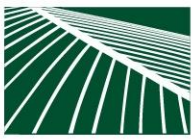
Attachment: Comment Card Copy

cc: John Manavian, CP Kam Properties LLC
David Tanoue, Department of Planning & Permitting

Name: Greg

Address: 98945 Moorpark
Area N 96701

Comment: Don't like the
hotel idea
where people will be
grogg in and out.



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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Ms. Evelyn In
98-945 Moanalua Road, #603
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. In:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

The proposed "kama'āina" hotel is expected to cater to travelers visiting friends and family in the area or business travelers, as opposed to those seeking a resort experience. If built, it would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. Traffic that may be generated by the hotel has been included in the traffic impact analysis report prepared for the Draft Environmental Impact Statement (EIS).

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Harbor Pointe and patrons of Saint Timothy's Church will be held on Wednesday October 26 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

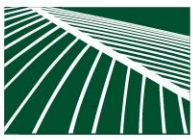
2802.01 Live Work Play Aiea EIS Evelyn In

Name: TIMOTHY IN

Address: 98-945 MOANALUA RD #203
AIEA, HI 96701

Comment: - OTHER ISSUE -

Once you set a precedent in
creating a zoning change, there is
nothing to stop other residential
projects near by from tearing down their
low rise structures and putting up ^{adjoining} hi-rises;
for ever destroying the Aiea area as it is now.



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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Mr. Timothy In
98-945 Moanalua Road, #603
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. In:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Higher density housing as proposed at Live Work Play 'Aiea does not necessarily set a precedent for further development of high density housing elsewhere in 'Aiea and Pearl City. The City and County of Honolulu's Primary Urban Center Development Plan designates the Live Work Play 'Aiea site as part of the Pearl Harbor Regional Town Center where high density multi-family housing may be appropriate. This designation does not apply to most of 'Aiea or Pearl City.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Harbor Pointe and patrons of Saint Timothy's Church will be held on Wednesday October 26 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Timothy In

Name: Carolyn Kargol

Address: 98-400 Keonohi St^o 2

Area H 96701 486-0842

Comment: Have you considered

purchasing some of the golf

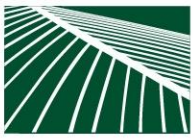
course or other property to have

another access to / from

Keonohi St. Keonohi St / Moanalua

Road intersection CANNOT handle

any further congestion



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October 19, 2011

Ms. Carolyn Kargol
98-400 Ka'ōnohi Street, #2
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Kargol:

Thank you for attending the community meeting on May 16, 2011 for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the TIAR along with the complete report.

Transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

We are unclear as to how acquisition of a portion of the Pearl Country Club could provide another access to and from Ka'ōnohi Street as the Pearl Country Club is not adjacent to the Live Work Play 'Aiea site.

Ms. Carolyn Kargol

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 19, 2011

Page 2 of 2

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Carolyn Kargol

Name: June Kaya

Address: 98-549 Puualii Pl.

Aiea, HI

Comment: Will view plains be pre-
served for Pearlridge residents?

We would like to see as much
of Pearl Harbor + Ford Island as
we do now driving down
Kaunohi St.



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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Ms. June Kaya
98-549 Puaali'i Place
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Kaya:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

With regard to your question about the proposed buildings impact on viewplanes, photo simulations of the proposed buildings and a discussion of Live Work Play 'Aiea's impact on viewplanes will be provided in the forthcoming Draft Environmental Impact Statement (EIS). The photo simulations will include views from Ka'ōnohi Street looking towards Pearl Harbor. As much as possible buildings are being oriented lengthwise perpendicular to Pearl Harbor to preserve mauka-makai views and views for properties mauka of the site.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS June Kaya

Name: Arlyn Kepo'o-Beckman

Address: 98-943 Moanalua Road #1704

Aiea, HI 96701

Comment: First, I do not like this process. I came to hear other people's opinions and points of view.

Many people left discouraged because to start the talk, others need to hear before they are able to communicate. What is a Kamaaina hotel? I'm

not happy with a hotel concept. It creates more people to come and go at all different times causing traffic to be unpredictable.

Name: Arlyn Kepo'o-Beckman

Address: 98-943 Moanalua Rd #1704

Aiea, HI 96701

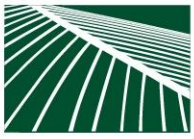
Comment: I live in Harbor Pointe. My unit faces the Drive. How will you ensure the safety of my unit with the high rise right in front of my unit? Will the balconies be facing my unit? I am concern that people will throw things such as trash or cigarettes from their balcony or walk way and burn down my unit. With the HDR being built right on the perimeter, it now blocks my view from my front walk way.

Name: Arlyn Kepo'o-Beckman

Address: 98-943 Moanalua Rd #1704

Aiea, HI 96701

Comment: How would the project especially
the high density buildings have an impact
on the tradewinds especially on the Harbor
Pointe Townhouses? Tradewinds impact
study needs to be done. Would it be more
hot due to no tradewinds because of blockage or
will it produce wind tunnels.



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

Ms. Arlyn Kepoo-Beckman
98-943 Moanalua Road, #1704
Aiea, Hawaii 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Kepoo-Beckman:

Thank you for attending the community meeting on May 16, 2011 for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

We acknowledge that you were not satisfied with the meeting format. Our objective of having multiple stations with specific topic areas was to be respectful of people's time and allow people who are not comfortable speaking in front of groups to voice their opinions. It also allowed people the opportunity to focus their comments on specific areas of interest. We felt that this was the most effective way to hear from the greatest amount of people.

The proposed "kama 'āina" hotel is expected to cater to travelers visiting friends and family in the area or business travelers, as opposed to those seeking a resort experience. If built, it would be significantly smaller in scale than a resort hotel and would not include facilities or ancillary services typically found at resorts. Traffic that may be generated by the hotel has been included in the traffic impact analysis report prepared for the Draft Environmental Impact Statement (EIS).

At this time it is uncertain whether the residential buildings near Harbor Pointe will have balconies or if the balconies would face Harbor Pointe. In any case, the condominium documents, such as the house rules, will clearly prohibit throwing cigarettes or objects of any kind off of balconies. Also, based on current plans, the face of the nearest proposed residential building is over 60-feet away from the nearest building at Harbor Pointe.

To address your concern about the impact on trade winds, Robertson Properties Group commissioned a trade wind study to evaluate the effect of the new buildings on downwind properties, such as Harbor Pointe. The Draft EIS will include the findings of the trade wind study along with the complete report.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Harbor Pointe and patrons of Saint Timothy's Church will be held on Wednesday October 26 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

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Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

Name: Walter Kawasaki

Address: 45-603 Knapuwi Place

Kaneohe, HI 96744

Comment: I purchased my unit in the Lelepono based
on the current zoning laws and my excellent view
from Waikiki to Waianae. Now that you will be trying
to change the current zoning laws and build too
high density residential units, it will block my view!
How fair is that? Will I be compensated for the
eyesore that will now be seen from my condo's



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

PRINCIPALS

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President

R. STAN DUNCAN, ASLA
Executive Vice-President

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SCOTT MURAKAMI, ASLA, LEED® AP
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DACHENG DONG, LEED® AP
Associate

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Fax: (808) 535-3163

Mr. Walter Kawasaki
45-603 Kuapuiwi Place
Kane'ohe, Hawai'i 96744

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Kawasaki:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

With regard to views, photo simulations of the proposed buildings and a discussion of the Live Work Play 'Aiea's impact on viewplanes will be provided in the Draft Environmental Impact Statement (EIS). As much as possible buildings are being oriented lengthwise perpendicular to Pearl Harbor to preserve mauka-makai views and views for properties mauka of the site, such as Lelepono. It is not known if any existing property values in the area will change; however Live Work Play 'Aiea will provide increased access to shops, restaurants, and professional services within walking distance of many existing properties, which could have a positive effect on property values.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Walter Kawasaki

Name: MISSY LANGE

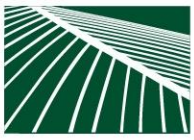
Address: 98-400 KAONOHI ST #2
AIEA

Comment: HOW WILL INCREASED TRAFFIC
BE ADDRESS @ CURRENT & PROPOSED
INTERSECTIONS / DRIVEWAYS

Name: MISSY LANGE

Address: 98-400 KAONOHI ST #2
AIEA

Comment: I DON'T WANT A WAIKIKI SKYLINE
IN AIEA. WHAT CAN BE DONE TO
PREVENT THIS?



October 19, 2011

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SCOTT MURAKAMI, ASLA, LEED® AP
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DACHENG DONG, LEED® AP
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Fax: (808) 535-3163

Ms. Missy Lange
98-400 Ka'ōnohi Street, #2
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Lange:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the TIAR along with the complete report. Transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

With regard to your concern about having a Waikiki skyline in 'Aiea, please be aware that development of higher density housing as proposed at Live Work Play 'Aiea does not necessarily set a precedent for further development of high density housing elsewhere in 'Aiea and Pearl City. The City and County of Honolulu's Primary Urban Center Development Plan designates the Live Work Play 'Aiea site as part of the Pearl Harbor Regional Town Center where high density multi-family housing may be appropriate. This designation does not apply to most of 'Aiea or Pearl City.

Missy Lange

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 19, 2011

Page 2 of 2

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Missy Lange

Name: BRANDON LAU

Address: PO BOX 11450

HONOLULU, HI 96828

Comment: ① IS THERE A PLAN TO

INCREASE PARKING OR IMPLEMENT

A PARK AND RIDE?

② CAN WE IMPLEMENT A SPECIAL

COMMERCIAL ZONING FEE TO

SUPPORT THE COST OF THE STATION/

RAIL?



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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Associate

SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Mr. Brandon Lau
P.O. Box 11450
Honolulu, Hawaii 96828

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Lau:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your question about the number of planned parking spaces and whether a park-and-ride facility is planned, the City and County of Honolulu's Land Use Ordinance specifies the number of parking stalls that must be provided for residential and commercial uses. On-site parking structures and surface parking lots will be developed to satisfy Live Work Play 'Aiea's parking requirements. There are no plans to provide a park-and-ride facility on-site.

We are uncertain of your question as to whether a special commercial zoning fee can be implemented to support the cost of the station/rail. Funding for the rail system has been established through the general excise tax allocation, federal funding, and other sources. We note that Live Work Play 'Aiea will have a beneficial effect on ridership of the transit project by siting residential units, stores, professional services, and other amenities within walking distance of the Pearl Ridge transit station.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft Environmental Impact Statement. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

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Fax: (808) 535-3163

2802.01 Live Work Play Aiea EIS Brandon Lau

586-9470

Name: ^{rep} Aaron King Johnson

Address: State Capitol, Room 328
Hon, HI 96813

Question
Comment: ① What is the ^{estimated} economic impact
of this development?

② # of jobs created? (construction)
retail

③ any affordable housing component?



October 20, 2011

Representative Aaron Ling Johansen
State Capitol, Room 328
Honolulu, Hawaii 96813

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Representative Johansen:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your question of the anticipated fiscal impact of Live Work Play 'Aiea and number of jobs that will be created, an economic impact analysis and public costs/benefits assessment is being prepared. The study will include an estimate of the number of construction and long-term jobs created, as well as the net fiscal impact of Live Work Play 'Aiea to the State of Hawaii and City and County of Honolulu. The Draft Environmental Impact Statement (EIS) will include the findings of the analysis along with the complete report.

Preliminary findings of the analysis show that during the 13-year build out/absorption period, Live Work Play 'Aiea will provide approximately:

- \$777 million in direct capital investment
- 12,776 worker years¹ of jobs
- \$621 million in employee wages
- \$2.3 billion total "base" economic impact
- \$44 million in City and County of Honolulu gross tax receipts
- \$196 million in State of Hawaii gross tax receipts

Regarding your question as to whether affordable housing will be provided, at least 30 percent of the units will be affordably priced, as defined and required by the City and County of Honolulu for projects requiring zone changes.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

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Tel: (808) 521-5631
Fax: (808) 535-3163

2802.01 Live Work Play Aiea EIS Representative Aaron Ling Johansen

¹ A "worker year" is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.

Name: Bruce McClure

Address: bruce3109@gmail.com
98-099 UAO PL. #3109
AIEA, HI 96701

Comment: Fast moving traffic ^{travelling} moving
westbound on Moanalua Rd approaching
Kaonohi St will have limited
L.O.S. (Line of Sight) and new
light Pearlridge Elem Sch. drive will
create backup and more accidents.



PBR HAWAII & ASSOCIATES, INC.

October 19, 2011

Mr. Bruce McClure
98-099 Uao Place, #3109
Aiea, Hawaii 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. McClure:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your concern about sight distance and the new intersection at Pearl Ridge Elementary School, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street, including the proposed new intersection with the school. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the TIAR along with the complete report. The traffic engineers who prepared the TIAR did not find that sight distance is an issue on Moanalua Road. Some of the transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Bruce McClure

HONOLULU OFFICE
1001 Bishop Street, Suite 650
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Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

Name: Julia Min

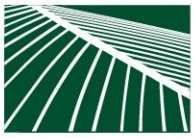
Address: 98-382-5 Kaonohist

Comment: There are problems seeing traffic
ahead coming down Kaonohi thru
Moanalua makai bound. The entrance
to Kam Drive Inn backs up (with
police present) with cars, and cars coming
straight down who can't see the traffic
are stopping abruptly. I was hit during
(my car)

Postage
Required

PBR Hawaii
Attn: Tom Schnell
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

a situation like this.



PBR HAWAII

& ASSOCIATES, INC.

October 19, 2011

Ms. Julia Min
98-382-5 Kaonohi Street
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Min:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street, including the intersection of Moanalua Road and Ka'ōnohi Street. The Draft Environmental Impact Statement (EIS) will include the findings and recommendations of the TIAR along with the complete report. Some of the transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Julia Min

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1001 Kamokila Boulevard
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Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

Name: Ron Mobley

Address: 98-238 Paleo Way, Aiea 96701-2173

ronmobley@hawaii.rr.com

Comment: (1) You briefed us before! Where does your plan address our concerns then.

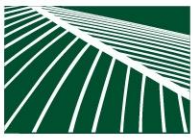
(2) Note that the open space of the previous plan is gone. Where are the gathering areas?

(3) High rises went from 3 to two, but cover more area. How does this address our concern with height?

(4) Where are the parking areas, I see none - underground I hope.

(5) Will electrical & phone be underground? And traffic lights synced with other light to avoid stop & go?

(6) How with multiple businesses & numerous homes do you avoid creating increased traffic problems?



October 19, 2011

PRINCIPALS

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Mr. Ron Mobley
98-238 Paleo Way
'Aiea, Hawai'i 96701-2173

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Mobley:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

With regard to your question as to how the master plan has been adjusted to accommodate input received, some of the adjustments include lowering the total number of proposed residential units from 1,800 to 1,500, staggering building heights, reorienting buildings to reduce impact on mauka and makai views, proposing slimmer buildings, and preparing studies to address specific concerns relating to trade winds, visual impacts, access, and traffic. Findings of the studies will be included in the Draft Environmental Impact Statement (EIS).

Regarding your comment about gardens and open space, Live Work Play 'Aiea will include landscaped urban parks, plazas, and gathering areas. In addition Live, Work, Play 'Aiea's residential buildings will include dedicated recreation areas and facilities. Since the May 16 community meeting the master plan has been revised and the Draft EIS will include this more detailed plan.

Residential building heights that are now being proposed vary in height (as opposed to three 350-foot tall towers in the previous plan), with only one building being 350 feet. Photo simulations of the proposed buildings and a discussion of the Live Work Play 'Aiea's impact on viewplanes will be provided in the Draft EIS. As much as possible buildings are being oriented lengthwise perpendicular to Pearl Harbor to preserve mauka-makai views and views for properties, such as Lelepono.

With regard to your question about the provision of parking, the City and County of Honolulu's Land Use Ordinance specifies the number of parking stalls that must be provided for residential and commercial uses. On-site parking structures and surface parking lots will be developed to satisfy Live Work Play 'Aiea's parking requirements.

With regard to your question about underground utilities, all onsite electrical, telephone, and other communication lines (cable TV, Internet, etc.) will be underground.

With regard to your question as to whether the proposed traffic signals will be synched with other lights, yes, the traffic signals will be synchronized with other traffic lights.

Mr. Ron Mobley

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 19, 2011

Page 2 of 2

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft EIS will include the findings and recommendations of the TIAR along with the complete report. Some of the transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
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6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

Name: Myrtle Nyuha

Address: 98-456 Hoomailani St.

P.C. 96782

Comment: Medical Center Development possibilities
doctors? Urgent care 24/7 development. Mall
Area could be fine!

Educational Theater/Library development.

Name: Myrtle Nyuha

Address: 98-456 Hoomailani St

P.C. 96782

Comment: Timeline for input for Building
decision process - Medical mall concept.
Open 24/7 Urgent care?



October 19, 2011

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

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1001 Kamokila Boulevard
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Tel: (808) 521-5631
Fax: (808) 535-3163

Ms. Myrtle Nyuha
98-456 Ho'omailani Street
Pearl City, Hawai'i 96782

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Nyuha:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your question about the development of a medical mall, it is anticipated that health care providers may be among the tenants at Live Work Play 'Aiea; however, it is not certain whether a 24-hour per day, seven day per week urgent care facility can be provided.

The Draft Environmental Impact Statement (EIS) will include discussion on the types of commercial and professional services that may be included with in Live Work Play 'Aiea. In particular the market study, which will be included in the Draft EIS, concludes that: 1) there is demand for new dedicated/specialized medical space in the area; and 2) Live, Work, Play 'Aiea's commercial space would be desirable for both medical service providers and providers of senior-oriented care and health services.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Myrtle Nyuha

(Received via mail 6/2/11)

Donne Robinson
98-099 Uao Place #2309
Aiea, HI 96701

I have recently purchased a condo here at Lelepno. What really caught my eye was the breath-taking view I have. Even friends and family who have come to visit are awed by the view. I could hate to see any view blocked by some high rise. I often sit on my lanai and just enjoy the scenery. It gives me a piece of mind and relaxes me. Only concern is how high will these affordable homes be? Not only that but if the plans are to build more businesses too in the area. The traffic will be more congested than it is. Plus the roads are in much need of repair. I would like to see maybe a 3 story affordable homes like ones that are next tot eh Kam Swap Meet area. Some small businesses but not too much. A park would really be nice where people can bring their families and pets to enjoy. We're already surrounded by concrete bldgs.. Why bring any more? We should have more places where everyone can enjoy life and enjoy nature as a whole.

I invite you to come and visit and see the breathtaking view I have and then you would ask yourself, Would I want something to obscure any view?



October 19, 2011

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Tel: (808) 521-5631
Fax: (808) 535-3163

Ms. Donne Robinson
98-099 Uao Place, #2309
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Robinson:

Thank you for attending the May 16, 2011 community meeting for 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

With regard to views, photo simulations of the proposed buildings and a discussion of the Live Work Play 'Aiea's impact on view planes will be provided in the forthcoming Draft Environmental Impact Statement (EIS). As much as possible buildings are being oriented lengthwise perpendicular to Pearl Harbor to preserve mauka-makai views and views for properties, such as Lelepono.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft EIS will include the findings and recommendations of the TIAR along with the complete report. Some of the transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

Your desire to have small businesses and a park as part of Live Work Play 'Aiea are acknowledged. Some of the commercial uses that are planned include a grocery store, retail shops, restaurants, and possibly healthcare services. Landscaped urban parks and plazas will also be created, providing areas for the community to gather and opportunities for passive recreation.

Ms. Donne Robinson

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 19, 2011

Page 2 of 2

Again thank you for attending the community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

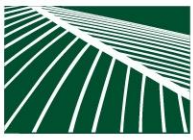
Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

Name: JUN TADIARCA

Address: 98-099 WAD PL., # 1410
AIEA, HI 96701

Comment: CAN AN AREA THIS SIZE
REALLY ACCOMMODATE THE PROPOSED PROJECT
WITH MIXED USE, ~~RETAIL~~, COMMERCIAL,
LOW RISE AND HIGH RISE RESIDENTIALS AND
BRING IN MORE VISUAL OBSTRUCTIONS, TRAFFIC,
NOISE, POLLUTION, CRIME AND HEADACHES FOR
AREA RESIDENTS FOR YEARS TO COME?



October 19, 2011

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Ms. June Tadiarca
98-099 Uao Place, #1410
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Tadiarca:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea. Your concerns regarding the mixed-use nature of the development and its potential impacts on views, traffic, noise, pollution and crime are acknowledged.

A mixed-use development such as Live Work Play 'Aiea can have a beneficial impact on the surrounding neighborhood by improving the viability of retail, restaurants, and other commercial establishments, placing a greater number of residents in close proximity to employment opportunities, economizing infrastructure development and maintenance, and increasing transit ridership.

With regard to views, photo simulations of the proposed buildings and a discussion of the Live Work Play 'Aiea impact on viewplanes will be provided in the forthcoming Draft Environmental Impact Statement (EIS). As much as possible buildings are being oriented lengthwise perpendicular to Pearl Harbor to preserve mauka-makai views and views for properties mauka of the site.

Regarding your concern about traffic, a traffic impact analysis report (TIAR) assessing the potential impact of Live Work Play 'Aiea and identifying needed transportation improvements has been prepared. The TIAR studied a total of 16 intersections on Kamehameha Highway, Moanalua Road, and Ka'ōnohi Street. The Draft EIS will include the findings and recommendations of the TIAR along with the complete report. Transportation improvements that will be implemented in conjunction with Live Work Play 'Aiea include:

1. Creation of a new "Main Street" through Live Work Play 'Aiea providing an additional link from Moanalua Road to Ka'ōnohi Street;
2. Widening Moanalua Road and creating a second eastbound left-turn lane at the intersection of Moanalua Road/Ka'ōnohi Street;
3. Widening Ka'ōnohi Street and creating an additional southbound lane;
4. Removal of the median along the northbound approach of Ka'ōnohi Street;
5. Signalization of the intersection of the Main Street with Moanalua Road opposite of the driveway to Pearl Ridge Elementary School. A crosswalk to Pearl Ridge Elementary School will also be provided; and
6. Signalization of the intersection of the Main Street with Ka'ōnohi Street opposite of Pearlridge Center Driveway 1. A crosswalk will also be provided.

Ms. June Tadiarca

SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)

October 19, 2011

Page 2 of 2

In addition, the TIAR determined that development of a mixed-use development, such as Live Work Play 'Aiea, would have less of an impact on traffic than a commercial-only project that could be built under the current zoning.

With regard to noise, an acoustic study for Live Work Play 'Aiea has been prepared to assess noise impacts during and after construction. The Draft EIS will include the findings and recommendations of the acoustic study along with the complete report. The study determined that: 1) construction noise can be mitigated by compliance with the State Department of Health's noise regulations; and 2) after construction Live Work Play 'Aiea will not substantially increase traffic noise levels in the vicinity.

Regarding your concern about increased pollution, the Draft EIS will contain measures to mitigate pollution. For example mitigation measures are proposed to: 1) conserve resources like water and energy; 2) improve storm water runoff conditions; and 3) increase recycling.

As far as increased crime, in their comments on the environmental impact statement preparation notice the Police Department stated: "Our main concern is the number of vehicles that 1,500 residential units may bring to the area since the surrounding area is mostly 'no parking' zones. Therefore more general complaints may be generated and place a greater demand on calls for police service in the area." We acknowledge this concern and Live, Work, Play 'Aiea will coordinate with the Police Department and other County agencies to address impacts, for example, on-site parking will be provided in conformance with all County requirements. We note that in other similar mixed-use communities the potential for crime has been reduced by the increased monitoring of activity by retail shop owners, customers, and residents. This is generally described as having more "eyes on the street" to deter crime from happening.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

Name: Richard Tanaka

Address: P.O. Box 11906

Honolulu, HI 96828

- ① Comment: How many parking spaces ^{are} planned?
- ② How many people will occupy the site?
- ③ Will there be quiet hours for the site?
- _____
- _____
- _____

Name: Richard Tanaka

Address: ~~_____~~ P.O. Box 11906

Honolulu, HI 96828

- ① Comment: What is the price range of the condos?
- ② What is the proposed average square footage of each piece of residential property?
- _____
- _____



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

Mr. Richard Tanaka
P.O. Box 11906
Honolulu, Hawai'i 96828

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Tanaka:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

With regard to your question about the number of planned parking spaces, the City and County of Honolulu's Land Use Ordinance specifies the number of parking stalls that must be provided for residential and commercial uses. On-site parking structures and surface parking lots will be developed to satisfy Live Work Play 'Aiea's parking requirements.

Regarding your question of how many people will occupy the site, it is estimated that at build-out the de facto population of Live Work Play 'Aiea will be approximately 4,080 persons.

Regarding your question of whether there will be quiet hours, rules will be implemented to prevent noise from adversely impacting neighboring properties or on-site residents. Please also be aware that the State Department of Health regulates permissible noise levels during day and evening hours. In addition, an acoustic study for Live Work Play 'Aiea has been prepared to assess noise impacts during and after construction. The Draft EIS will include the findings and recommendations of the acoustic study along with the complete report. The study determined that: 1) construction noise can be mitigated by compliance with the State Department of Health's noise regulations; and 2) after construction Live Work Play 'Aiea will not substantially increase traffic noise levels in the vicinity.

The pricing of residential units has not been definitively established and to some degree is dependent on prevailing mortgage interest rates and economic conditions. In any case, at least 30 percent of the residences will be affordable as defined and required by the City and County of Honolulu. Similarly, the size of the residential units has not been set, however, units will be offered in a range of sizes to accommodate varying household needs and preferences.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft Environmental Impact Statement. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Richard Tanaka

PRINCIPALS

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President

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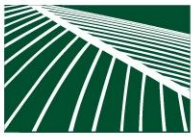
1001 Kamokila Boulevard
Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

Name: HELEN H LIETARA

Address: 99-036 B LAULIMA ST

Ala HI 96701

Comment: How to sustain Swap Meet
functions? Economically these
vendors have provided a terrific
service to families throughout the
past years. The swap meet
should continue as is (was!)



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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Fax: (808) 535-3163

Ms. Helen H. Uehara
99-036 B Laulima Street
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Uehara:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Your support of the Kam Swap Meet is acknowledged. While Live Work Play 'Aiea will displace the swap meet, new stores, shops, professional services, and amenities will be created, as well as public gathering spaces and affordable housing opportunities. Robertson Property Group is also considering including a farmer's market at Live Work Play 'Aiea on certain days of the week. Regarding the existing swap meet vendors, Robertson Properties Group's objective is to find a suitable alternative site in the immediate area to relocate the vendors.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft Environmental Impact Statement. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Helen Uehara

Name: Paulette Watson

Address: 98.099 Uao Pl # 2102

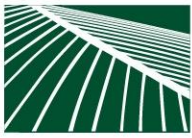
Area H 967a

Comment: What was on site before

the Drive In?

Any burials or artifacts

there?



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

Ms. Paulette Watson
98-099 Uao Place, #2702
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Ms. Watson:

Thank you for attending the May 16, 2011 community meeting for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your question as to what was on the property prior to the drive-in theater, the property was previously used for sugarcane cultivation. An archaeological literature review and field check prepared for the property concluded that it is unlikely that any subsurface cultural deposits exist on the property or in the area as they would have been destroyed during the years of sugarcane cultivation or during grading associated with the development of the drive-in theater. The Draft Environmental Impact Statement (EIS) will include the findings of the archaeological literature review and field check along with the complete report.

In addition to the archaeological literature review and field check, a cultural impact assessment (CIA) report was commissioned which provides research on pre- and post-historic uses within the Kalauao Ahupua'a, in which the property is located. As part of the CIA, letters of inquiry were sent to organizations that may have knowledge about past or on-going cultural practices associated with the property, including the State Historic Preservation Division, the Office of Hawaiian Affairs, the O'ahu Island Burial Council, and the 'Ewa Hawaiian Civic Club. As of October 2011, there were no suggestions for additional avenues of investigation concerning the identification of on-going traditional cultural activities on the property or in the vicinity. Based on this, and the results of archival research, the CIA states that "it is reasonable to conclude that...the exercise of native Hawaiian rights, or any ethnic group, related to gathering, access or other customary activities will not be affected by development activities." The Draft EIS will include the findings of the CIA along with the complete report.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft EIS. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

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Fax: (808) 535-3163

Name: CLARENCE WONG

Address: 98-099 UAO PL # 2405

Area HZ 96701

Comment: They took away the bus stop, corner
Muanakua Rd & Kaonohi, now we have to

~~Please~~ walk 200 yards to the next

bus stop, would want bus stop

restored. There both 88/89 years

of age



PBR HAWAII
& ASSOCIATES, INC.

October 19, 2011

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Mr. Clarence Wong
98-099 Uao Place, #2405
'Aiea, Hawai'i 96701

**SUBJECT: 'AIEA ZONE CHANGE ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE (Tax Map Key (1) 9-8-03:013)**

Dear Mr. Wong:

Thank you for attending the community meeting on May 16, 2011 for the 'Aiea Zone Change, hereafter referred to as Live Work Play 'Aiea.

Regarding your request for a bus stop, the location of bus stops servicing Live Work Play 'Aiea will be coordinated with the City and County of Honolulu. Given the transit-supportive density of the community, it is anticipated that convenient bus service will be provided.

Again thank you for attending the May 16, 2011 community meeting. Your comments will be included in the Draft Environmental Impact Statement. In case you were not aware, another community meeting will be held on Monday, October 24 at Pearl Ridge Elementary School from 7:00 p.m. to 9:00 p.m. A meeting specifically for residents of Lelepono, Pearlridge Square and Pacific Village will be held on Tuesday October 25 from 7:00 pm to 9:00 pm at Pearl Ridge Elementary School.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment: Comment Card Copy

cc: John Manavian, Robertson Properties Group
David Tanoue, Director, Department of Planning & Permitting

2802.01 Live Work Play Aiea EIS Clarence Wong