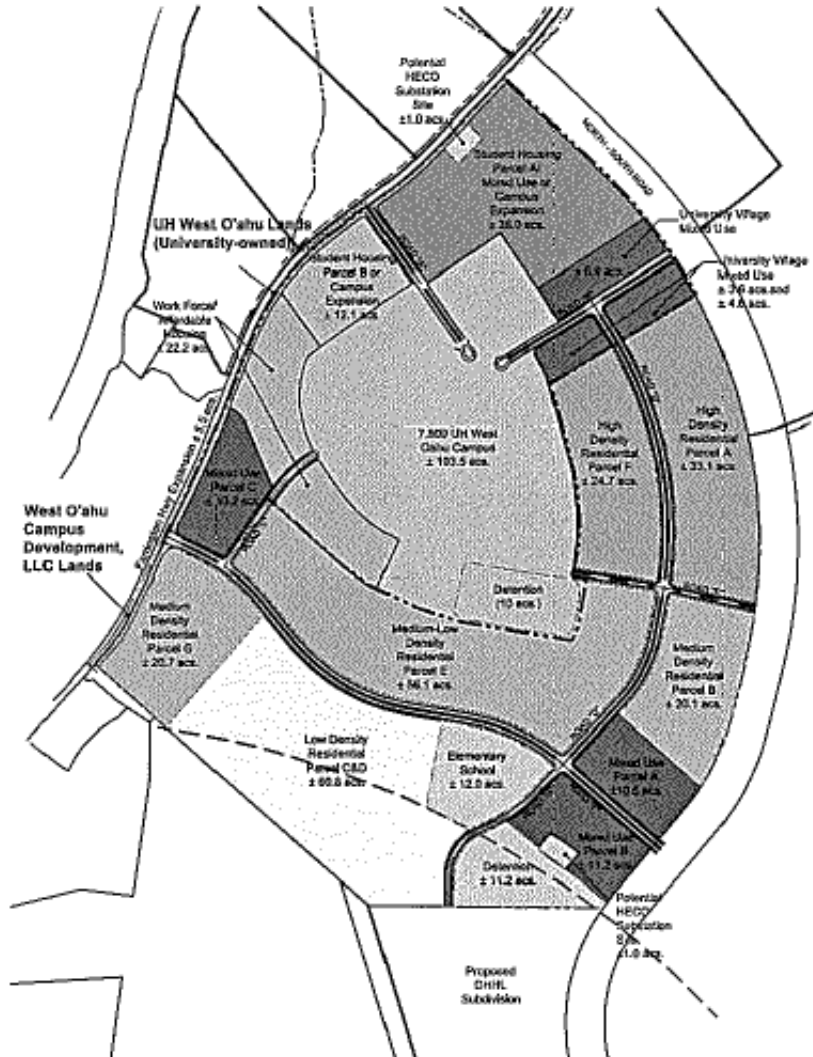


UHWO University District Lands

**Presentation to the Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)**

April 11, 2025

UHWO Long Range Development Plan (2006)



UHWO Makai Lands: State of Hawai'i conveyed 501 acres to the University for the UHWO campus in November 2002

Campus Lands: 214 Acres for 7,600-student campus

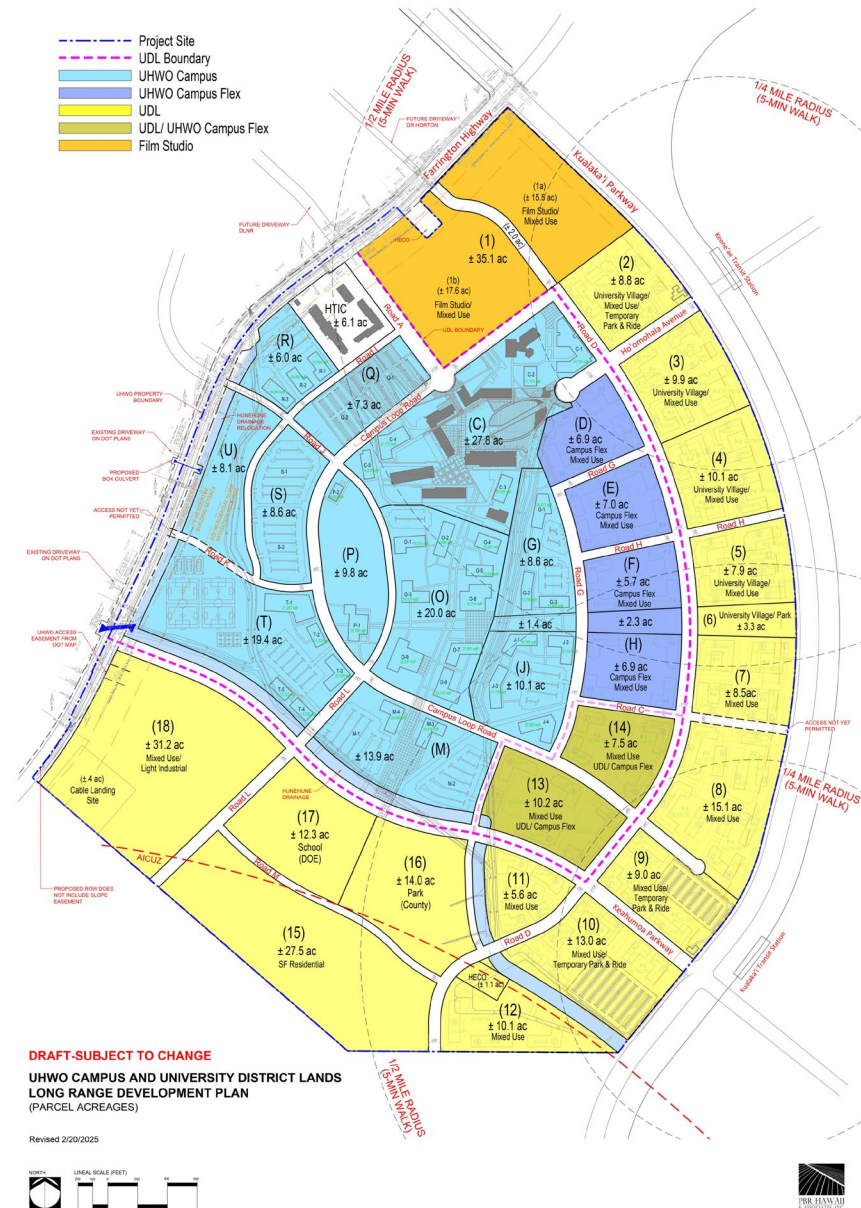
Non-Campus Lands/University District Lands: 287 Acres for residential mixed-use community



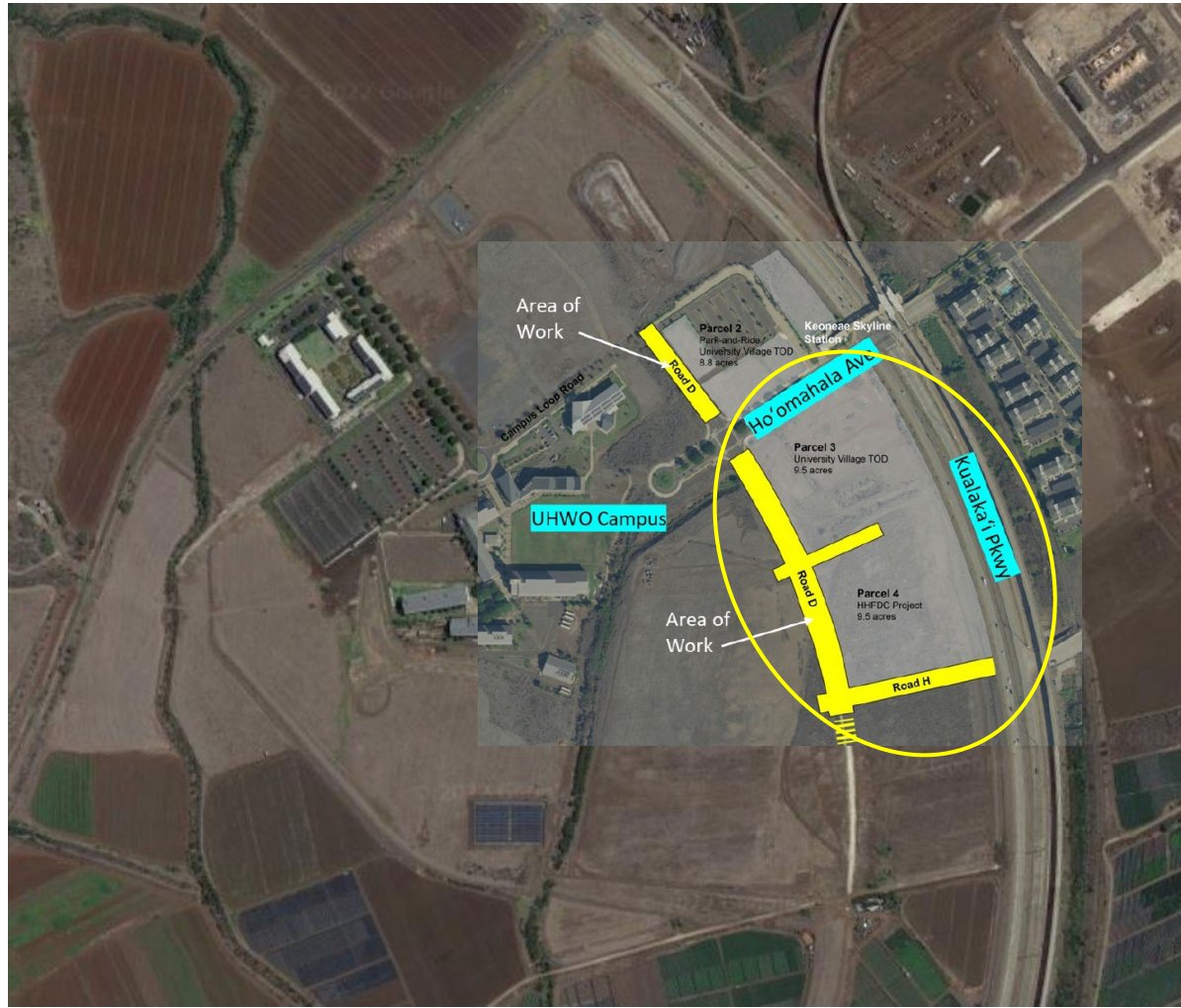
Current UHWO Land Use Plan

Campus Lands: Roughly 222
Acres for 20,000-student campus

**Non-Campus Lands/University
District Lands:** Roughly 275 Acres
for residential-mixed use community



Existing Developments and Multi-Agency Development



Existing Development: UHWO Campus – Phase 1, Tokai University Campus, Skyline’s Keone’ae Station and Temporary Skyline Park and Ride, Ho’omohala Avenue

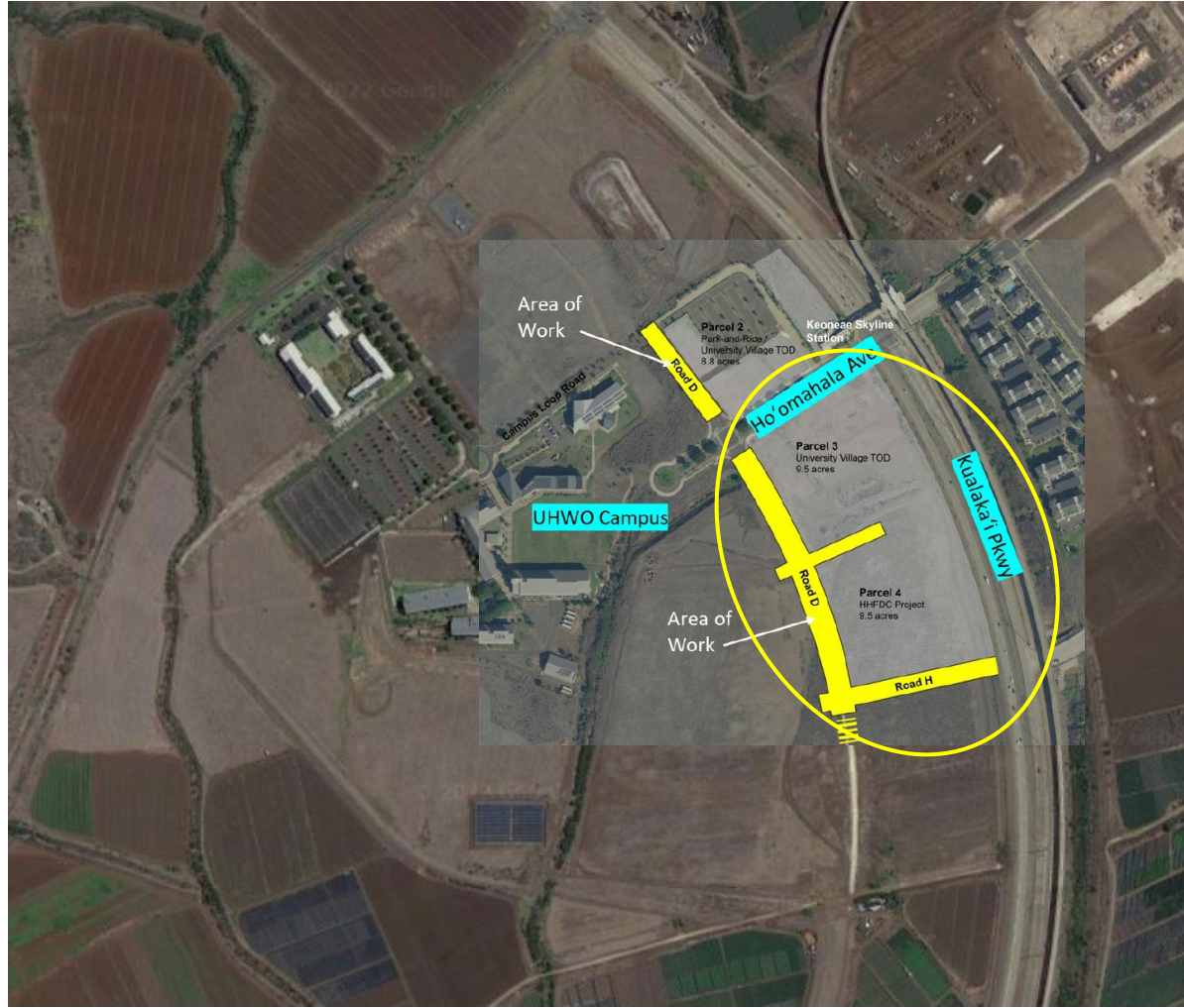
Multi-Agency Development aligned with UHWO Land Use Plan and TOD:

HCDA: Procured a contractor for the construction of future planned roadways (Road D and Road H) and related infrastructure using \$35M in funds appropriated in 2023.

HHFDC: Procure a developer to construct housing and supporting on-site infrastructure for the Project. HHFDC to provide up to \$5M from HHFDC’s Dwelling Unit Revolving Fund as an interim loan to the developer; as well as coordinate with UH on the various phases of the Project.

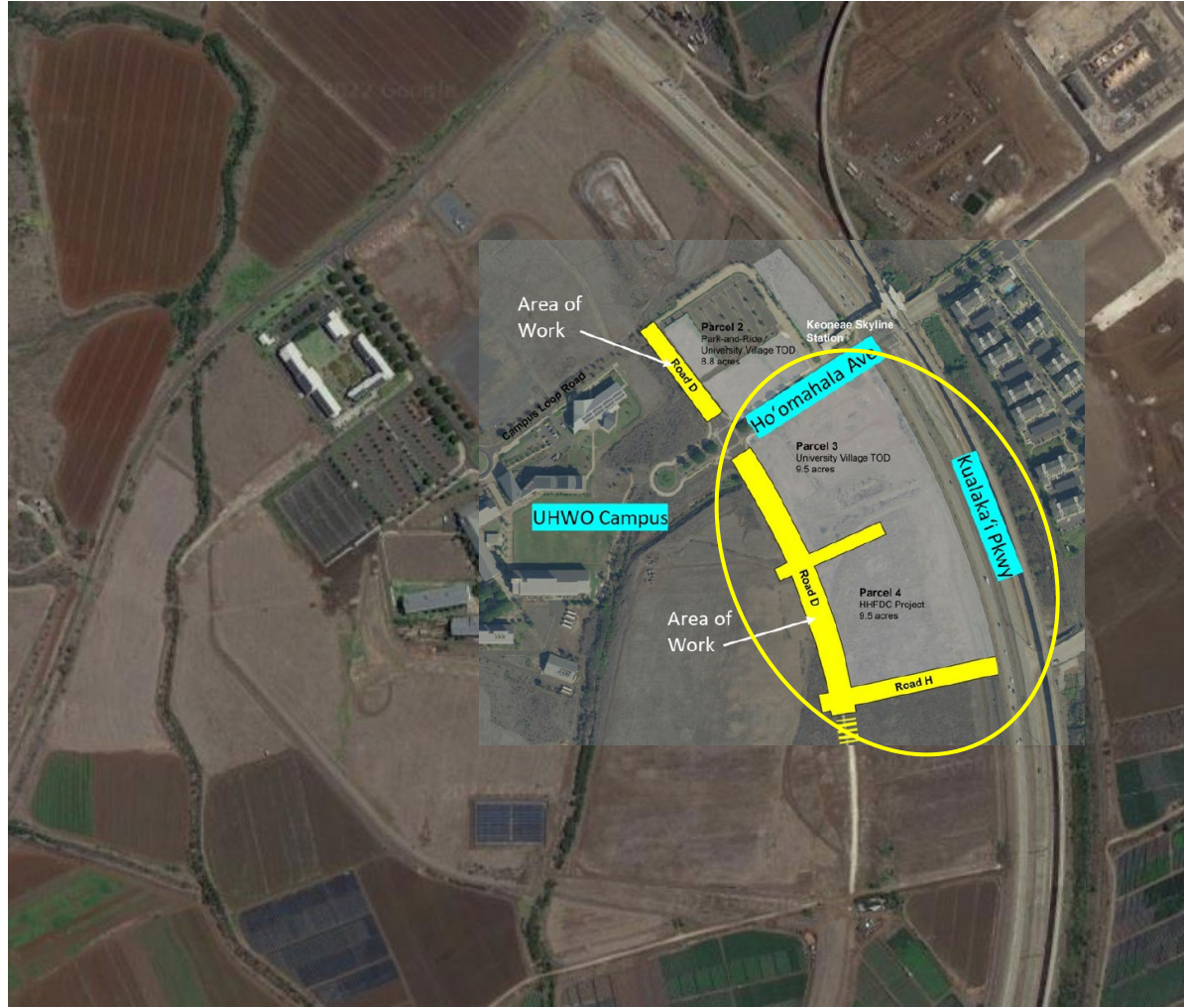
UH: Provide a ground lease to the selected developer (pending future Board of Regents (BOR) approval). Seek approval to subdivide parcels for the Project and rights-of-way for roadways to be dedicated to the City.

UH Update



- UH BOR authorization to enter into the Memorandum of Agreement between UH, HCDA, and HHFDC on March 21, 2024.
- Memorandum of Agreement between UH, HCDA, and HHFDC executed on April 23, 2024.
- Construction Right of Entry Agreement between UH and HCDA for development of On-Site Infrastructure executed on September 6, 2024.
- Coordinating with HHFDC on the preparation of a Request for Proposals (RFP) solicitation for the development of a mixed-use project including market and affordable housing and commercial space (Workforce Housing).

HCDA Update

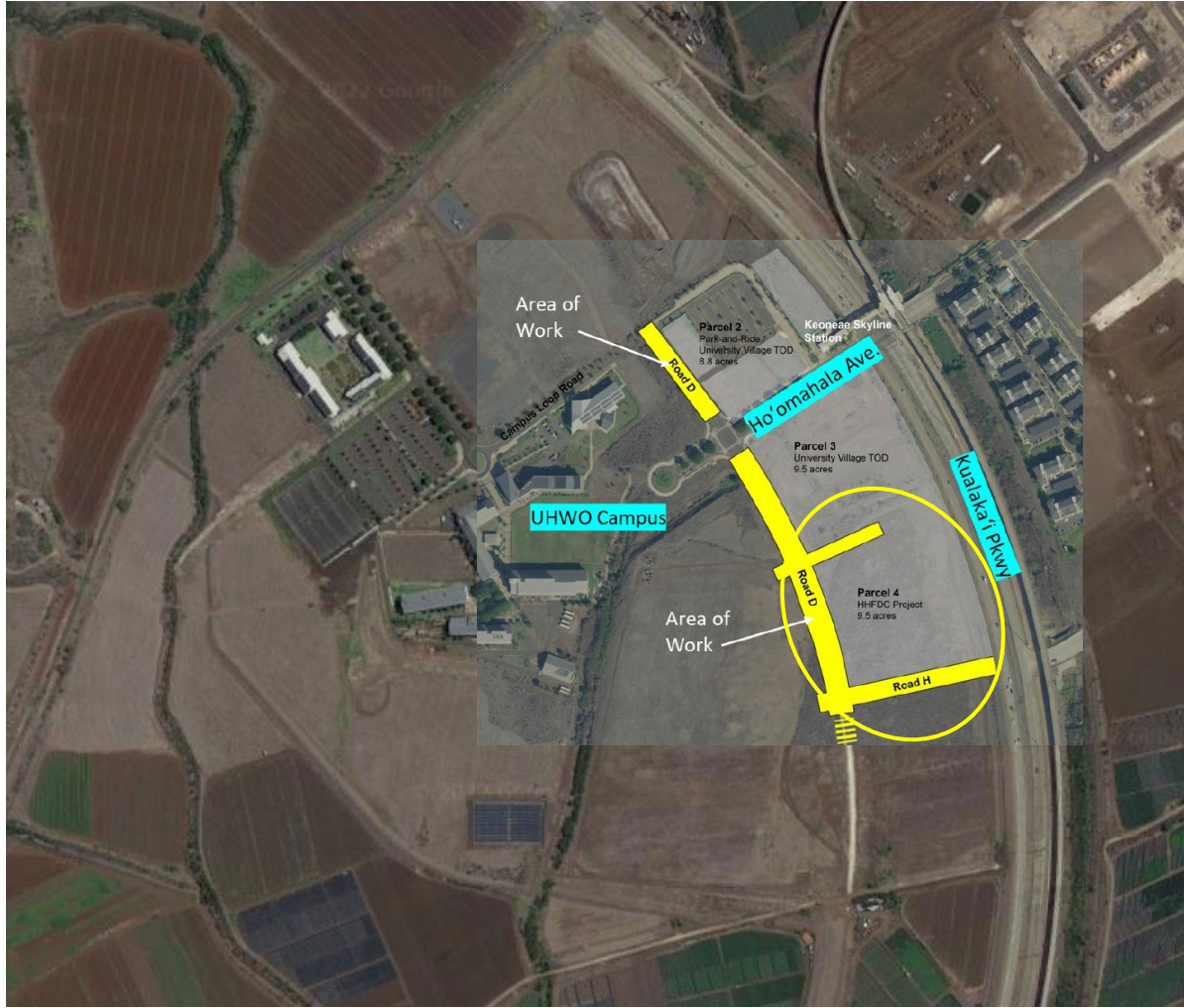


On-Site Infrastructure

Phase I (Parcels 3 and 4):

- The Work: Goodfellow Bros. LLC (GBI) issued a “Notice to Proceed” in July 2024 to commence work for the design and construction of on-site infrastructure improvements. Infrastructure includes road and related improvements, utilities to support the planned mixed use development for Parcels 3 and 4.
- Current Site Work: Soils and Other Test Work.
- Construction Start Date: Not yet confirmed
- Construction Completion Date: GBI construction contract end date is July 2027 with options to extend the end date to 2029.
- Construction Impacts: Construction will be coordinated with the UHWO to ensure minimal impact on students and staff.

HHFDC Update



Workforce Housing

RFP Objective: Procure a developer to construct for-sale leasehold or rental housing targeted to Hawai'i residents, and to provide a revenue stream to the University.

RFP Anticipated Timeline:

May 2025: Issue RFP

August 2025: Proposals due

November 2025: Developer selection

March 2026: Developer approval

Key RFP Features:

- \$5M of funding to be provided by HHFDC to support design and planning work.
- Seeking annual lease rent to the University.

Private Film Studio Update



Private Film Studio

ISP Objective: Soliciting proposals from qualified developers interested in developing land adjacent to UH West O'ahu for a private film studio and other mixed-use/commercial uses.

Timeline:

June 2023: Issue ISP

October 2023: Proposals due

January 2024: Developer selection of Island Film Group

September 2024: Developer signed Exclusive Negotiations Agreement

September 2025: Developer approval

Key ISP Features:

- 34 acres of undeveloped land
- Adjacent to UHWO campus and Academy of Creative Media
- Ground Lease and Development Agreement subject to UH Board of Regents approval

UHWO Non-Campus Lands Urban Design Plan Update

Study Area:

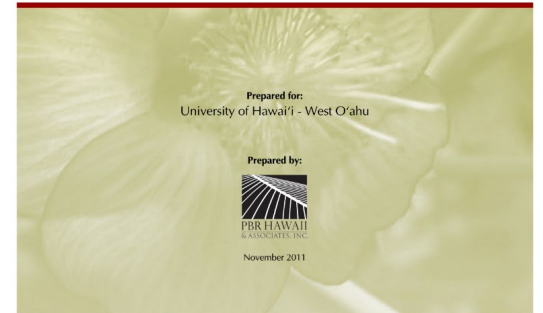
- UHWO Non-Campus Lands are now referred to as the University District Lands (UDL)
- Focus of the UDP is on the University District Lands (does not include the UHWO Campus)

Scope of Work:

- In conjunction with the Long Range Development Plan (LRDP), establishes a vision and guidelines for UDL development
- Updates 2011 Urban Design Plan (UDP) to reflect updates from:
 - LRDP for the UHWO campus and UDL,
 - Revised 'Ewa Development Plan,
 - East Kapolei Neighborhood TOD Plan (EKNTOD Plan),
 - Special District zoning and LUO revisions



University of Hawai'i – West O'ahu Non-Campus Lands
URBAN DESIGN PLAN



UHWO Non-Campus Lands Urban Design Plan Update

Tasks Completed

- Prepared draft UDP outline and comparison table of UDP with updated policies from EKTODNP and City TOD Special District zoning
- Discussions with DPP on streamlining the UDP to avoid redundancy and inconsistencies as noted from comparison table analysis
- Refinement of LRDP based on consultation with City Department of Planning and Permitting (DPP) and other agency input, including refinements and revisions to:
 - land uses-including mixed uses/film studio, park, and school; and
 - roadway configuration, widths, and sections
- Coordination with DPP on proposed zoning revisions and TOD boundary based on plan revisions and agency input

Agency Consultation

- Meetings and site visit to UDL with DPP
- Meetings with City Department of Parks and Recreation (DPR) on the siting and sizing of the proposed public park
- Meetings with the State Department of Education (DOE) on school siting and requirements
- Meetings with State DOT on Farrington Highway Roadway widening project
- Meetings/coordination with the City-DPP and Department of Transportation Services, State-Office of Planning and Sustainable Development, and Hawai'i Community Development Authority on infrastructure and incorporating complete streets requirements for proposed roads

NEXT STEPS

- Continued coordination with DPP on proposed zoning for the property as it moves through review and adoption
- Consultant currently preparing Draft UDP for submittal to UHWO for review