



University of the Nations, Kona, Inc. Final EIS

December 3, 2025

LUC Docket No. Ao2-737 (U of N Bencorp)



Introduction

- David Joel Hamilton, President of UNK
 - Background on UNK, what it does, and the services it provides
 - Why UNK is seeking to expand its existing campus
- Jeffrey H. Overton, G70, Principal Planner
 - Land use planning overview for the Petition Area
 - Master Plan Update
 - Final EIS

Petition Area





David Joel Hamilton

President of University of the Nations Kona, Inc.



Background and Role at UNK

- Educational Background
- Professional Background
- Current Role at UNK
- Role with Master Plan Update



Organizational Overview

- Youth With A Mission (YWAM)
 - What YWAM does: Share. Care. Train.
 - Global missionary movement founded in 1960
 - 6,000,000+ have served through YWAM's programs
- University of the Nations
 - Network of mission-based educational institutions
 - 750+ campuses in 163 countries
 - 30,000+ students around the world annually
- University of the Nations, Kona, Campus
 - Established at current campus in 1978
 - 55,000 students since 1978

YWAM/UofN Locations



YWAM/UofN Locations



YWAM/UofN Locations



YWAM/UofN Locations



YWAM/UofN Locations



YWAM/UofN Locations



YWAM/UofN Locations



UNK Existing Campus in Kona



UNK Existing Campus in Kona



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History of Service to Kona Community

- Aloha Kona Urgent Care
- Hawai'i Department of Human Services
- Kama'aina Hale affordable housing project
- Kona clean-up crews
- Wrap Around Foster Care program
- Family Friday's childcare program
- Support and food distribution for homeless community
- Kona Kids Outreach
- Kealahou Intermediate School tutoring services
- Academic and athletic support for Kona high schools
- Holoholo sports and activities programs
- Tree planting at Pu'u Wa'awa'a Wildlife Sanctuary



History of Service to Kona Community

- Ocean View dentistry and medical outreach
- Kosrae translation projects
- Marshallese community development initiatives
- Haleo Hawaiian language classes
- Hawai'i First Responder Invitational Fitness Competition
- Strength conditioning for Hawai'i County SWAT team and police officer training
- Support for Big Brother Big Sister events on campus
- Pu'uhoonua O Hawai'i Marae Association's Marae Village low-income housing initiative
- Support for the Ironman Triathlons



Why UNK is Seeking to Expand Campus

- Accommodate future enrollment projections
- Provide additional on-campus housing for students and staff
- Expand capacity to educate students and their families, and provide services
- Provide needed recreational and performative arts facilities



Jeffrey H. Overton

AICP, LEED AP

Principal Planner, Group 70 International, Inc.



Overview

- Land planning overview of the Petition Area
- Chapter 343 process to date
- Master Plan Update
- Technical studies supporting Final EIS
- Findings of Final EIS
- Content requirements and determination

Petition Area

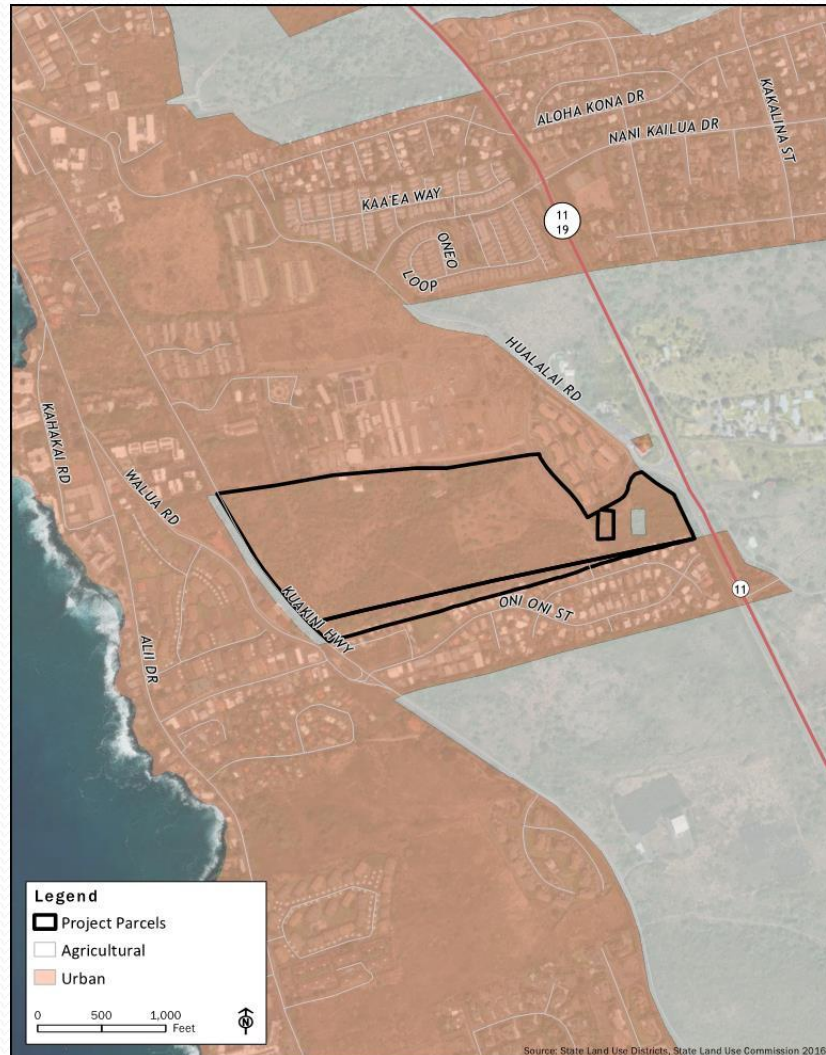




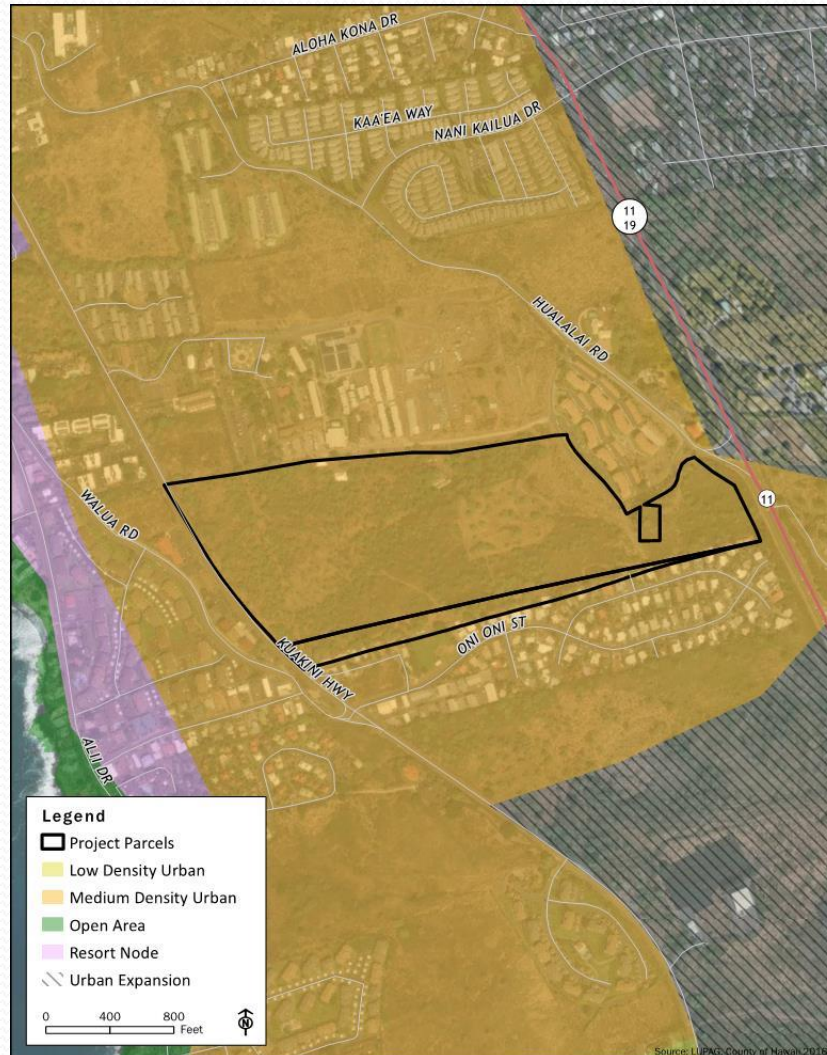
Land Use Planning Overview

- State Land Use District
 - Urban
- County General Plan Land Use Planning Allocation Guide (LUPAG) Map
 - Medium Density Urban
- County Kona Community Development Plan
 - Kona Urban Area
 - Neighborhood Transit Oriented Development (TOD)

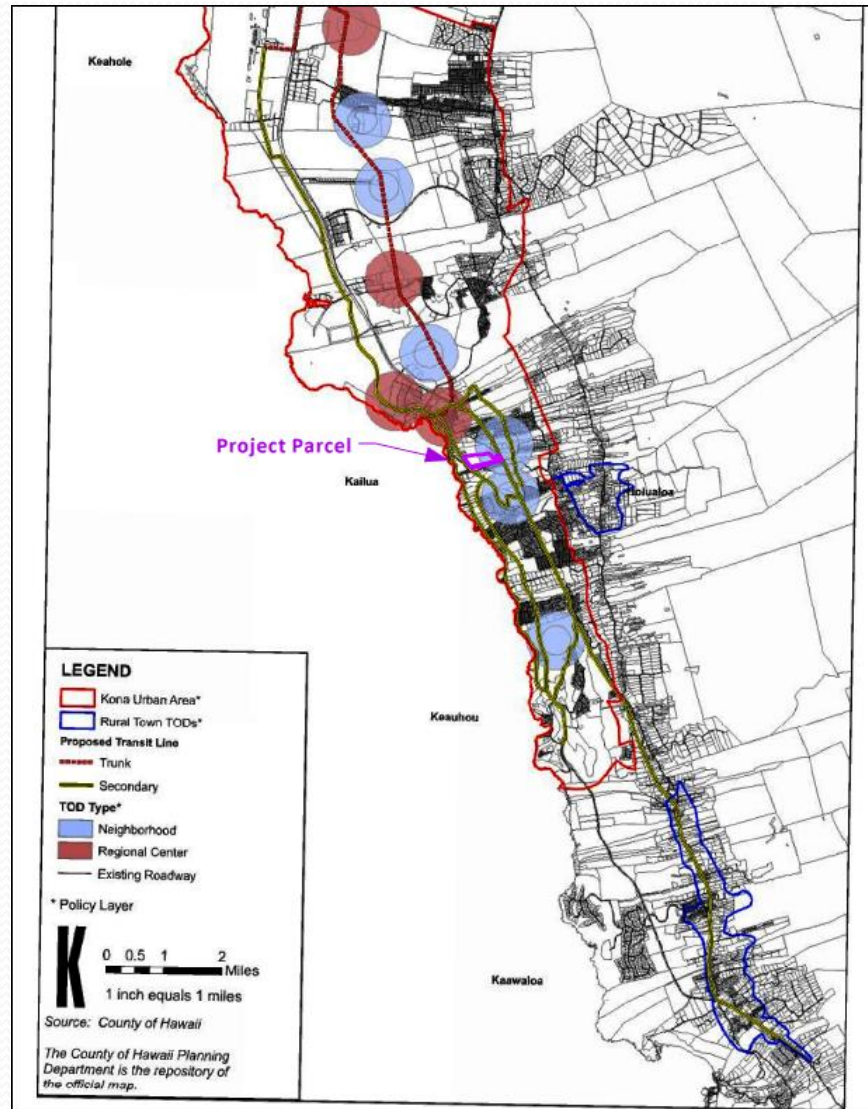
State Land Use District



County General Plan LUPAG



Kona Community Development Plan



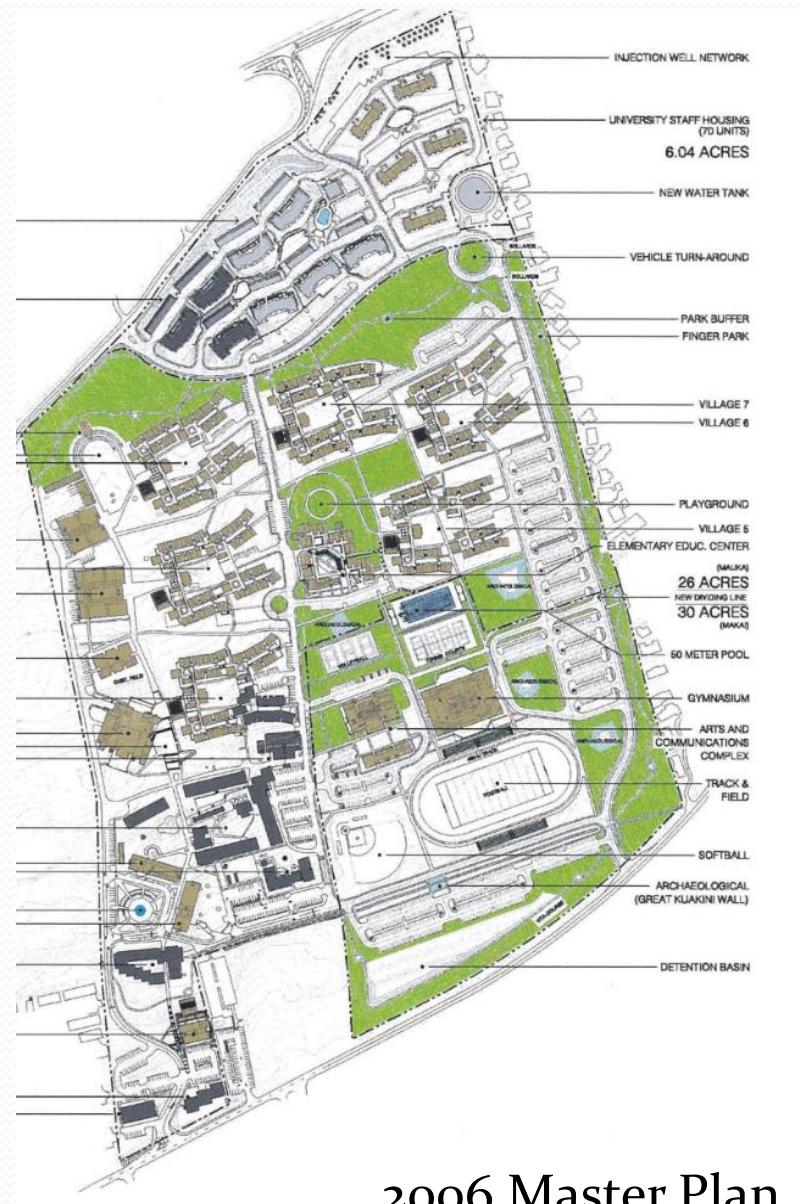
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Petition Area's Agricultura Potential

- Soils
 - Land Study Bureau -- "E" or "very poor"
 - Ag. Lands of Importance to State of Hawai'i -- "Unclassified"
- Rainfall
- Topography
- Adjacent to existing urban uses



2003 Master Plan



2006 Master Plan

Updated Master Plan

LEGEND:

- PHASE I
- PHASE II
- PHASE III



- **Site adjustments and facility relocation** -- better access for community
- **Additional dorms in Phase II** for long-term staff -- response to comments from the Commission at last status report
- **Maintained open spaces** -- minimize potential for impacts and harmonize with setting
- **Maintained commitment to utilizing Petition Area to work with existing topography and minimize grading**



EIS Timeline

EIS Prep Notice
Publication
Public Scoping Meeting

March 2021

Draft EIS Publication
& Comment Period

February 2024

Final EIS
Publication

June 2025

Second Final EIS
Publication

November 2025

February 2021

December 2023

April 2025

July 2025

LUC Determined:

- EIS required for the Master Plan Update
- LUC is the accepting authority

Pre-Draft EIS
Submitted to LUC

Pre-Final EIS
Submitted to LUC

Final EIS
Withdrawn

Supporting Technical Studies

- **Environmental Planning Report**
G70 - Planning & Civil
- **Preliminary Infrastructure Assessment**
G70 - Civil
- **Infrastructure Conceptual Master Plan**
G70 - Civil
- **Natural Resources Surveys**
AECOS, Inc.
- **Mobility Analysis Report**
Fehr & Peers, Inc.
- **Water Supply Study**
Tom Nance Water Resource Engineering
- **Acoustic Study**
Y.Ebisu & Associates
- **Archaeological Inventory Study**
Rechtman Consulting (SHPD approved)
- **Archaeological Data Recovery Plan,**
Rechtman Consulting
- **Preservation Plan**
Rechtman Consulting (SHPD approved)
- **Burial Treatment Plan**
Rechtman Consulting (Burial Council and SHPD approved)
- **Dismantling/Restoration Plan**
ASM Affiliates
- **Cultural Impact Assessment**
ASM Affiliates
- **Ka Pa'akai O Ka 'Aina Analysis**
ASM Affiliates

Findings

Natural Environment:

- Geology, Topography & Soils
 - + Implementation of BMPs during the phased buildout
 - + Low agricultural potential
- Natural Hazards
 - + Minimize wildfire risk
 - + Additional emergency shelter
- Biological Resources
 - + Attentiveness to nesting/fledging season during phased buildout
 - + Improve overgrown conditions
 - + Shielded outdoor lighting

Findings

Natural Environment:

- Archaeological & Cultural Resources
 - + Preservation of identified archaeological resources, as recommended
 - + Continued access
- Surface Water and Groundwater
 - + Integration of LID & maintenance of open space
 - + Integrate findings from the Keauhou Adaptive Management Plan for future water well development

Findings

Human Environment:

- Infrastructure
 - + Alternative sources for non-potable water needs
 - + New water well development to support the greater Kailua-Kona area
 - + Continued consultation with the County
- Traffic
 - + Second point of access along Kuakini Highway
 - + Increase in on-site dorming to reduce commuters
- Noise
 - + Construction of walls
 - + Notice to adjacent neighbors

Findings

Human Environment:

- Views
 - + Protection of mauka and makai views
- Air Quality and Greenhouse Gas
 - + Dust control management plan
 - + Integration of green infrastructure
- Economic Conditions
 - + Job growth and construction expenditures
 - + Conformance with urban growth in County plans
- Public Facilities & Services
 - + Additional recreational facilities
 - + Additional educational facilities



Plans & Policies

- Federal Policies – Coastal Zone Management Act & American with Disabilities Act
- State – State Plan, EIS Guidelines, State Functional Plan, 2050 Sustainability Plan & Coastal Zone Management Program
- County – General Plan, Kona Community Development Plan, Kailua-Kona Master Plan, County Zoning, Water Use and Development Plan



Comments & Response

- 9 agencies and 1 individual provided scoping comments on EISPN
- 10 Agencies provided comments on the Draft EIS
- All comments addressed in the Final EIS



Determination

- + Master Plan is carefully designed to expand UNK's existing campus while minimizing adverse effects
- + Careful evaluation of the Master Plan Update with measures to minimize potential environmental effects during the buildout and long-term operation
- + Master Plan Update is consistent with Federal, State, and County Plans & Policies
- + Master Plan will expand urban opportunities as identified in the County General Plan
- + Master Plan Update will provide new improved facilities at the campus for students and the Kailua-Kona community



EIS Procedural Requirements

1. Publication of EIS Preparation Notice
2. Public Scoping Meeting
3. Draft EIS & Response to EIS Scoping Comments
4. Final EIS & Response to Draft EIS Comments

Draft EIS Content Requirements

As identified in HAR §11-200.1-24, the Draft EIS is to include:

- Description of the Action & Alternatives
- Analysis of Environmental Setting and Probable Impact on the Natural and Human Environment with Mitigation Measures to Avoid, Minimize, or Reduce Impacts
 - Cumulative impacts
 - Secondary effects
 - Impacts that cannot be avoided
- Relationship to Land Use and Natural or Cultural Plans, Policies, and Controls
- Relationship Between Short-term and Long-term Productivity of the Environment
- Irreversible and Irretrievable Commitments of Resources
- Unresolved Issues
- Summary of Oral Comments at the Scoping Meeting
- Reproduction and Response to Written Scoping Comments

Final EIS Content Requirements

As identified in HAR §11-200.1-27, the Final EIS is to include:

- Draft EIS Requirements and Substantive Comments Provided on the Draft EIS
- Identification of Individuals & Agencies Consulted and Commented on Draft EIS
- Format to Easily Distinguish Changes from Draft EIS

Determination on Acceptability

EIS has been prepared following the requirements of HRS Chapter 343 and HAR 11-200.1

- 1. The procedures for assessment, consultation process, review, and the preparation and submission of the EIS, from proposal of the action to publication of the Final EIS, have all been completed satisfactorily as specified in this chapter.*
- 2. The EIS content requirements have been satisfied.*
- 3. Comments submitted during the review process have received responses satisfactory to the accepting authority, including properly identifying comments as substantive and responding in a way commensurate to the comment, and have been appropriately incorporated into the Final EIS.*

MAHALO!