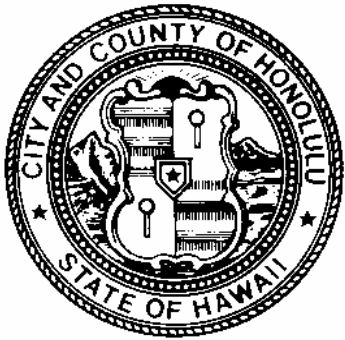


# **ANNUAL REPORT**

**ON THE STATUS OF LAND USE ON OAHU**

**Fiscal Year 2008**



**City and County of Honolulu  
Honolulu, Hawaii**

**David K. Tanoue, Director  
Department of Planning and Permitting**

**December 2009**

# TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
<b>INTRODUCTION</b> .....	1	<b>SECTION III – Revisions to Land Use Plans, and the Status of Infrastructure Projects</b>	
<b>SECTION I – A Summary of Land Use and Population Trends</b>		<b>CHANGES TO THE DEVELOPMENT PLANS</b> .....	20
Figure I-A: State Land Use Districts.....	2	Table III-1: State Land Use District Boundary Changes on Oahu .....	22
Table I-1: State Land Use Districts.....	2	Table III-2: Zone Changes Approved This Fiscal Year .....	23
Figure I-B: Population Trends vs. General Plan Policy.....	4	Table III-3: Public Infrastructure Maps – Status of Projects Being Implemented.....	24
Table I-2: Population Trends vs. General Plan Policy.....	5		
Table I-3: Growth Projections by DP Area .....	6		
<b>SECTION II – The Status of Residential and Golf Course Projects</b>			
Table II-1: Housing Construction Plans on Oahu .....	9		
Table II-2: Upcoming Major Housing Projects .....	14		
Table II-3: Affordable Housing Construction on Oahu as Required by Unilateral Agreements .....	15		
Table II-4: Construction Schedule for Golf Course Developments .....	19		

# INTRODUCTION

This **Annual Report on the Status of Land Use on Oahu** reports on population trends, housing construction activities, land use approvals, the status of selected City infrastructure projects, and other trends pertaining to the City's eight regional plans, called Development Plans for the two areas where growth is encouraged and Sustainable Communities Plans for the remaining six areas. This report is required by Section 6-1503(d) of the City Charter.

The focus of this report is on the physical development of the island in each of the eight regions, referred to as Development Plan (DP) areas. The report consists of tables showing: (1) the existing and projected population, visitor units, housing units, and jobs, (2) the progress being made on individual housing developments and golf courses, and (3) revisions to the regional plans and selected land use approvals and infrastructure projects. This information is provided to help the City Council, the development community, and interested citizens understand how growth is occurring and how the development objectives of the City and County of Honolulu are being met. The goal is to provide meaningful measures of progress on how each DP area is moving toward its envisioned future.

This report is organized into three sections as follows:

## **Section I – A Summary of Land Use and Population Trends**

This section covers: (1) the distribution of land on Oahu by State Land Use District, (2) population distribution on Oahu by DP area from 1980 to 2025, along with the City's General Plan population distribution guidelines for 2025, and (3) projections to 2030 by DP area of future population, visitor units, housing units, and jobs.

## **Section II – The Status of Residential and Golf Course Projects**

Two tables detail the progress being made on significant housing projects; a third covers past and present projects where affordable housing is required by unilateral agreement; and a fourth covers announced golf course plans. This information is based on a survey of project developers, as supplemented by developer announcements, City permit applications, and adopted unilateral agreements.

## **Section III – Revisions to Land Use Plans, and the Status of Infrastructure Projects**

This section reports on revisions made to various plans and maps. First, it gives a status report on the City's eight regional plans and their required Five-Year Reviews. Second, it summarizes project-specific land use changes, such as rezonings and changes to the State Land Use District boundaries. Third, it lists the current status of the City's active Public Infrastructure Map projects, based on a survey of City agencies.

## **SECTION I**

### **A SUMMARY OF LAND USE AND POPULATION TRENDS**

Figure I-A  
STATE LAND USE DISTRICTS

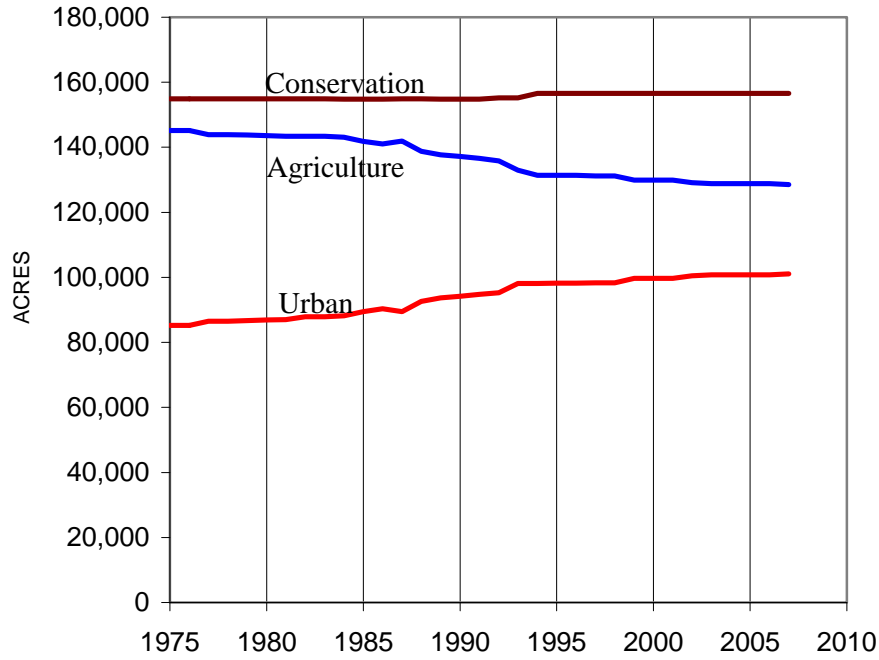


Table I-1  
STATE LAND USE DISTRICTS  
(in acres, as of December 31 each year)

Year	Urban	Agricultural	Conservation	Oahu Total <sup>1</sup>
2007	101,051	128,523	156,614	386,188
2006	100,764	128,810	156,614	386,188
2005	100,730	128,839	156,619	386,188
2004	100,730	128,839	156,619	386,188
2003	100,730	128,839	156,619	386,188
2002	100,730	128,839	156,619	386,188
2001	100,730	128,839	156,619	386,188
2000	100,447	129,122	156,619	386,188
1995	98,221	131,349	156,618	386,188
1990	95,228	135,789	155,171	386,188
1985	89,420	141,886	154,882	386,188
1980	87,894	143,434	154,860	386,188
1975	86,489	143,903	154,908	385,300
1970	83,228	145,151	156,921	385,300

<sup>(1)</sup> Oahu totals change over time because of land area recalculations to account for the reef runway, coastal area changes, etc.

**SOURCE:** State Land Use Commission

**Explanatory Notes to Figure I-B and Table I-2**  
**POPULATION TRENDS VERSUS GENERAL PLAN POLICY**

Population distribution is a specific concern of the General Plan (GP). The GP policy for population distribution is set forth in Population Objective C, which contains four policies for the attainment of a population distribution that "will allow the people of Oahu to live and work in harmony."

The first three policies lay out the directed growth policy of the City and County of Honolulu. This fundamental policy, which has remained essentially intact since the GP was first adopted in 1977, aims to: (1) promote the full development of the Primary Urban Center (PUC), (2) encourage growth in the secondary urban center at Kapolei and in the urban fringe areas in Ewa and Central Oahu to meet housing needs not available in the PUC, and (3) discourage significant growth in the remaining urban fringe and rural areas of Oahu. The fourth policy of Population Objective C is a table of percentages depicting the population distribution on Oahu among the eight Development Plan (DP) areas in a planning horizon of approximately 20 years. The percentages illustrate a distribution of the island's population that is consistent with the directed growth policy. More importantly, the percentages provide a means to guide the distribution of development capacities so as to realize the directed growth policy.

In August 2004, the State Department of Business, Economic Development and Tourism released a new series of population and economic projections for the counties in 5-year increments to the year 2030. Based on this projection series, the Department of Planning and Permitting projected the likely population distribution among the eight DP areas, taking into account: (1) the amended GP population policy, (2) the potential for housing in accordance with the land use policies given in each area's Development Plan or *Sustainable Communities Plan*, (3) the progress being made on known developments, and (4) realistic expectations of Oahu's future housing market and economy.

The population projections for the years 2010, 2020, and 2025 are shown in Table I-2, along with the actual population counts from the 1980, 1990, and 2000 U.S. Census. The population numbers are given in the bottom portion while the percentage breakdown by DP area is given on top. The policy 4 population percentages by DP area for the year 2025 are also shown for comparison.

The results shown in Table I-2 are presented graphically in Figure I-B. Each group of bars shows the changing population shares of a DP area in 10-year intervals from 1980, ending in 2025. The Policy 4 population percentages are shown as a black line across the bars.

Figure 1-B  
Population Trends vs. General Plan Policy

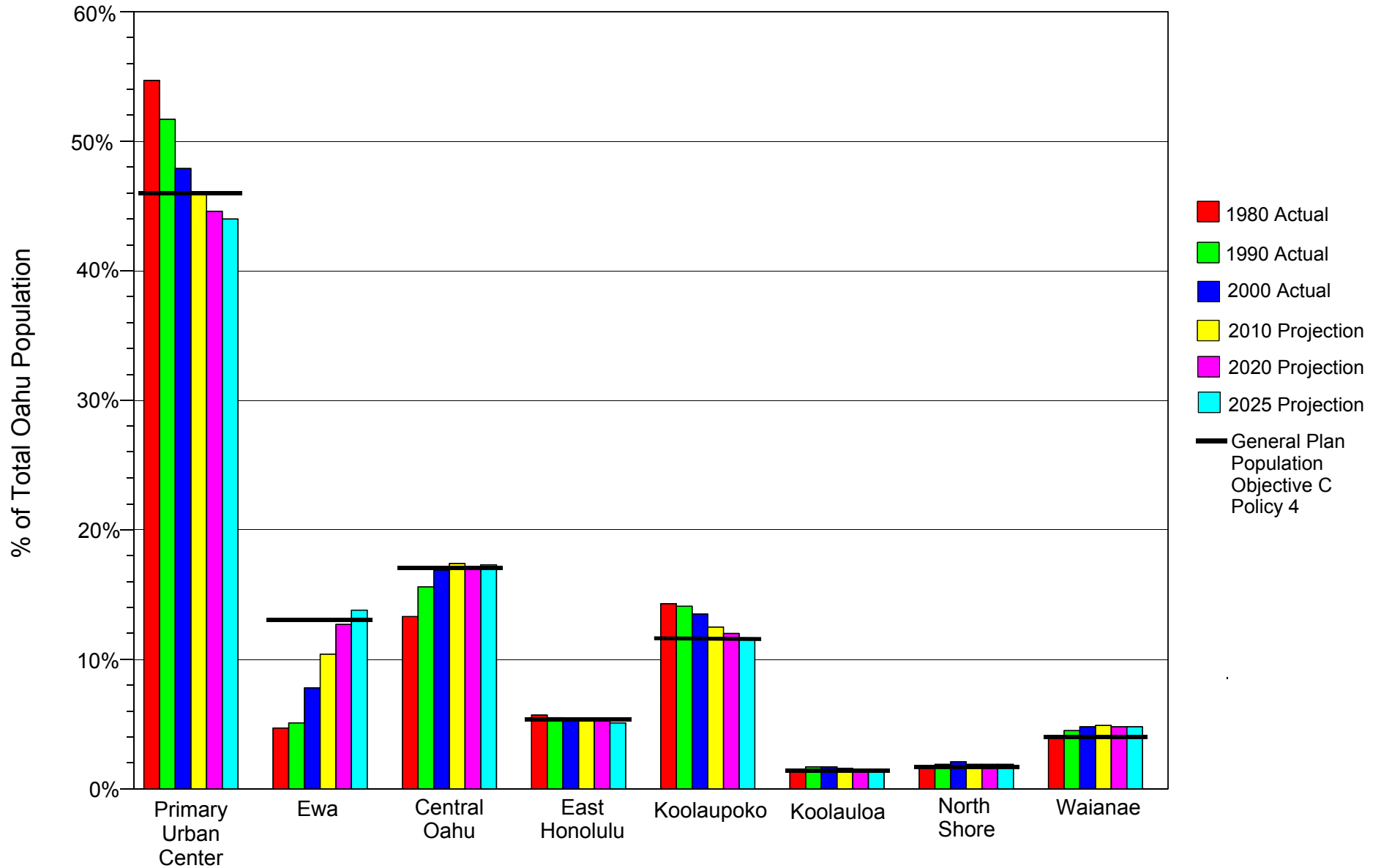


Table I-2  
**POPULATION TRENDS VERSUS GENERAL PLAN PERCENTAGES**

Development Plan Area	% of Actual Population			% of Projected Population			General Plan Percentage for 2025 <sup>1</sup>
	1980	1990	2000	2010	2020	2025	
Primary Urban Center	54.7%	51.7%	47.9%	45.9%	44.6%	44.0%	46.0%
Ewa	4.7%	5.1%	7.8%	10.4%	12.7%	13.8%	13.0%
Central Oahu	13.3%	15.6%	16.9%	17.4%	17.1%	17.3%	17.0%
East Honolulu	5.7%	5.5%	5.3%	5.4%	5.3%	5.1%	5.3%
Koolaupoko	14.3%	14.1%	13.5%	12.5%	12.0%	11.6%	11.6%
Koolauloa	1.4%	1.7%	1.7%	1.6%	1.5%	1.5%	1.4%
North Shore	1.7%	1.9%	2.1%	1.9%	1.9%	1.9%	1.7%
Waianae	4.1%	4.5%	4.8%	4.9%	4.8%	4.8%	4.0%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
	Actual Population			Projected Population			
Primary Urban Center	417,240	432,023	419,333	418,700	432,500	437,800	
Ewa	35,523	42,931	68,696	94,500	123,100	137,700	
Central Oahu	101,685	130,526	148,208	159,000	166,100	171,600	
East Honolulu	43,213	45,654	46,735	49,100	51,200	50,400	
Koolaupoko	109,373	117,694	117,999	114,200	116,100	115,000	
Koolauloa	10,983	14,263	14,546	14,200	14,900	15,200	
North Shore	13,061	15,729	18,380	17,700	18,800	19,100	
Waianae	31,487	37,411	42,259	44,500	46,800	47,800	
<b>TOTAL</b>	<b>762,565</b>	<b>836,231</b>	<b>876,156</b>	<b>911,800</b>	<b>969,500</b>	<b>994,600</b>	

<sup>1</sup> General Plan Population Objective C Policy 4

Note: Parts may not sum to totals because of rounding

SOURCE: U.S. Census; Department of Planning and Permitting

Table I-3  
**GROWTH PROJECTIONS BY DP AREA**  
(2000 - 2035)

Part 1. RESIDENT POPULATION										Part 2. VISITOR UNITS				
Development Plan Area	Number of Residents				Share of Oahu Total				2000 to 2035		Number		Share	
	Actual	Projected			Actual	Projected			Increase <sup>1</sup>	% In-crease	2000	2035	2000	2035
	2000	2015	2025	2035	2000	2015	2025	2035			2000	2035	2000	2035
<b>Primary Urban Center</b>	419,333	427,429	437,818	447,715	48%	45%	44%	43%	28,382	7%	34,170	30,142	94%	76%
<b>Ewa</b>	68,696	107,234	137,721	164,556	8%	11%	14%	16%	95,860	140%	392	7,204	1%	18%
<b>Central Oahu</b>	148,208	161,999	171,595	181,423	17%	17%	17%	17%	33,215	22%	207	202	1%	1%
<b>East Honolulu</b>	46,735	51,119	50,400	48,843	5%	5%	5%	5%	2,108	5%	371	352	1%	1%
<b>Koolaupoko</b>	117,999	115,631	114,975	111,594	13%	12%	12%	11%	-6,405	-5%	60	71	0%	0%
<b>Ko'olau Loa</b>	14,546	14,592	15,150	15,452	2%	2%	2%	1%	906	6%	595	1,401	2%	4%
<b>North Shore</b>	18,380	18,325	19,126	19,517	2%	2%	2%	2%	1,137	6%	17	27	0%	0%
<b>Waianae</b>	42,259	45,518	47,847	49,217	5%	5%	5%	5%	6,958	16%	509	206	1%	1%
<b>OAHU TOTAL</b>	<b>876,156</b>	<b>941,800</b>	<b>994,600</b>	<b>1,038,300</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>162,200</b>	<b>19%</b>	<b>36,321</b>	<b>39,600</b>	<b>100%</b>	<b>100%</b>
<b>Annual Growth Rate</b>		0.5%	0.5%	0.4%					0.5%		0.2%			

Part 3. HOUSING UNITS													
Development Plan Area	Number of Housing Units				Share of Oahu Total				2000 to 2035		Estimated Total Units at Buildout	Housing Capacity Remaining as of:	
	Actual	Projected			Actual	Projected			Increase	% In-crease		2000	2035
	2000	2015	2025	2035	2000	2015	2025	2035			2000	2035	
<b>Primary Urban Center</b>	171,773	184,935	196,197	207,218	54%	52%	51%	50%	35,445	21%	214,114	42,341	6,896
<b>Ewa</b>	20,797	34,341	45,669	56,344	7%	10%	12%	14%	35,547	171%	75,651	54,854	19,307
<b>Central Oahu</b>	45,878	53,121	58,343	63,784	15%	15%	15%	15%	17,906	39%	71,007	25,129	7,223
<b>East Honolulu</b>	17,099	19,745	20,141	20,141	5%	6%	5%	5%	3,042	18%	20,141	3,042	0
<b>Koolaupoko</b>	36,964	38,185	39,280	39,280	12%	11%	10%	9%	2,316	6%	39,280	2,316	0
<b>Ko'olau Loa</b>	4,473	4,737	5,098	5,372	1%	1%	1%	1%	899	20%	6,315	1,842	943
<b>North Shore</b>	6,648	6,994	7,563	7,966	2%	2%	2%	2%	1,318	20%	8,162	1,514	196
<b>Waianae</b>	12,356	14,060	15,298	16,242	4%	4%	4%	4%	3,886	31%	17,365	5,009	1,123
<b>OAHU TOTAL</b>	<b>315,988</b>	<b>356,100</b>	<b>387,600</b>	<b>416,300</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100,400</b>	<b>32%</b>	<b>452,035</b>	<b>136,047</b>	<b>35,700</b>
<b>Annual Growth Rate</b>		0.8%	0.9%	0.7%					0.8%				

NOTE: All projected "Oahu Total" counts are rounded to the nearest 100. In addition, percentage shares by DP area may not sum to 100% due to rounding.

<sup>(1)</sup> Areas with negative increases should be interpreted as stable communities with little or no growth expected. The negative population is caused by declines in household size that negated any population increases from housing unit gains.

Table I-3 (continued)  
**GROWTH PROJECTIONS BY DP AREA**  
(2000 - 2035)

Part 4. JOBS BY INDUSTRY														
Development Plan Area	TOTAL JOBS		Military		Government		Industrial		Service <sup>(2)</sup>		Retail		Other <sup>(3)</sup>	
	2000	2035	2000	2035	2000	2035	2000	2035	2000	2035	2000	2035	2000	2035
<b>% of Job Total</b>	<b>100%</b>	<b>100%</b>	8%	6%	7%	6%	6%	5%	46%	51%	19%	18%	14%	14%
<b>Primary Urban Center</b>	<b>362,840</b>	<b>433,339</b>	14,780	15,237	27,639	30,874	24,631	24,602	177,362	220,168	70,928	80,189	47,500	62,269
<b>Ewa</b>	<b>19,938</b>	<b>103,434</b>	1,056	1,096	1,045	3,714	2,245	4,752	8,144	55,544	2,483	19,798	4,965	18,530
<b>Central Oahu</b>	<b>50,525</b>	<b>83,586</b>	12,673	13,067	3,465	3,870	2,296	3,302	16,709	42,833	8,382	11,050	7,000	9,464
<b>East Honolulu</b>	<b>7,563</b>	<b>7,066</b>	0	0	265	292	230	230	4,244	4,239	1,504	1,504	1,320	801
<b>Koolaupoko</b>	<b>41,241</b>	<b>42,420</b>	11,318	11,671	2,264	2,530	1,150	1,150	16,300	17,396	6,433	6,485	3,776	3,188
<b>Ko'olau Loa</b>	<b>5,899</b>	<b>6,844</b>	0	0	146	163	109	109	3,765	4,622	1,020	1,151	859	799
<b>North Shore</b>	<b>4,924</b>	<b>4,437</b>	511	527	64	77	392	392	1,694	1,702	1,147	1,147	1,116	592
<b>Waianae</b>	<b>8,199</b>	<b>7,254</b>	100	103	421	471	119	119	4,544	4,347	1,327	1,327	1,688	887
<b>OAHU TOTAL</b>	<b>501,129</b>	<b>688,400</b>	<b>40,438</b>	<b>41,700</b>	<b>35,309</b>	<b>42,000</b>	<b>31,172</b>	<b>34,700</b>	<b>232,762</b>	<b>350,900</b>	<b>93,224</b>	<b>122,700</b>	<b>68,224</b>	<b>96,500</b>
<b>Annual Growth Rate</b>	<b>0.9%</b>		<b>0.1%</b>		<b>0.5%</b>		<b>0.3%</b>		<b>1.2%</b>		<b>0.8%</b>		<b>1.0%</b>	
<b>Primary Urban Center</b>	<b>72%</b>	<b>63%</b>	37%	37%	78%	74%	79%	71%	76%	63%	76%	65%	70%	65%
<b>Ewa</b>	<b>4%</b>	<b>15%</b>	3%	3%	3%	9%	7%	14%	3%	16%	3%	16%	7%	19%
<b>Central Oahu</b>	<b>10%</b>	<b>12%</b>	31%	31%	10%	9%	7%	10%	7%	12%	9%	9%	10%	10%
<b>East Honolulu</b>	<b>2%</b>	<b>1%</b>	0%	0%	1%	1%	1%	1%	2%	1%	2%	1%	2%	1%
<b>Koolaupoko</b>	<b>8%</b>	<b>6%</b>	28%	28%	6%	6%	4%	3%	7%	5%	7%	5%	6%	3%
<b>Ko'olau Loa</b>	<b>1%</b>	<b>1%</b>	0%	0%	0%	0%	0%	0%	2%	1%	1%	1%	1%	1%
<b>North Shore</b>	<b>1%</b>	<b>1%</b>	1%	1%	0%	0%	1%	1%	1%	0%	1%	1%	2%	1%
<b>Waianae</b>	<b>2%</b>	<b>1%</b>	0%	0%	1%	1%	0%	0%	2%	1%	1%	1%	2%	1%
<b>OAHU TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

<sup>(2)</sup> Service jobs consist of jobs in the Service sector, the Hotel sector, and the Finance, Insurance and Real Estate sector

<sup>(3)</sup> Other jobs consist of jobs in the Agriculture, Construction, and Transportation, Communications and Utilities sectors

SOURCE: U.S. Census; Department of Planning and Permitting

## **SECTION II**

### **THE STATUS OF RESIDENTIAL AND GOLF COURSE PROJECTS**

## **Explanatory Notes to Tables II-1, II-2, and II-3**

### **STATUS OF RESIDENTIAL PROJECTS**

The status of individual housing projects on Oahu is detailed in the next three tables. **Table II-1** (pp. 9-13) is a master table of all active projects of at least 25 units. It lists about 70 such projects which together will add 80,000 housing units when all are completed. Projects on the list vary from just-completed ones to new plans which lack State Land Use and/or zoning approval. The list details: (1) the number of units already built, being built, or to be built in the near future, and (2) the anticipated year of completion, the percent built to date, and the number of affordable units and rental units.

**Table II-2** (p. 14) is an addendum to Table II-1 that provides additional details on larger projects (10+ acres) that are not yet under construction. It tracks preliminary activities such as plan and permit work and constructing project infrastructure. It lists gross acres planned for housing use, the year of DP or zoning approvals, the year of the first housing subdivision, the percent completion of the needed infrastructure, and further details on construction and permit progress. The last column summarizes achievements over the past few years, using abbreviations from the list below.

**Table II-3** (pp. 15-18) is a master list of all projects that have a unilateral agreement (UA) affordable housing requirement. It includes not only many of the projects shown in Table II-1, but also completed projects, smaller housing projects, and projects considered inactive. The table shows: (1) the number of affordable units proposed, (2) the number built, (3) the number required, and (4) instances where the requirement is waived or altered. Most such instances utilize UA options or exceptions, such as paying a fee to the City instead of building the required

units, or building the project in a way that triggers an escape clause in the UA's affordable housing condition.

Housing construction plans are shown on a fiscal-year basis. Most information reflects the developers' own estimates and timetables, as reported during the Department's annual survey of developers. A check of City files, unilateral agreements, and other sources is also made to supplement this data.

### **Abbreviations**

-	Not required (as used in Table II-2)
-	Not yet completed (as used in Table II-3)
<b>BP</b>	Building Permit (active or completed)
<b>CDUA</b>	Conservation District Use Application permit
<b>cluster</b>	Active cluster housing approval
<b>COE</b>	U.S. Army Corps of Engineers waterways permit
<b>CUP</b>	Conditional Use Permit
<b>CZM</b>	Coastal Zone Management certification
<b>EIS</b>	Environmental Impact Statement
<b>401</b>	State 401 water quality permit
<b>GP</b>	Grading Permit (active or completed)
<b>infra.</b>	Infrastructure master plans or permits
<b>NPDES</b>	Federal NPDES (pollution) permit or waiver
<b>park</b>	Park dedication agreement
<b>PDH</b>	Planned Development, Housing (active)
<b>pnd.</b>	Pending (applied for)
<b>SLU</b>	State Land Use districts and conditions of approval
<b>SMA</b>	Special Management Area permit
<b>stream alt.</b>	Stream alteration permit
<b>u.c.</b>	Under construction
<b>variance</b>	Zoning variance
<b>WUP</b>	State water use permit

Table II-1

**HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2008)**

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built <sup>1</sup>	Total Units	Completed		Units to be Built in Fiscal Year:				Afford- able Units <sup>4</sup>	Rental Apt. Units <sup>5</sup>		
				Before 7/1/07	7/1/07- 6/30/08	2009		2010	2011			2012	After 2012
						u.c. <sup>2</sup>	pnd. <sup>3</sup>						
<b>PRIMARY URBAN CENTER</b>			<b>4,691</b>										
Pearl City/Aiea/Aliamanu/Airport			828										
<b>Hale Mohalu II</b> (Pearl City)	?	0%	<b>328</b>						Schedule is uncertain.	328	328		
<b>Ford Island Residential</b> (Navy)	2008	82%	<b>231</b>		189	42					231*		
<b>Country Club Village 6</b>	2009	u.c.	<b>269</b>			269							
Kalihi/Palama/Iwilei			160										
<b>Iwilei Elderly Residential Complex</b>	?	0%	<b>160</b>						Schedule is uncertain.	160	160		
Downtown/Nuuanu			615										
<b>Capitol Place</b> (Block J site)	2008	100%	<b>394</b>		394								
<b>The Pinnacle Honolulu</b> (home/offices)	2008	100%	<b>50</b>		50								
<b>15 Craigsid</b> e (Nuuanu elderly condos)	2009	0%	<b>171</b>				171						
Kakaako/Ala Moana			1,821										
<b>Halekauwila Place</b> (Pohukaina School)	2012	0%	<b>196</b>					196		196	196		
<b>Keola La'i</b> (Queen Emmalani)	2008	100%	<b>352</b>		352								
<b>Moana Vista</b>	2010	u.c.	<b>492</b>				492						
<b>Nauru Tower 5</b>	?	0%	<b>295</b>						Schedule is uncertain.				
<b>1226 Waimanu Street</b>	?	0%	<b>64</b>						Schedule is uncertain.	64			
<b>909 Kapiolani</b> (Emerald Tower)	2007	100%	<b>225</b>		225								
<b>The Vanguard Lofts</b> (old NCR Bldg.)	2009	u.c.	<b>32</b>			32							
<b>Ward Village Shops</b> (luxury rentals)	?	0%	<b>165</b>						Apartments on hold		165*		
Makiki/Moiliili/Palolo			458										
<b>The Chelsea</b>	2008	u.c.	<b>42</b>			42							
<b>Holomua</b> (Kulana Hale II)	2010	0%	<b>176</b>				176						
<b>1700 Kalakaua</b>	?	0%	<b>120</b>						Project has been abandoned.	2	5		
<b>1723 Kalakaua</b>	2010	0%	<b>120</b>				120						

Table II-1 (continued)

**HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2008)**

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built <sup>1</sup>	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units <sup>4</sup>	Rental Apt. Units <sup>5</sup>
				Before 7/1/07	7/1/07- 6/30/08	2009		2010	2011	2012	After 2012		
						u.c. <sup>2</sup>	pnd. <sup>3</sup>						
<b>PUC (continued)</b>													
Waikiki			809										
<b>Ainahau (Tusitala) Vista (elderly)</b>	2007	100%	<b>107</b>		107							107	107
<b>Ala Wai Garden Plaza</b>	2009	u.c.	<b>44</b>			44							44*
<b>Allure Waikiki Condominium</b>	2010	u.c.	<b>291</b>					291					
<b>Loft @ Waikiki (mid-rise)</b>	2008	100%	<b>36</b>		36								
<b>The Cove Waikiki (Waikiki Palms)</b>	2009	0%	<b>119</b>					119					
<b>The Watermark Waikiki</b>	2008	100%	<b>212</b>		212								
<b>EWA</b>			<b>51,005</b>										
<b>City of Kapolei's housing projects:</b>	2020	u.c.	<b>3,214</b>					510	510	560	1,574	645	384*
Leihano at Kapolei (K. Senior Village)	2013	0%	714					160	160	160	234	0	384*
Mehana at City of Kapolei	2015	u.c.	1,150			30	30	150	150	200	590	345	0
Kapolei Mixed Use	2015	0%	1,000					200	200	200	400	300	
Palailai Residential (Kapolei Mauka)	2020	0%	350								350		
<b>East Kapolei II:</b>	?	0%	<b>2,211</b>					Schedule is uncertain.				2,211	1,300
State DHHL	2017	0%	911					73	70	148	620	911	0
State HHFDC	?	0%	1,300					Schedule is uncertain.				1,300	1,300
<b>Ewa by Gentry</b>	?	90%	<b>6,816</b>	6,158							658	2,351	212
<b>Ewa Makai by Gentry</b>	?	32%	<b>1,673</b>	414	126	60	6	100	100	100	767	502	0
<b>Ewa Villages (City DCS):</b>	?	58%	<b>1,386</b>	797				140	200	Uncertain		482	340
Completed phases	2006	100%	797	797								?	?
Franciscan Vistas/Iolina/Meleana Kula	2012	0%	290						148	142		290	148
Area H apartments	2010	0%	192					140	52			192	192
Single-family units in Areas A & H	?	0%	107					Schedule is uncertain.				0	0
<b>Ho'opili (East Kapolei)</b>	?	0%	<b>11,750</b>					Schedule is uncertain.				3,510	
<b>Kanehili (East Kapolei I, State DHHL)</b>	2012	0%	<b>403</b>				20	172	196	15		403	
<b>Kapolei West (Ko Olina, Phase II)</b>	2025	0%	<b>2,400</b>						300	300	1,800	720	

Table II-1 (continued)

**HOUSING CONSTRUCTION PLANS ON OAHU** (as of June 30, 2008)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built <sup>1</sup>	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units <sup>4</sup>	Rental Apt. Units <sup>5</sup>
				Before 7/1/07	7/1/07- 6/30/08	2009		2010	2011	2012	After 2012		
						u.c. <sup>2</sup>	pnd. <sup>3</sup>						
<b>EWA (continued)</b>													
<b>Ko Olina Resort</b>	2018	26%	<b>4,450</b>	1,110	54			Rest is uncertain.				392	
<b>Makaiwa Hills</b>	2025	0%	<b>4,350</b>					350	300	3,700		1,115	
<b>Makakilo since 1984:</b>	?	83%	<b>3,463</b>	<u>2,762</u>	<u>105</u>	<u>120</u>	<u>30</u>	<u>60</u>	<u>70</u>	Uncertain		<u>355</u>	<u>300</u>
Completed phases	2005	100%	2,320	2,320								355	300
Kahiwelo, Ph. 1 & 2 (Makakilo east)	2015	u.c.	472			40	30	60	70	90	182	0	0
Makakilo Hts. projects by lot owners	?	94%	396	364	9	3		Rest is uncertain.				0	0
Wai Kalooi (Palehua East B)	?	63%	275	78	96	77		Rest is uncertain.				0	0
<b>Ocean Pointe/Hoakalei Residences</b>	2016	52%	<b>4,850</b>	2,281	237	83	137	300	300	300	1,212	821	0
<b>Villages of Kapolei:</b>	?	80%	<b>4,039</b>	<u>2,991</u>	<u>241</u>	<u>175</u>	<u>84</u>	<u>261</u>	<u>152</u>	Uncertain		<u>3,275</u>	<u>590</u>
Completed phases (HHFDC)	2004	100%	2,673	2,673								1,909	366
Villages 6 & 8 (DHHL)	2008	100%	552	318	234							552	0
Castle & Cooke townhomes	2011	1%	599		7	175	24	261	132			599	144
Senior Residence at Kapolei	2011	0%	80				60		20			80	80
Other units remaining to be built	?	0%	135					Schedule is uncertain.				135	unk.
<b>CENTRAL OAHU</b>			<b>19,223</b>										
<b>Castle &amp; Cooke Waiawa</b>	?	0%	<b>1,500</b>					Schedule is uncertain.					
<b>Kau'olu Properties (State HHFDC):</b>	2008	89%	<b>645</b>	<u>245</u>	<u>330</u>	<u>70</u>						<u>645</u>	<u>245</u>
Completed phases	2000	100%	245	245								245	245
Plantation Town Apartments	2008	100%	330		330							330	0
Mokuola Vista	2008	u.c.	70			70						70	0
<b>Koa Ridge Makai</b>	?	0%	<b>3,500</b>					Schedule is uncertain.					
<b>Mililani Mauka</b>	2008	100%	<b>6,482</b>	6,214	268							2,902	48
<b>Parkside at Kalani (in Wahiawa)</b>	2009	7%	<b>30</b>		2	28							
<b>Royal Kunia, Phase II</b>	?	0%	<b>2,000</b>					Schedule is uncertain.				600	
<b>Waiawa Ridge Development, Phase I</b>	2023	0%	<b>5,000</b>					Schedule is uncertain.				500	500
<b>Waipi'o Point (in Waipahu)</b>	2007	100%	<b>66</b>	45	21								

Table II-1 (continued)

**HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2008)**

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built <sup>1</sup>	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units <sup>4</sup>	Rental Apt. Units <sup>5</sup>
				Before 7/1/07	7/1/07- 6/30/08	2009		2010	2011	2012	After 2012		
						u.c. <sup>2</sup>	pnd. <sup>3</sup>						
<b>EAST HONOLULU</b>				<b>2,753</b>									
<b>Hawaii Kai Marina</b> (original area):	2012	83%	<b>1,780</b>	1,484					140	130	26	178	31
Completed phases	2006	100%	1,484	1,484								31	31
Hale Ali'i (a high-rise condo)	2012	0%	296						140	130	26	147	0
<b>Hawaii Loa Ridge</b> (by lot owners)	?	90%	<b>525</b>	463	11	9		Rest is uncertain.					
<b>Kahala Kua</b> (by lot owners)	?	96%	<b>114</b>	108	2			2			2		
<b>Na Pali Haweo</b> (by lot owners)	?	87%	<b>191</b>	167			2	Rest is uncertain.					
<b>Waialae Iki V, Ph. 2</b> (by lot owners)	?	87%	<b>143</b>	121	4	4		Rest is uncertain.					
<b>KOOLAUPOKO</b>				<b>326</b>									
<b>Bay View Estates</b> <sup>6</sup>	2013	22%	<b>27</b>	2	4	2	4	4	4	4	3		
<b>Ironwoods at Kailua</b> (replacement un.)	2012	0%	<b>153</b>					60	60	33			
<b>Kumuhau Subdivision</b> (DHHL)	2011	0%	<b>52</b>					16	36			52	
<b>Kakaina Subdivision</b> (DHHL)	2012	0%	<b>50</b>							50		50	
<b>The Woods at Ahuimanu</b>	?	0%	<b>44</b>					Schedule is uncertain.					
<b>NORTH SHORE</b>				<b>28</b>									
<b>Sunset Beach Colony</b> <sup>7</sup> (by lot owners)	?	18%	<b>28</b>	3	2	2		Rest is uncertain.					

Table II-1 (continued)

**HOUSING CONSTRUCTION PLANS ON OAHU** (as of June 30, 2008)

(Projects of at least 25 units. See end of table for footnotes and sources. See page 8 for further explanations.)

DP AREA & Subarea Project Name	Year Built Out	% Built <sup>1</sup>	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units <sup>4</sup>	Rental Apt. Units <sup>5</sup>
				Before 7/1/07	7/1/07- 6/30/08	2009		2010	2011	2012	After 2012		
						u.c. <sup>2</sup>	pnd. <sup>3</sup>						
<b>WAIANA E</b>			<b>1,861</b>										
<b>Hale Wai Vista</b> (in Waianae Town)	2012	0%	<b>216</b>					84	84	48		216	216
<b>Kahikolu Ohana Hale O Waianae</b> <sup>8</sup>	2008	u.c.	<b>72</b>			72						72	72
<b>Kaukamana Hale</b>	?	0%	<b>31</b>					Schedule is uncertain.				31	
<b>Ke Ola O Pokai Bay</b> (Village P.B. #2)	?	32%	<b>125</b>		40			Rest is uncertain.					
<b>Maili Beach Place</b>	?	0%	<b>63</b>					Schedule is uncertain.					
<b>Maili Kai, Phase II</b>	2014	60%	<b>835</b>	430	70	30	27	40	60	60	118	318	
<b>Maili III Self-Help</b>	?	0%	<b>77</b>					Schedule is uncertain.				77	
<b>Maili transitional housing</b>	2009	u.c.	<b>80</b>			80						80	80
<b>Makaha Valley Subdivision</b>	?	0%	<b>100</b>					Project is not active.					
<b>Nanaikeola Senior Apartments</b>	2011	57%	<b>70</b>		40				30			70	70
<b>Nanaikeola Village</b> (self-help hsg.)	2012	0%	<b>142</b>					40	40	40	22	41	
<b>Seawinds Apts.</b> (Waianae Supportive)	2011	0%	<b>50</b>					30	20			50	50

**TOTAL UNITS ON OAHU****79,887**

including 28,917 completed (3,122 in FY 2008) and 50,970 unbuilt

<sup>1</sup> "% Built" is either: (1) the percent of total units completed as of 6/30/08, or (2) "u.c." if the entire project is under construction (no units built) as of 6/30/08.<sup>2</sup> "u.c." in FY 2008 means under construction as of 7/1/08 and expected to be completed by 6/30/09.<sup>3</sup> "pnd." in FY 2009 means "pending", i.e., not started by 7/1/08 but expected to be completed by 6/30/09.<sup>4</sup> The counts are the developers' own stated intentions rather than the number required to be built or the number of affordable housing credits awarded by the City. This column includes all affordable units provided under various programs, including unilateral agreements, Act 201 exemptions, government grants and tax credits, and private programs restricting who can buy or rent units.<sup>5</sup> Rental apartment units are also affordable, unless marked with an asterisk (\*). Rental units have only been tracked since FY 2004, so previously-built rentals within large, master-planned communities may not be included.<sup>6</sup> The required 6 affordable units were provided off-site, at Kailua Bluffs.<sup>7</sup> Sunset Beach Colony is the new name for Kaunala Beach Estates/Beach Lots. The project replaces 42 older units with a new 28-lot subdivision.<sup>8</sup> Kahikolu Ohana Hale O Waianae replaces 65 older units at Uluwehi Apartments.**SOURCE:** Based on a survey of project developers conducted by the Department of Planning and Permitting in September 2008, plus City files and other sources.

Table II-2

**UPCOMING MAJOR HOUSING PROJECTS** (as of June 30, 2008)

(Projects not yet under construction that involve at least 10 acres and 50 units. Also included in Table II-1. See page 8 for explanations.)

DP AREA Project Name	Total Units	Gross Acres of Hsg.	Year Approved		First Housing Subdiv.	Infrastructure Built to Date		Current Progress or Problems, Other Permits Obtained, etc.
			DP or SCP	Zoning Map		Onsite	Offsite	
<b>EWA</b>								
<b>City of Kapolei's remaining housing:</b>	<b>2,064</b>	228 ac.	1989	various	various	24%	29%	Active planning underway:
Leihano at Kapolei (K. Senior Village)	714	43 ac.	1997	2002	-	0%	5%	GP/infra. '08; CUP '06
Kapolei Mixed Use	1,000	n.a.	1997	2004	-	50%	50%	Project proposals being sought
Palailai Residential (Kapolei Mauka)	350	30 ac.	1986			0%	20%	No action; zone change is needed
<b>East Kapolei II (DHHL &amp; HHFDC)</b>	<b>2,211</b>	252 ac.	1997	-				Infra. '08; CUP '07; nonres. ZC pnd.
<b>Ho'opili (East Kapolei)</b>	<b>11,750</b>	925 ac.	1997			0%	0%	EIS for a SLU boundary change
<b>Kanehili (East Kapolei I, State DHHL)</b>	<b>403</b>	69 ac.	1997	-	pnd.	50%	75%	GP/Infra. '08; constr. plan approved
<b>Kapolei West (Ko Olina, Phase II)</b>	<b>2,400</b>	234 ac.	1991	pnd.		0%	20%	SLU '06; zone change underway
<b>Makaiwa Hills</b>	<b>4,350</b>	908 ac.	1997	pnd.		0%	20%	zone change underway
<b>CENTRAL OAHU</b>								
<b>Castle &amp; Cooke Waiawa</b>	<b>1,500</b>	108 ac.	2003					EIS pnd.; needs SLU re-approval
<b>Koa Ridge Makai</b>	<b>3,500</b>		2003					EIS pnd.; needs SLU re-approval
<b>Royal Kunia, Phase II</b>	<b>2,000</b>	327 ac.	1995	1997		0%	0%	New developer is preparing permits.
<b>Waiawa Ridge Development, Phase I</b>	<b>5,000</b>	546 ac.	1998	2003		0%	0%	Infra. '08; various permits extended
<b>KOOLAUPOKO</b>								
<b>The Woods at Ahuimanu</b>	<b>44</b>	15 ac.	1984	-	pnd.			restrictive covenants '07
<b>WAIANA E</b>								
<b>Maili Beach Place</b>	<b>63</b>	5 ac.	-	-	-			cluster '07
<b>Maili III Self-Help</b>	<b>77</b>	9 ac.	-	-				EA/EIS '08; seeking a 201-H permit
<b>Makaha Valley Subdivision</b>	<b>100</b>	198 ac.	1996	1988				No recent activity
<b>Nanaikeola Village (self-help hsg.)</b>	<b>142</b>	12 ac.	1985	1996			100%	GP pnd.; infra. '08; PDH '03

**SOURCE:** Based on a survey of project developers conducted by the Department of Planning and Permitting in September 2008, plus City files and other sources.

Table II-3  
**Construction Status of Projects with Affordable Housing  
 Required by Unilateral Agreement (as of 6/30/08)**

DP Area and Project Name	Year of Completion	Total Housing Units <sup>1</sup>			Affordable Units <sup>2</sup>			Affordable Hsg. Requirement		How the Requirement Is Calculated or Being Met (Paying In-Lieu Fees, etc.)	Zoning-Related Ordinance #s
		Total Units	Built	To Be Built	Total Afford.	Built	To Be Built	% Afford.	Units		
<b>PRIMARY URBAN CENTER</b>											
Alii Plantation (Stadium area)	1984	157	157	0	15	15	0	10%	16		80-13; 81-10
Crosspointe (Stadium area)	1988	546	546	0	55	55	0	10%	55		82-45
The Crowne at Wailuna	1995	158	158	0	0	0	0	10%	16	\$1,120,000 for 16 units	90-61
Dole Street Apts. (Makiki)	1993	12	12	0	0	0	0	240 mo.	exempt, since <16 units were built		89-20
Hale Hui Apt. (Pearl City)	1988	16	16	0	2	2	0	10%	2		87-02
Harbor Pointe (Waimalu)	1986	88	88	0	0	0	0	unstated	exempt as economically infeasible		78-45
Honolulu Medical Office Bldg.	-	(no housing planned)			(now an office project)			30% if hsg. built			06-24
Iolani Apartments (not built)	-	19	0	19	not set	0	not set	30% of 7	3	19 - 12 units already zoned	94-83
Kapua Lani Estates (Stadium)	1995	12	12	0	1	1	0	10%	2		89-21
Manoa Estates (back portion)	1969	10	10	0	0	0	0	\$92,000	0	\$92,000 for 1 unit	83-61
Nahalekaha (Pearl Ridge Hts.)	1987	29	29	0	0	0	0	10%	3	at College Gardens	85-14
Newtown Meadows, and also in front of Newtown Meadows	1987 1985	152 0	152 0	0 0	0 0	0 0	0 0	10% 10%	16 1	\$152,000 for 10 units \$25,000 for 0.36 units	81-57; 85-72 81-57
Pearl Horizons (Waimalu area)	1990	222	222	0	0	0	0	10%	23	\$400,000 by land value	80-74
1700 Kalakaua (McCully area)	-	120	0	120	2	0	2	5 units	5	2 units + 3 or \$135,000	91-39
<b>PUC Total</b>		<b>1,541</b>	<b>1,402</b>	<b>139</b>	<b>75</b>	<b>73</b>	<b>2</b>	<b>9.2%</b>	<b>142</b>	<b>\$1,789,000</b>	
<b>EWA</b>											
City of Kapolei rezonings:	-	<b>2,864</b>	0	2,864	<b>645</b>	0	645	30%	<b>435</b>		
Leihano at Kapolei	-	714	0	714	0	0	0	30%	exempt if it is a senior-living project		02-61
Mehana at City of Kapolei	-	1,150	0	1,150	345	0	345	30%	345		04-46
Kapolei Mixed Use	-	1,000	0	1,000	300	0	300	30%	300		04-45
Ewa by Gentry:	-	<b>6,816</b>	6,158	658	<b>2,351</b>	2,351	0	various	<b>2,324</b>	plus 420 for Ewa Makai	
1984 rezoning	1999	2,572	2,572	0	n.a.	n.a.	0	10%	258		84-94; 93-54
1991 rezoning	-	2,361	2,120	241	n.a.	n.a.	0	60%	1,419		91-17; 93-54
1994 to 2001 rezonings	-	1,883	1,466	417	n.a.	n.a.	0	30%	647		94-57; 98-44;
Ewa Makai by Gentry	-	<b>1,673</b>	540	1,133	<b>502</b>	502	0	30%	<b>502</b>	420 at Ewa by Gentry	04-08; 06-25
Kapolei Knolls	2006	<b>425</b>	425	0	<b>0</b>	0	0	30%	<b>128</b>	at Makakilo	92-81
Ko Olina Resort (all but 4 sites are committed to a specific use)	-	<b>up to 4,450</b>	1,164	up to 3,286	<b>392</b>	392	0	10% of non-hotel	<b>up to 445</b>	392 at Villages of Kapolei and West Loch Fairways	86-09

Table II-3 (continued)  
**Construction Status of Projects with Affordable Housing  
 Required by Unilateral Agreement (as of 6/30/08)**

DP Area and Project Name	Year of Completion	Total Housing Units <sup>1</sup>			Affordable Units <sup>2</sup>			Affordable Hsg. Requirement		How the Requirement Is Calculated or Being Met (Paying In-Lieu Fees, etc.)	Zoning-Related Ordinance #s
		Total Units	Built	To Be Built	Total Afford.	Built	To Be Built	% Afford.	Units		
<b>Makakilo</b> (1983 rezonings)	-	<b>1,823</b>	1,719	104	<b>355</b>	355	0	10%	<b>183</b>	<b>\$680,323</b> for 45 units	83-49; 83-50
<b>Ocean Pointe/Hoakalei Resid:</b>	-	<b>4,850</b>	2,518	2,332	<b>821</b>	821	0	various	<b>771</b>	was zoned prior to UA ord.	?
Units with no aff. hsg. reqm't	-	1,423	n.a.	n.a.	<b>0</b>	0	0	-	0		
1985 rezoning	-	1,290	n.a.	n.a.	n.a.	n.a.	0	10%	129		
1993 rezoning	-	2,137	n.a.	n.a.	n.a.	n.a.	0	30%	642		
<b>Villages of Kapolei</b>	-	<b>4,039</b>	3,232	807	<b>2,723</b>	1,916	807	30%	<b>1,212</b>	was rezoned retroactively	01-07
<b>Ewa Total</b>		<b>26,940</b>	15,756	11,184	<b>7,789</b>	6,337	1,452	23.1%	<b>6,210</b>	<b>\$680,323</b>	
<b>CENTRAL OAHU</b>											
<b>the back parking lot</b> of the Wahiawa Medical Building	-	(no active hsg. plans; an existing comm. site)			<b>0</b>	0	0	10% of all hsg. units	<b>0</b>	a City-initiated rezoning	87-57
<b>College Gardens</b> (near LCC)	1984	<b>120</b>	120	0	<b>15</b>	15	0	10%	<b>12</b>	plus 3 for Nahalekaha	82-19
<b>Jack Hall Housing</b> (Waipahu)	1980	<b>144</b>	144	0	<b>144</b>	144	0	50%	<b>72</b>		78-25
<b>Kahi Kani</b> (Whitmore Village)	1990	<b>344</b>	344	0	<b>378</b>	378	0	100%	<b>344</b>		86-150
<b>Launani Valley</b>	2004	<b>833</b>	833	0	<b>128</b>	128	0	15%	<b>125</b>		86-72
<b>lower Waipahu</b> (not built)	-	n.a.	0	n.a.	not set	n.a.	n.a.	nothing specified			81-24
<b>Mililani Town (post-1980):</b>	1992	<b>3,041</b>	3,041	0	<b>412</b>	412	0	various	<b>299</b>		79-89; 85-41; 88-94
1979-1987 rezonings	1991	2,755	2,755	0	<b>172</b>	172	0	10%	276		
Waipio Unit 64	1992	46	46	0	<b>0</b>	0	0	50%	23		
A 1987 "Act 359G" exemption	1990	240	240	0	<b>240</b>	240	0	0%	0		
<b>Mililani Mauka:</b>	2008	<b>6,482</b>	6,482	0	<b>2,902</b>	2,902	0	various	<b>2,841</b>		89-123 93-23; 95-55 95-53 02-29
Phase 1	2005	3,501	3,501	0	<b>1,686</b>	1,686	0	50%	1,753		
Phase 2A	2002	953	953	0	n.a.	n.a.	0	50%	478		
Phase 2B	2006	1,206	1,206	0	n.a.	n.a.	0	30%	363		
Phase 3	2008	822	822	0	n.a.	n.a.	0	30%	247		
<b>Royal Kunia, Phase I:</b>	2006	<b>2,181</b>	2181	0	<b>1,617</b>	1,617	0	various	<b>970</b>		88-02 91-11 91-11
Royal Kunia Gardens (HDC)	2006	299	299	0	<b>0</b>	0	0	30	30	at Halekua Gardens	
Halekua Gardens (HDC)	1994	252	252	0	<b>252</b>	252	0	(included below)			
the rest by Castle & Cooke	2004	1,627	1,627	0	<b>1,365</b>	1,365	0	50%	940		
<b>Royal Kunia, Phase II</b>	-	<b>2,000</b>	0	2,000	<b>600</b>	0	600	30%	<b>600</b>		95-08; 97-12
<b>Village Park</b> remnant park site	1988	<b>43</b>	43	0	<b>43</b>	43	0	10%	<b>5</b>	affordables unconfirmed	86-159

Table II-3 (continued)  
**Construction Status of Projects with Affordable Housing  
 Required by Unilateral Agreement (as of 6/30/08)**

DP Area and Project Name	Year of Completion	Total Housing Units <sup>1</sup>			Affordable Units <sup>2</sup>			Affordable Hsg. Requirement		How the Requirement Is Calculated or Being Met (Paying In-Lieu Fees, etc.)	Zoning-Related Ordinance #s
		Total Units	Built	To Be Built	Total Afford.	Built	To Be Built	% Afford.	Units		
Waiawa Ridge Devel., Phase I	-	5,000	0	5,000	500	0	500	30%	1,500		98-01; 03-01
Waialele	2002	2,937	2,937	0	1,469	1,469	0	50%	1,470		86-143
Waipahu Hall Eld./W. Knolls I	1985	106	106	0	72	72	0	50%	53		78-24
Waipio Gentry	1985	2,984	2,984	0	299	299	0	10%	299		77-87; 82-8;
<b>Central Oahu Total</b>		<b>26,212</b>	<b>19,212</b>	<b>7,000</b>	<b>8,579</b>	<b>7,479</b>	<b>1,100</b>	<b>32.8%</b>	<b>8,590</b>		
<b>EAST HONOLULU</b>											
Hawaii Kai Marina (main area)	-	1,780	1,484	296	178	31	147	10%	178	requirement is 178 again	86-88; 00-70
Hawaii Kai Retirement Com.	2001	366	366	0	0	0	0	\$100,000	0	\$100,000 as per UA	87-91
Kai Nui (Marina 4-B)	2001	37	37	0	0	0	0	30%	12	\$194,306 for 10.5 units	99-57
Kalama Kuu (rezoned portion)	2003	35	35	0	0	0	0	30%	11	\$52,611 for 10 units	98-67
Le'olani at H. K. (Kamilonui I)	2005	60	60	0	0	0	0	nothing specified		\$258,000 for 4.2 units	00-46
<b>East Honolulu Total</b>		<b>2,278</b>	<b>1,982</b>	<b>296</b>	<b>178</b>	<b>31</b>	<b>147</b>	<b>8.8%</b>	<b>201</b>	<b>\$604,917</b>	
<b>KOOLAUPOKO</b>											
Bay View Estates	-	27	6	21	0	0	0	30%	9	cut to 6; at Kailua Bluffs	96-07
Kailua Bluffs (Kaopa IV):	2000	330	330	0	39	39	0	33 units	33	+6 for Bay View Estates	83-48; 89-112
<b>Koolaupoko Total</b>		<b>357</b>	<b>336</b>	<b>21</b>	<b>39</b>	<b>39</b>	<b>0</b>	<b>11.8%</b>	<b>42</b>		
<b>KO'OLAU LOA</b>											
Kuilima Resort (no firm plans for two large expansion areas)	-	up to 1,960	0	up to 1,960	not set	0	not set	10% of non-hotel	up to 196		86-99
<b>Ko'olau Loa Total</b>		<b>1,960</b>	<b>0</b>	<b>1,960</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10.0%</b>	<b>196</b>		
<b>NORTH SHORE</b>											
Haona/Kupahu Sub. (Waialua)	-	14	11	3	4	4	0	10%	2	(an owner-build project)	87-26
Paalaa Kai (near Weed Circle)	1981	310	310	0	310	310	0	100%	310		77-130
<b>North Shore Total</b>		<b>324</b>	<b>321</b>	<b>3</b>	<b>314</b>	<b>314</b>	<b>0</b>	<b>96.3%</b>	<b>312</b>		

Table II-3 (continued)  
**Construction Status of Projects with Affordable Housing  
 Required by Unilateral Agreement (as of 6/30/08)**

DP Area and Project Name	Year of Completion	Total Housing Units <sup>1</sup>			Affordable Units <sup>2</sup>			Affordable Hsg. Requirement		How the Requirement Is Calculated or Being Met (Paying In-Lieu Fees, etc.)	Zoning-Related Ordinance #s
		Total Units	Built	To Be Built	Total Afford.	Built	To Be Built	% Afford.	Units		
<b>WAIANA E</b>											
Halemaulia Place (Maili)	2000	10	10	0	3	3	0	30%	3	affordables unconfirmed	91-71
Maile Kai, Phase IA	1998	85	85	0	58	58	0	100%	85	27 deferred to Phase II	93-44; 97-51
Maile Kai, Phase II	-	835	500	335	318	240	78	30%	252	plus 27 for Phase I	94-60
Makaha Resort expansion	-	150	0	150	not set	0	not set	30%	45	(the original project plan)	91-20
Makaha Valley Subdivision	-	100	0	100	0	0	0	give land	0		88-79
Nanaikeola Village (self-help)	-	142	0	142	41	0	41	30%	44		96-10
<b>Waianae Total</b>		<b>1,322</b>	<b>595</b>	<b>727</b>	<b>420</b>	<b>301</b>	<b>119</b>	<b>32.5%</b>	<b>429</b>		
<b>OAHU TOTAL</b>		<b>60,934</b>	<b>39,604</b>	<b>21,330</b>	<b>17,394</b>	<b>14,574</b>	<b>2,820</b>	<b>26.5%</b>	<b>16,122</b>	<b>\$3,074,240</b>	

**65% of all listed housing units are completed.  
 84% of the promised affordable units are completed.**

**29% of all listed housing units are affordable.  
 37% of the completed units are affordable.**

<sup>1</sup> The information on construction status reflects the developers' stated intentions, as supplemented by additional information from other sources. The progress shown describes the total units actually planned and/or built.

<sup>2</sup> The information on construction status reflects the developers' stated intentions, as supplemented by additional information from other sources. The progress shown describes the affordable units actually planned and/or built, and does not represent either the minimum number of units required to be built or the number of affordable housing credits awarded by the City.

Table II-4  
**CONSTRUCTION SCHEDULE FOR GOLF COURSE DEVELOPMENTS**

DP Area	Name of Golf Course Project	# of Holes	# of Acres	Golf Course Construction		Clubhouse Construction		Year Approved		
				Start	Finish	Start	Finish	DP	Zone Change or Other DPP Permit	
Ewa	<b>Hoakalei Country Club</b> (Ocn. Pt.)	18	250	2004	2009	2010	2011	'92	'02	
Ewa	<b>Kapolei West Golf Course</b>	18	200	2011	2013	2011	2013	'91		
CO	<b>Waiawa Golf Course #1</b>	18	209	undetermined		undetermined		'89	'98	
CO	<b>Waiawa Golf Course #2</b>	18	173	undetermined		undetermined		'89	'98	
Wai	<b>Makaha Valley C.C. Expansion</b>	+9	85	undetermined		none planned		-	-	

**NOTE:** "-" means "not required"; "pnd." means "pending"; "unk." means "unknown".

**SOURCE:** Columns 2-8 provided by project developers, based on a survey conducted by the Department of Planning and Permitting in September 2008.

**SECTION III**

**REVISIONS TO LAND USE PLANS, AND THE  
STATUS OF INFRASTRUCTURE PROJECTS**

## **CHANGES TO THE DEVELOPMENT PLANS**

The City's basic long-range land-use planning tool is its system of eight regional plans, variously called Development Plans or Sustainable Communities Plans. Each plan provides a guide for all public and private decisions on physical development within its part of the island, and describes: (1) the region's role within the islandwide growth policy, (2) the plan's agreed-upon vision for the area's future, (3) detailed regional or area-specific policy guidance on land use and infrastructure development, (4) tools to implement the plan, and (5) conceptual maps and other illustrations of the plan's policies.

This system of eight long-range plans serves as a guide to both the City's zoning controls and its infrastructure plans and expenditures. It provides an intermediate layer of regional land-use policy between the very basic State Land Use Boundary Maps (which divide Oahu into only three land-use categories) and the regulatory zoning controls (which have 25 zoning districts plus four other precincts used only in Waikiki). There is also a separate Public Infrastructure Map (PIM) system that gives more details on future infrastructure projects than the eight regional plans do. Each of the eight PIMs is a stand-alone budgetary tool used to identify and track certain infrastructure projects that are of special public interest.

The status of the eight regional Development Plans or Sustainable Communities Plans as of August 2008 is as follows:

Ewa Development Plan.....	<b>Effective</b> 10/21/97; 5-year review underway; draft plan being finalized
East Honolulu Sustainable Communities Plan .....	<b>Effective</b> 7/27/99; 5-year review underway; draft plan being prepared
Ko'olau Loa Sustainable Communities Plan .....	<b>Effective</b> 2/14/00; 5-year review underway
Waianae Sustainable Communities Plan .....	<b>Effective</b> 7/9/00; 5-year review underway
North Shore Sustainable Communities Plan.....	<b>Effective</b> 7/9/00; 5-year review underway
Koopaupoko Sustainable Communities Plan.....	<b>Effective</b> 8/25/00; 5-year review underway
Central Oahu Sustainable Communities Plan.....	<b>Effective</b> 2/18/03; 5-year review underway
Primary Urban Center Development Plan .....	<b>Effective</b> 6/21/04

These regional plans are designed to be conceptual and thus not need constant revision. Occasional changes on specific matters can be proposed at any time, but the main avenue for plan revisions is their required Five Year Review, a comprehensive analysis of: (1) the validity of each plan's vision and policies, and (2) the effectiveness of its implementation measures. Currently, the first Five Year Reviews are underway for seven of Oahu's eight DP areas. The Primary Urban Center Five Year Review is not due to start until 2009.

This Section III of the Annual Report also covers any State Land Use District Boundary amendments and zone changes approved during FY 2008, plus the status of active PIM projects. Table III-1 provides data on the one State Land Use change adopted. Table III-2 provides data on the six zone changes adopted, with separate columns for changes from non-urban to urban use versus changes from one urban (or non-urban) zoning district to another. Table III-3 details all active PIM projects, and provides information from City agencies on project title, description, and project status as of June 30, 2008, using such terms as: “planning and design funds budgeted”, “design underway”, “out to bid”, “under construction”, “ongoing activity” (i.e., various activity or minor delays), or “completed”. It excludes projects not yet started or later abandoned.

Table III-1  
**STATE LAND USE DISTRICT BOUNDARY CHANGES ON OAHU, 7/1/07 TO 6/30/08**

<b>Project Name</b>	<b>Redesignation</b>	<b>Acres</b>	<b>Date</b>	<b>Control Number</b>	<b>Summary of Required Conditions</b>
<b>Kapolei Harborside Center</b>	Ag. to Urban	345	11/20/07	A06-763	Petitioner shall fulfill the standard conditions, and shall also: (1) build a 4-lane access road across the site, (2) provide 2 acres of land for a truck weighing station, (3) establish a security buffer zone next to harbor lands, and (4) preserve historic coral sinkholes.

Table III-2  
**ZONE CHANGES APPROVED IN FY 2008**

Ord. No.	DPP Number	Location or Project Name	Rezoned from Ag. or Conserv.		All Other Zone Changes		Ord. Date
			Zoning Districts To:	Acres	Rezoned To:	Acres	
07-32	2006/Z-7	Kapahulu Avenue commercial (State)			from R-5 to B-2	0.6	7/20/07
07-35	2006/Z-16	Ocean Pointe minor reconfiguration to relocate the Kaloi Gulch Drainage Ch.			from R-5 to A-2 from P-2 to A-2	16 24	7/20/07
07-38	2007/Z-2	Makaha highway frontage (Chinn lot)			from Country to R-5	0.4	10/4/07
07-39	2007/Z-1	Waipio Gentry mixed-use project			from I-2 to IMX-1	0.7	10/4/07
07-42	2006/Z-14	Kapolei Business-Industrial Park, East (the former Hawaii Raceway Park site)	from AG-2 to I-2	69			10/29/07
07-46	2007/Z-4	Old Waialae Ave. (reflect existing use)			from B-2 to A-2	0.1	11/26/07

NOTE: Not included above is Ordinance 07-41, which merely changed the allowed height limit for the proposed Hale Ali'i condominium project in Hawaii Kai.

Table III-3

**PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED** (as of 6/30/08)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
<b>PRIMARY URBAN CENTER</b>			
1	<b>Sand Island Wastewater Treatment Plant Modifications:</b> 1. Expand capacity from 82 mgd to 90 mgd 2. Upgrade existing capacity to secondary treatment 3. Construct a separate, on-site parts warehouse 4. Other modifications	1. under construc. 2. under construc. 3. no action 4. ongoing activity	DDC
2	<b>Hart Street Wastewater Pump Station Modification</b> – rehabilitate and upgrade an aging facility	2 <sup>nd</sup> phase planned	DDC
3	<b>Ala Moana Wastewater Pump Station Modification</b> – rehabilitate and upgrade an aging facility in Kakaako Makai	various improvements ongoing	DDC
5	<b>Manana Well</b> – develop a 2.0 mgd potable water well in central Pearl City	<b>completed</b>	BWS
7	<b>Kalawahine 180 Reservoir</b> – construct a 2.0 mgd potable water reservoir near Roosevelt H. S.	design underway	BWS
8	<b>Waikiki Police Station</b> – construct a permanent substation in a high-activity location in Waikiki	<b>completed</b>	DDC
9	<b>HPD Telecommunications System at the Honolulu Municipal Building</b> – upgrade the fixed equipment that is at the heart of the new digital police radio system	ongoing	DIT
10	<b>Kalihi Police Station Expansion</b> – expand the building, utilizing a portion of the parking lot	ongoing	DDC
11	<b>Fire Training Center</b> – complete master planned improvements at the existing facility, including adding a classroom building and a new fire station	design underway	DDC
13	<b>Fire Department Headquarters and Museum</b> – construct a headquarters building, restore the old fire station building for use as a museum, and modernize the adjacent Kakaako Fire Station	hq. <b>completed</b> ; museum u.c.	DDC
14	<b>Honolulu Zoo Improvements</b> – various upgrades, including exhibits with more natural habitats	ongoing activity	DDC
15	<b>Waikiki Shell Improvements</b> – various upgrades	ongoing activity	DDC
16	<b>Neil Blaisdell Center Improvements</b> – various upgrades	ongoing activity	DDC
17	<b>Ala Wai Golf Course Improvements</b> – various upgrades	<b>completed</b>	DDC
18	<b>Ala Wai Community Park Improvements</b> – renovate the community center, etc.	ongoing activity	DDC
19	<b>Ala Moana Regional Park Improvements</b> – various upgrades	ongoing activity	DDC
20	<b>Kapiolani Regional Park Improvements</b> – various upgrades	ongoing activity	DDC
21	<b>Makiki District Park Improvements</b> – various upgrades	ongoing activity	DDC
22	<b>Aala Park Improvements</b> – refurbish the entire urban park, possibly including courts or ballfields	<b>completed</b>	DDC
23	<b>Manana Community Park and Youth Facility</b> – a new 14-acre park in central Pearl City	<b>completed</b>	DDC
24	<b>Salt Lake District Park Improvements</b> – add two swimming pools, a rec. center & a nature park	ongoing activity	DDC
25	<b>Kalo Place Mini-Park</b> – a new 1-acre urban park next to the freeway in lower Manoa	<b>completed</b>	DDC

Table III-3 (continued)

**PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED** (as of 6/30/08)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
81	<b>Harding Avenue</b> (2 <sup>nd</sup> Avenue to 21 <sup>st</sup> Avenue)	design underway	DTS
105	<b>Kalia Road Realignment (Paoa Place to Saratoga Road):</b> 1. Curve the road around the military's second Hale Koa hotel tower (federal responsibility) 2. Widen the road to four lanes (City responsibility)	1. <b>completed</b> 2. no action	DTS
108	<b>Manana DTS Corporation Yard</b> – construct shops, offices, and parking for DTS utility vehicles	ongoing	DTS
109	<b>Computer Traffic Control Center Modifications</b> – enlarge and upgrade the existing facility	ongoing	DTS
111	<b>Middle Street Transportation Center and TheHandi-Van Facility</b> – expand the existing Kalihi transit center and maintenance facility by building a permanent transit center and parking structure, plus a new maintenance facility for TheHandi-Van	ongoing	DTS
118	<b>Nuhelewai Stream Flood Control Project</b> - construct a boulder basin and a reinforced concrete channel in Kamehameha Heights	under construction	DDC
124	<b>Royal Hawaiian Band Headquarters Replacement</b>	planning underway	DDC
125	<b>Alapai Emergency Operations Center, Traffic Management Center, and Transit Center</b>	P & D underway	DTS
128	<b>Honolulu Corporation Yard, Sand Island</b> – construct a new facility to replace one that closed	project cancelled	DDC
129	<b>Halawa Corporation Yard and Expansion</b> – convert the Halawa Bus Facility into a corp. yard	<b>completed</b>	DDC
130	<b>Manana DPR Corporation Yard</b> – construct a permanent parks maintenance facility	<b>completed</b>	DDC
131	<b>Kuhio Beach Park Expansion/Kalakaua Promenade</b> – beautify a popular beach park in Waikiki by turning the makai lane of Kalakaua Avenue fronting the park into a park promenade	<b>completed</b>	DDC
132	<b>Keehi Corporation Yard</b> – convert an area under the freeway viaduct into a refuse corp. yard	<b>completed</b>	DDC
133	<b>Moanalua Road Widening</b> – add a new traffic lane for a short stretch near the Waiiau interchange	<b>completed</b>	DDC
134	<b>Aiea Town Center, Phases I &amp; II</b> – convert the Aiea Sugar Mill site into various public uses	<b>completed</b>	DDC
135	<b>Waikiki Park and Parking</b> – build a municipal parking lot & open space on a small vacant block	plan completed	DDC
136	<b>Ala Wai Watershed Project</b> – stream restoration, landscaping & walkways along Manoa Stream	budgeted	ENV
137	<b>Makiki Stream Improvement Project</b> – stream restoration & streamside beautification in Makiki	<b>completed</b>	DDC
138	<b>Pele Street Mini-Park</b> – create a small recreational facility for homes behind Queens Hospital	<b>completed</b>	DDC
139	<b>Kuakini Street Extension</b> (Lanakila Avenue to Keola Street)	design underway	DTS
140	<b>New East Honolulu District Police Station</b> – set up the station in renovated bldgs. at Fort Ruger	<b>completed</b>	DDC
142	<b>Emergency Medical Services (EMS) Young Street Facility</b> – construct garage and div. hq. bldg.	P & D underway	DDC
143	<b>Police Headquarters – Crime Lab Expansion</b> – turn basement storage area into new office space	under construction	DDC
144	<b>Waimalu Stream Dredging</b> (makai of Moanalua Road)	design underway	DDC
145	<b>Walter Murray Gibson Building Renovations</b> – interior renovations to two historic buildings	under construction	DDC

Table III-3 (continued)  
**PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED** (as of 6/30/08)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
148	<b>Honolulu High-Capacity Transit Corridor Project</b> – the current rapid transit project	planning underway	DTS
<b>EWA</b>			
1	<b>East Kapolei Fire Station</b> (formerly Ewa Tenney Village Fire Station)	P&D budgeted	DDC
2	<b>Honouliuli WWTP Modifications:</b> 1. <u>Effluent Reuse</u> - a transmission system to distribute 13 mgd of reclaimed wastewater 2. <u>Handling Upgrades (interim facility)</u> - solids handling facilities and odor control to improve operation within current 38 mgd capacity 3. <u>Influent Pump Station Upgrades</u> – make various improvements, especially improving the grit removal/pre-aeration tank inlet channel to correct an existing hydraulic deficiency 4. <u>Expansion to 51 mgd</u> - additional primary liquid treatment capacity (an increase of 13 mgd)	1. <b>completed</b> 2. under construction 3. construction funds budgeted 4. ongoing	DDC ENV DDC ENV
6	<b>Kapolei Police Station</b> – construct a new regional police station	<b>completed</b>	DDC
10	<b>Ocean Pointe Fire Station Relocation</b> – relocate the near-beach Ewa Beach Fire Station with one further mauka, to better serve the area from Ewa Villages to Ewa Beach	land acquired; planning underway	DDC
12	<b>Ewa Mahiko District Park</b> – a new park at the old mill site in Ewa Villages	ongoing activity	DDC
13	<b>Honouliuli WWTP Site Expansion (west or north)</b> – acquire land either west or north of the existing WWTP, so that capacity can be expanded beyond 51 mgd	planning underway	ENV
15	<b>Farrington Highway Improvement</b> – increase right-of-way and widening from two lanes to six lanes along the 1½ miles from Ft. Weaver Road to the proposed North-South Road	planning underway	DDC
16	<b>Oneula Beach Park Expansion</b> – expand the park by about 6 acres, in conjunction with the development of the Ocean Pointe community	ongoing activity	DDC
17	<b>Kalaeloa Regional Park</b> – a new regional park on about 456 acres of the former BPNAS	funds budgeted	DDC
18	<b>Ewa Beach Neighborhood Park</b> – create a new park in the NE corner of Ewa Beach	<b>completed</b>	DDC
20	<b>Palailai Neighborhood Park</b> – a new neighborhood park to serve growing Makakilo (originally to be located makai of Puu Palailai)	<b>completed</b>	DDC
26	<b>Kapolei Transit Center</b> – develop a park-and-ride next to Kapolei Hale	land to be donated	DTS
30	<b>Renton Road Improvements (Ewa Town)</b> – widening the road from 2 lanes to 4 lanes within Ewa Villages	under construction	DTS
31	<b>West Loch Golf Course Improvements</b> – minor parking, maintenance, and rest room upgrades	ongoing activity	DDC
33	<b>Kaloi Gulch Channel</b> – drainage improvements through the western portion of Ewa Villages (built through the golf course)	<b>completed</b>	DDC

Table III-3 (continued)  
**PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED** (as of 6/30/08)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
35	<b>Ewa Shaft Renovation</b> – convert an existing private irrigation source into a municipal water production facility	under construction	BWS
36	<b>H-POWER Expansion</b> – either expand the existing plant or build a second plant on an adjacent site, incorporating an improved technology for burning solid waste in order to generate electricity	funds budgeted for design & construc.	ENV
37	<b>Alternative Disposal Technology Park</b> – the site for a possible second H-POWER plant, one that incorporates an improved technology for burning solid waste in order to generate electricity	funds budgeted for design & construc.	ENV
38	<b>Kapolei Parkway</b> – construct a new 4-lane boulevard across much of the Ewa plain, from Ko Olina to Ocean Pointe. Private developers already have or are preparing to complete most of the sections; the City’s responsibility covers only one section, within and just west of Ewa Villages.	various sections completed or u.c.; City’s section u.c.	DTS
39	<b>North-South Road</b> – construct a new 4-lane boulevard makai from a future H-1 interchange to near Ewa Villages	under construction	State DOT
40	<b>Park Row Road</b> – construct a short extension of Park Row Road makai from Renton Road to the future Kapolei Pkwy.	design underway	DTS
41	<b>Kamokila Boulevard Extension</b> – construct 1,000’ of four-lane roadway that connects Kamokila Blvd. to Roosevelt Ave. in Kalaeloa	under construction	DTS
42	<b>Honouliuli 228 Reservoir No. 3</b> – construct a new 6.0 mgd reservoir near the existing Honouliuli 228 Reservoir No. 1	under construction	BWS
43	<b>Kapolei Corporation Yard</b> – build a maintenance and warehouse complex in Campbell Industrial Park	under construction	DDC
44	<b>Ocean Pointe District Park</b> – create a new park along Fr. Weaver Rd.	design ongoing	DDC
46	<b>Honolulu High-Capacity Transit Corridor Project</b> – the current rapid transit project	planning underway	DTS

**CENTRAL OAHU**

2	<b>Waipahu Wells III</b> – construct five new potable water wells within Central Oahu Regional Park	<b>completed</b>	BWS
3	<b>Waipahu Wells II Addition</b> – construct a new potable water well within the Waikele subdivision	<b>completed</b>	BWS
4	<b>Waipahu Wells IV</b> – construct four new potable water wells in the Managers Dr. area of Waipahu	<b>completed</b>	BWS
7	<b>Waipio Peninsula Recreation Complex</b> – construct a soccer stadium and multi-field complex, and widen two roads leading to Farrington Hwy.	comfort station being designed	DDC
8	<b>Central Oahu Regional Park</b> – a new regional park on about 256 acres, with ballfields, a tennis facility, and an aquatic center	various improvements ongoing	DDC
9	<b>Pearl Harbor Historic Trail (Middle Loch Park)</b> – develop a 19-acre passive park in a coastal wetlands area next to Waipahu High School	under construction	DDC

Table III-3 (continued)

**PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED** (as of 6/30/08)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
10	<b>Village Park Connector Road</b> – construct a new road connecting Village Park to Waipahu via an existing cane haul road	<b>completed</b>	DDC
11	<b>Ted Makalena Golf Course Modification</b> – construct a driving range, a replacement maintenance building, a pond, other course improvements, and minor site improvements	various improvements ongoing	DDC
13	<b>Waipio Waterfront Park</b> – a new shoreline community park	planning underway	DDC
14	<b>Wahiawa Botanical Garden Modification</b> – construct an access road, parking lot, visitor center, pedestrian bridge and walkways, and other improvements	pkg. lot completed; the rest on hold	DDC
30	<b>Mililani Community Transit Center</b> – construct a transit station with an information kiosk and a comfort station, but no parking facility	<b>completed</b>	DTS
31	<b>Wahiawa Community Transit Center</b> – construct a transit station with parking, an information kiosk, and a comfort station	design ongoing	DTS
32	<b>Police Training Facility</b> – continue master-planned improvements, including more classrooms and an auditorium	ongoing activity	DDC
34	<b>Wahiawa Municipal Parking Facility</b> – build a parking lot to serve central Waipahu businesses	<b>completed</b>	DDC
37	<b>Waipahu Ash Landfill Closure</b> – site remediation, groundwater monitoring wells, and drainage and landscaping improvements	under construction	ENV
38	<b>Mililani Mauka District Park</b> – a new park with a gymnasium, rec. bldg., ballfields & courts, etc.	ongoing activity	DDC
39	<b>Mililani Mauka Community Park</b> – a new park with a recreation bldg., ballfields & courts, etc.	ongoing activity	DDC
40	<b>Wahiawa WWTP Modifications</b> – upgrade the plant to address peak wet-weather flows	ongoing projects	DDC
41	<b>Mililani WWPTF Headworks Upgrade</b> – modernize the existing pre-treatment facilities	design completed	DDC
42	<b>Honolulu High-Capacity Transit Corridor Project</b> – the current rapid transit project	planning underway	DTS

**EAST HONOLULU**

6	<b>Koko Head Regional Park and Nature Preserve</b> – modifications including education & visitor centers, parking, roadways, comfort stations, an enhanced trail system, a people mover system, etc.	site improvements ongoing	DDC
15	<b>Ka Iwi Shoreline Park</b> – construct limited park improvements along the Ka Iwi Coast, in conjunction with the State. The State has already acquired the Queen’s Beach area, and the City is acquiring the Golf Course 5 & 6 area.	land acquisition completed	DDC
17	<b>Wailupe Stream Flood Control</b> – channelize Wailupe Stream in Aina Haina, and expand the existing upland drainage basin	design underway by U.S. Army COE	DDC
18	<b>Aina Haina Slide Remediation, Zone B</b> – create a passive park by compacting, regrading, and landscaping a slide area to stabilize it	<b>completed</b>	DDC

Table III-3 (continued)  
**PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED** (as of 6/30/08)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
19	<b>Koko Crater Access Road</b> – construct a boulevard to replace and relocate the existing private road into Koko Crater	<b>completed</b> by the housing developer	DDC
21	<b>Hawaii Kai Dog Park</b> – create a new dog park next to the Hawaii Kai Park-and-Ride site	design underway	DPR
<b>KOOLAUPOKO</b>			
1	<b>Kamehameha Highway Scenic Enhancement</b> – acquire and preserve the Waihee Marsh along the shoreline in the Kahaluu area	an ongoing design /build project	DDC
3	<b>Waiahole Beach Park</b> – expand and improve the existing Waiahole Beach Park	master plan underway	DDC
4	<b>Waimanalo Well III</b> – construct a new potable water well mauka of the former Meadow Gold Dairies pasture land	under construction	BWS
5	<b>Kahaluu Regional Park</b> – expand the existing regional park mauka toward the Kahaluu Elementary School and adjacent park	various improvements ongoing	DDC
8	<b>Kawa Stream Improvements</b> – channelize Kawa Stream within the Piloiloa Subdivision behind Castle High School in Kaneohe	under construction	DDC
10	<b>Kailua Corporation Yard</b> – improve the existing facility by building covered garages and maintenance buildings	<b>completed</b>	DDC
11	<b>Kailua Beach Park Improvements</b> – construct a new pavilion, canoe halau, relocated comfort station, and various grounds improvements	various improvements ongoing	DDC
12	<b>Waimanalo Treatment and Disposal System</b> – expand the existing Waimanalo WWTP to accommodate increasing demand and to provide service to areas currently using cesspools	under construction	ENV
15	<b>Kawai Nui Gateway Park</b> – create a nature walk, a dog park, and additional landscaping at various places along the northern and eastern borders of Kawai Nui Marsh	design ongoing	DDC
19	<b>Pali Golf Course Improvements</b> – an ongoing project to replace the clubhouse, improve all areas of the course, etc.	various improvements ongoing	DDC
20	<b>Kaneohe Bayside Park (Kahua O Waikalua Neighborhood Park)</b> – create a new park on the site of the former Kaneohe Sewage Treatment Plant, to include ballfields and open spaces	ongoing activity	DDC
21	<b>Waikane Nature Preserve</b> – establish a nature preserve in Waikane Valley, with improvements limited to walking trails, etc.	ongoing work on master plan	DDC
22	<b>Kaneohe Civic Center Neighborhood Park Modification</b> – construct a parking lot for the park	an ongoing design /build project	DDC
25	<b>Kualoa Regional Park</b> – upgrades include a new sewage system, building & road repairs, etc.	ongoing activity	DDC

Table III-3 (continued)  
**PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED** (as of 6/30/08)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
28	<b>Heeia Kea Park</b> – create a 219-acre nature park	<b>completed</b>	DDC
30	<b>Kaneohe Stream Bank Restoration</b> – upgrade the banks to concrete or rubble, and make repairs	design underway	DDC
31	<b>Enchanted Lake Wastewater Pump Station Upgrade</b> – increase pumping capacity, etc.	under construction	DDC
<b>KOOLAULOA</b>			
4	<b>Hauula Community Park Building Expansion</b> – expand the existing multi-purpose building and construct related improvements	under construction	DDC
6	<b>Kahuku District Park Improvements</b> – construct a recreation building and play areas	ongoing activity	DDC
8	<b>Laie Beach Park (Bluff)</b> – expand the existing beach park & construct related park improvements	<b>completed</b>	DDC
9	<b>Hauula Fire Station Relocation</b> – construct a new fire station (possibly including an ambulance facility) outside of the flood plain area	land acquisition & design underway	DDC
10	<b>Laie Wastewater Pump Station</b> – construct a wastewater pump station in Laie to expand the service area of the enlarged Laie WWTP	<b>completed</b>	DDC
<b>NORTH SHORE</b>			
4	<b>Haleiwa Drainage Improvements</b> – upgrades to the existing drainage ditch along the mauka side of Haleiwa Road	engineering study completed	DDC
7	<b>Laniakea Beach Support Park</b> – establish a new 3-acre park mauka of the highway to provide parking and a comfort station	planning & design underway	DDC
8	<b>Chun’s Reef Support Park</b> – establish a new 3-acre park mauka of the highway to provide parking and a comfort station	planning underway	DDC
9	<b>Waialua Beach Road (Weed Junction/Goodale)</b> – upgrade with sidewalks, curbs, and gutters	bikeway completed	DTS
10	<b>Waialua Beach Road (Goodale Avenue/Crozier)</b> – upgrade with sidewalks, curbs, and gutters	bikeway completed	DTS
11	<b>Leftovers Beach Access Park</b> – establish a new 0.7-acre park along the shoreline to provide a parking lot and beach access	planning complete	DDC
12	<b>Banzai Rock Beach Support Park</b> – develop a new parking area (and possibly a bathhouse) mauka of Kamehameha Highway	ongoing activity	DDC
13	<b>Kawailoa Beach Park Expansion</b> – construct a comfort station and a pavilion on a new 1.5-acre park expansion area	planning underway	DDC
14	<b>Waialua Bandstand</b> – build a bandstand structure (via a lease) on a 2-acre private park next to the Waialua Library	<b>completed</b>	DDC
15	<b>Kaunala Beach Park</b> – create a new beach park at the Velzyland surf site, including a comfort station and a pavilion	design underway	DDC

Table III-3 (continued)  
**PUBLIC INFRASTRUCTURE MAPS - STATUS OF PROJECTS BEING IMPLEMENTED** (as of 6/30/08)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
16	<b>Uppers Beach Access Park</b> – establish a new 1-acre park along the shoreline to provide a parking lot and beach access	planning underway	DDC
17	<b>Kahawai Beach Support Park</b> (including Sunset Beach Recreation Center) – create a new 2.6-acre park mauka of Kamehameha Highway near Pupukea Beach Park, to include a recreation center, comfort station, additional parking, and an area for an open market	under construction	DDC
18	<b>Waimea Valley Park</b> – purchase the Waimea Falls Park, a private recreational area and botanical garden, in order to preserve the scenic valley and the botanical collection, and in order to help keep this tourist attraction running	land acquisition completed	DDC
19	<b>Waialeale Beach Park</b> – various park upgrades including roads, parking lots, comfort stations, etc.	under construction	DDC
20	<b>Waialua Fire Station Relocation</b> – replace a substandard station with one outside the flood plain	planning underway	DDC

**WAIANAE**

1	<b>Waianae District Park Expansion</b> – expand an existing park and construct planned park improvements	various projects ongoing	DDC
6	<b>Lualualei Homestead Road (Farrington Hwy. to Leihoku St.)</b> – road widening with additional right-of-way, possibly including bus bays and traffic calming	one section being designed	DTS
7	<b>Mailiili Drainage Channel</b> – improve an existing channel mauka of the Lualualei Reservoir	<b>completed</b>	DDC
11	<b>Nanakuli Community Park</b> – construct a new park	project is obsolete	DDC
13	<b>Lualualei Homestead Road (Leihoku St. to Halona Rd.)</b> – road widening with additional right-of-way, possibly including bus bays and traffic calming	one section being designed	DTS
15	<b>Nanakuli 242' Reservoir</b> – construct a new reservoir on Puu Haleakala in Nanakuli	under construction	BWS
16	<b>Waianae Regional Park</b> – expand the existing regional park and build an ocean recreation center, additional fields, etc.	planning underway	DDC
18	<b>Waianae Coast Emergency Alternate Route</b> – develop a second through road – for use during traffic emergencies – mauka of Farrington Highway from Makaha to Nanakuli, by constructing new road links between existing sections of public or private road	two sections under construction.; two sections completed	DTS
19	<b>Waianae Community Transit Center and Park and Ride Facility</b> – construct a transit station with parking, an information kiosk, and a comfort station	<b>completed</b>	DTS