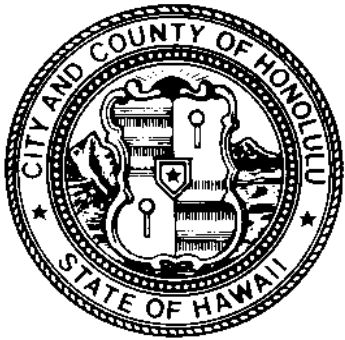


ANNUAL REPORT

ON THE STATUS OF LAND USE ON OAHU

Fiscal Year 2009



Kirk W. Caldwell, Acting Mayor
City and County of Honolulu
Honolulu, Hawaii

David K. Tanoue, Director
Department of Planning and Permitting

August 2010

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
INTRODUCTION	1	SECTION III – Revisions to Land Use Plans, and the Status of Infrastructure Projects	
SECTION I – A Summary of Land Use and Population Trends		CHANGES TO THE DEVELOPMENT PLANS	19
Figure I-A: State Land Use Districts.....	2	Table III-1: Zone Changes Approved This Fiscal Year	21
Table I-1: State Land Use Districts.....	2	Table III-2: Public Infrastructure Maps – Status of Active Projects	22
Figure I-B: Population Trends vs. General Plan Policy.....	4		
Table I-2: Population Trends vs. General Plan Policy.....	5		
Table I-3: Growth Projections by DP Area	6		
SECTION II – The Status of Residential and Golf Course Projects			
Table II-1: Housing Construction Plans on Oahu	9		
Table II-2: Upcoming Major Housing Projects	13		
Table II-3: Affordable Housing Construction on Oahu as Required by Unilateral Agreements	14		
Table II-4: Construction Schedule for Golf Course Developments	18		

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 amount of land on Oahu in each 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 2035 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

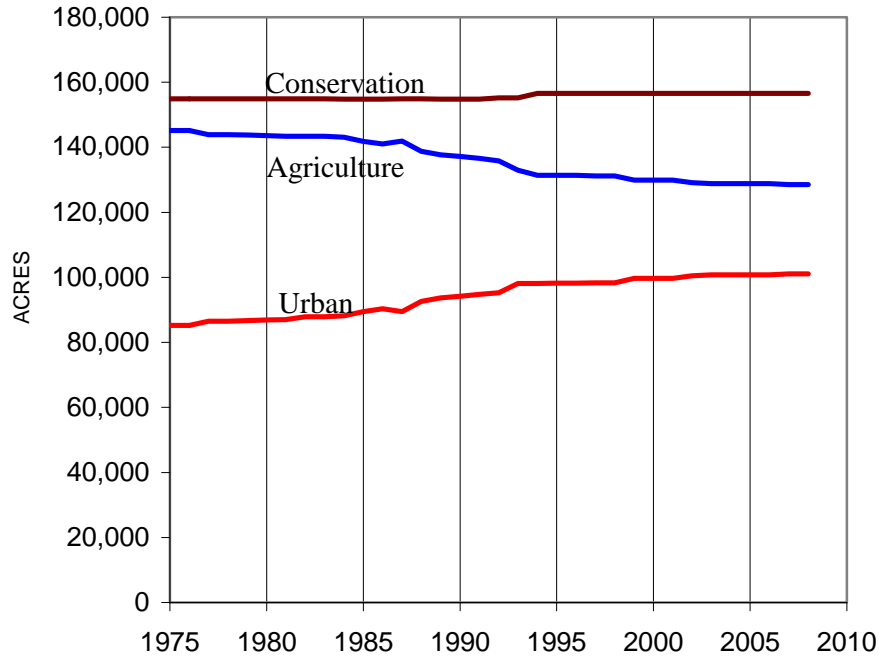


Table I-1
STATE LAND USE DISTRICTS
(in acres, as of December 31 each year)

Year	Urban	Agricultural	Conservation	Oahu Total ¹
2008	101,051	128,523	156,614	386,188
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	100,447	129,122	156,619	386,188
2001	99,686	129,884	156,618	386,188
2000	99,686	129,884	156,618	386,188
1995	98,214	131,356	156,618	386,188
1990	94,200	137,142	154,846	386,188
1985	89,497	141,849	154,842	386,188
1980	86,851	143,555	154,894	385,300
1975	85,186	145,206	154,908	385,300
1970	82,898	145,500	156,902	385,300

⁽¹⁾ 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 DP areas over 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 serve as a guide to providing the amount of development capacity needed to realize the directed growth policy.

In July 2009, 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 2035. 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

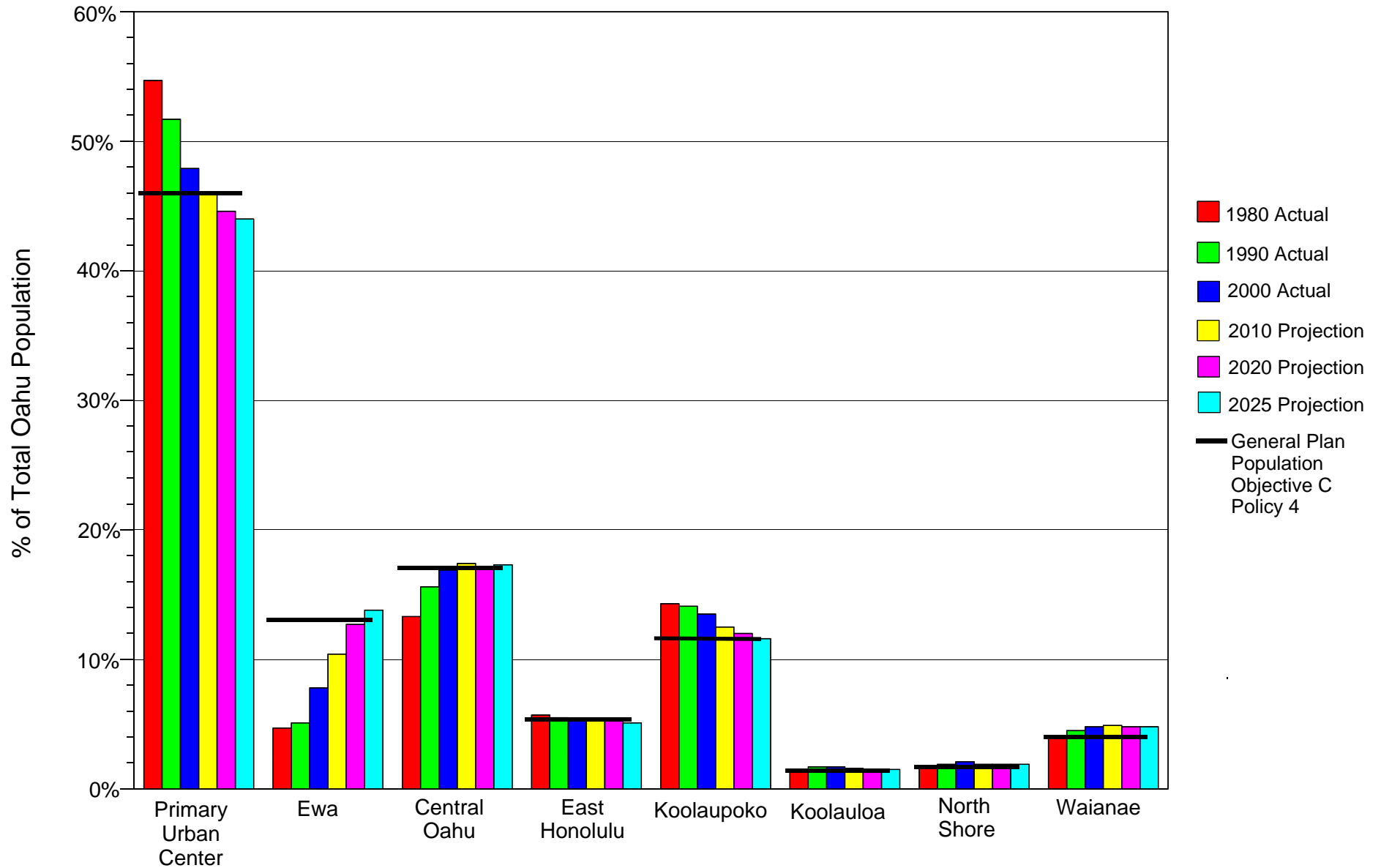


Table I-2
POPULATION TRENDS VERSUS GENERAL PLAN PERCENTAGES

Development Plan Area	% of Actual Population			% of Projected Population			General Plan Percentage for 2025 ¹
	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%
TOTAL	100%	100%	100%	100%	100%	100%	100%
	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	
TOTAL	762,565	836,231	876,156	911,800	969,500	994,600	

¹ 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 ¹	% In-crease	2000	2035	2000	2035
	2000	2015	2025	2035	2000	2015	2025	2035			2000	2035	2000	2035
Primary Urban Center	419,333	427,429	437,818	447,715	48%	45%	44%	43%	28,382	7%	34,170	30,142	94%	76%
Ewa	68,696	107,234	137,721	164,556	8%	11%	14%	16%	95,860	140%	392	7,204	1%	18%
Central Oahu	148,208	161,999	171,595	181,423	17%	17%	17%	17%	33,215	22%	207	202	1%	1%
East Honolulu	46,735	51,119	50,400	48,843	5%	5%	5%	5%	2,108	5%	371	352	1%	1%
Koolaupoko	117,999	115,631	114,975	111,594	13%	12%	12%	11%	-6,405	-5%	60	71	0%	0%
Ko'olau Loa	14,546	14,592	15,150	15,452	2%	2%	2%	1%	906	6%	595	1,401	2%	4%
North Shore	18,380	18,325	19,126	19,517	2%	2%	2%	2%	1,137	6%	17	27	0%	0%
Waianae	42,259	45,518	47,847	49,217	5%	5%	5%	5%	6,958	16%	509	206	1%	1%
OAHU TOTAL	876,156	941,800	994,600	1,038,300	100%	100%	100%	100%	162,200	19%	36,321	39,600	100%	100%
Annual Growth Rate		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	
Primary Urban Center	171,773	184,935	196,197	207,218	54%	52%	51%	50%	35,445	21%	214,114	42,341	6,896
Ewa	20,797	34,341	45,669	56,344	7%	10%	12%	14%	35,547	171%	75,651	54,854	19,307
Central Oahu	45,878	53,121	58,343	63,784	15%	15%	15%	15%	17,906	39%	71,007	25,129	7,223
East Honolulu	17,099	19,745	20,141	20,141	5%	6%	5%	5%	3,042	18%	20,141	3,042	0
Koolaupoko	36,964	38,185	39,280	39,280	12%	11%	10%	9%	2,316	6%	39,280	2,316	0
Ko'olau Loa	4,473	4,737	5,098	5,372	1%	1%	1%	1%	899	20%	6,315	1,842	943
North Shore	6,648	6,994	7,563	7,966	2%	2%	2%	2%	1,318	20%	8,162	1,514	196
Waianae	12,356	14,060	15,298	16,242	4%	4%	4%	4%	3,886	31%	17,365	5,009	1,123
OAHU TOTAL	315,988	356,100	387,600	416,300	100%	100%	100%	100%	100,400	32%	452,035	136,047	35,700
Annual Growth Rate		0.8%	0.9%	0.7%					0.8%				

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

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

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

⁽³⁾ 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. 9-12) is a master table of all active projects of at least 25 units. It lists about 70 such projects which together will add 69,000 housing units when all are completed. Projects on the list range from ones completed during fiscal year 2009 to those that 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. 13) 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. 14-17) 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 estimates and timetables provided by developers during the Department's annual developer survey. City records, unilateral agreements, and other sources are also consulted to supplement this data.

Abbreviations

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

Table II-1

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2009)

(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 ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units ⁴	Rental Apt. Units ⁵
				Before 7/1/08	7/1/08- 6/30/09	2010		2011	2012	2013	After 2013		
						u.c. ²	pnd. ³						
PRIMARY URBAN CENTER			3,150										
Pearl City/Aiea/Aliamanu/Airport			663										
Hale Mohalu II (Pearl City)	2012	0%	163						163			163	163
Ford Island Residential (Navy)	2008	100%	231	189	42								231*
Country Club Village 6	2009	100%	269		269								
Kalihi/Palama/Iwilei			160										
Iwilei Elderly Residential Complex	2013	0%	160							160		160	160
Downtown/Nuuanu			171										
15 Craigsid e (Nuuanu elderly condos)	2011	0%	171					171					
Kakaako/Ala Moana			1,244										
Halekauwila Place (Pohukaina School)	2012	0%	196						196			196	196
Moana Vista	?	u.c.	492						Construction has halted.				
Nauru Tower 5	?	0%	295						Schedule is uncertain.				
1226 Waimanu Street	?	0%	64						Schedule is uncertain.			64	
The Vanguard Lofts (old NCR Bldg.)	?	u.c.	32						Completion date is uncertain.				
Ward Village Shops (luxury rentals)	?	0%	165						Apartments on hold				165*
Makiki/Moiliili/Palolo			458										
The Chelsea	?	u.c.	42						Construction has halted.				
Holomua (Kulana Hale II)	2010	0%	176					176					
1700 Kalakaua	?	0%	120						Project has been abandoned.			2	5
1723 Kalakaua	?	0%	120						Project is no longer active.				
Waikiki			454										
Ala Wai Garden Plaza	2009	100%	44		44								44*
Allure Waikiki Condominium	2010	u.c.	291			291							
The Cove Waikiki (Waikiki Palms)	?	0%	119						Schedule is uncertain.				

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2009)

(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 ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units ⁴	Rental Apt. Units ⁵	
				Before 7/1/08	7/1/08- 6/30/09	2010		2011	2012	2013	After 2013			
						u.c. ²	pnd. ³							
EWA				50,637										
City of Kapolei's housing projects:	?	u.c.	3,214		20	60	20	60	Rest is uncertain.				645	384*
Leihano at Kapolei (K. Senior Village)	?	0%	714						Schedule is uncertain.				0	384*
Mehana at City of Kapolei	2020	2%	1,150		20	60	20	60	100	100	790	345	0	
Kapolei Mixed Use	2016	0%	1,000							200	800	300		
Palailai Residential (Kapolei Mauka)	2020	0%	350								350			
East Kapolei II:	2016	0%	1,622					157	268	250	947	1,622	600	
State DHHL	2016	0%	1,022					157	268	130	467	1,022	0	
State HHFDC	2015	0%	600							120	480	600	600	
Ewa by Gentry	?	90%	6,816	6,158							658	2,771	212	
Ewa Makai by Gentry	?	36%	1,673	540	66	41	79	100	100	100	647	82	0	
Ewa Villages (City DCS):	?	57%	1,387	797				149	Rest is uncertain.				482	340
Completed phases	2006	100%	797	797								?	?	
Franciscan Vistas/Iolina/Meleana Kula	2014	0%	291					149			142	290	148	
Area H apartments	?	0%	192						Schedule is uncertain.				192	192
Single-family units in Areas A & H	?	0%	107						Schedule is uncertain.				0	0
Ho'opili (East Kapolei)	2030	0%	11,750							500	11,250	3,510		
Kanehili (East Kapolei I, State DHHL)	2012	3%	403		12	54	144	49	144			403		
Kapolei West (Ko Olina, Phase II)	2025	0%	2,500								2,500	720		
Ko Olina Resort	?	26%	4,450	1,164					Rest is uncertain.				392	
Makaiwa Hills	2025	0%	4,280								4,280	1,115		
Makakilo since 1984:	?	87%	3,463	2,867	130	52	54	50	Rest is uncertain.				355	300
Completed phases	2005	100%	2,320	2,320								355	300	
Kahiwelo, Ph. 1 & 2 (Makakilo east)	2017	11%	472		50	50	30	50			292	0	0	
Makakilo Hts. projects by lot owners	?	95%	396	373	3	2		Rest is uncertain.				0	0	
Wai Kalooi (Palehua East B)	2010	91%	275	174	77	24						0	0	
Ocean Pointe/Hoakalei Residences	2016	57%	4,850	2,518	237	101	132	250	300	300	1,012	821	0	

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2009)

(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	%	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units ⁴	Rental Apt. Units ⁵
				Before 7/1/08	7/1/08- 6/30/09	2010		2011	2012	2013	After 2013		
						u.c. ²	pnd. ³						
EWA (continued)													
Villages of Kapolei:	2015	84%	4,229	3,232	337	64	100	134	72	90	200	3,465	590
Completed phases (HHFDC & DHHL)	2008	100%	3,225	3,225								2,461	366
Castle & Cooke townhomes	2012	45%	634	7	277	44	100	134	72			634	144
Senior Residence at Kapolei	2010	75%	80		60	20						80	80
Other units remaining to be built	2015	0%	290							90	200	290	0
CENTRAL OAHU			12,179										
Castle & Cooke Waiawa	?	0%	1,500						Schedule is uncertain.				
Mokuola Vista (at Kau'olu Properties)	2008	100%	70		70							70	0
Koa Ridge Makai	?	0%	3,500						Schedule is uncertain.				
Parkside at Kalani (in Wahiawa)	?	7%	30	2		10			Rest is uncertain.				
The Plaza at Mililani (Mililani Mauka)	2010	u.c.	72			72							72*
Royal Kunia, Phase II	?	0%	2,007						Schedule is uncertain.			603	
Waiawa Ridge Development, Phase I	?	0%	5,000					New developer is being sought.			Unknown		
EAST HONOLULU			1,155										
Hale Ali'i (a high-rise in Hawaii Kai)	?	0%	296						Schedule is uncertain.			Unknown	
Hawaii Loa Ridge (by lot owners)	?	91%	525	474	6	3			Rest is uncertain.				
Na Pali Haweo (by lot owners)	?	88%	191	167	2	5			Rest is uncertain.				
Waialae Iki V, Ph. 2 (by lot owners)	?	90%	143	125	3	1			Rest is uncertain.				
KOOLAUPOKO & N.S.			353										
Bay View Estates	2014	31%	26	6	2	1	1	2	5	5	4		
Ironwoods at Kailua (replacement un.)	2013	0%	153						80	173			
Kumuhau Subdivision (DHHL)	2011	0%	52					52				52	
Kakaina Subdivision (DHHL)	2012	0%	50							50		50	
The Woods at Ahuimanu	?	0%	44						Schedule is uncertain.				
Sunset Beach Colony ⁶ (by lot owners)	?	29%	28	5	3	1	4		Rest is uncertain.				

Table II-1 (continued)

HOUSING CONSTRUCTION PLANS ON OAHU (as of June 30, 2009)

(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 ¹	Total Units	Completed		Units to be Built in Fiscal Year:						Afford- able Units ⁴	Rental Apt. Units ⁵
				Before 7/1/08	7/1/08- 6/30/09	2010		2011	2012	2013	After 2013		
						u.c. ²	pnd. ³						
WAIANA E			1,845										
Hale Wai Vista I & II	2012	u.c.	207					83	124			207	207
Kahikolu Ohana Hale O Waianae⁷	2009	100%	72		72							72	72
Kaukamana Hale (self-help housing)	?	0%	25					Schedule is uncertain.				25	
Ke Ola O Pokai Bay (Village P.B. #2)	2012	32%	125	40		10	10	30	35				
Maili Beach Place	?	0%	63					Schedule is uncertain.					
Maili Kai, Phase II	2015	65%	835	500	40	10	25	60	60	60	80	318	
Maili III Self-Help	2011	0%	76					76				76	
Makaha Valley Subdivision	?	0%	100					Project is not active.					
Nanaikeola Senior Apartments	?	57%	70	40				Rest is uncertain.				70	70
Nanaikeola Village (self-help hsg.)	?	0%	142					Schedule is uncertain.				41	
Sea Winds Apts. (Waianae Supportive)	2011	0%	50					50				50	50
Villages of Maili, Ph. I (Maili transnl.)	2009	100%	80		80							80	80

TOTAL UNITS ON OAHU**69,319**

including 20,259 completed (1,435 in FY 2009) and 49,060 unbuilt

¹ "% Built" is either: (1) the percent of total units completed as of 6/30/09, or (2) "u.c." if the entire project is under construction (no units built) as of 6/30/09.² "u.c." in FY 2010 means under construction as of 7/1/09 and expected to be completed by 6/30/10.³ "pnd." in FY 2010 means "pending", i.e., not started by 7/1/09 but expected to be completed by 6/30/10.⁴ The number of affordable units reflects what developers intend to build and use as affordable housing. It 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. For UAs, the number of units may exceed the number of units required to be built or the number of affordable housing credits awarded by the City.⁵ 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.⁶ 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.⁷ Kahikolu Ohana Hale O Waianae replaces 65 older units at Uluwehi Apartments.**SOURCE:** A survey of project developers conducted by the Department of Planning and Permitting in November 2009, plus City files and other sources

Table II-2

UPCOMING MAJOR HOUSING PROJECTS (as of June 30, 2009)

(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	
EWA								
City of Kapolei's remaining housing:	2,064	228 ac.	1989	various	various	24%	29%	Active planning underway:
Leihano at Kapolei (K. Senior Village)	714	43 ac.	1997	2002	-	0%	5%	BP pnd.; 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
East Kapolei II (DHHL & HHFDC)	1,622	223 ac.	1997	-	2009	0%	5%	GP/Infra. '09; CUP '07; ZC pnd.
Ho'opili (East Kapolei)	11,750	925 ac.	1997			0%	5%	SLU boundary change underway
Kapolei West (Ko Olina, Phase II)	2,500	234 ac.	1991	2008		0%	20%	SLU '06
Makaiwa Hills	4,280	908 ac.	1997	2008		0%	20%	EIS '07
CENTRAL OAHU								
Castle & Cooke Waiawa	1,500	108 ac.	2003					SLU boundary change underway
Koa Ridge Makai	3,500		2003					SLU boundary change underway
Royal Kunia, Phase II	2,007	327 ac.	1995	1997		0%	0%	PD-H pnd. for all 2,007 units
Waiawa Ridge Development, Phase I	5,000	546 ac.	1998	2003		0%	0%	New developer being sought
KOOLAUPOKO								
The Woods at Ahuimanu	44	15 ac.	1984	-	pnd.			restrictive covenants '07
WAIANAE								
Mali Beach Place	63	5 ac.	-	-	-			cluster '07
Mali III Self-Help	76	9 ac.	-	-				201H permit pnd.; EA/EIS '08
Makaha Valley Subdivision	100	198 ac.	1996	1988				No recent activity
Nanaikeola Village (self-help hsg.)	142	12 ac.	1985	1996			100%	GP '09; infra. '08; PDH '03

SOURCE: A survey of project developers conducted by the Department of Planning and Permitting in November 2009, plus City files and other sources

Table II-3
**Construction Status of Projects with Affordable Housing
 Required by Unilateral Agreement (as of 6/30/09)**

DP Area and Project Name	Year of Completion	Total Housing Units ¹			Affordable Units ²			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		
PRIMARY URBAN CENTER											
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
PUC Total		1,541	1,402	139	75	73	2	9.2%	142	\$1,789,000	
EWA											
City of Kapolei rezonings:	-	2,864	20	2,844	645	0	645	30%	645		
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	20	1,130	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:	-	6,816	6,158	658	2,771	2,771	0	various	2,324	including 420 for E. Makai	
1984 rezoning	1999	2,572	2,572	0	730	730	0	10%	258		84-94; 93-54
1991 rezoning	-	2,361	2,120	241	927	927	0	60%	1,419		91-17; 93-54
1994 to 2001 rezonings	-	1,883	1,466	417	1,114	1,114	0	30%	647		94-57; 98-44;
Ewa Makai by Gentry	-	1,673	606	1,067	82	82	0	30%	502	420 at Ewa by Gentry	04-08; 06-25
Kapolei Knolls	2006	425	425	0	0	0	0	30%	128	at Makakilo	92-81
Kapolei West	-	2,500	0	2,500	720	0	720	30%	750		08-27

Table II-3 (continued)
**Construction Status of Projects with Affordable Housing
 Required by Unilateral Agreement (as of 6/30/09)**

DP Area and Project Name	Year of Completion	Total Housing Units ¹			Affordable Units ²			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		
Ko Olina Resort (all but 4 sites are committed to a specific use)	-	up to 4,450	1,164	up to 3,286	392 so far	392	0	10% of non-hotel	up to 445	392 at Villages of Kapolei and West Loch Fairways	86-09
Makaiwa Hills:	-	4,280	0	4,280	1,115	0	1,115	various	1,000	was zoned prior to UA ord. plus 115 at Kunia Village	08-26
Units with no aff. hsg. reqm't	-	563	0	563	0	0	0	-	0		
2008 rezoning	-	3,717	0	3,717	1,115	0	1,115	30%	1,000		
Makakilo (1983 rezonings)	-	1,823	1,719	104	355	355	0	10%	183	\$680,323 for 45 units	83-49; 83-50
Ocean Pointe/Hoakalei Resid:	-	4,850	2,755	2,095	821	821	0	various	771	was zoned prior to UA ord.	?
Units with no aff. hsg. reqm't	-	1,423	n.a.	n.a.	0	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		
Villages of Kapolei	-	4,229	3,569	660	2,913	2,110	803	30%	1,212	was rezoned retroactively	01-07
Ewa Total		33,910	16,416	17,494	9,814	6,531	3,283	26.4%	8,960	\$680,323	

CENTRAL OAHU											
the back parking lot of the Wahiawa Medical Building	-	(no active hsg. plans; an existing comm. site)			0	0	0	10% of all hsg. units	0	a City-initiated rezoning	87-57
College Gardens (near LCC)	1984	120	120	0	15	15	0	10%	12	plus 3 for Nahalekaha	82-19
Jack Hall Housing (Waipahu)	1980	144	144	0	144	144	0	50%	72		78-25
Kahi Kani (Whitmore Village)	1990	344	344	0	378	378	0	100%	344		86-150
Launani Valley	2004	833	833	0	128	128	0	15%	125		86-72
lower Waipahu (not built)	-	n.a.	0	n.a.	not set	n.a.	n.a.	nothing specified			81-24
Mililani Town (post-1980):	1992	3,041	3,041	0	412	412	0	various	299		79-89; 85-41; 88-94
1979-1987 rezonings	1991	2,755	2,755	0	172	172	0	10%	276		
Waipio Unit 64	1992	46	46	0	0	0	0	50%	23		
A 1987 "Act 359G" exemption	1990	240	240	0	240	240	0	0%	0		
Mililani Mauka:	2008	6,482	6,482	0	2,902	2,902	0	various	2,841		89-123 93-23; 95-55 95-53 02-29
Phase 1	2005	3,501	3,501	0	1,686	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		

Table II-3 (continued)
**Construction Status of Projects with Affordable Housing
 Required by Unilateral Agreement (as of 6/30/09)**

DP Area and Project Name	Year of Completion	Total Housing Units ¹			Affordable Units ²			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		
Royal Kunia, Phase I:	2006	2,181	2181	0	1,617	1,617	0	various	970	at Halekua Gardens	
Royal Kunia Gardens (HDC)	2006	299	299	0	0	0	0	30	30		88-02
Halekua Gardens (HDC)	1994	252	252	0	252	252	0	(included below)			91-11
the rest by Castle & Cooke	2004	1,627	1,627	0	1,365	1,365	0	50%	940		91-11
Royal Kunia, Phase II	-	2,007	0	2,007	603	0	603	30%	603		95-08; 97-12
Village Park remnant park site	1988	43	43	0	43	43	0	10%	5	affordables unconfirmed	86-159
Waiawa Ridge Devel., Phase	-	5,000	0	5,000	500	0	500	30%	1,500		98-01; 03-01
Waikele	2002	2,937	2,937	0	1,469	1,469	0	50%	1,470		86-143
Waipahu Hall Eld./W. Knolls	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;
Central Oahu Total		26,219	19,212	7,007	8,582	7,479	1,103	32.8%	8,593		
EAST HONOLULU											
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
East Honolulu Total		2,278	1,982	296	178	31	147	8.8%	201	\$604,917	
KOOLAUPOKO											
Bay View Estates	-	26	8	18	0	0	0	30%	8	set at 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
Koolaupoko Total		356	338	18	39	39	0	11.5%	41		
KO'OLAU LOA											
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
Ko'olau Loa Total		1,960	0	1,960	0	0	0	10.0%	196		

Table II-3 (continued)
**Construction Status of Projects with Affordable Housing
 Required by Unilateral Agreement (as of 6/30/09)**

DP Area and Project Name	Year of Completion	Total Housing Units ¹			Affordable Units ²			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		
NORTH SHORE											
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
North Shore Total		324	321	3	314	314	0	96.3%	312		
WAIANAЕ											
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	540	295	318	254	64	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
Waianae Total		1,322	635	687	420	315	105	32.5%	429		
OAHU TOTAL		67,910	40,306	27,604	19,422	14,782	4,640	26.5%	17,989	\$3,074,240	

**59% of all listed housing units are completed.
 76% of the promised affordable units are completed.**

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

¹ 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.

² 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	Hoakalei Country Club (Ocean Pt.)	18	250	completed		undetermined		'92	'02	
Ewa	Kapolei West Golf Course	18	200	2011	2013	2011	2013	'91		
CO	Waiawa Golf Course #1	18	209	New developer is being sought.		undetermined		'89	'98	
CO	Waiawa Golf Course #2	18	173			undetermined		'89	'98	
Wai	Makaha Valley C.C. Expansion	+9	85	Project has been abandoned.				-	-	

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

SOURCE: Project developers, based on a survey conducted by the Department of Planning and Permitting in November 2009

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 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 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 broad State Land Use Districts (which divide Oahu into only three land use categories) and the detailed zoning regulations (which have 25 zoning districts plus special precincts in Waikiki and other controls in other Special Districts). There is also a separate Public Infrastructure Map (PIM) system that depicts additional future infrastructure projects. 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 January 2010 is as follows:

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

Changes to these plans 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 start of the first Five Year Review for the Primary Urban Center Development Plan has not yet been scheduled.

This Section III of the Annual Report also covers any State Land Use District Boundary amendments and zone changes approved during FY 2009, plus the status of active PIM projects. Since no State Land Use changes occurred during FY 2009, no table is

provided. Table III-1 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-2 details all active PIM projects, and provides information from City agencies on project title, description, and project status as of June 30, 2009. Project status is described as: “planning and design funds budgeted”, “design underway”, “out to bid”, “under construction”, “ongoing activity” (i.e., various activity or minor delays), or “completed”. The list excludes projects not yet started or later abandoned.

Table III-1
ZONE CHANGES APPROVED IN FY 2009

Ord. No.	DPP Number	Location or Project Name	Rezoned from the Ag. or Conservation Zoning Districts to:		All Other Zone Changes		Ord. Date
				Acres	Rezoned To:	Acres	
08-25	2008/Z-3	Kapolei Harborside	from AG-1 & AG-2 to I-2, IMX-1 & P-2	345	-	-	9/29/08
08-26	2008/Z-1	Makaiwa Hills	from AG-1 & AG-2 to R-5, R-7.5, R-10, R-20, A-1, AMX-1, AMX-2, BMX-3 & P-2	1,781	-	-	9/29/08
08-27	2008/Z-2	Kapolei West	from AG-1 & AG-2 to A-1, A-2, AMX-2, B-2, BMX-3 & P-2	516	-	-	9/29/08
08-31	2007/Z-8	Kroc Center (East Kapolei)	from AG-1 to A-2	15	-	-	11/21/08
09-03	2008/Z-4	Pupukea Ridge Preservation	Rezoned from P-2 to AG-2	-5.2	-	-	3/12/09
09-22	2008/Z-6	Ewa Industrial Park & City's Honouliuli WWTP	from AG-1 to I-2	23	from R-5 to I-2	49	6/26/09

Table III-2
PUBLIC INFRASTRUCTURE MAPS - STATUS OF ACTIVE PROJECTS (as of 6/30/09)

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

Table III-2 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF ACTIVE PROJECTS (as of 6/30/09)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
105	Kalia Road Realignment (Paoa Place to Saratoga Road): 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. completed 2. no action	DTS
108	Manana DTS Corporation Yard – construct shops, offices, and parking for DTS utility vehicles	ongoing	DTS
109	Computer Traffic Control Center Modifications – enlarge and upgrade the existing facility	ongoing	DTS
111	Middle Street Transportation Center and TheHandi-Van Facility – 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	Nuhelewai Stream Flood Control Project - construct a boulder basin and a reinforced concrete channel in Kamehameha Heights	completed	DDC
124	Royal Hawaiian Band Headquarters Replacement	planning underway	DDC
125	Alapai Emergency Operations Center, Traffic Management Center, and Transit Center	ongoing	DTS
129	Halawa Corporation Yard and Expansion – convert the Halawa Bus Facility into a corp. yard	completed	DDC
130	Manana DPR Corporation Yard – construct a permanent parks maintenance facility	completed	DDC
131	Kuhio Beach Park Expansion/Kalakaua Promenade – beautify a popular beach park in Waikiki by turning the makai lane of Kalakaua Avenue fronting the park into a park promenade	completed	DDC
132	Keehi Corporation Yard – convert an area under the freeway viaduct into a refuse corp. yard	completed	DDC
133	Moanalua Road Widening – add a new traffic lane for a short stretch near the Waiau interchange	completed	DDC
134	Aiea Town Center, Phases I & II – convert the Aiea Sugar Mill site into various public uses	completed	DDC
135	Waikiki Park and Parking – build a municipal parking lot & open space on a small vacant block	plan completed	DDC
136	Ala Wai Watershed Project – stream restoration, landscaping & walkways along Manoa Stream	budgeted	ENV
137	Makiki Stream Improvement Project – stream restoration & streamside beautification in Makiki	completed	DDC
139	Kuakini Street Extension (Lanakila Avenue to Keola Street)	design underway	DTS
140	New East Honolulu District Police Station – set up the station in renovated bldgs. at Fort Ruger	completed	DDC
142	Emergency Medical Services (EMS) Young Street Facility – construct garage and div. hq. bldg.	under construction	DDC
143	Police Headquarters – Crime Lab Expansion – turn basement storage area into new office space	completed	DDC
144	Waimalu Stream Dredging (makai of Moanalua Road)	design underway	DDC
145	Walter Murray Gibson Building Renovations – renovations to two historic buildings	1 st ph. completed	DDC
148	Honolulu High-Capacity Transit Corridor Project – the current rapid transit project	planning underway	DTS

EWA

1	East Kapolei Fire Station (formerly Ewa Tenney Village Fire Station)	ongoing	DDC
---	---	---------	-----

Table III-2 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF ACTIVE PROJECTS (as of 6/30/09)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
2	Honouliuli WWTP Modifications: 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. completed 2. under construction 3. construction funds budgeted 4. ongoing	DDC ENV DDC ENV
6	Kapolei Police Station – construct a new regional police station	completed	DDC
10	Ocean Pointe Fire Station Relocation – relocate the near-beach Ewa Beach Fire Station with one further mauka, to better serve the area from Ewa Villages to Ewa Beach	ongoing	DDC
12	Ewa Mahiko District Park – a new park at the old mill site in Ewa Villages	ongoing	DDC
13	Honouliuli WWTP Site Expansion (west or north) – acquire land either west or north of the existing WWTP, so that capacity can be expanded beyond 51 mgd	planning underway	ENV
15	Farrington Highway Improvement – 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	on hold	DDC
16	Oneula Beach Park Expansion – expand the park by about 6 acres, in conjunction with the development of the Ocean Pointe community	ongoing activity	DDC
17	Kalaeloa Regional Park – a new regional park on about 456 acres of the former BPNAS	funds budgeted	DDC
18	Ewa Beach Neighborhood Park – create a new park in the NE corner of Ewa Beach	completed	DDC
20	Palailai Neighborhood Park – a new neighborhood park to serve growing Makakilo (originally to be located makai of Puu Palailai)	completed	DDC
26	Kapolei Transit Center – develop a park-and-ride next to Kapolei Hale	land to be donated	DTS
30	Renton Road Improvements (Ewa Town) – widening the road from 2 lanes to 4 lanes within Ewa Villages	under construction	DTS
31	West Loch Golf Course Improvements – minor parking, maintenance, and rest room upgrades	completed	DDC
33	Kaloi Gulch Channel – drainage improvements through the western portion of Ewa Villages (built through the golf course)	completed	DDC
35	Ewa Shaft Renovation – convert an existing private irrigation source into a municipal water production facility	under construction	BWS
36	H-POWER Expansion – 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

Table III-2 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF ACTIVE PROJECTS (as of 6/30/09)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
37	Alternative Disposal Technology Park – 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	Kapolei Parkway – 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	North-South Road – construct a new 4-lane boulevard makai from a future H-1 interchange to near Ewa Villages	under construction	State DOT
40	Park Row Road – construct a short extension of Park Row Road makai from Renton Road to the future Kapolei Pkwy.	design underway	DTS
41	Kamokila Boulevard Extension – construct 1,000’ of four-lane roadway that connects Kamokila Blvd. to Roosevelt Ave. in Kalaeloa	completed	DTS
42	Honouliuli 228 Reservoir No. 3 – construct a new 6.0 mgd reservoir near the existing Honouliuli 228 Reservoir No. 1	under construction	BWS
43	Kapolei Corporation Yard – build a maintenance and warehouse complex in Campbell Industrial Park	completed	DDC
44	Ocean Pointe District Park – create a new park along Fr. Weaver Rd.	design ongoing	DDC
46	Honolulu High-Capacity Transit Corridor Project – the current rapid transit project	planning underway	DTS

CENTRAL OAHU

2	Waipahu Wells III – construct five new potable water wells within Central Oahu Regional Park	completed	BWS
3	Waipahu Wells II Addition – construct a new potable water well within the Waikele subdivision	completed	BWS
4	Waipahu Wells IV – construct four new potable water wells in the Managers Dr. area of Waipahu	completed	BWS
7	Waipio Peninsula Recreation Complex – construct a soccer stadium and multi-field complex, and widen two roads leading to Farrington Hwy.	comfort station being designed	DDC
8	Central Oahu Regional Park – a new regional park on about 256 acres, with ballfields, a tennis facility, and an aquatic center	completed	DDC
9	Pearl Harbor Historic Trail (Middle Loch Park) – develop a 19-acre passive park in a coastal wetlands area next to Waipahu High School	project cancelled	DDC
10	Village Park Connector Road – construct a new road connecting Village Park to Waipahu via an existing cane haul road	completed	DDC
11	Ted Makalena Golf Course Modification – construct a driving range, a replacement maintenance building, a pond, other course improvements, and minor site improvements	various improvements ongoing	DDC

Table III-2 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF ACTIVE PROJECTS (as of 6/30/09)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
13	Waipio Waterfront Park – a new shoreline community park	planning underway	DDC
14	Wahiawa Botanical Garden Modification – construct an access road, parking lot, visitor center, pedestrian bridge and walkways, and other improvements	pkg. lot completed; the rest on hold	DDC
30	Mililani Community Transit Center – construct a transit station with an information kiosk and a comfort station, but no parking facility	completed	DTS
31	Wahiawa Community Transit Center – construct a transit station with parking, an information kiosk, and a comfort station	construction funds budgeted	DTS
32	Police Training Facility – continue master-planned improvements, including more classrooms and an auditorium	ongoing activity	DDC
34	Wahiawa Municipal Parking Facility – build a parking lot to serve central Waipahu businesses	completed	DDC
37	Waipahu Ash Landfill Closure – site remediation, groundwater monitoring wells, and drainage and landscaping improvements	under construction	ENV
38	Mililani Mauka District Park – a new park with a gymnasium, rec. bldg., ballfields & courts, etc.	project cancelled	DDC
39	Mililani Mauka Community Park – a new park with a recreation bldg., ballfields & courts, etc.	completed	DDC
40	Wahiawa WWTP Modifications – upgrade the plant to address peak wet-weather flows	ongoing projects	DDC
41	Mililani WWPTF Headworks Upgrade – modernize the existing pre-treatment facilities	under construction	DDC
42	Honolulu High-Capacity Transit Corridor Project – the current rapid transit project	planning underway	DTS
EAST HONOLULU			
6	Koko Head Regional Park and Nature Preserve – modifications including education & visitor centers, parking, roadways, comfort stations, an enhanced trail system, a people mover system, etc.	site improvements ongoing	DDC
15	Ka Iwi Shoreline Park – 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	Wailupe Stream Flood Control – channelize Wailupe Stream in Aina Haina, and expand the existing upland drainage basin	ongoing	DDC
19	Koko Crater Access Road – construct a boulevard to replace and relocate the existing private road into Koko Crater	completed by the housing developer	DDC
21	Hawaii Kai Dog Park – create a new dog park next to the Hawaii Kai Park-and-Ride site	completed	DPR
KOOLAUPOKO			
3	Waiahole Beach Park – expand and improve the existing Waiahole Beach Park	master plan underway	DDC

Table III-2 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF ACTIVE PROJECTS (as of 6/30/09)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
4	Waimanalo Well III – construct a new potable water well mauka of the former Meadow Gold Dairies pasture land	under construction	BWS
5	Kahaluu Regional Park – expand the existing regional park mauka toward the Kahaluu Elementary School and adjacent park	completed	DDC
8	Kawa Stream Improvements – channelize Kawa Stream within the Piloiloa Subdivision behind Castle High School in Kaneohe	completed	DDC
10	Kailua Corporation Yard – improve the existing facility by building covered garages and maintenance buildings	completed	DDC
11	Kailua Beach Park Improvements – construct a new pavilion, canoe halau, relocated comfort station, and various grounds improvements	various improvements ongoing	DDC
12	Waimanalo Treatment and Disposal System – expand the existing Waimanalo WWTP to accommodate increasing demand and to provide service to areas currently using cesspools	ongoing	ENV
15	Kawai Nui Gateway Park – 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	Pali Golf Course Improvements – an ongoing project to replace the clubhouse, improve all areas of the course, etc.	various improvements ongoing	DDC
20	Kaneohe Bayside Park (Kahua O Waikalua Neighborhood Park) – create a new park on the site of the former Kaneohe Sewage Treatment Plant, to include ballfields and open spaces	ongoing	DDC
21	Waikane Nature Preserve – establish a nature preserve in Waikane Valley, with improvements limited to walking trails, etc.	ongoing work on master plan	DDC
22	Kaneohe Civic Center Neighborhood Park Modification – construct a parking lot for the park	an ongoing design/build project	DDC
25	Kualoa Regional Park – upgrades include a new sewage system, building & road repairs, etc.	ongoing activity	DDC
28	Heeia Kea Park – create a 219-acre nature park	completed	DDC
29	Kailua Wastewater Treatment Plant Improvements	under construction	ENV
30	Kaneohe Stream Bank Restoration – upgrade the banks to concrete or rubble, and make repairs	ongoing	DDC
31	Enchanted Lake Wastewater Pump Station Upgrade – increase pumping capacity, etc.	under construction	DDC
KOOLAULOA			
4	Hauula Community Park Building Expansion – expand the existing multi-purpose building and construct related improvements	under construction	DDC
5	Opana Wells (Kuilima area) – construct a new potable water well	under construction	BWS

Table III-2 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF ACTIVE PROJECTS (as of 6/30/09)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
6	Kahuku District Park Improvements – construct a recreation building and play areas	completed	DDC
8	Laie Beach Park (Bluff) – expand the existing beach park & construct related park improvements	completed	DDC
9	Hauula Fire Station Relocation – construct a new fire station (possibly including an ambulance facility) outside of the flood plain area	ongoing	DDC
10	Laie Wastewater Pump Station – construct a wastewater pump station in Laie to expand the service area of the enlarged Laie WWTP	completed	DDC
NORTH SHORE			
4	Haleiwa Drainage Improvements – upgrades to the existing drainage ditch along the mauka side of Haleiwa Road	new engineering study underway	DDC
7	Laniakea Beach Support Park – establish a new 3-acre park mauka of the highway to provide parking and a comfort station	planning & design underway	DDC
8	Chun’s Reef Support Park – establish a new 3-acre park mauka of the highway to provide parking and a comfort station	ongoing	DDC
9	Waialua Beach Road (Weed Junction/Goodale) – upgrade with sidewalks, curbs, and gutters	completed	DTS
10	Waialua Beach Road (Goodale Avenue/Crozier) – upgrade with sidewalks, curbs, and gutters	completed	DTS
11	Leftovers Beach Access Park – establish a new 0.7-acre park along the shoreline to provide a parking lot and beach access	planning complete	DDC
12	Banzai Rock Beach Support Park – develop a new parking area (and possibly a bathhouse) mauka of Kamehameha Highway	ongoing	DDC
13	Kawailoa Beach Park Expansion – construct a comfort station and a pavilion on a new 1.5-acre park expansion area	planning underway	DDC
15	Kaunala Beach Park – create a new beach park at the Velzyland surf site, including a comfort station and a pavilion	design underway	DDC
16	Uppers Beach Access Park – establish a new 1-acre park along the shoreline to provide a parking lot and beach access	planning underway	DDC
17	Kahawai Beach Support Park (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	completed	DDC
18	Waimea Valley Park – 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

Table III-2 (continued)
PUBLIC INFRASTRUCTURE MAPS - STATUS OF ACTIVE PROJECTS (as of 6/30/09)

PIM No.	Project Title Project Description, Including Any Phases or Sub-Projects (numbered for clarity)	Status	Agency
19	Waialeale Beach Park – various park upgrades including roads, parking lots, comfort stations, etc.	under construction	DDC
20	Waialua Fire Station Relocation – replace a substandard station with one outside the flood plain	ongoing	DDC
WAIANAЕ			
1	Waianae District Park Expansion – expand an existing park and construct planned park improvements	various projects ongoing	DDC
6	Lualualei Homestead Road (Farrington Hwy. to Leihoku St.) – road widening with additional right-of-way, possibly including bus bays and traffic calming	one section being designed	DTS
7	Mailiili Drainage Channel – improve an existing channel mauka of the Lualualei Reservoir	completed	DDC
13	Lualualei Homestead Road (Leihoku St. to Halona Rd.) – road widening with additional right-of-way, possibly including bus bays and traffic calming	one section being designed	DTS
15	Nanakuli 242' Reservoir – construct a new reservoir on Puu Haleakala in Nanakuli	under construction	BWS
16	Waianae Regional Park – expand the existing regional park and build an ocean recreation center, additional fields, etc.	project abandoned	DDC
18	Waianae Coast Emergency Alternate Route – 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	four sections completed; one on hold	DTS
19	Waianae Community Transit Center and Park and Ride Facility – construct a transit station with parking, an information kiosk, and a comfort station	completed	DTS