



# OFFICE OF PLANNING STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824  
Web: <http://planning.hawaii.gov/>

DAVID Y. IGE  
GOVERNOR

MARY ALICE EVANS  
DIRECTOR  
OFFICE OF PLANNING

DTS202010210541FU

October 21, 2020

Ms. Suzanne D. Case, Chairperson,  
and Members of the Board of Land and Natural Resources  
Department of Land and Natural Resources  
1155 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Chairperson Case and Members of the Board:

Subject: Agenda Item D-9. Approval of the Department's Draft East Kapolei Strategic Master Development Plan for State-Owned Parcels at Honouliuli, Ewa, Oahu TMKs (1) 9-1-016:008, 9-1-017:097, 9-1-018:008 & 014; and

Authorize the Chairperson to Execute a Contract for an Environmental Impact Statement (EIS) for the Development of the Subject Parcels in Accordance with the Department's East Kapolei Strategic Master Development Plan.

The State Office of Planning (OP), as the lead State agency for Transit-Oriented Development (TOD) and as co-chair of the Hawaii Interagency Council for Transit-Oriented Development (TOD Council), strongly supports the request for approval of the Draft East Kapolei Strategic Master Development Plan for Department of Land and Natural Resources (DLNR)-owned parcels at Honouliuli, Ewa, Oahu and for authorization of the execution of a contract for an Environmental Impact Statement (EIS) to undertake the project's development.

In 2016, the Legislature appropriated capital improvement project (CIP) funds to OP to support planning and technical studies for TOD projects on Oahu to maximize the achievement of TOD objectives in State agency projects being planned on lands in proximity to rail. In 2017, OP and DLNR entered into a Memorandum of Agreement to transfer \$200,000 to the DLNR to augment work being done on the East Kapolei Strategic Master Development Plan.

Over the past few years, OP has worked closely with the Land Division staff and its consultant in the formulation of the Strategic Master Development Plan. The project was incorporated in the TOD Council's *State of Hawaii Strategic Plan for Transit-Oriented Development* which provides a unified vision and approach to the development of State properties. The East Kapolei region is one of three priority areas designated along the Honolulu rail corridor in which State efforts have been focused. The DLNR's East Kapolei parcels has tremendous TOD potential in terms of contributing to the realization of a vibrant second city in Kapolei, and in providing a long-term revenue stream for DLNR programs.

Ms. Suzanne D. Case, Chairperson  
October 21, 2020  
Page 2

We are pleased to endorse the Draft East Kapolei Strategic Master Development Plan which will greatly facilitate the realization of TOD on these State parcels. The Plan explores site infrastructure constraints, requirements and costs for the approximately 169 acres, setting forth viable conceptual site layout and land use plans which embody TOD principles of mixed use, higher density walkable communities including affordable housing in proximity to transit. OP actively participated in meetings and a charrette workshop to provide input to the project's direction and concept plans.

We wish to commend the considerable efforts of the Land Division staff in project management, coordination and guiding the project through to its successful completion. OP wholeheartedly supports the DLNR's next steps efforts including the preparation of an EIS which will enable implementation of the Master Plan.

We urge your favorable consideration of this request and thank you for the opportunity to testify in support.

Mahalo,

A handwritten signature in black ink that reads "Mary Alice Evans". The signature is written in a cursive, slightly slanted style.

Mary Alice Evans  
Director