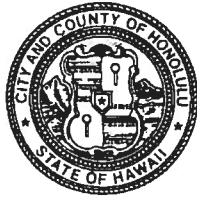


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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KIRK CALDWELL  
MAYOR



KATHY K. SOKUGAWA  
ACTING DIRECTOR

TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

August 22, 2017

The Honorable Carol Fukunaga  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

2017 AUG 28 P 2:24  
CITY COUNCIL  
HONOLULU, HAWAII

Dear Councilmember Fukunaga:

**SUBJECT: Request to Update the Aiea Town  
Center Master Plan (2002)**

Thank you for your letter dated June 22, 2017, requesting our advice on updating the Aiea Town Center Master Plan (Master Plan) of 2002.

The Master Plan, dated May 2002, was prepared by Group 70 International, Inc. for the City's Department of Design and Construction, (DDC). The Master Plan's planning process involved the community, incorporating their concerns and desires in planning the future of the former sugar mill site. The 2002 Master Plan contains language and a variety of proposed uses that set the stage for future development, but does not restrict the site to specific uses. Thus, any updates to the Master Plan are useful for further refining future development but does not necessitate updating the Master Plan.

However, since general obligation bond funds were used to purchase the property, the Department of Budget and Fiscal Services places a restriction on the property that the City must own or control the asset during the remaining period the bonds are outstanding or through 2027. During this period, it does not appear that a long-term lease can be issued to a community based entity or a developer acting for the community unless the restriction on use can be released.

While the Department of Planning and Permitting has no objections to an update of the Master Plan, we recommend that the DDC be consulted.

The Honorable Carol Fukunaga  
August 22, 2017  
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Should you or your staff have any questions, please contact Raymond Young of our staff, at 768-8049.

Very truly yours,


  
Kathy K. Sokugawa  
Acting Director

cc: DDC

CONCUR:

  
Sandra S. Pfund  
Director  
Department of Land Management

APPROVED:

  
Roy K. Amemiya, Jr.  
Managing Director