

TP149402



April 6, 2006

Mr. Toru Hamayasu
 Department of Transportation Services
 City & County of Honolulu
 650 South King Street, 3rd Floor
 Honolulu, HI 96813

APR 10 3 18 PM '06
 TRANSIT PLANNING
 DTS

SUBJECT: EWA PORTION OF THE HONOLULU HIGH CAPACITY TRANSIT CORRIDOR (HHCTC) PROJECT/DR HORTON - SCHULER DIVISION

Dear Mr. Hamayasu:

I am writing to point out a couple of land ownership and alignment details that may be important to your continuing work on the Alternatives Analysis for the HHCTC project. First, however, I would like to congratulate your Department's continuing success in meeting your milestones for the project. We are greatly encouraged by the City's progress to date in generating positive interest in this important project.

In reviewing the recently released map entitled "Alignments and Station Locations Under Consideration as of 03/21/2006, Alternative 4 Fixed Guideway Section I" we would like to note that the boundaries shown for the DR Horton property (identified as "Future DR Horton Development") should be revised to show the actual boundaries. This may seem a detail, but such details can be important to the public's understanding of what is happening in Ewa.

Our properties encompass approximately 1,600 acres, and from this aerial photo, you can see that this is roughly equal in size to the City of Kapolei/Villages of Kapolei and parts of Makakilo combined and similar in size to Ewa Villages/West Loch and the developments along Fort Weaver Road, but Ho'opili will have more density, assuring the potential for greater ridership.

We believe the Ho'opili project area will warrant two rail transit station locations and not one as currently shown. We have attached a graphic showing a draft modeling study for the additional rail transit station, entitled "West Station Area - 1/2 Mile Radius". To give you some idea of the density we are currently planning around the West Station, we estimate that within 1/4 mile, there could be as many as approximately 3,700 residential units, and up to approximately 1,400 jobs. Within a 1/2 mile of the West Station, there could be as many as approximately 6,800 residential units, and industrial and commercial land uses that could support up to approximately 3,600 jobs.

Perhaps the incorrect property boundaries shown (for Ho'opili) may have lead DTS to believe that the mauka-most station on North-South Road would provide access not only to UHWO but to Ho'opili as well, when in fact it would serve one of two State (Department of Land and Natural Resources) parcels on either side of Farrington Highway (on the Diamond Head side of the proposed North-South Road) previously planned for Kalo'i Gulch drainage retention and multi-family housing. In this context, you should also note that the Department of Land and Natural Resources (DLNR) is another key landowner in implementing the Farrington Highway/North South Road HHCTC alignments.

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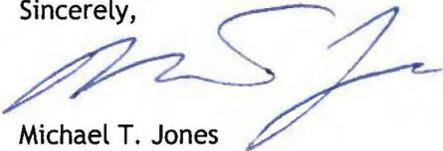
828 Fort Street Mall • 4th Floor • Honolulu, Hawaii 96813 • (808) 521-5661 • Fax: (808) 538-1476
www.drhortonhawaii.com

AR00063354

You are probably aware that there is some potential, given the projected vehicular traffic in this area, that there may be a need for a Farrington Highway “flyover” interchange with the future North-South Road. In the event that one of the Farrington Road alignments becomes the preferred alternative, the DLNR parcel at the makai/Diamond Head corner of the intersection of Farrington Highway and North-South Road could help facilitate a transit alignment in this area.

Thank you in advance for your consideration of our comments.

Sincerely,



Michael T. Jones
Division President

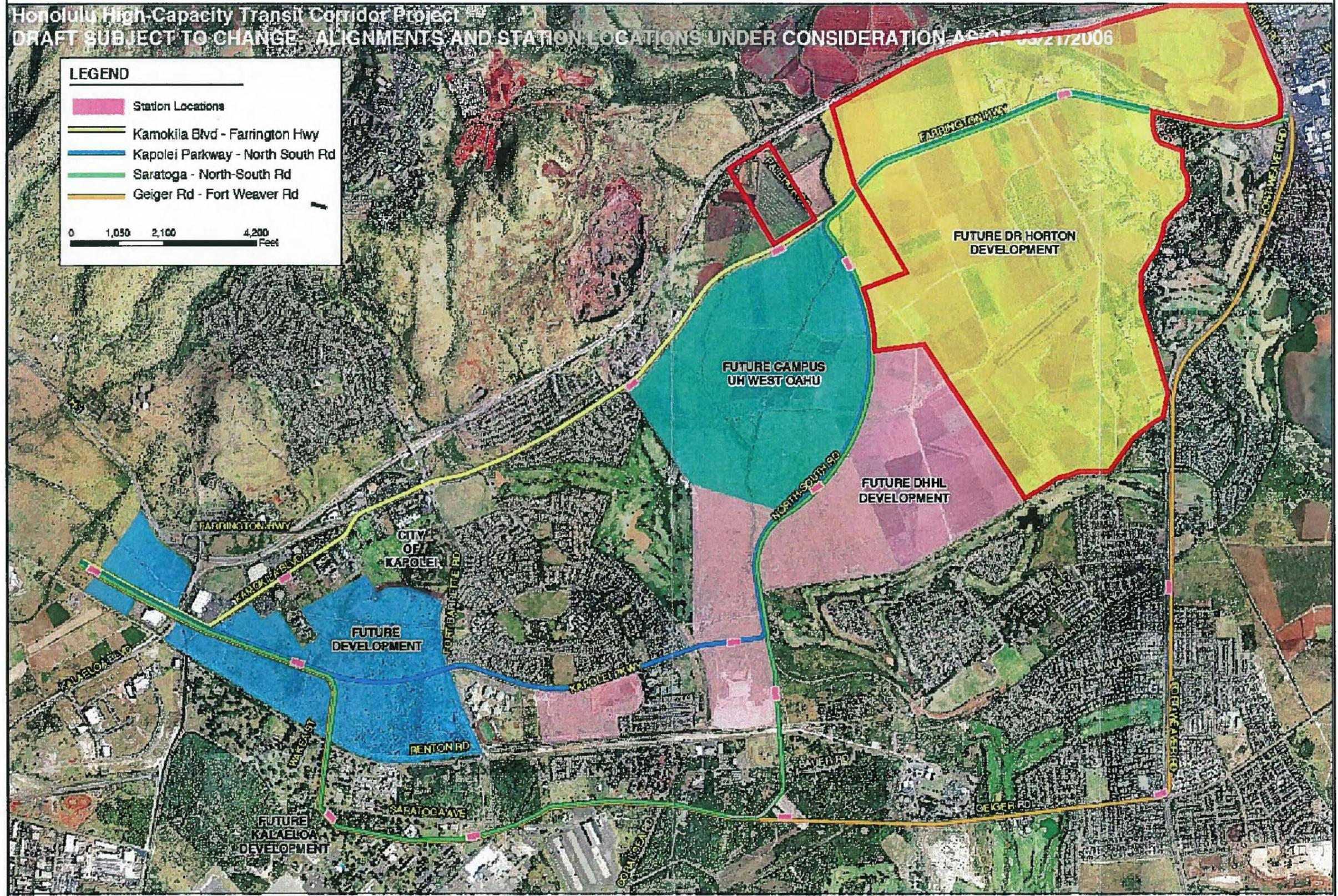
c: Councilmember Todd Apo
Henry Eng, David Tanoue, Kathy Sokugawa, Bob Stanfield and Harold Senter, DPP
DHHL
UH West Oahu
HCDA
DHI
PBR
VMWP
CA
Keith Kurahasi

Honolulu High-Capacity Transit Corridor Project
 DRAFT SUBJECT TO CHANGE - ALIGNMENTS AND STATION LOCATIONS UNDER CONSIDERATION AS OF 03/21/2006

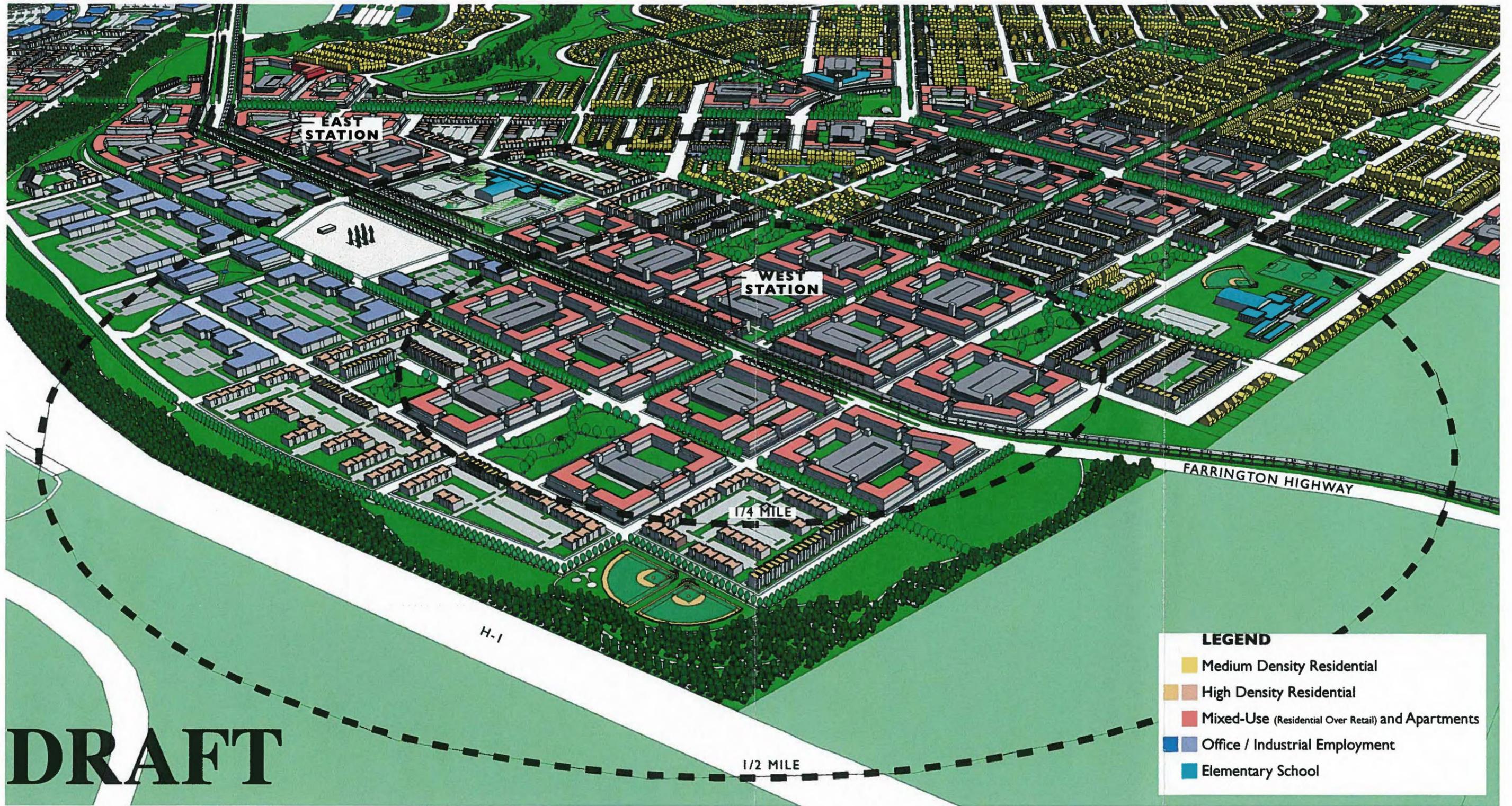
LEGEND

- Station Locations
- Kamokila Blvd - Farrington Hwy
- Kapolei Parkway - North South Rd
- Saratoga - North-South Rd
- Geiger Rd - Fort Weaver Rd

0 1,050 2,100 4,200 Feet



Alternative 4 Fixed Guideway Section I



DRAFT

HO'OPILI TOWN
WEST STATION AREA - 1/2 MILE RADIUS
 OAHU, HI
 APRIL 6, 2006

LEGEND

- Medium Density Residential
- High Density Residential
- Mixed-Use (Residential Over Retail) and Apartments
- Office / Industrial Employment
- Elementary School

VAN METER WILLIAMS POLLACK
 ARCHITECTURE • URBAN DESIGN
 LAND PLANNING • DESIGN

PBR
 HAWAII

Charlier Associates, Inc.

D-R HORTON DHI
America's Builder
 SCHULER DIVISION