



UNIVERSITY
of HAWAII®

Ke Kulanui o Hawai'i

David Lassner
President

DEPT. COMM. NO. 201

December 24, 2024

The Honorable Ronald D. Kouchi,
President and Members of the Senate
Thirty-Third State Legislature
Honolulu, Hawai'i 96813

The Honorable Nadine K. Nakamura, Speaker
and Members of the House of Representatives
Thirty-Third State Legislature
Honolulu, Hawai'i 96813

Dear President Kouchi, Speaker Nakamura, and Members of the Legislature:

For your information and consideration, the University of Hawai'i is transmitting a Preliminary Report on the Feasibility Study on Redeveloping Lands situated at TMK (1) 2-8-015:001 (House Concurrent Resolution 178 HD1, 2023) as requested by the Legislature.

In accordance with Section 93-16, Hawai'i Revised Statutes, this report may be viewed electronically at:

[https://www.hawaii.edu/govrel/docs/reports/2025/hcr178hd1\(2023\)_2025_feasibility-study_report.pdf](https://www.hawaii.edu/govrel/docs/reports/2025/hcr178hd1(2023)_2025_feasibility-study_report.pdf).

Should you have any questions about this report, please do not hesitate to contact Stephanie Kim at (808) 956-4250, or via e-mail at scskim@hawaii.edu.

Sincerely,

A handwritten signature in black ink that reads 'David Lassner'.

David Lassner
President

Enclosure

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UNIVERSITY OF HAWAI‘I SYSTEM REPORT



REPORT TO THE 2025 LEGISLATURE

Preliminary Report on the Feasibility Study on Redeveloping Lands
Situated at TMK (1) 2-8-015:001

HCR 178 HD1 (2023)

December 2024

Preliminary Report to the 2025 Hawai'i State Legislature
Pursuant to House Concurrent Resolution 178, H.D.1 (2023)

House Concurrent Resolution 178, H.D.1 (HCR 178), which was adopted by the State Legislature in 2023, requested a feasibility study be submitted to the Legislature on redeveloping lands situated at TMK (1) 2-8-015:001 into workforce housing and other affiliated uses. This report is submitted in conformance with HCR 178, however, must be considered a preliminary report as the feasibility study is currently underway and being developed, but will require additional time to be completed.

The subject property is located on approximately 15.43 acres of land (672,131 square feet) in the western portion of the University of Hawai'i at Mānoa (UHM) campus. The Property is zoned by the City and County of Honolulu as Residential (R-5); but is located within the existing Plan Review Use (PRU) boundaries with a maximum height limit of 65-feet. Current uses on the property include the UHM College of Education, UHM Childcare Center, University Laboratory (Charter) School (ULS), and the former Public Broadcasting Service (PBS) building.

The former PBS building is scheduled to be demolished in December 2024. The UHM College of Education and UHM Childcare Center are anticipated to be relocated to other areas on the UHM campus before 2028. The UHM College of Education will be relocated to the new Snyder Hall replacement building in Fall 2027. The UHM Childcare Center will be relocated to a newly constructed space within the Hale Haukani project in Fall 2025.

The University of Hawai'i is currently working on a feasibility study to redevelop the approximately 15-acre property to improve the UHM experience for students, faculty, staff, and the overall community. The work effort, which has already started and is anticipated to be completed by December 2025. The process is very comprehensive as it will include the preparation of site studies and analysis, a market study, land plan and phasing options, cost estimates and a development feasibility analysis of the various options. The process to develop this feasibility study also includes a robust community outreach effort including meetings with elected officials, representatives from the community, stakeholder groups, neighborhood boards, the ULS, representatives from the University, and State and City agencies, including the Hawai'i Housing Finance Development Corporation.

The university anticipates submitting the completed feasibility study by December 2025, in time for consideration of the 2026 legislative session.