

# HO'OPILI, O'AHU

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## Frequently Asked Questions

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### FAQs

The following questions have been asked by members of the community:

#### Q. What is Ho'opili?

A. Ho'opili – which means coming together in Hawaiian – is a newly proposed community planned for West O'ahu that is designed to help complete the city and county and people of 'Ewa's vision for a thriving secondary urban center. It is a direct product of a community-driven planning process. Ho'opili is designed to create needed housing and thousands of new jobs for the area. It is also designed to be the kind of traditional Hawai'i community – where people walked, got to know their neighbors, and enjoyed a sense of place – that exists in the islands' best neighborhoods.

#### Q. How does Ho'opili fit into the master plan for 'Ewa?

A. More than 30 years ago, the City of Honolulu set out to create a "second city" in West O'ahu. Now, efforts are underway to complete this vision with, among many other improvements, the continued buildout of the City of Kapolei and its budding harbor, development of the new UH campus, Kroc Center, two major regional retail centers, new roads and possibly a transit link that should improve transportation to and within the area.

'Ewa should continue to become a major jobs-creation center. Forecasted activity includes creation of about 39,900 or more new jobs in 'Ewa! That's where Ho'opili, with its heavy concentration of mixed land uses that offer residents a chance to work, educate and socialize right where they live, comes in.

#### Q. What role did the community play in designing Ho'opili?

A. The concept for Ho'opili was developed by [community leaders](#) who worked with D.R. Horton-Schuler Division for over one year to plan the project.

The Ho'opili plan was based on their ideas for creating a healthy, balanced and vibrant community where residents can live, work and play.

*Ho'opili Oahu means coming together in Hawaiian.*



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Specifically, Ho'opili's [Community Task Force](#) identified six key areas they wanted to see embraced in this new community:

- Create a lively and vibrant [gathering places](#) where people of all ages can come together;
- Create lots of [parks](#), green spaces, and user-friendly community facilities open to the public;
- Create a community culture that supports life-long [educational](#) opportunities;
- Create high-quality [jobs](#) so 'Ewa residents can work right within their own community; and
- Create a mix of [housing](#) at a wide range of prices, including a significant number of affordable homes.

How Ho'opili...

Addresses  
Transportation  
Creates New Jobs  
Features "Live-Work"  
Space  
Strives for  
Sustainability

**Q. Won't Ho'opili contribute to the traffic problem on O'ahu?**

A. We know transportation is a **BIG** issue for West O'ahu, and Ho'opili is designed with solutions to this problem in mind. By the time actual construction begins, several major roads — including the North-South Road (from Kapolei Parkway to H-1) and Kapolei Parkway (between Ocean Pointe and the center of Kapolei), the major new regional mauka-makai and east-west highways for the area — should be completed, improving [transportation](#) to and from and within the area.

But, above all, the optimal solution is continued job growth. Ho'opili is designed to be a major contributor to the 'Ewa's projected job growth by allowing for the creation of thousands of new jobs, giving 'Ewa residents an opportunity to live and work right within their own community.

**Q. Do we really need more housing on O'ahu?**

A. Yes. There is an estimated shortage of over 16,300 units in pent-up demand on O'ahu. And that deficit is expected to grow to over 37,000 units by 2020 even if all of the homes that currently have state land use approval get built. In short, there is a great need for housing on O'ahu. Ho'opili is designed to meet this demand.

**Q. What is a "live-work" home?**

A. Ho'opili is designed to include a significant number of what are called "live-work" homes, which is expected to be one of the most popular features of the new community. Live-work accommodations allow the owner to live in the residential part of the unit, and set aside a commercial part of the unit — often downstairs — to run a small business or shop (or, perhaps, rent out as a livable studio). Or, conversely, a business owner could rent out the residential space, creating a revenue source for him or herself, and creating even more available housing (or rent out that space for business purposes, too). Even more, one could use the unit exclusively for either living or working purposes. There are many favorable possibilities, all created with the intention to provide flexible living options for O'ahu's residents.

The live-work concept is one made popular in Hawaii many years ago when shopkeepers would often live above their store or café. With this traditional design in mind, Ho'opili is designed to reintroduce this simple lifestyle option which should, in turn, allow for a high quality of life for its residents.

**Q. How is Ho'opili different from the other developments on O'ahu?**

A. Ho'opili is designed to "bring back the best of what we loved from long ago..." by creating a community where people can walk, get to know their neighbors, and experience a sense of place.

Featuring what's called a "traditional neighborhood design" Ho'opili is designed to be the first transit-orientated development (TOD) on O'ahu — a compact, mixed-use development situated at or around transit stops. As a result, residents should be able to walk, bike or take public transportation to area shops, restaurants, schools, parks and jobs.

Ho'opili is being highly coordinated with other major developments planned for the area, namely the new campus at UH West O'ahu, Department of Hawaiian Homeland properties and Hawaii'i Community Development Authority - Kalaeloa. A major joint development agreement for sewer transmission has already been reached and the funding committed to make sure that infrastructure is in place prior to the delivery of homes. Also, [Hawaiian Electric Company](#) is closely monitoring O'ahu's growing energy needs and is proactively preventing an energy shortage by requesting a new generating unit at the [Campbell Industrial Park Generating Station](#) by 2009. More can happen like this to promote the concurrency of development and infrastructure. Also, connectivity and access to neighboring projects and especially the new University campus — along with several new schools planned for the area — are designed to provide residents of all ages a variety of schools where they can enjoy life-long learning opportunities.

**Q. What does Ho'opili mean? Why did you choose the name?**

A. Ho'opili means "coming together" in Hawaiian. Working closely with Hawaiian cultural experts, the name was chosen by D.R. Horton-Schuler Division as a symbol (i) for the maturation and final connection of the 'Ewa Plain communities and (ii) after the many different people who have already come together to create this very special, one-of-a-kind community.

Q. When will construction begin? When can I buy a home at Ho'opili?

A. The first commercial square foot or home is not currently expected to be delivered until around 2012— followed by a probable two-decade-long build-out — providing ample time to ensure Hoopili is well-planned.

While home sales are still many years away, local residents interested in learning more are encouraged to sign up via the Ho'opili website at [www.hoopilioahu.com](http://www.hoopilioahu.com).

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Efforts are now underway to complete this vision of creating a dense urban core within 'Ewa. A number of other developments – including the new University of Hawai'i at West O'ahu campus, robust resort and marina areas at Ko Olina, the Salvation Army's new Kroc Center, two major regional shopping centers, new public and private schools, new regional roads and highways, and a new transit system that should improve transportation both within and to and from 'Ewa – are underway.

Considerable commercial, industrial, resort, residential, and government development is planned for the area over the next 20 years. This is part of the City's master plan to transform 'Ewa from what it has been – largely a suburb of Honolulu – to what it is expected to become – Hawai'i's second largest city and urban center. In the future, 'Ewa is to become a highly appealing destination for residents and visitors alike, and not just a source of commuters to downtown Honolulu.

City planners predicted this long ago, as documented in the [City and County's 'Ewa Development Plan](#). The 'Ewa Development Plan was officially adopted by the City Council in August 1997 and is currently being updated. The plan presents a vision for 'Ewa's future development and provides conceptual land use plans that will serve as a policy guide for more detailed zoning maps and regulations, and public and private sector investment decisions.

In the near future, 'Ewa should also become a major economic engine for the state. For the 2006 to 2025 period, planned development in 'Ewa should generate significant new revenues and an average of about \$620 million in payroll annually. 'Ewa should continue to become a major jobs-creation center ([Kapolei Job Growth - pdf 5.1mb](#)).

Forecasted activity includes creation of about 40,000 or more new jobs in 'Ewa. Most of those jobs should be filled by those living in 'Ewa. Projections call for over 38,000 employed workers living in the area.

This is where Ho'opili – which offers residents the opportunity to live, work and play right within their own community – fits in.

This new community is designed as one of the last missing pieces of the [larger master plan](#) for the area, delivering needed homes and jobs in the fast-growing West O'ahu region.

When built, Hoopili can help complete the long-range vision for 'Ewa and can play a vital role in creating another dynamic city on O'ahu.

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## Regional Planning

Department of Hawaiian  
Homeland properties  
Hawai'i Community  
Development Authority -  
Kalaeloa  
Salvation Army Kroc Center

'Ewa Regional Planning ([click for larger version](#))



*Wise land use  
planning requires  
looking far into the  
future.*



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## Regional Planning

Back in the 1970s, the City's vision was to create a second urban core on O'ahu -the "second city"— to help ease the growth pressure in Honolulu. In hindsight, it was one of the most visionary land use decisions in Hawaii's history. Now, several efforts are collectively underway to complete the Second City.

With its long-term planning horizon, there is a unique opportunity for Ho'opili to be highly coordinated with other major developments planned for the area. These would include, among others, the new campus at [UH West O'ahu](#), [Department of Hawaiian Homeland properties](#), [Hawai'i Community Development Authority - Kalaeloa](#) and [Salvation Army Kroc Center](#).

This could be an unprecedented chance to plan together now for a better community

tomorrow. Developers and government agencies are able to coordinate on important issues on connectivity (such as transit, roads and bike/pedestrian paths), policy (such as the 'Ewa Development Plan and the 'Ewa Highways Master Plan impact fee) and utility infrastructure (drainage, water and sewer). Indeed, a major joint development agreement for sewer transmission has already not only been reached, but also funded and construction started. This is a meaningful example of how key infrastructure components can be put into place prior to occupancy of commercial and residential space. It is part of the answer to the "infrastructure first!" cry and realization of concurrency between development and infrastructure that can be so important to the community.

Throughout the planning stages and during future construction, D.R. Horton - Schuler Division will continue to meet with other regional developers to ensure Ho'opili's role is appropriately pursued in fulfilling the Master Plan for 'Ewa and the completion of O'ahu's secondary urban center.

It is thought that wise land use planning requires looking far into the future. That's why Ho'opili's planning has commenced perhaps more than five years in advance of when first occupancy will occur. It is hoped that this extensive and committed regional planning will pay off into the development of an 'Ewa that is right for O'ahu.

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OUR OPINION

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## **Hoopili project fits goal for growth in West Oahu**

### **THE ISSUE**

A developer has proposed to build a 1,600-acre housing and commercial project in Ewa. A PROPOSED development of 1,600 acres in Ewa conforms to the city's desire to direct urban growth to West Oahu, but the project has a ways to go before residents can move in and businesses set up shop.

Called Hoopili, developer D.R. Horton's Schuler Division will first need the former sugar lands' reclassification from agriculture to urban use by the state Land Use Commission, a process that could take more than a year.

Should the commission approve, the developer envisions a pace of construction that stretches from five to 25 years, building an astonishing 11,700 homes, as many as five schools, a regional park, retail units and other commercial space.

The huge undertaking also requires surrounding communities to buy in to the project. The developer has sensibly solicited the ideas and concerns of residents who have seen traffic and other problems swell as other housing projects rose up around them.

The project is intended to replicate a small-town feeling by mixing business and residential units, most of them multifamily, instead of building bedroom communities where people drive to and from work and shopping malls.

Streets will be narrower to slow traffic, and emphasis will be placed on creating a community in which it is safe to walk and ride bicycles. Stores, restaurants, businesses, industrial areas and offices would provide employment opportunities so residents can stay closer to home.

Hoopili would blend with other development in the works, including a West Oahu campus of the University of Hawaii and residential plans by the Department of Hawaiian Home Lands.

It would fit in well with the city's mass transit project, which will run a line and transit stations through Hoopili, allowing residents an easier ride to town and back.

Reclassification of the land, now in cultivation of diversified crops, will be the project's initial hurdle, although the city's designation is urban. Another sticking point could be the availability of water resources.

As for infrastructure, developers say the city's expansion of the Honouliuli sewage plant would accommodate the project's needs. Moreover, its plans for building schools could help the Department of Education ease the district's shortage of classroom space.

When built out, Hoopili would be the among the largest planned communities on Oahu. Its effect on the housing and commercial markets, and its demand for power, water and safety services like police and fire will be significant. That said, the project's mixed-use configuration makes sense for an increasingly crowded island and sets a model for other development.