



UNIVERSITY
of HAWAI'I®

Ke Kulanui o Hawai'i

Wendy F. Hensel
President

DEPT. COMM. NO. 145

December 22, 2025

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/2026/hcr178hd1\(2023\)_2026_feasibility-study_report.pdf](https://www.hawaii.edu/govrel/docs/reports/2026/hcr178hd1(2023)_2026_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 blue ink, appearing to read 'Wendy F. Hensel'.

Wendy F. Hensel
President

Enclosure

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UNIVERSITY OF HAWAI‘I SYSTEM REPORT



REPORT TO THE 2026 LEGISLATURE

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

House Concurrent Resolution 178 HD1 (2023)

December 2025

Preliminary Report to the 2026 Hawai'i State Legislature
Pursuant to House Concurrent Resolution 178 HD1 (2023)

House Concurrent Resolution 178 HD1 (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 ("Property") 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 was demolished in Summer 2025. The UHM College of Education and UHM Childcare Center are anticipated to be relocated to other areas on the UHM campus by Spring 2028. The UHM College of Education will be relocated to the new Snyder Hall replacement building starting in Fall 2027. The UHM Childcare Center will be relocated to a newly constructed space within the Hale Haukani project in Spring 2026.

The University of Hawai'i continues to work on a feasibility study to explore potential redevelopment options for 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 2026. 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 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 purpose of which is to gather community input on potential future uses of the Property. An online survey and dedicated website were launched on August 20, 2025. Attached is an update related to the online survey results for the feasibility study that was presented to the University of Hawai'i Board of Regents, Committee on Institutional Success on November 6, 2025.

The university anticipates submitting a report on the feasibility study by December 2026, in time for consideration of the 2027 legislative session.

UH Mānoa ‘Ewa Parcel - Online Survey Initial Results

Presentation to UH Board of Regents, Committee on Institutional Success
November 6, 2025

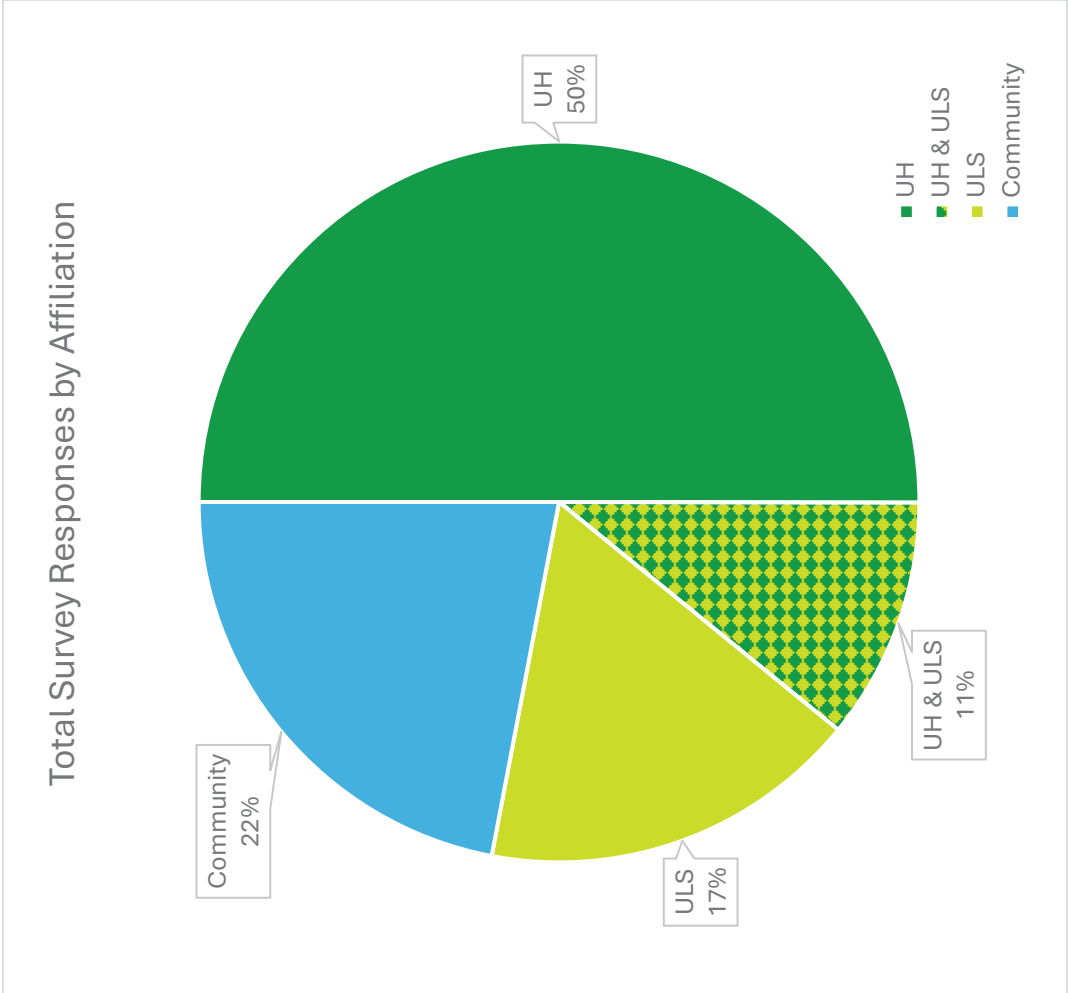
Background:

A website which included an online survey was launched on August 20, 2025 by Planning Consultant, PBR HAWAII and Associates, Inc., for the UH Mānoa 'Ewa Parcel Feasibility Study. The website was developed to provide information on current research, outreach efforts, frequently asked questions, and contact information related to the study. An overview video of the study is also included on the website.

Included on the website was an online survey which was prepared to solicit feedback on potential land uses and activities from the University community and general public. The survey was developed based on information compiled from previous outreach efforts and meetings with representatives from the UH and Mānoa community. The survey, which was open from August 20, 2025 to September 5, 2025, received a total of 1,120 responses. Draft preliminary findings from the survey have been compiled and are included in the pages that follow.

Who Participated in the Online Survey?

Survey Question: “Affiliation. Please select all that apply.” A total of 1,120 survey responses were collected between August 20 and September 5, 2025. The graph below shows the number and percentage of comments contributed by each participant affiliation, along with definitions for each affiliation category.

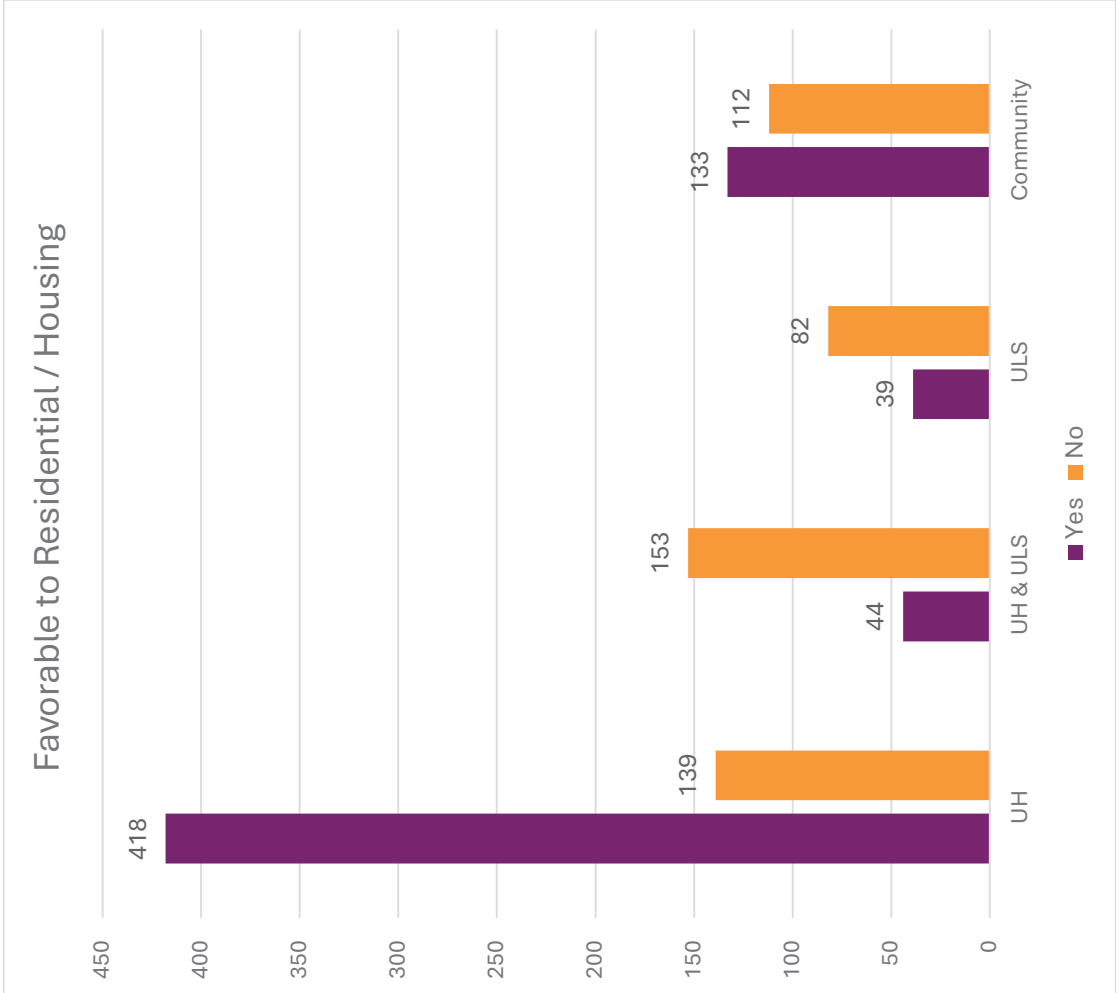


Participant Affiliation	Total Responses	Percent
UH	557	50%
UH & ULS	121	11%
ULS	197	17%
Community	245	22%
Total	1,120	100%

- **University of Hawai‘i (UH) Affiliated:** Participants who identified as a UH student, faculty, staff, and/or alumni.
- **University Laboratory School (ULS) Affiliated:** Participants who identified as a ULS faculty, staff, student, parent of a student, and/or alumni.
- **Community Affiliated:** Participants who identified as a Mānoa resident, and/or individuals who identified as a community member (including individuals with multiple affiliations).

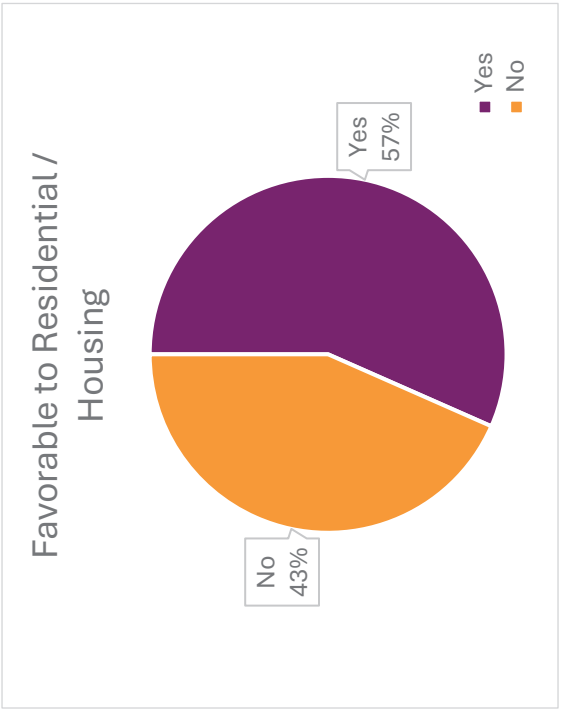
Support for Residential / Housing

These graphs show support for residential/housing by affiliation. **Positive responses** include those who selected options such as UH student housing, UH faculty housing, UH staff housing, hotel/short term housing, non-UH workforce housing, senior housing, affordable housing, or other. **Negative responses** reflect those who selected “I do not wish to add residential/housing.”



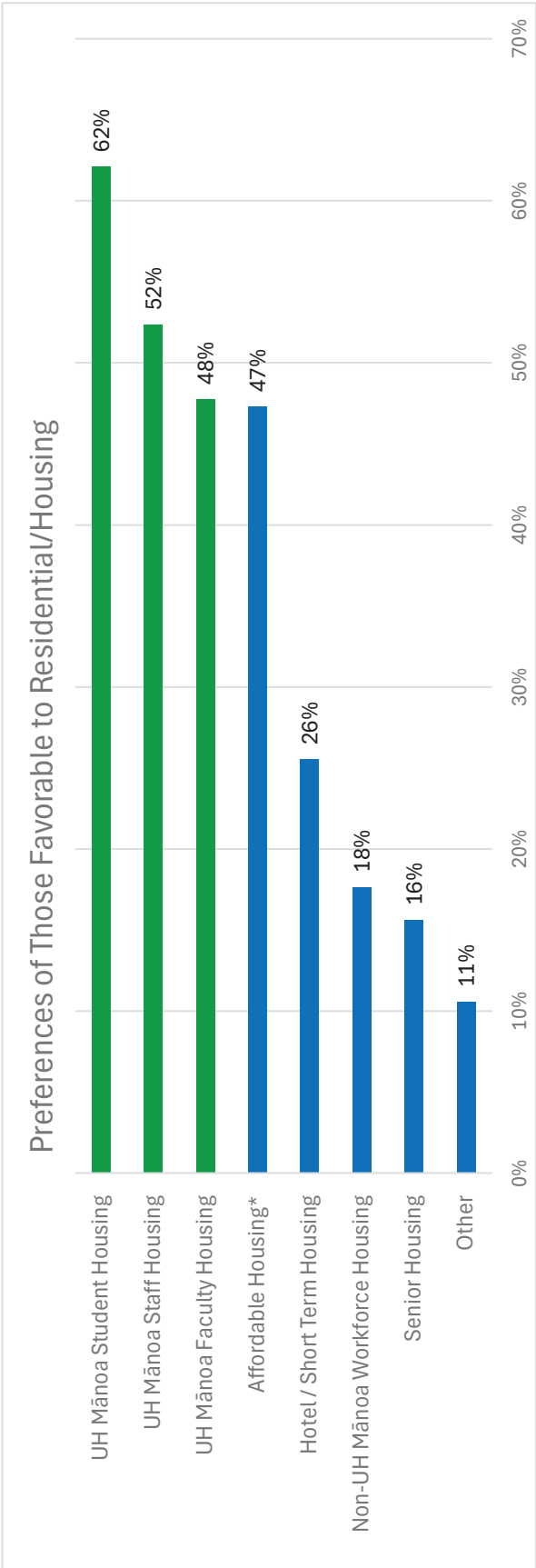
Participant Response	Total Responses	Percent
Yes	634	57%
No	486	43%
Total	1,120	100%

Participant Affiliation	Yes	No
UH	418	139
UH & ULS	44	153
ULS	39	82
Community	133	112
Total	634	486
Total Responses		1,120



Residential / Housing Preferences

A total of 634 respondents supported housing, with the option to select multiple preferences. The top three preferences were UH campus-related housing: student housing (394 responses, 62%), staff housing (332 responses, 52%), and faculty housing (303 responses, 48%). The fourth preference was affordable housing (300 responses, 47%), which may refer to affordability for any housing type, followed by hotel/short term housing (162 responses, 26%).

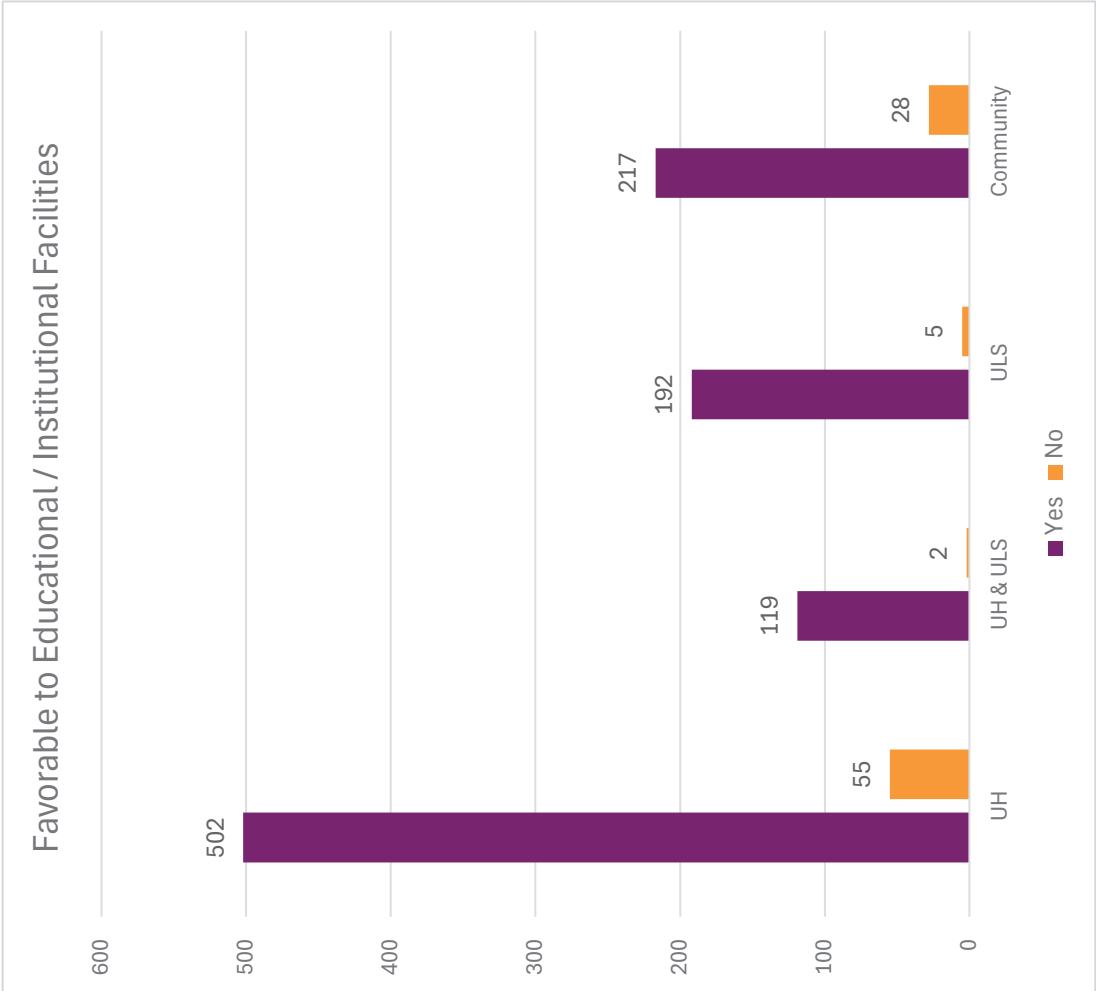


Preference	Total Responses	Total 'Yes' Respondents	Percent of 'Yes' Respondents
UH Mānoa Student Housing	394	634	62%
UH Mānoa Staff Housing	332	634	52%
UH Mānoa Faculty Housing	303	634	48%
Affordable Housing*	300	634	47%
Hotel / Short Term Housing	162	634	26%
Non-UH Mānoa Workforce Housing	112	634	18%
Senior Housing	99	634	16%
Other	67	634	11%

*May refer to pricing preference for any housing type.

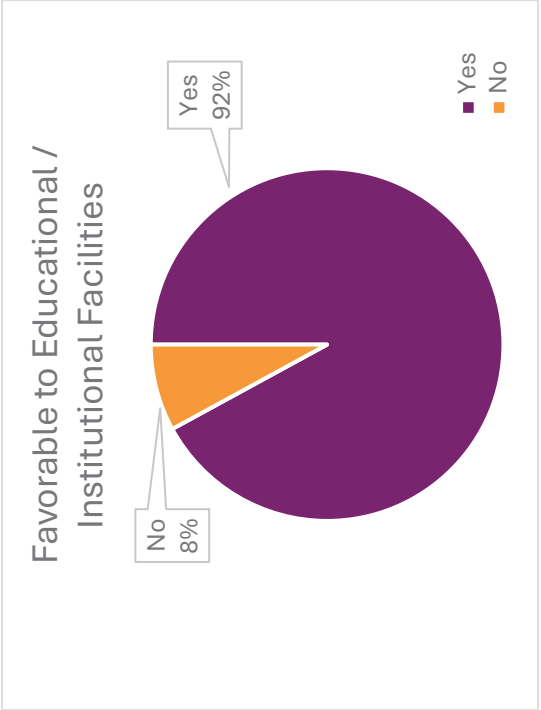
Support for Educational / Institutional Facilities

These graphs show support for educational/institutional facilities by affiliation. **Positive responses** include those who selected options such as UH classrooms, UH research space, UH study areas, UH office space, UH computer labs, ULS facilities/K-12, or other. **Negative responses** reflect those who selected “I do not wish to add educational/institutional facilities.”



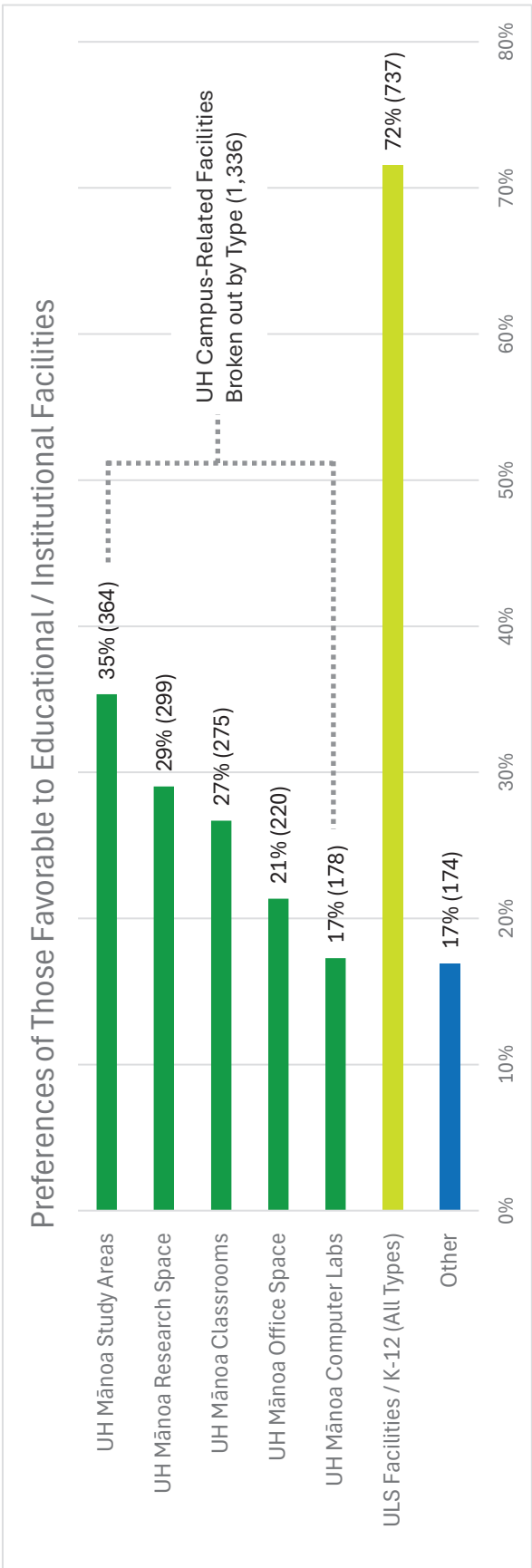
Participant Response	Total Responses	Percent
Yes	1,030	92%
No	90	8%
Total	1,120	100%

Participant Affiliation	Yes	No
UH	502	55
UH & ULS	119	2
ULS	192	5
Community	217	28
Total	1,030	90
Total Responses	1,120	



Educational / Institutional Facility Preferences

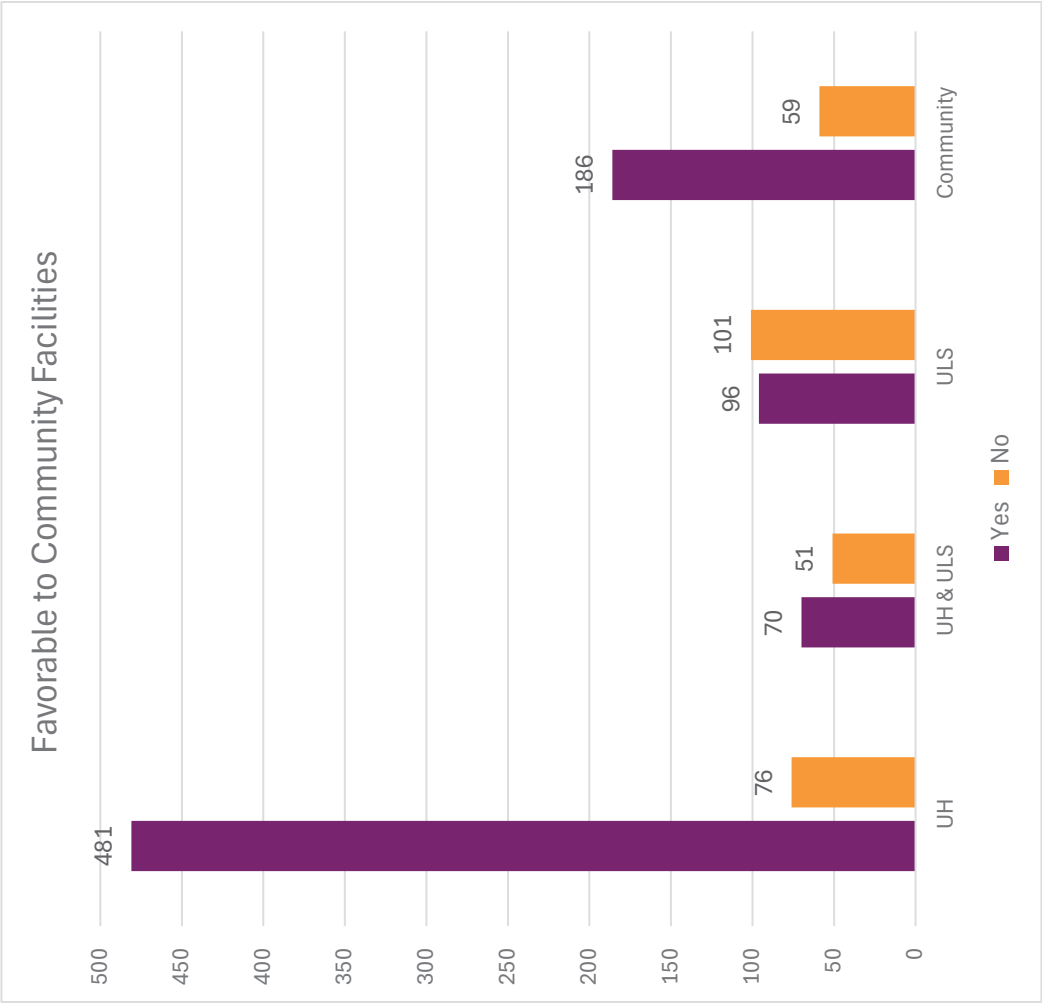
A total of 1,030 respondents supported educational/institutional facilities, with the option to select multiple preferences. UH campus-related facilities were broken out by type and collectively attracted 1,336 responses: study areas (364 responses, 35%), research space (299 responses, 29%), classrooms (275 responses, 27%), office space (220 responses, 21%), and computer labs (178 responses, 17%). ULS facilities / K-12 preference received 737 responses (72%) as a single combined category, while UH campus-related preferences were detailed individually, indicating broad interest in a range of campus facilities.



Preference	Total Responses	Total 'Yes' Respondents	Percent of 'Yes' Respondents
UH Mānoa Study Areas	364	1,030	35%
UH Mānoa Research Space	299	1,030	29%
UH Mānoa Classrooms	275	1,030	27%
UH Mānoa Office Space	220	1,030	21%
UH Mānoa Computer Labs	178	1,030	17%
ULS Facilities / K-12	737	1,030	72%
Other	174	1,030	17%

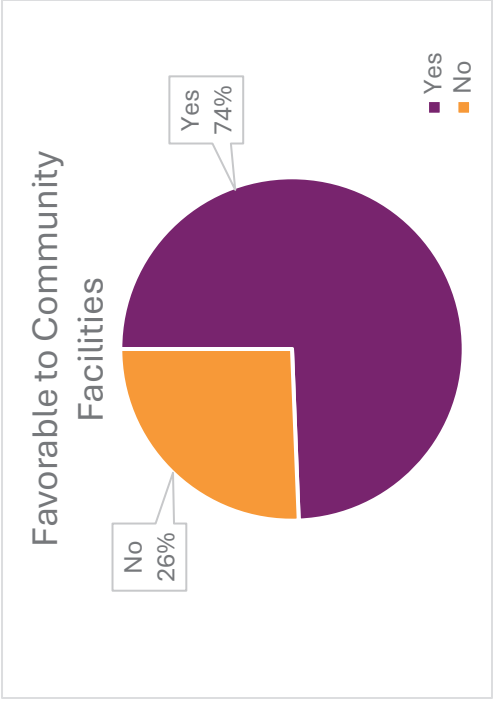
Support for Community Facilities

These graphs show support for community facilities by affiliation. **Positive responses** include those who selected options such as multipurpose outdoor spaces (e.g., outdoor areas to hold farmers markets, makers markets, special events, information fairs, workshops), multipurpose indoor spaces (e.g., venue for town halls, public meetings, community clubs, special events, workshops, coworking use), performance stage, community garden, or other. **Negative responses** reflect those who selected “I do not wish to add community facilities.”



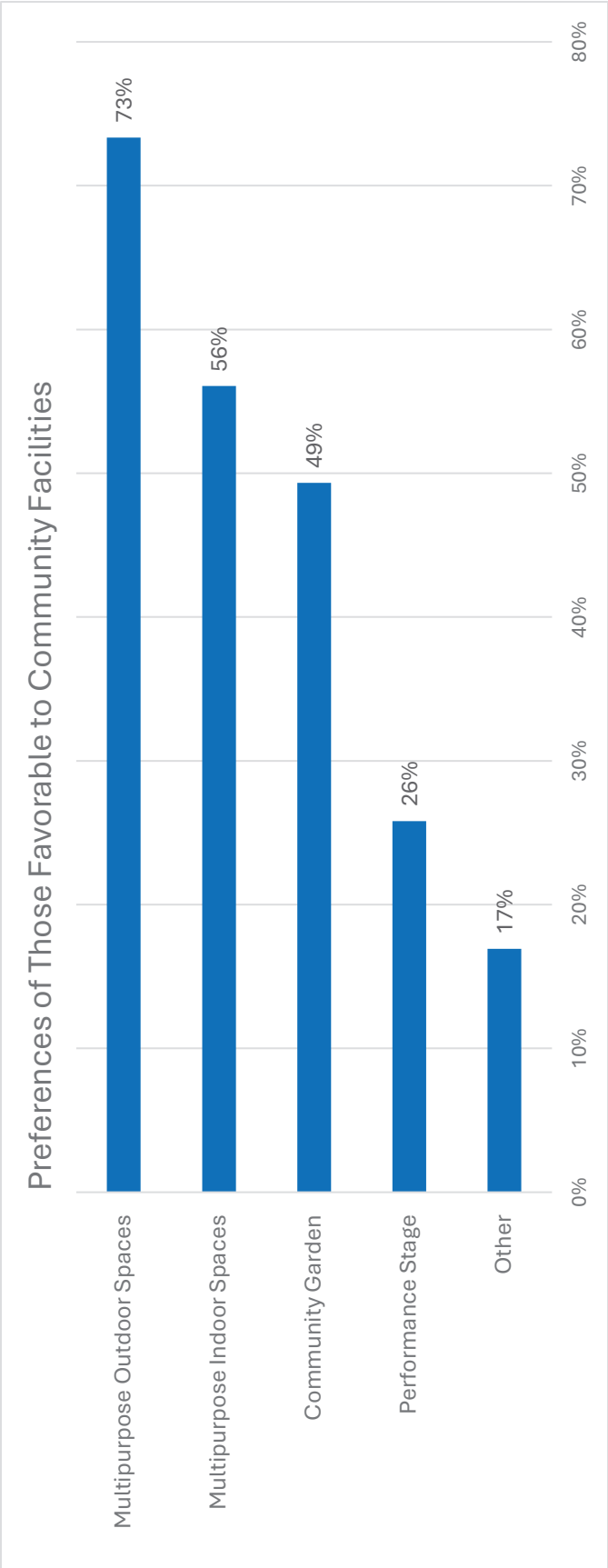
Participant Response	Total Responses	Percent
Yes	833	74%
No	287	26%
Total	1,120	100%

Participant Affiliation	Yes	No
UH	481	76
UH & ULS	70	51
ULS	96	101
Community	186	59
Total	833	287
Total Responses		1,120



Community Facility Preferences

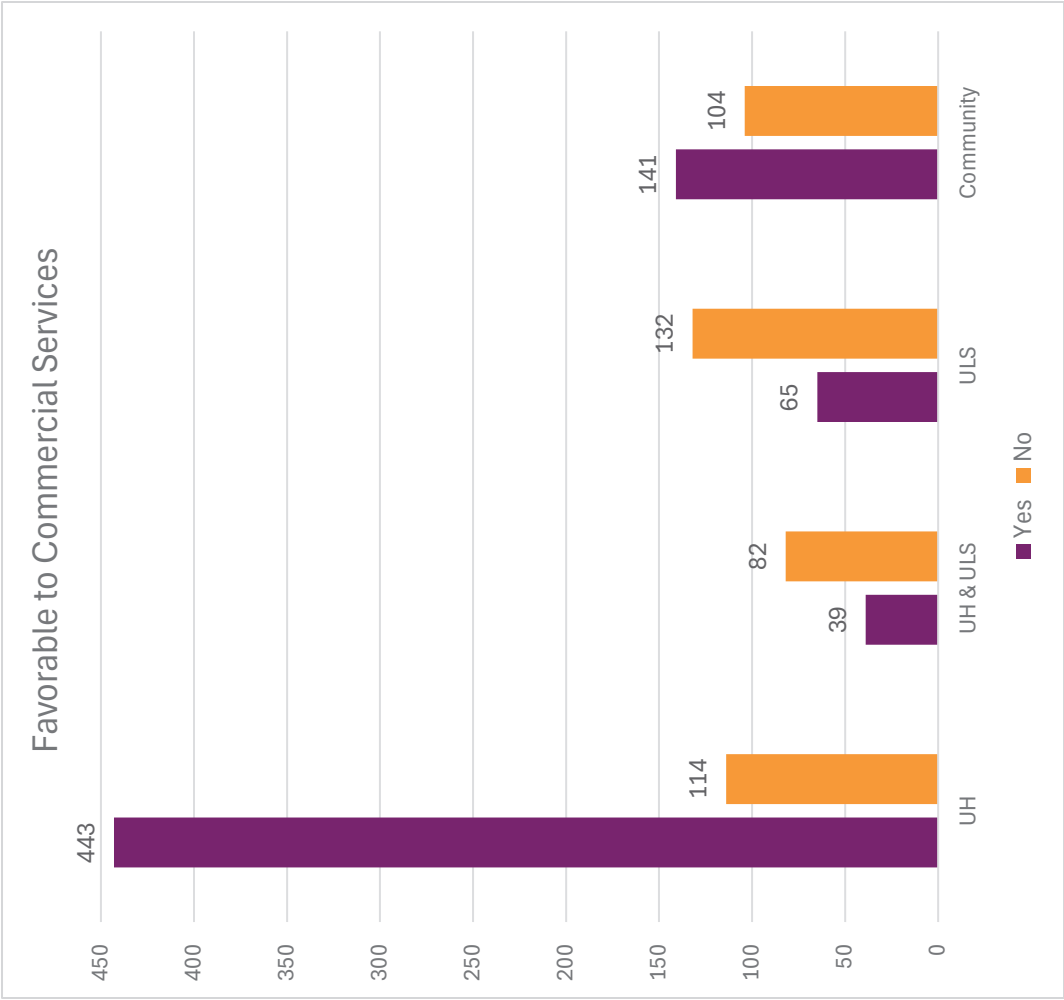
A total of 833 respondents supported community facilities, with the option to select multiple preferences. The most mentioned preference was multipurpose outdoor spaces (e.g., outdoor areas to hold farmers markets, makers markets, special events, information fairs, workshops), with 611 responses (73%). The second most mentioned preference was multipurpose indoor spaces (e.g., venue for town halls, public meetings, community clubs, special events, workshops, coworking use) with 467 responses (56%), followed by community garden with 411 responses (49%) and performance stage with 215 responses (26%).



Preference	Total Responses	Total 'Yes' Respondents	Percent of 'Yes' Respondents
Multipurpose Outdoor Spaces	611	833	73%
Multipurpose Indoor Spaces	467	833	56%
Community Garden	411	833	49%
Performance Stage	215	833	26%
Other	141	833	17%

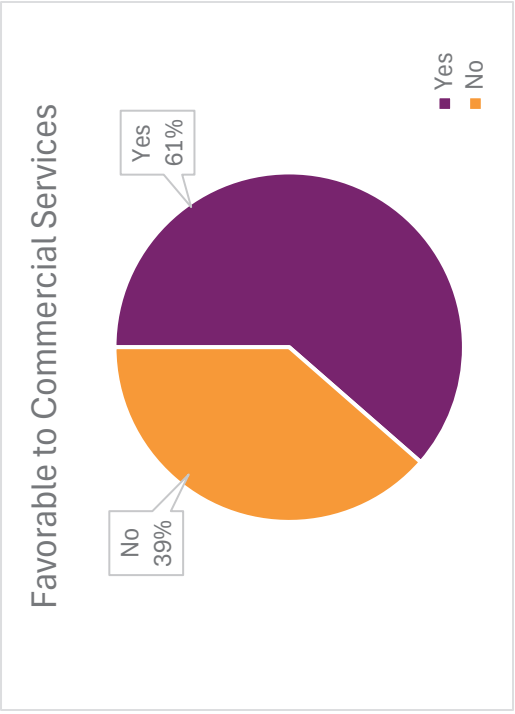
Support for Commercial Services

These graphs show support for commercial services by affiliation. **Positive responses** include those who selected options such as food & dining, retail/shops, grocery store, healthcare services, childcare/daycare, entertainment (paid entertainment, performing arts, concerts, theatre, museum), commercial office space, or other. **Negative responses** reflect those who selected “I do not wish to add commercial services.”



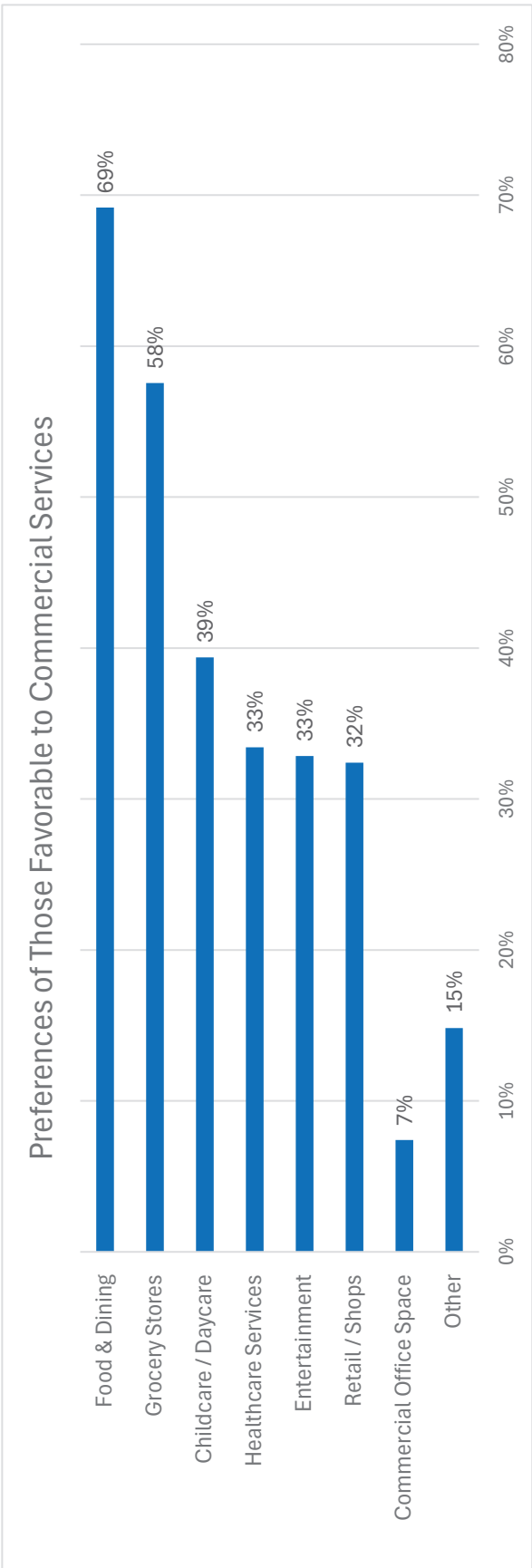
Participant Response	Total Responses	Percent
Yes	668	61%
No	432	39%
Total	1,120	100%

Participant Affiliation	Yes	No
UH	443	114
UH & ULS	39	82
ULS	65	132
Community	141	104
Total	688	432
Total Responses	1,120	



Commercial Service Preferences

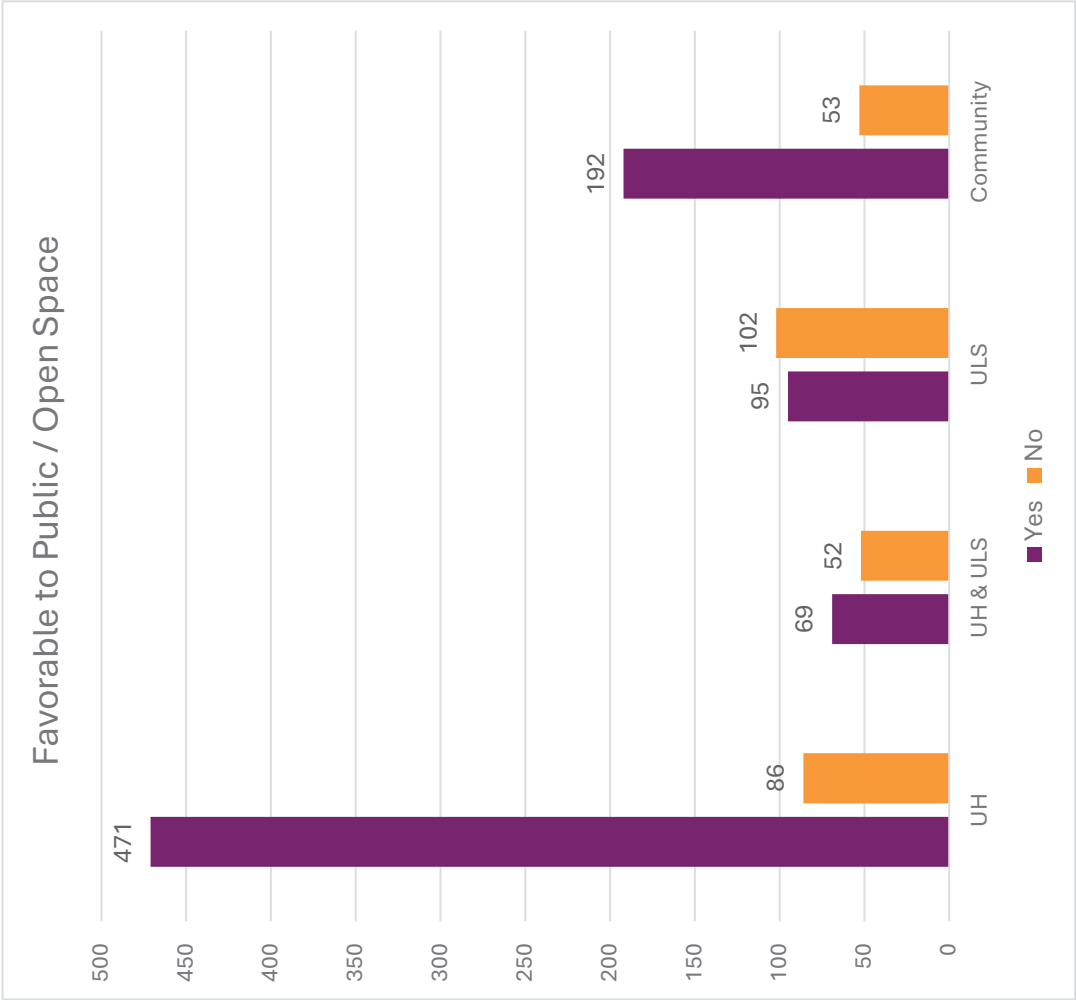
A total of 688 respondents supported commercial services, with the option to select multiple preferences. The top three preferences were food & dining (476 responses, 69%), grocery stores (396 responses, 58%), and childcare/daycare (271 responses, 39%). The fourth preference was healthcare services (230 responses, 33%), which was nearly tied with entertainment (226 responses, 33%) and retail/shops (223 responses, 32%).



Preference	Total Responses	Total 'Yes' Respondents	Percent of 'Yes' Respondents
Food & Dining	476	688	69%
Grocery Stores	396	688	58%
Childcare / Daycare	271	688	39%
Healthcare Services	230	688	33%
Entertainment	226	688	33%
Retail / Shops	223	688	32%
Commercial Office Space	51	688	7%
Other	102	688	15%

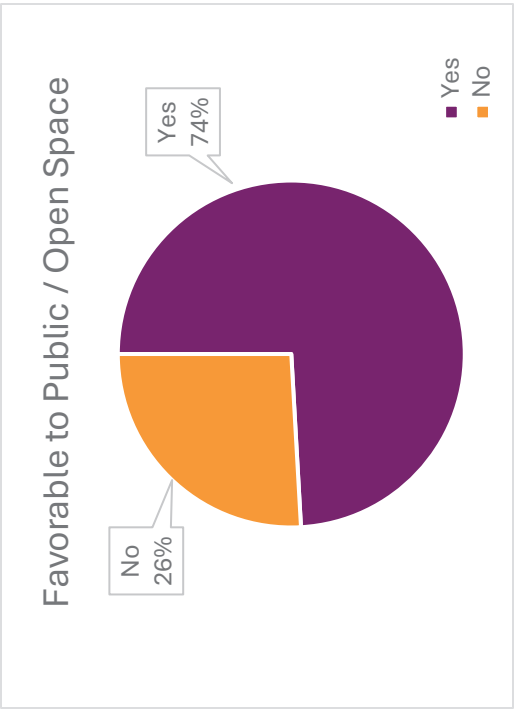
Support for Public / Open Space

These graphs show support for public/open space by affiliation. **Positive responses** include those who selected options such as open space (open area, green space, seating, shaded areas, water features, native plants), recreation space (outdoor sports courts), walking trails, dog park, or other. **Negative responses** reflect those who selected “I do not wish to add public/open space.”



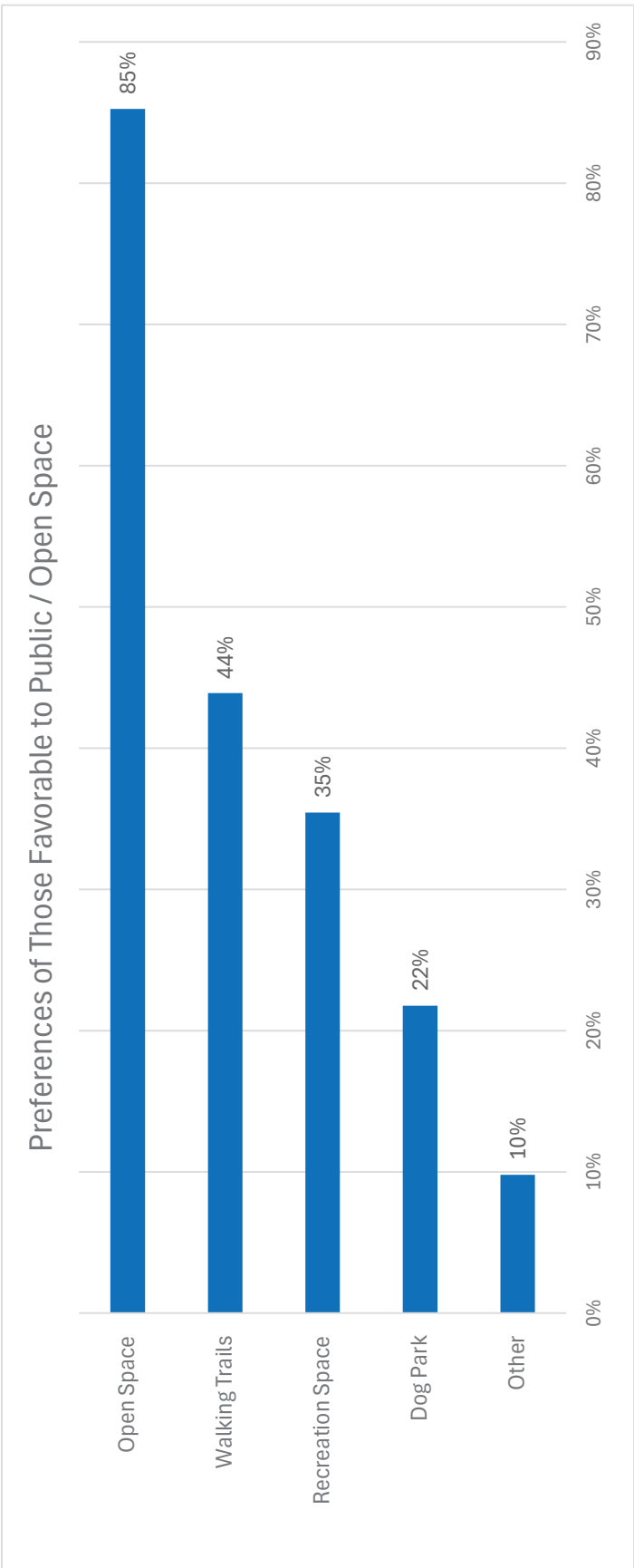
Participant Response	Total Responses	Percent
Yes	827	74%
No	293	26%
Total	1,120	100%

Participant Affiliation	Yes	No
UH	471	86
UH & ULS	69	52
ULS	95	102
Community	192	53
Total	827	293
Total Responses		1,120



Public / Open Space Preferences

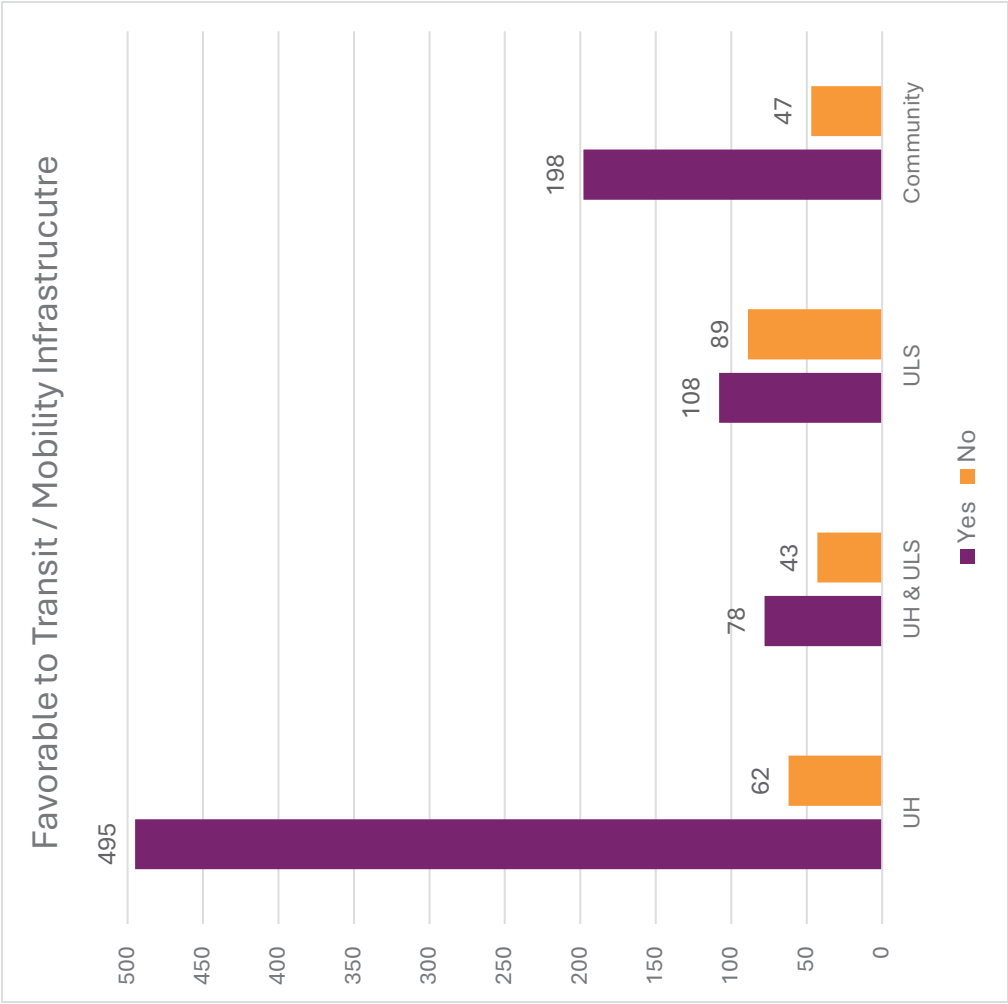
A total of 827 respondents supported public/open space, with the option to select multiple preferences. The most mentioned preference was open space (e.g., open area, green space, seating, shaded areas, water features, native plants), with 705 responses (85%). The second most mentioned preference was walking trails with 363 responses (44%), followed by recreation space (e.g., outdoor sports courts) with 293 responses (35%) and dog park with 180 responses (22%).



Preference	Total Responses	Total 'Yes' Respondents	Percent of 'Yes' Respondents
Open Space	705	827	85%
Walking Trails	363	827	44%
Recreation Space	293	827	35%
Dog Park	180	827	22%
Other	81	827	10%

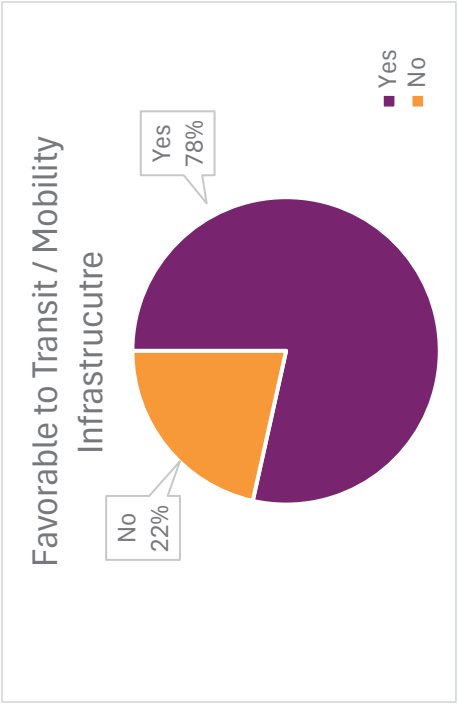
Support for Transit / Mobility Infrastructure

These graphs show support for transit/mobility infrastructure by affiliation. **Positive responses** include those who selected options such as pedestrian infrastructure (sidewalks, crosswalks), bus infrastructure (bus stops and shuttle stops), bicycle infrastructure (bike lanes and bicycle parking), moped/motorcycle infrastructure (moped/motorcycle parking), car infrastructure (parking), rideshare/carpool infrastructure (drop-off points), bikei/bikeshare infrastructure (docking station), skateboard/onewheel/scooter infrastructure, or other. **Negative responses** reflect those who selected “I do not wish to add transit/mobility infrastructure.”



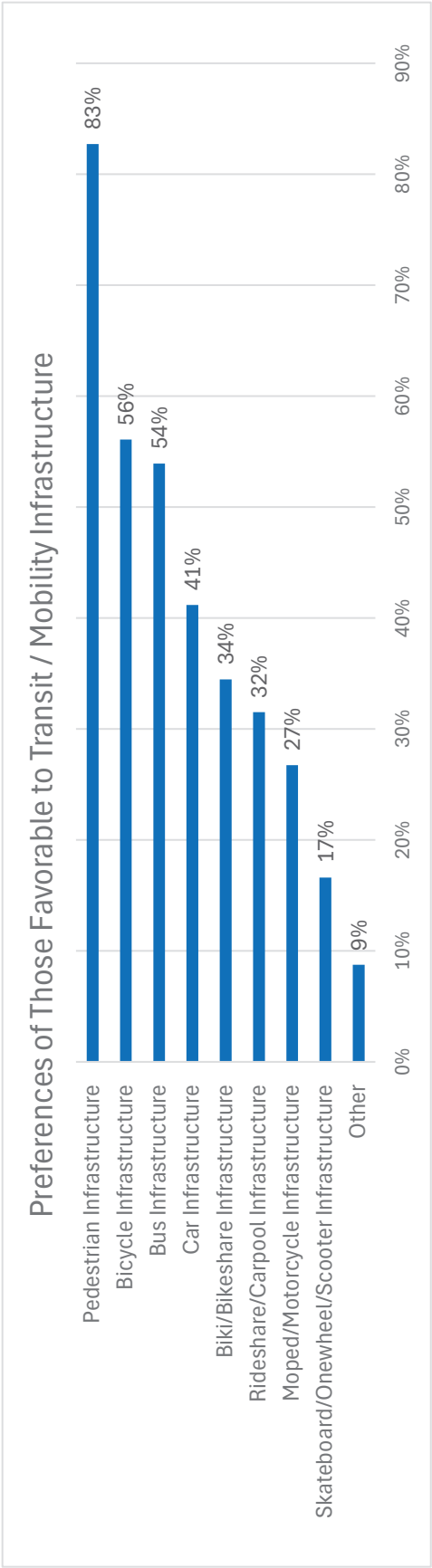
Participant Response	Total Responses	Percent
Yes	879	78%
No	241	22%
Total	1,120	100%

Participant Affiliation	Yes	No
UH	495	62
UH & ULS	78	43
ULS	108	89
Community	198	47
Total	879	241
Total Responses		1,120



Transit / Mobility Infrastructure Preferences

A total of 879 respondents supported transit/mobility infrastructure, with the option to select multiple preferences. The most mentioned preference was pedestrian infrastructure (sidewalks, crosswalks), with 727 responses (83%). The second most mentioned preference was bicycle infrastructure (bike lanes and bicycle parking) with 493 responses (56%), which was nearly tied with bus infrastructure (bus stops and shuttle stops) with 474 responses (54%). Other preferences were car infrastructure (parking) with 362 responses (41%) and biki/bikeshare infrastructure (docking station) with 303 responses (34%).



Preference	Total Responses	Total 'Yes' Respondents	Percent of 'Yes' Respondents
Pedestrian Infrastructure	727	879	83%
Bicycle Infrastructure	493	879	56%
Bus Infrastructure	474	879	54%
Car Infrastructure	362	879	41%
Biki/Bikeshare Infrastructure	303	879	34%
Rideshare/Carpool Infrastructure	277	879	32%
Moped/Motorcycle Infrastructure	235	879	27%
Skateboard/Onewheel/Scooter Infrastructure	146	879	17%
Other	77	879	9%