

**Shall the Authority Authorize the Interim Executive Director to Grant a  
Right of Entry to the University of Hawaii John A. Burns School of  
Medicine to Provide the University of Hawaii John A. Burns School  
of Medicine with Long-Term Parking at 135 Ohe Street Located in  
Kakaako Makai,  
TMK (1) 2-1-060:030 (por) for a Three (3) Year Term with Two (2)  
Twelve (12) Month Extension Options?**

***Staff Report***

June 1, 2016

**Background:** The University of Hawaii (“UH”) is required to provide three hundred ninety-four (394) parking spaces for Phases 1 and 2 of UH’s John A. Burns School of Medicine (“JABSOM”) Campus Project. UH currently has sixty-eight (68) on-site parking stalls and therefore, must provide at least three hundred twenty-six (326) off-site parking stalls in order to comply with Development Permit requirements. UH has a parking agreement with the Hawaii Community Development Authority (“HCDA”) to rent up to three hundred twenty-six (326) parking stalls at the Lot C parking lot, located at the Ewa end of Ilalo Street, Honolulu, Hawaii 96813, from 2013 to 2018 for a monthly fee of fifty dollars (\$50.00) per month per stall.

JABSOM has an additional need for flexible parking for UH Manoa professors and students who visit the JABSOM campus, visitors, and non-compensated faculty, who are full-time physicians and periodically instruct at JABSOM. JABSOM is requesting additional flexible parking facilities that can be exclusively managed and secured by JABSOM’s security personnel which UH JABSOM asserts is supporting their research and education mission.

The HCDA granted JABSOM a Right of Entry (“ROE”) for the use of the approximately 11,450 square foot parking lot located at 135 Ohe Street, Tax Map Key (1) 2-1-060:030 (por), in February 2013. In consideration for HCDA’s grant of the ROE and JABSOM’s use of the parking lot, JABSOM agreed to pay HCDA one thousand dollars (\$1,000.00) per month. This parking lot has forty-five (45) parking stalls and was previously used as regional parking for the Kakaako Makai area.

JABSOM manages the 135 Ohe Street lot with an active sign-in process and a dedicated security guard. Only previously registered guests, UH Manoa faculty and UH students are allowed to park at the 135 Ohe Street lot and these guests, faculty and students are not required to pay for this parking.

**Proposed Course of Action:** HCDA Staff proposes to grant UH JABSOM a new ROE to allow UH JABSOM to use the subject lot to provide free parking for UH JABSOM’s guests,

faculty, UH students for a fixed total monthly fee of two thousand dollars (\$2,000.00). This ROE would include a termination clause that would allow the HCDA to terminate the ROE with sixty (60) days written notice. This enables the HCDA to retake control of the lot when the Parks Master Plan requires implementation.

**Recommendation:** HCDA Staff recommends that the Authority authorize the Interim Executive Director to enter into a three (3) year, non-exclusive right of entry with two (2) twelve (12) month extension options. UH for the use of 135 Ohe Street parking lot located in Kakaako Makai on TMK (1) 2-1-060:030 (por).

Attachment: Exhibit "A" – DRAFT Right of Entry