

WHY DO THIS SURVEY?

Thousands of petitioners have already signed HARD's petition to preserve and maintain the building and trees at 6660 Hawaii Kai Drive (the site of the former Japan America Institute for Management Sciences or "JAIMS") and to also request that governmental entities not approve plans or permits to allow for an increase in the current buildings' heights or the removal or destruction of any trees over 25 feet tall on the properties located mauka of Hawaii Kai Drive between Pepeekeo and Hahaione Streets (from 7-11 to JAIMS).

While it is clear that petitioners do NOT want more intensified development of these properties that could result in adverse impacts such as increased noise, traffic, and air pollution, lower environmental quality, and more crime and security risks, **HARD's survey asks WHAT DO YOU WANT the JAIMS and adjoining commercial properties be used for** once their current land leases expire.

Because JAIMS as a nonprofit organization has been dissolved, the building is now mostly vacant, except for roughly half of the first floor being used by an international pre-school that wants to remain there. Landowner Kamehameha Schools/Bishop Estate (KSBE) has repeatedly stated that it has no plans for the JAIMS property when the current lease expires. HARD hopes, however, that KSBE will respect the [East Honolulu Sustainable Communities Plan \(EHSCP\)](#), which was the result of extensive input by the community and elected and governmental officials, and adopted in 2021 as Ordinance 21-11 (amended in 2022) to guide zoning and development decisions in East Honolulu. The EHSCP recognized that growth is very limited in East Honolulu (Waiālae Nui Gulch to Makapuu) and that the Oahu General Plan directs future development and infrastructure to Ewa and the Primary Urban Core (Kahala to Pearl City).

An important implementation proposal in the EHSCP is the creation of a community resiliency hub in East Honolulu, more specifically described in Action 15 of the [City's Ola Oahu Resilience Strategy](#), to better prepare for the natural disasters that are occurring more frequently as a result of climate change and challenges. A community resiliency center has been defined as a "*trusted gathering site or group that supports year-round community resilience and during a disruption "activates" to support a coordinated response.*" Year-round, a hub can benefit the community in a variety of ways, such as by providing educational programs for keiki to kupuna, arts and multicultural activities, and meeting spaces for volunteers, community organizations and churches, as well as preparation and training for disasters, or stockpiling of emergency food, water, and medical supplies. During and after disasters, a hub should be prepared to respond, which might include providing temporary shelter, emergency and volunteer coordination, first aid or cell phone charging, food and water distribution,

information about local resources and the needs of vulnerable community members, and assistance with government and nonprofit emergency recovery programs.

East Honolulu's main transportation artery, Kalaniana'ole Highway, is vulnerable to flooding during extreme weather events, which could prevent evacuation from communities, hamper disaster response efforts, and cut off communities like Hawaii Kai from the rest of the Honolulu urban core. Establishing a community resiliency hub in Hawaii Kai could better prepare everyone for emergencies, efficiently coordinate resource distribution and services during disaster response and recovery, and provide an organized center for disaster preparation and response, along with alternative access to East Honolulu from the Windward coast if Kalaniana'ole Highway was damaged. Moreover, because Hawaii Kai (*i.e.*, Maunaloa, and including Portlock) constitutes about half of the East Honolulu district and has many residences located along its inland waterways and shoreline areas, and there is actually a need for more than one community resiliency hub in the Hawaii Kai area.

Consistent with the EHSCP and Ola Oahu Resilience Strategy, the JAAMS building could be converted into a community resiliency hub or community center of some sort that would provide services throughout the year as well as pre- and post-disaster preparation and response. The two-story JAAMS building is over 36,000 square feet inside, with an international preschool currently using about half of the first floor. It is large enough to be used for a variety of purposes, even if the preschool is allowed to continue there. Besides pre-disaster preparation, training, or community educational programs, the JAAMS building could be used year-round for various other purposes suggested by the public, which HARD's online survey is gathering.

The JAAMS building is centrally located in a residential area close to large numbers of residents who could be impacted by flooding or other disasters, and it is directly adjacent to a City neighborhood park and Hahaione Elementary School, which could also be made available during an emergency. Barring a 1-in-1000-year extreme tsunami, Hahaione Elementary School, the park, and the JAAMS property might be the only quickly accessible evacuation areas for those living nearby in the many residences along the waterways and shoreline, especially since alternative evacuation sites in Hawaii Kai could become inaccessible or filled by residents closer to those locations. Moreover, it is important to preserve the JAAMS building built in 1972 due to its historic significance, and the substantial environmental and health benefits provided by its magnificent trees, which naturally clean our air by absorbing carbon, cool the building and our urban area, reduce stormwater damage to our reef, and provide physiological and emotional benefits for people.

In early 2026, Council Chair Tommy Waters, who represents East Honolulu, proposed acquiring the JAAMS property for its tax assessed value of \$34 million

to be used as a community resiliency hub under the auspices of the City and County of Honolulu. He considered possibly relocating some City services there for year-round usage while also serving other community purposes, including pre-and post-disaster preparation and response. Although Chair Waters withdrew his request in light of the urgent need for funding to support the Kona low storm recovery efforts, he has promised to renew his efforts in 2027 for the purchase or long-term lease of the JAIMS property as a community resiliency hub and he is open to the possibility of working with the State or other organizations to accomplish this. **HARD supports the proposal to convert JAIMS into a community resiliency hub or community center of some sort, which is consistent with the EHSCP and Ola Oahu Resilience Strategy. HARD will also consider supporting other community uses consistent with the plans, as may be determined from public input at the JAIMS Open House, our survey, and other sources.**

It is not assured that these efforts will be successful, and any ultimate decision requires agreement by landowner KSBE and whoever the new lessee will be once Fujitsu's current lease expires by June 30, 2028 (or possibly sooner if the current parties agree). **Nevertheless, the public needs to be informed and involved NOW. That is why HARD is asking the public to express how it wants the JAIMS property to be used in the not too distant future.**

This survey by HARD, therefore, essentially asks you:

Do you support converting the JAIMS property to a community resiliency hub or community center of some sort after the current lease expires?

- (1) If yes, what future services or uses do you want on the JAIMS property?
- (2) If no, then what do you want the JAIMS property to become?

The actual survey on this website conveniently lists some of the ideas that HARD has heard and allows you to submit additional ideas for the future use of the JAIMS property. It also asks for your ideas regarding the future of the other businesses and services on the commercial properties adjacent to JAIMS when their leases with KSBE expire. **The survey results will be anonymously summarized, and we hope you will provide the requested demographic and contact information, and whether you want to volunteer or receive future updates from us.** For those of you who have already signed our petition and provided your addresses, you already know that HARD rarely, if ever, sends updates and will not bombard your email boxes. **We may not have accurately deciphered handwritten addresses, so having you enter them in the online survey will make it possible for us to provide you with important updates, such as proposed legislation, in the future.** Moreover, **HARD is still seeking volunteers** to help our grassroots efforts, particularly to improve our technical

communication abilities and to move forward if the community center/resiliency hub proposals progress.

If you are among the thousands who have already signed our petition or supported us in other ways, many thanks. If you'd like to further support HARD by volunteering, please enter your contact information in the survey or email it to support@hahaioneadvocates.com.

MAHALO FOR YOUR COOPERATION AND UNDERSTANDING.