

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

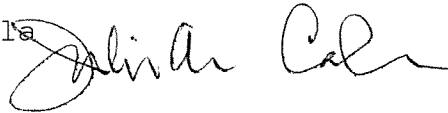
July 21, 2009

To: Micah Kane
Chairman, Hawaiian Homes Commission

Through: Darrell Yagodich
Planning Program Administrator



From: Julie-Ann Cachola
Planner



Subject: Anahola Town Plan, Approval

RECOMMENDED MOTION/ACTION

Staff respectfully requests that the Hawaiian Homes Commission approve the Final Preferred Anahola Town Center Plan, dated May 18, 2009, and the attached "storybook" document, titled, "Anahola Town Center Community-Based Conceptual Land Use Plan," dated July 9, 2009, which describes how the plan was developed.

DISCUSSION

The Hawaiian Home Lands in Anahola encompasses the ahupua'a of Anahola in the moku of Kawaihau, in the northeastern part of the island of Kaua'i. Our lands at Anahola includes approximately 5,000 acres. Forty-seven percent (47%) of the native Hawaiians residing on Kaua'i live in Anahola. There are 529 residential lessees and 47 agricultural lessees at Anahola, for a total of 576 homestead leases. A cursory GIS analysis of our land parcels at Anahola indicates that approximately 400 acres, or 8%, of our lands at Anahola are being used for homesteading purposes.

Anahola is located at the mid-point between Princeville and Lihu'e airports along Kūhiō Highway, which bisects our parcel and provides the only vehicular access to the northern part of the island. As a result, Anahola lessees must contend with daily commuter, as well as visitor industry traffic that often speed through the community. In spite of its strategic position on Kūhiō Highway, the Department has not captured any revenue, and the community has not been able to realize any direct, substantial benefit from the daily traffic. On the contrary, as a "pass-through" community, the traffic along Kūhiō Highway has been a liability which has separated mauka and makai communities

and has made pedestrian crossing impossible. Without any traffic lights, residents confirm that accessing Kūhiō Highway is even problematic in their vehicles.

The Anahola Town Plan was developed by the community, for the community. It attempts to turn the traffic and Anahola's location along Kūhiō Highway from a liability to an asset. It attempts to address the community's desire for education, commerce, cultural venues, natural resource management, health services, and other civic activities to be located within Anahola. Specifically, the community envisioned that they/we would:

"Create a self sustainable Town Center that preserves the Hawaiian culture and provides a 'unique' sense of identity that gives residents the pride of living in Anahola. It will provide a central gathering place for the people of Anahola to safely walk to where they can work, shop, learn, heal, play or just meet to talk story."

Through the course of four (4) planning sessions which occurred over a 3-week period, our Anahola lessees worked through their different ideas and concerns and beginning with four different master plans, were able to agree by consensus, on one preferred conceptual land use plan for their future Town Center. The attached "story book" describes how this homestead community was able to achieve what takes other communities years to achieve. It summarizes the planning process and describes the final conceptual land use plan for Anahola's Town Center.

A summary of the proposed land uses and parcel size (acres) is presented in Table 1, by general location of the land use (mauka/makai).

The Town Plan gives the Department a "green light" of community support to move forward with the development of specific land uses in specific locations, according to the Conceptual Land Use Plan. In this way, as developers and entrepreneurs approach the Department or community with their ideas and desire to develop our lands, the Department and the community will know exactly where they should build. We are able to ensure community support for the project. And as different land uses come online at different times, in different prescribed locations, the Department and community knows that the individual developments will still result in a coherent land use pattern—one that they not only support, but in fact, envisioned.

The community wanted me to express their *mahalo* to the Department and Commission for making this possible.

Table 1: Summary of Proposed Land Uses

ANAHOLA TOWN CENTER CONCEPTUAL PLAN

PROPOSED LAND USE	ACRES
<i>Mauka Land Uses</i>	
School	28
Sustainable Energy Project	19
Cemetery	17
Open Space	7
Homestead Commercial along the Highway	6
Light Industrial Area 1	5
Commercial along the Highway	5
Community Center Health Clinic and/or Assisted Living facility	4
Light Industrial Area 2	4
Native Reclamation of Existing Gulch 1	3
Homestead Community	3
Transfer Station	3
Expansion along the Highway	
<i>Mauka Acreage Sub Total</i>	<i>104</i>
<i>Makai Land Uses</i>	
Recreation Open Space	19
Native Reclamation of Existing Gulch 2	14
Native Reclamation of Existing Gulch 3	13
Civic Center along the Highway	8
Commercial 2	6
Marine Science Center	4
Cultural Land Use 1	4
Passive Recreation 1	3
Commercial 3 along the Highway	3
Passive Recreation 2	3
Police Sub-Station along the Highway	3
Cultural Land Use 2 along the Highway	2
Gathering Open space	2
Recreation	2
Open	2
Park & Ride Trail Head	1
Cultural Land Use 3	1
<i>Makai Acreage Sub Total</i>	<i>90</i>
<i>Total Acreage</i>	<i>194</i>

STAFF ANALYSIS

There are several important lessons we can learn from this experience:

1. Through proper planning, we can create value for our lands. The Anahola Town Center Plan takes existing vacant land and brings it to life. Rather than leasing lands to whomever asks for a lease, for whatever purpose, the plan identifies specific land uses in specific locations. The plan provides a means for the Commission to appropriately designate (zone) land uses and the Land Management Division can clearly define the type of development proposal we are looking for. Potential developers are afforded the big picture within which they can operate and contribute. All of this provides assurances to investors that their investments will be well spent on our lands.
2. There is value to an intensive, short-term planning process. The planning charrette approach that was used to develop the plan engaged the community in 4 planning sessions from April 29 to May 14. The material was always fresh and the participants approached each meeting eager to tackle the planning task at hand. There was no time wasted—and in two weeks, we were finished. At the conceptual land use level, this type of planning process works. It addresses the first order of development decisions, for instance, road network and traffic circulation. At this planning juncture, all ideas are possible.
3. This is the appropriate time to develop community support. Community support and unity is a natural outcome when lessees are engaged at this level in the planning process, e.g., when there is a "blank slate," and when general, broad land uses are being discussed. It is easy to find common ground here. Moreover, once community support is galvanized, we know exactly where the community stands on issues pertaining to future development in the particular area. There is no guessing, there is nothing to "sell" to the community, there are no points to push; it is a natural outcome.
4. Homestead lessees recognize the value and benefit of general lease development. With a plan of this magnitude, it was clear to the community that they could not and would not implement the Town Plan on their own. It was clear that the department would play a significant role in promoting development of the Town Center through its general leasing program. It was easy for the community to appreciate the benefit of private, general lease development of selected parcels. Without getting into a discussion of requiring

general lessees to share in the cost of developing specific infrastructure elements, the community already sees the benefit of general lease development. They see that general lease development is the impetus for further development. They view general lease development (that is consistent with their plan) as a necessary part of implementing their community vision. The "management team" is poised with open arms, ready to welcome any developer who is willing and able to be a part of their future Town Center.

5. Community Buy-In and Ownership is Powerful. At the Hawaiian Homes Commission community meeting in Līhu'e on May 18, 2009, one of the leaders in the planning sessions approached staff to inform us that the group had met on its own and wanted to speak to the plan and process. Staff opened the floor to the community and 7 leaders came forward, each presenting a portion of the plan to the community in attendance.

They spoke of their passions and their pet projects; they spoke words of encouragement and pride; they spoke about their support for the plan and the betterment of the Anahola community. Individually, they emerged as Anahola's strong leaders. Collectively, they took ownership of the plan, standing up as a unified, committed community. Ultimately, the people were empowered through their participation and commitment to planning their own future.

Significantly, about a month later, one of the leaders called with an update. The group had met and, although they realize that this is a long-term project that must include a host of other agencies and private developers to complete, the group decided to formally organize themselves as the "Anahola Town Center Management Team." This entity will ensure that the Town Center will be developed with their guidance and support.

RECOMMENDATION

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