

TOWNSCAPE, INC.

Environmental and Community Planning

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DHHL Nānākuli Regional Plan Update

MEMORANDUM NO. 05

To: PLANNING TEAM
From: Townscape, Inc.
Date: October 9, 2009
Re: Issues and Projects Identification Meeting

NOTES FROM HOMESTEAD BENEFICIARIES' MEETING – OCTOBER 8, 2009

Meeting Participants:

Olivia Aquino Polly "Granny" Grace John A. Hawelu Jr. Betty Ka'aha'aina Dixie K. Kalamau Kimo Keli'i Leihua Keohokapu Debbie Kim Christopher Kuaiwa Beatrice Hew Len Kaiawe Makanani Valerie Mae H. Manoa Bunny Nahulu	Neddie Waiamau Nunuha Kehaulani A. Odom S. Dana R_____ Esther H. Smith Billy Victor Helen Wai Jan Burns (DHHL) Julie-Ann Cachola (DHHL) M. Kaleo Manuel (DHHL) Kalei Young (DHHL) Bruce Tsuchida (Townscape, Inc.) Roselyn (Townscape, Inc.)
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The purpose of the meeting was to discuss with DHHL beneficiaries in Nānākuli those issues and potential projects that should be included in the Regional Plan. The definition of "priority projects" was also part of the discussion. Preliminarily, meeting participants agreed that the four priority projects identified in the Plan should be important projects that are implementable in the foreseeable future.

Meeting handouts available as separate files:

- DHHL Beneficiary Consultation Meeting agenda
- DHHL Regional Plan Process presentation
- Community Issues, Stakeholder Identification, and Potential Projects sheet

DHHL PLANNING SYSTEM

Julie Cachola reviewed DHHL's planning framework that was provided as a handout (please see attached). Important aspects of the regional plan process:

- DHHL lands are not subject to county zoning regulations. However, DHHL has Island Plans that identify land use designations for DHHL lands.
- An example of projects that were funded through the regional plan process is the North/South Road in Kapolei.
- DHHL has a Regional Plan grant program to fund community programs/projects that were identified as priorities in the Plans.
- It would be best to complete the Nānākuli Regional Plan update by early December before the start of the legislative session. Priority projects identified in the Plan can then have leverage for obtaining legislative funding.

COMMUNITY ISSUES

Pedestrian Safety and Local Traffic

- Need a crosswalk at Nānākuli Avenue and Mano Avenue.
- Need speed bumps, humps, or other mechanisms to slow down cars speeding on Nānākuli Avenue.
- Need a roundabout at the intersection of Princess Kahanu Street and Laiku Street. Also need crosswalk on Waiolu Street.
- Need to repair or reinstall sidewalks connecting Nānākuli Elementary and Nānākuli Intermediate/High School complex. The current condition of the sidewalks is really bad; special education teachers at the Schools threatened to sue the City.
- Sidewalks are also needed in some areas of the community.
- Heard that some lessee properties will be condemned to create left turn lanes along Farrington Highway. Update on this: DHHL opposed this idea and DOT has since dropped this recommendation.
- Need beautification project along Nānākuli (Farrington Highway) corridor.
- Manapua trucks and other breakfast/lunch wagons in the area create traffic and affect pedestrian safety.

Drainage

- Ulehawa Stream and Nānākuli Canal have a lot of debris in them.
- Some Homestead residents as well as surrounding non-homesteaders in Princess Kahanu Estate area have built structures that divert storm water.

Community Gathering and Community Service Spaces

- Need sites for community gathering and other community activities.
- Need office space to house organizations providing services to the community.
- Need hall to house elderly or children activities. Not sure whether the spaces that will be provided at the Agnes Kalanihookaha Cope Center (part of Nānākuli Village Center) will be sufficient.

Unwanted Sites in the Community

- Want support for the closure of PVT landfill.

Community Facilities

- Nānākuli Homestead Cemetery is at capacity and needs repair and maintenance.
- Need sites for community-based economic development projects.
- Need to fix/maintain the Nānākuli Beach Park recreation center. Bathrooms are unclean and infested with rats. The recreation center is highly utilized but not being taken care of.
- Issues with those lands set aside for planned community facilities that are not viable anymore; can use these sites for other projects.

Agricultural Operations in the District

- Need concerted efforts by DHHL and other related agencies to encourage agricultural operations in Nānākuli and Wai'anae district in general.

POTENTIAL PROJECTS

The following is the list of potential programs and projects suggested at the meeting:

Pedestrian Safety and Local Traffic

- A safety corridor to accommodate pedestrians, especially kids going to and from schools.
- Measures to slow down cars speeding on Nānākuli Avenue.
- Corridor (Farrington Highway) beautification project when entering Nānākuli Homesteads.

Drainage

- Community workday to clean up debris from drainage ditches. Can also collaborate with other non-profit organizations for community drainage improvement projects.

Community Based Economic Development

- Identification of potential sites on DHHL properties for community-based economic development programs and projects. Preliminarily suggested the identification of those sites with leases that are going to expire in the near future. This includes the lease on the Rapoza Ranch and Lyman Ranch sites, and the lease on a number of campuses on former Nānāikapono Elementary School site. Other alternatives:
 - State or City owned sites set aside for planned facilities that are not viable anymore, e.g. the Nānākuli Public Library site *makai* of Nānāikapono Elementary.
 - State or City owned beach front properties near the homesteads.
- Several ideas for community-based economic development projects:
 - A visitors center to serve incoming tourists/locals to the Leeward Coast.
 - Toll roads.
 - Collecting fees from lunch wagons in the area
 - Community-run gathering and party facility similar to one run by the Papakōlea Community Association.
 - Golf driving range in Nānākuli Homestead with users coming from Ko'olina Resort.
 - OR&L railroad project.
- Financial literacy and consumer education programs in homestead communities.

Community Facilities

- *Kūpuna* and children's center with hall for activities and office space for organizations that run *kūpuna* and children service programs.
- Identification of potential sites for community gathering place. This can include those facilities that are already available but for some reasons are not well utilized.
- Site for programs that serve teenagers, such as the Na Pua No'eau program at the University of Hawai'i that teaches teenagers to plant native gardens and cook using *imu*. DHHL can also partner with other organizations to create a program like this for our youth.
- Another site for cemetery. Maybe at Series Seven?
- Welcome Signage – "Welcome to Nānākuli Hawaiian Homestead Community"

Housing

- More housing opportunities in the Nānākuli Homestead area.
- *Kūpuna* housing for the whole Wai'anae coast built in Nānākuli Valley, similar to Lunalilo homes. When you build a care center for elders you will need people to care for them such as nurses, maintenance personnel, and cooks. This way you put a lot of people to work in their own community.

Agricultural Operations

- Identification of potential sites for agricultural homesteaders. Agricultural operations do not necessarily require large lots. Can follow the Kaupuni Village development model that combines techniques from aquaculture and hydroponic farming that require less acreage.
- Partnering program between DHHL and local agricultural operations such as MA'O Farm to teach local people how to successfully run a farming operation. This type of program can also be folded into the homeless transition program.
- Identification of appropriate sites for programs that train the community on home-based subsistence farming.

INDIVIDUALS/ORGANIZATIONS THAT SHOULD BE INVOLVED

Suggested individuals/organizations to be involved in the meetings:

- Mr. Makanani - Nānākuli High and Intermediate School's PTSA
- All public schools in Nānākuli School Community
- Pastor Allen Cardines – Transformation Nānākuli church
- Mrs. Maunakea - Nānāikapono Hawaiian Civic Club
- Ms. Teruya – Nānākuli Neighborhood Board chairperson

MISCELLANEOUS QUESTIONS AND ANSWERS

Regional Plan Process

- **Q:** If a development is coming to our area, will the developer be aware of the Regional Plan?
A: Yes, they will. As part of the permitting process, a development project is required to submit an Environmental Assessment document. This type of document typically identifies existing plans in the surrounding area.

- **Q:** Is there a place online where we can access the power point, meeting minutes, and provide comments?
A: DHHL is in the process of making their website more interactive. We will think about this suggestion.
- **Q:** How long will it take for DHHL to respond to the comments/questions emailed to them?
A: The response to community questions/comments will be reflected in the plan.
- **Q:** Where are we in the process and what's the next phase?
A: We are currently identifying issues and potential projects for both Nānākuli and Wai'anae communities. So email us your concerns and ideas for potential projects [See email list on page two of the agenda file]. Next phase will be community prioritization of the projects. We would like to identify those short to mid-term CIP projects that could get Legislature funding.

Homestead Associations

- **Q:** Who should remind people about maintaining their properties? Should it be the Homestead Associations or DHHL?
A: Homestead Association can send a letter of aloha or gentle reminder to its members to take care of their properties. FYI: "Make a Difference Day" for Nānākuli and Wai'anae is scheduled for October 24, 2009, 8:30 -11 am with 8 am check-in at six sites: 1) Nānākuli Pond; 2) Ulehawa at Nānāikeloa; 3) Princess Kahanu Estates; 4) Kaupuni Stream/Plantation Rd; 5) Kaupuni Stream/Haleahi; 6) Kaupuni Stream/Kaneaki. DHHL contact: Kaipō Duncan at 620-9458.
- **Q:** Is the Nānākuli Village Center and other community-based economic development projects initiated by the Nānākuli Homestead Association going to benefit the Nānākuli Homestead Association only?
A: Yes. The community-based economic development program at DHHL sites are the initiatives of former DHHL chairman, Micah Kane. He recognized the need to set aside space for economic development projects at DHHL homesteads. Every homestead through their homestead association can develop their own programs and projects.