

PAPAKŌLEA



December 2009





PAPAKŌLEA

Contents

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I. Introduction - Regional Plan Goals & Process

The mission of the Department of Hawaiian Home Lands (DHHL) is to effectively manage the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. To accomplish this, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional plans provide the means to solidify visions and partnerships that are essential to effectively manage Hawaiian Home Lands trust lands for the betterment of native Hawaiian beneficiaries.

This regional plan is one of twenty (20) regional plans that DHHL is developing statewide. Papakōlea is one of the five regions on O'ahu that have been selected for regional planning. In these regional plans, DHHL takes on a leadership role in the region, working to strengthen the growth of the area, developing partnerships to leverage diverse resources and capital investment; and fostering beneficiary participation in determining the future direction of the homestead community. The regional plans provide the Department and the affected homestead community opportunities to assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implementation within the next three (3) years.

What are Regional Plans?

Regional Plans are part of DHHL's 3-tiered Planning System (see Figure 1). At tier one is the General Plan which articulates long-range Goals and Objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also at this second tier are the Department's Island Plans that identify the Department's Land Use Designations per island which function similar to the counties' land use zones. The regional plans are located at the third tier in the Department's planning system which focuses at the community/regional level. The regional plans apply the goals, policies, and land use designations to specific geographic regions. The regional plans are a means to:

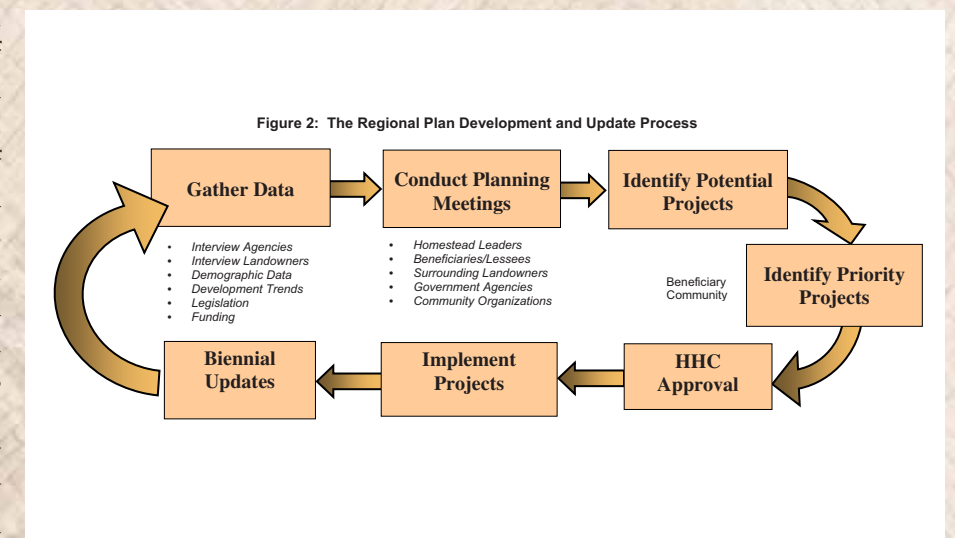
- Identify data -- people, lands, and infrastructure of homestead communities and the surrounding region;
- Identify what DHHL and other landowners are planning to do;
- Provide the primary mechanism for beneficiary input in the development of their homestead

communities;

- Identify issues and potential projects; and
- Identify Priority Projects determined by the Department and homestead community.

How are Regional Plan Developed?

The regional plans are developed in conjunction with lessees of the region as well as regional stakeholders (landowners, agencies, other organizations) in a series of planning meetings as illustrated in Figure 2. During these meetings, issues and opportunities that should be addressed in the regional plan are identified and a list of potential projects is developed to address those issues and opportunities. From this list lessees determine by consensus, their top five (5) priority projects that are written up with project details, budget estimates, and other pertinent project planning information. Draft regional plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.



Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects. The Priority Projects is a key component of aligning support and providing focus to efforts to develop the region. Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular regional plan updates are built into the planning process. In this way, regional plans are updated as needed, which generally have amounted to biennial updates (one update every two years), in order to keep abreast of changing conditions and new opportunities.

How are Regional Plans Used?

As a compilation of existing plans and proposed projects for the region, the regional plan helps to coordinate the orderly development of regional infrastructure improvements. With the addition of lessee input in the process, the regional plans become a powerful tool to focus energies and efforts, align interests, and secure funding for the top priorities identified in the regional plan. In this way, regional plans have become a critical tool to unify and support our beneficiary community.

BENEFITS OF PARTNERING

DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large-scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional public and residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

DHHL brings to these partnerships:

- Land for development in strategic locations
- Potential use of tax-exempt financing
- Access to legislative appropriations
- Access to federal funding such as HUD, USDA, SBA
- Flexibility in the application of development standards, zoning, and design
- Cultural understanding and resources

SUCCESSFUL PARTNERSHIPS

1. Residential Partnerships

Through partnerships DHHL has reduced the cost of homes to low-income beneficiaries. DHHL has done this by sharing in the cost of infrastructure, helping to secure tax credits, and using self-help methods of construction. Partnerships in Kapolei resulted in 70 Rent-to-Own units constructed by Mark Development using low-income tax credits and 45 self-help homes constructed with Menehune Development and Honolulu Habitat for Humanity. In these types of partnerships, DHHL often provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.

2. Infrastructure Partnerships

DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in water system development with the counties by providing funding, land easements, and access to federal and state programs. Examples include the extension of the Lower Kula Water System on Maui, the Waimea Irrigation System and the Maku'u Water System on Hawai'i, and the Waiawa-Waipahu water system on O'ahu. DHHL water systems at Anahola on Kaua'i, and Ho'olehua on Moloka'i are interconnected with nearby County water systems providing both parties backup source and storage capacity in the event of emergencies.

DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.

3. Public Facilities Partnerships

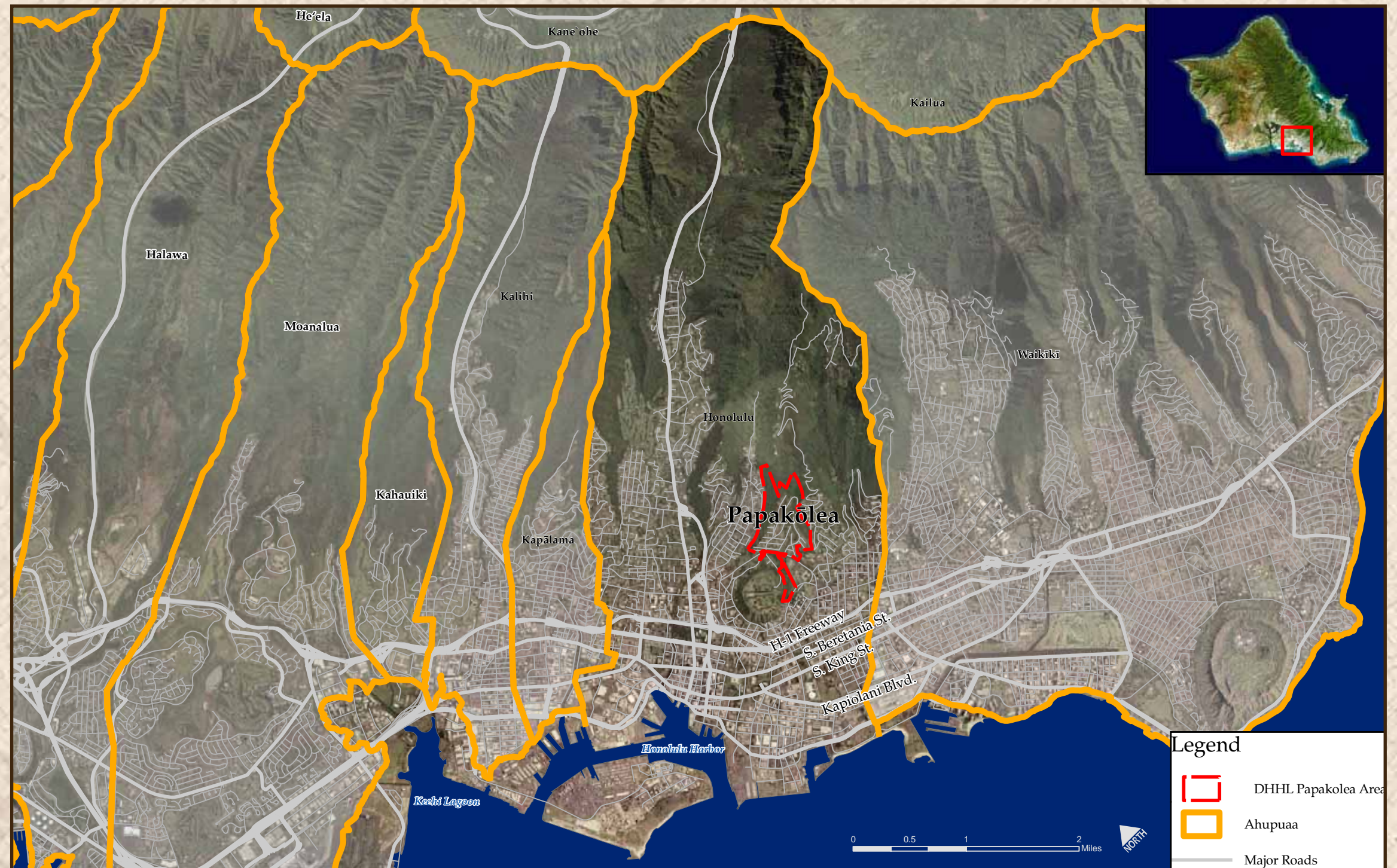
DHHL has participated in a number of partnerships involving public facilities and community resources. The most notable partnerships have brought together Hawaiian agencies and non-profit organizations into a multi-service complex where a broad range of programs are housed to serve the public. Such multi-service complexes have been built on Hawaiian Home Lands in partnership with Kamehameha Schools, Queen Lili'uokalani Children's Center, Alu Like, Papa Ola Lōkahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties. These multi-service complexes house preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Paukūkalo homestead on Maui is served by a County park on DHHL land next to a community hall, the DHHL district office, the Hawaiian Community Assets' home ownership counseling center, and a Kamehameha Schools preschool. DHHL, private businesses, government agencies, and private foundations have joined together to provide materials for playgrounds constructed by homestead associations and other community volunteers.

4. Natural Resource Management Partnerships

Through a series of management partnerships with DLNR, the Nature Conservancy's Honouliuli Preserve, and other property owners, unique ecosystems and historic sites are being protected. For example, DHHL is partnering with DLNR to protect the red 'ilima (abutylon) in East Kapolei. Other examples include the Hakalau Forest Reserve, the 'Āina Hou Management Area, the Pala'au and Mo'omomi preserves, the Kalaupapa peninsula, and the Kamā'oa-Pu'u'ueo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations. Beachfront recreational values are protected through management agreements with the City and County of Honolulu for Makapu'u, Kaiona, Kaupō, Waimānalo, and Nānākuli beach parks.

II. Homestead & Regional Demographic Profile

Papakōlea is located in the Punchbowl-Tantalus area of Honolulu at the base of the Koʻolau Range in the Honolulu ahupuaʻa of the Kona Moku. The Department of Hawaiian Home Lands has a total of 183 acres in the region, inclusive of three homestead communities: Papakōlea, Kewalo, and Kalāwahine. Of the total acreage, 89 acres are used for homesteading while the remaining 94 acres are designated for community use or conservation. There are 270 homes in Papakōlea and upper Kewalo and approximately 1500 residents. House lots tend to be small and on the slopes of the mountainside. Homes are close together. With the exception of Tantalus Drive, which is the main thoroughfare through Papakōlea, streets are narrow and off-street parking is limited. As a result, many families must park on the street making passage through some streets difficult.

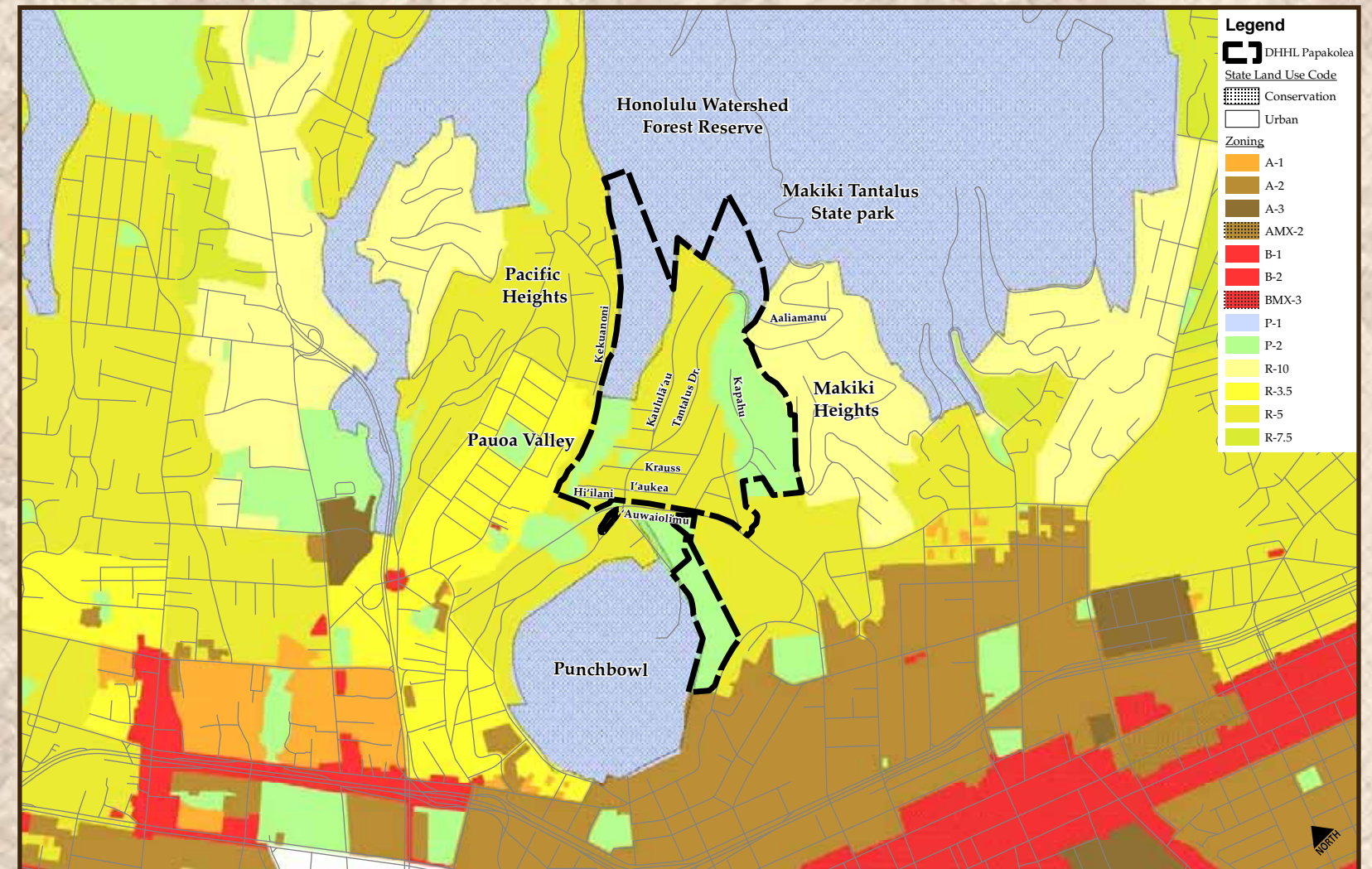


Regional Demographics

<u>General Characteristics</u>	<u>Kewalo; Kalāwahine; 'Auwaiolimu; Papakōlea</u>	<u>Honolulu County</u>	<u>State</u>	<u>U.S.</u>
Total Population	1,575	905,034	1,228,198	--
Median age (Years)	32.8	37.3	38.1	36.4
<u>Social Characteristics</u>				
High School Graduate or Higher	82%	88.8%	89.4%	84%
Bachelor's Degree or Higher	17.5%	30%	29.2%	27%
<u>Economic Characteristics</u>				
Median Household Income	\$52,167	\$64,355	\$63,746	\$50,007
<u>Housing Characteristics</u>				
Total Housing Units	334	332,000	507,000	26,237,884
Occupied Units	100%	90.7%	86.7%	88.4%
Units Occupied by owner	100%	57%	60%	67.3%
Median Value - Single Family Home	\$183,700	\$521,500	\$555,400	\$181,800
Units Occupied by Renter	--	39.3%	36.4%	33.8%
Median Gross Rent	\$554	\$1,161	\$1,94	\$781
Vacant units	38	9%	13%	11.6%
Homeowner vacancy rate	--	0.9%	1.2%	2.2%
Rental vacancy rate	N/A	4.8%	9.4%	7.8%
Home ownership rate	--	56.9%	--	--

Source: American FactFinder, 2005-2007 | US Census Bureau, Census 2000, Table DP-1 | Profile of General Demographic Characteristics: 2000

Geographic Area: 'Auwaiolimu, Kalāwahine, Kewalo, Papakōlea Homestead



Primary Urban Center

Papakōlea is located within the Primary Urban Center and therefore within minutes to major commercial, medical and other business and service sector areas including downtown Honolulu, Makiki, Ala Moana and Kalihi.

Kalāwahine Streamside consists of 55 multilevel duplexes and 33 three story single family houses that provide homes for 87 Hawaiian Homestead Applicants. Assuming a household of 3 per house, the estimate population for Kalāwahine is 261.

Homestead Leaders

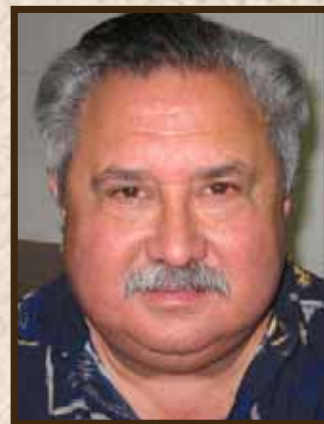
Homesteaders and leaders from Papakōlea, Kewalo and Kalāwahine are valuable assets to this Regional Plan. Below are a few homesteaders and leaders who participated in the Regional Planning process.



Puni Kekauoha
*Executive Director,
Papakōlea Community
Development Corporation*



Harold Johnston
*President,
Papakōlea Community
Development Corporation Board*



Richard Soo
*President,
Kalāwahine Streamside
Association*



Eric Keawe
Resident / Lessee



Uncle Haole Kaniho
Resident / Lessee



Abigail Hauoli Chase
Resident / Lessee



Ipo Enos
Resident / Lessee



Li Ballard
Resident / Lessee



James Kaimikaua
Resident / Lessee



Kahealani Keahi-Wood
*Leader,
Hui Makaʻainana
a Kalāwahine*

Community Leaders & Stakeholders



Patricia Hamamoto,
Superintendent
Department of Education



Anthony J.H. Ching,
Executive Director
*Hawai'i Community
Development Authority*



Virginia Hinshaw,
Chancellor
*University of Hawai'i
at Mānoa*



Dee Jay A. Mailer, CEO
Kamehameha Schools



M.R.C. Greenwood, President
University of Hawai'i



Sylvia Young, Chair
*Nu'uaniu / Punchbowl
Neighborhood Board #12*



John Steelquist, Chair
*Makiki / Lower Punchbowl /
Tantalus Neighborhood Board #10*



Kaulana H.R. Park
Chairman, Hawaiian Homes Commission



Donald S. M. Chang
O'ahu Commissioner



Francis K. Lum
O'ahu Commissioner



Trish Morikawa
O'ahu Commissioner

NAME	TITLE	COMPANY/ORGANIZATION
Cynthia Thielen	Director	State of Hawai'i, Department of Land and Natural Resources
Jeoffrey S. Cudiamat P.E.	Director & Chief Engineer	City & County of Honolulu, Department of Facility Maintenance
Tim Steinberger	Director	City & County of Honolulu, Department of Environmental Services
Lester K.C. Chang	Director	City & County of Honolulu, Parks & Recreation
Craig Nishimura	Director	City & County of Honolulu, Department of Design & Construction
Irving Emoto	Principal	Lincoln Elementary
Christina Alfred	Principal	Robert Stuart Stevenson Middle School
Ann Mahi	Principal	Theodore Roosevelt High School
Jim Tollefson	President & CEO	Chamber of Commerce of Hawai'i

NAME	TITLE	COMPANY/ORGANIZATION
Ben Henderson	President and Executive Director	Queen Liliuokalani Children's Center
Brennon T. Morioka	Director	State of Hawai'i, Department of Transportation
Mike D. Formby	Deputy Director	State of Hawai'i, DOT Harbors Division
Tim Johns	President	Bishop Museum
Clyde Namuo	Administrator	Office of Hawaiian Affairs
Art Ushijima	President	The Queen's Medical Center
Louis Kealoha	Chief	City and County of Honolulu, Police
Kenneth Silva	Chief	City and County of Honolulu, Fire

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Elected Officials



Linda Lingle
Governor



Duke Aiona
Lt. Governor



Daniel K. Inouye
U.S. Senator



Daniel K. Akaka
U.S. Senator



Neil Abercrombie
*U.S. House of Representatives
Congressional District 1*



Walter Meheula Heen
OHA Trustee, O'ahu Chair



Mufi Hannemann
Honolulu Mayor



Carol Fukunaga
State Senatorial District 11



Suzanne Chun Oakland
State Senatorial District 13



Della Au Bellati
*State House of Representatives
District 25*



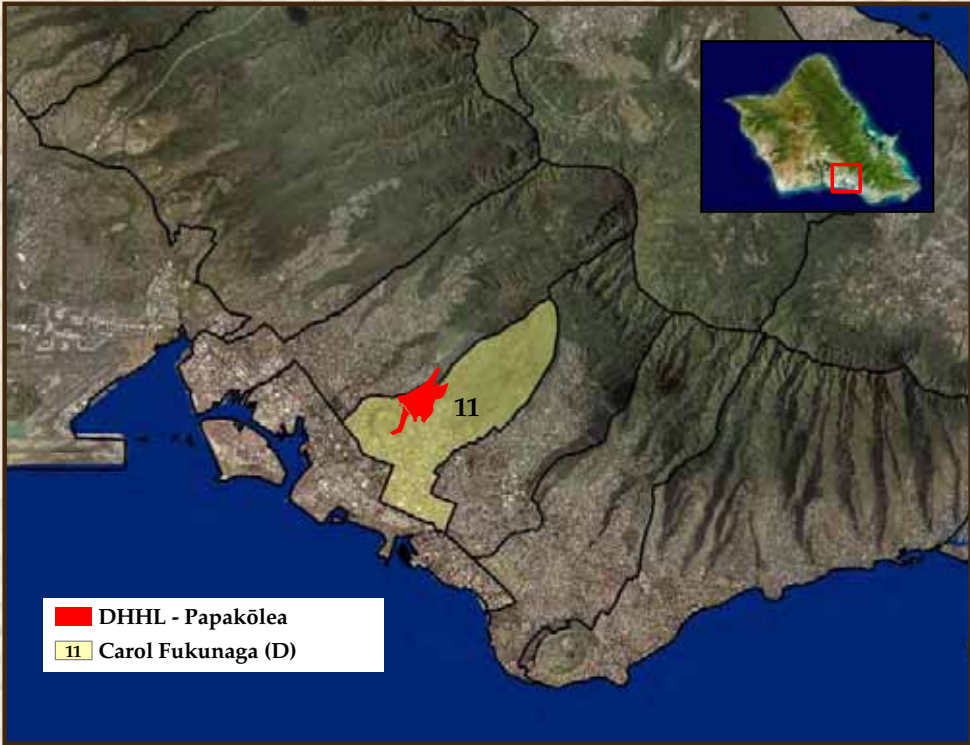
Sylvia Luke
*State House of Representatives
District 26*



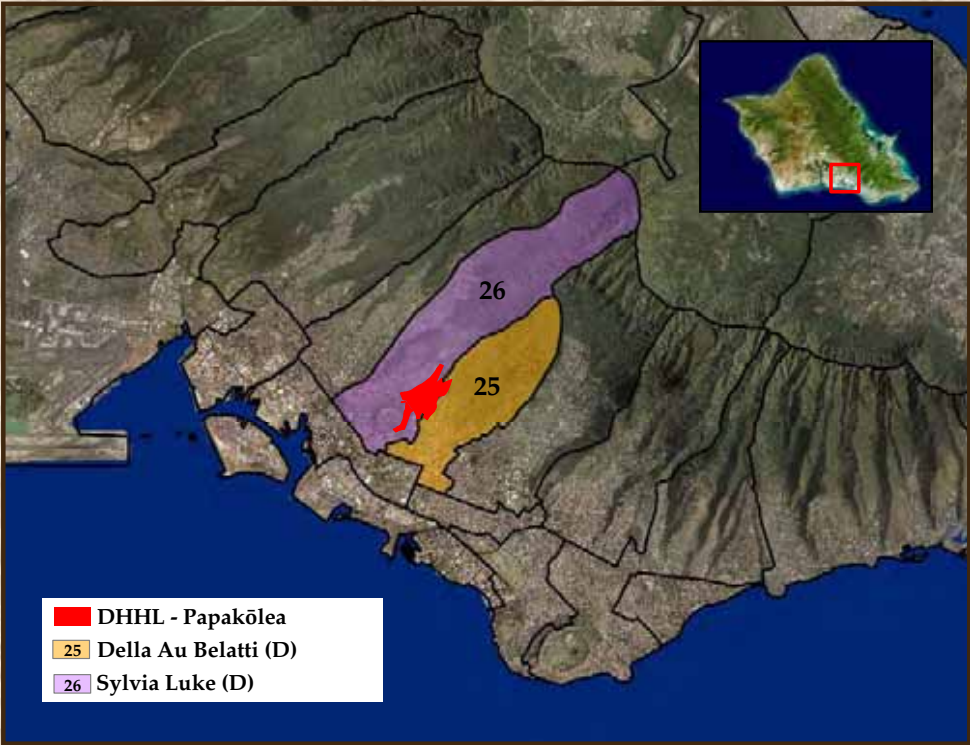
Rod Tam
Council District 6

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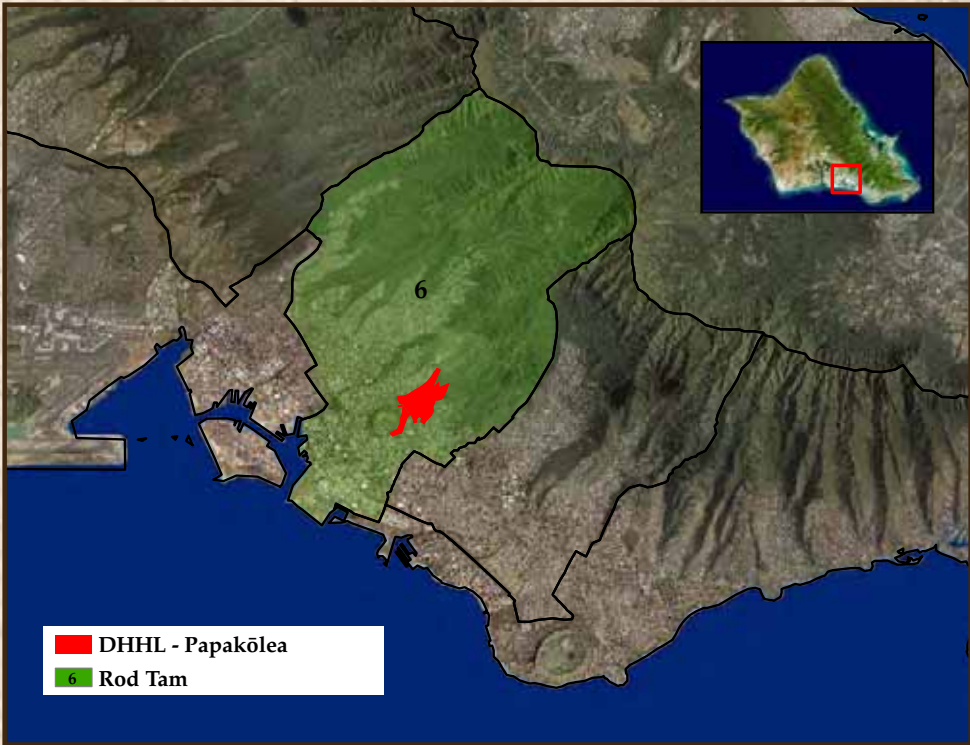
State Senatorial Districts



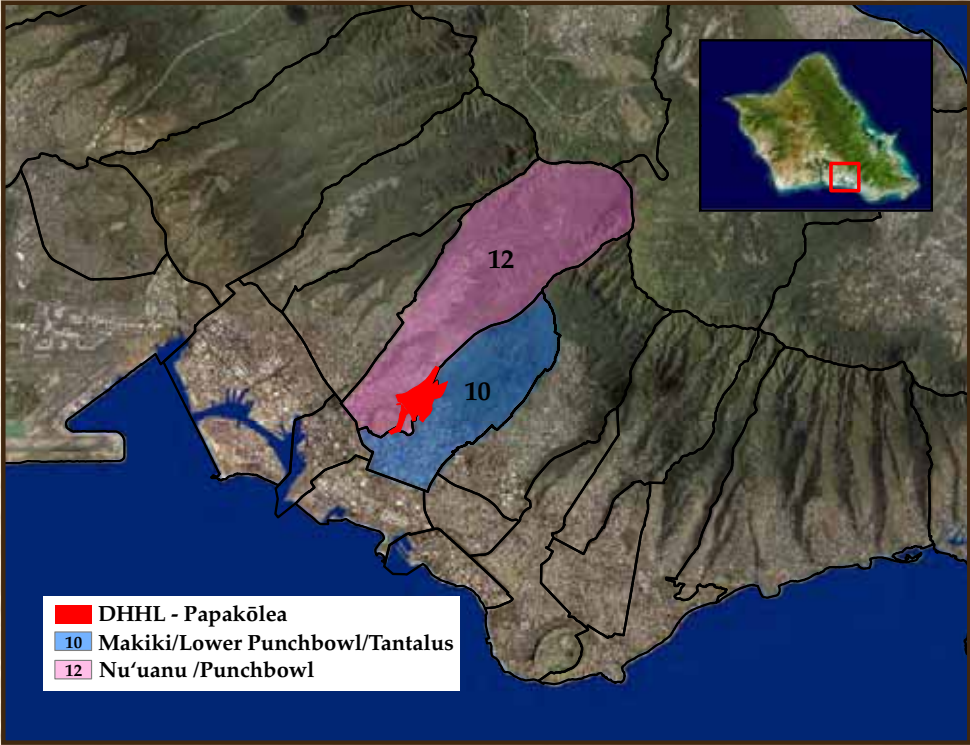
State House of Representatives Districts



City Council Districts



Neighborhood Boards



III. Regional Land & Development - History and Cultural Aspects of the Area

The lands of Kalāwahine and Papakōlea are a part of a rich historical past from traditional times and continue to be a source of cultural knowledge as preserved in the mo’olelo, mele, and place names in the surrounding area. Papakōlea is contained within the traditional mokuoloko of Kona and within the Honolulu ahupua’a. Traditionally, the Honolulu ahupua’a extended from the shores of Iwilei, Māmala (Honolulu Harbor), Kukuluāe’o, Kālia to the Nu’uanu Pali overlooking the windward side of O’ahu. The breadth of the Honolulu ahupua’a extended from Kapālama Stream to west until the edge of Mānoa Valley to the east. Papakōlea is nestled between the significant land forms of Kupanihi (Pacific Heights), Pūowaina (Punchbowl, and home today to the National Memorial Cemetery of the Pacific), and Pu’u’ōhi’a (Tantalus), and Maunalaha (Makiki), with the streams of Pauoa and Kanahā traversing from the upper slopes.

Archival information indicates that the surrounding area, including the side of Pūowaina crater facing Papakōlea, was primarily suited and utilized for ‘uala cultivation since the time of Kamehameha through the late 1800s and early 1900s. The upper forested slopes were denuded in the nineteenth century as a result of ‘iliahi (sandalwood) harversting, the transitioning land tenure patterns for using nearby trees for local firewood and cattle grazing.

Although the traditional ruling centers of O’ahu included ‘Ewa, Waikīkī and Ko’olaupoko, Honolulu was an important and fertile area on the island. The establishment of Honolulu as the main trading port of O’ahu in the 1800s and the official capital for the entire Hawaiian Kingdom by 1850 highlights the importance of the area. By 1848, the time of the Māhele, the ahupua’a of Honolulu was divided into over forty ‘ili, as listed in the Indices of Awards. The organization of the ‘ili appears to be complex and the archival documentation of the ‘ili boundaries is limited by the lack of pre AD 1850 maps of Honolulu. Extensive trails connected the residences near the harbor to the base of Pūowaina up through Nu’uanu and Pauoa valley. Kalāwahine is understood to be an ‘ili of Honolulu, comprised of three ‘ili lele.

In 1831, German botanist F.J.F. Meyen documented the presence of a well established village of Hawaiians in Papakōlea and noted the active cultivation of taro in the adjacent valleys. Additionally, Meyen noted an abundance of ma’aloa, olona, maile, ‘ilima, papala, kukui, and koa with evidence of slope lands being transformed into grass lands for horses and cattle.

Oral accounts suggest the lands of Kalāwahine were a pu’uhonua, a place of refuge, including the forest lands of Kapihe, during the period of the overthrow of Queen Lili’uokalani. One remaining feature that highlights this sentiment is the near adjacent gardens of Uluhaimalama (translated as “inspiring offering of enlightenment”). After the 1893 overthrow, the right of assembly was suspended through the imposition of martial law. However, by 1894, tensions seemingly subsided and with the Queen’s efforts to create, the gardens of Uluhaimalama. An article published in the October 1894 publication of Ka Maka’āinana, highlights the significance of the opening, allowing for Hawaiians to informally gather but allow for the resurgence of political alliances. Additionally the symbolisms and spiritual significance of the plant selected to be part

Papakōlea - Traditional

<i>Aia i ka luna o Papakōlea</i>	<i>There on the heights of Papakōlea</i>
<i>Ka ulua `ume`ume mikinolia</i>	<i>Is the magnolia taunting sweetheart</i>
<i>Kau pono a`ela i Pūowaina</i>	<i>Ascending Punchbowl hill</i>
<i>Ahuwale nei kula loa o Makiki</i>	<i>The plain of Makiki is clearly visible</i>
<i>I Makiki ho`i au me ku`u aloha</i>	<i>I was at Makiki with my love</i>
<i>I ke kui pua lei pua melia</i>	<i>Stringing leis of sweet plumeria</i>
<i>Alia ho`i `oe ka ua Tuahine</i>	<i>Pausing awhile in the Tuahine rain</i>
<i>E alai nei pa`a `o Mānoa</i>	<i>That blocks and obstructs Mānoa valley</i>
<i>Ua noa kou kino na`u ho`okahi</i>	<i>Now that you’re free, you’ll be mine alone</i>
<i>`A`ole na ka nui manu o ka lewa</i>	<i>Not to be shared with the many birds of the sky</i>
<i>Ha`ina `ia mai ana ka puana</i>	<i>I sing my song of love</i>
<i>Ka ulua `ume`ume mikinolia</i>	<i>For the magnolia taunting sweetheart</i>

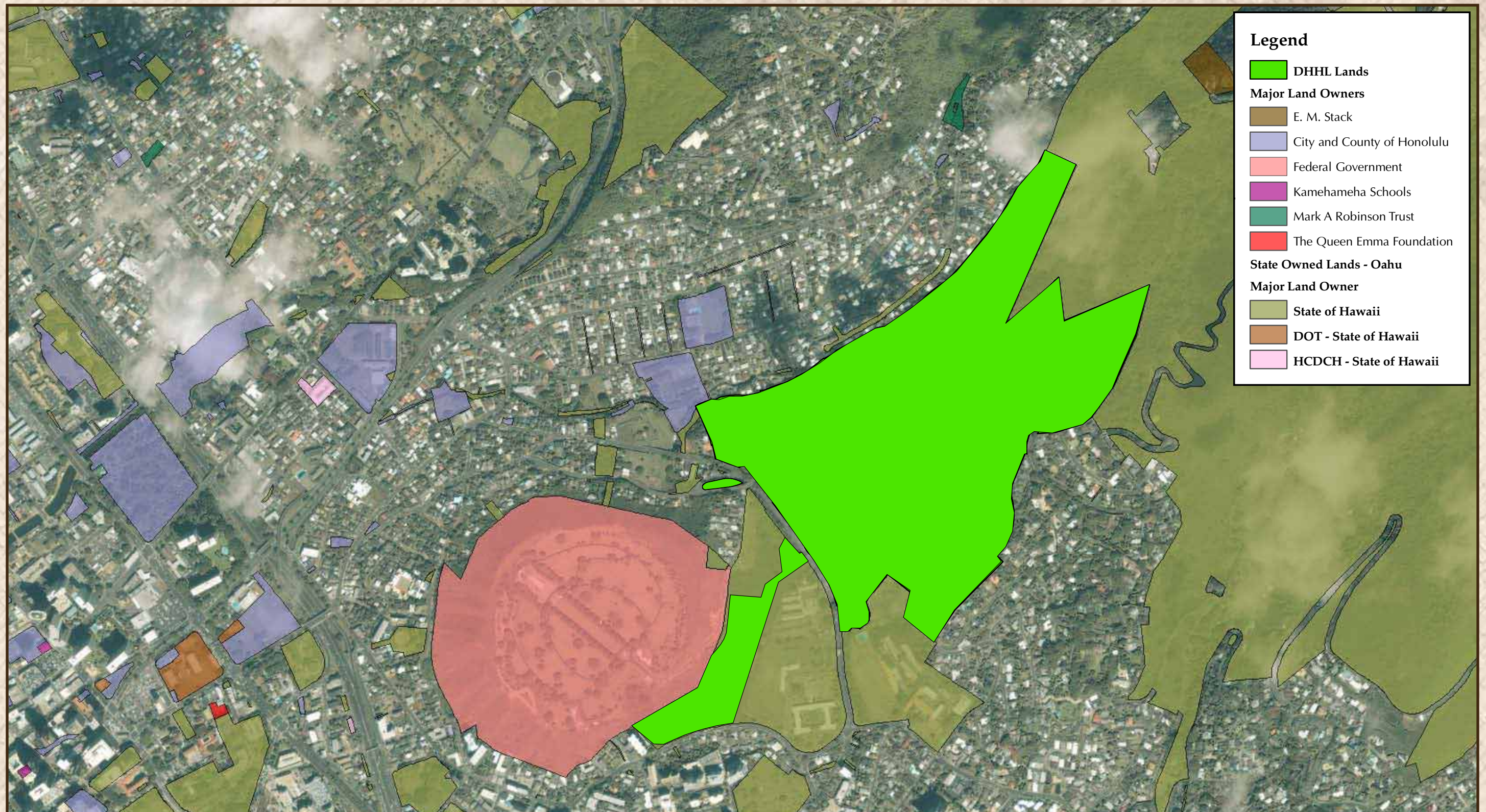
Source: www.haupala.org, Matsuoka Collection, Interpreted by Manu Boyd
- Attributed to John K. Almeida, many believe this was composed by Mrs. Wright from Papakōlea. Stringing leis is often used to symbolize lovemaking in Hawaiian poetry.

of the garden were indicative of the unwavering loyalty to the Queen and the Hawaiian kingdom. A selection of plants included: hala polapola, kou, kukui, ‘awalau, kōpāpa’a, kōkea, ‘uhaloa, pōpolo, ‘ape Hawai’i, kōpilimai, and mai’a Hawai’i. Additionally, a pōhaku ‘elekū was “planted”, as a reminder as to the preference to “eating stones” as a metaphor of loyalties to the Queen.

Another reminder of the resilience and perseverance of Hawaiian identity within this region is the mele “Papakōlea”, which celebrates the area’s place names and the cultural practice of lei-making, as evidenced with the formation of the first Association of Lei Sellers, led by Kupuna Ma.



Land Ownership



Hawaiian Home Lands

The Papakōlea Regional Plan combines three residential homestead communities: Papakōlea, Kewalo and Kalāwahine. Papakōlea is a 27 acre homestead with 270 homes and about 1500 residents. The community was added to the Hawaiian Homestead Act in 1924. Kewalo is a 12 acre homestead established in the 1940s just makai of Papakōlea residential lots. Kalāwahine Streamside is a 12 acre homestead with 55 multilevel duplexes and 33 three story single family houses that provide homes for 87 Homestead applicants.

DHHL Land assets in this region also includes conservation parcels mauka of the Papakōlea Residential Lots and a vacant parcel along the slope of Pūowaina adjacent to Lincoln Elementary and Stevenson Intermediate.

Beyond the region, but in the Honolulu region are scattered DHHL parcels that are being used for income generation for the Department of Hawaiian Home Lands. These parcels are located on Isenberg Street near the University of Hawai'i, in Fort Shafter Flats.



DHHL Proposed Land Uses

DHHL Proposed Land Uses

The DHHL General Plan provides 10 possible land use designations for Hawaiian Home Lands. In lieu of an O'ahu Island Plan, this regional plan begins identifying land uses for the Hawaiian Home Land assets within the Papakōlea region. Three land uses are proposed for this region: Residential, Conservation and Community Use/ Special District.

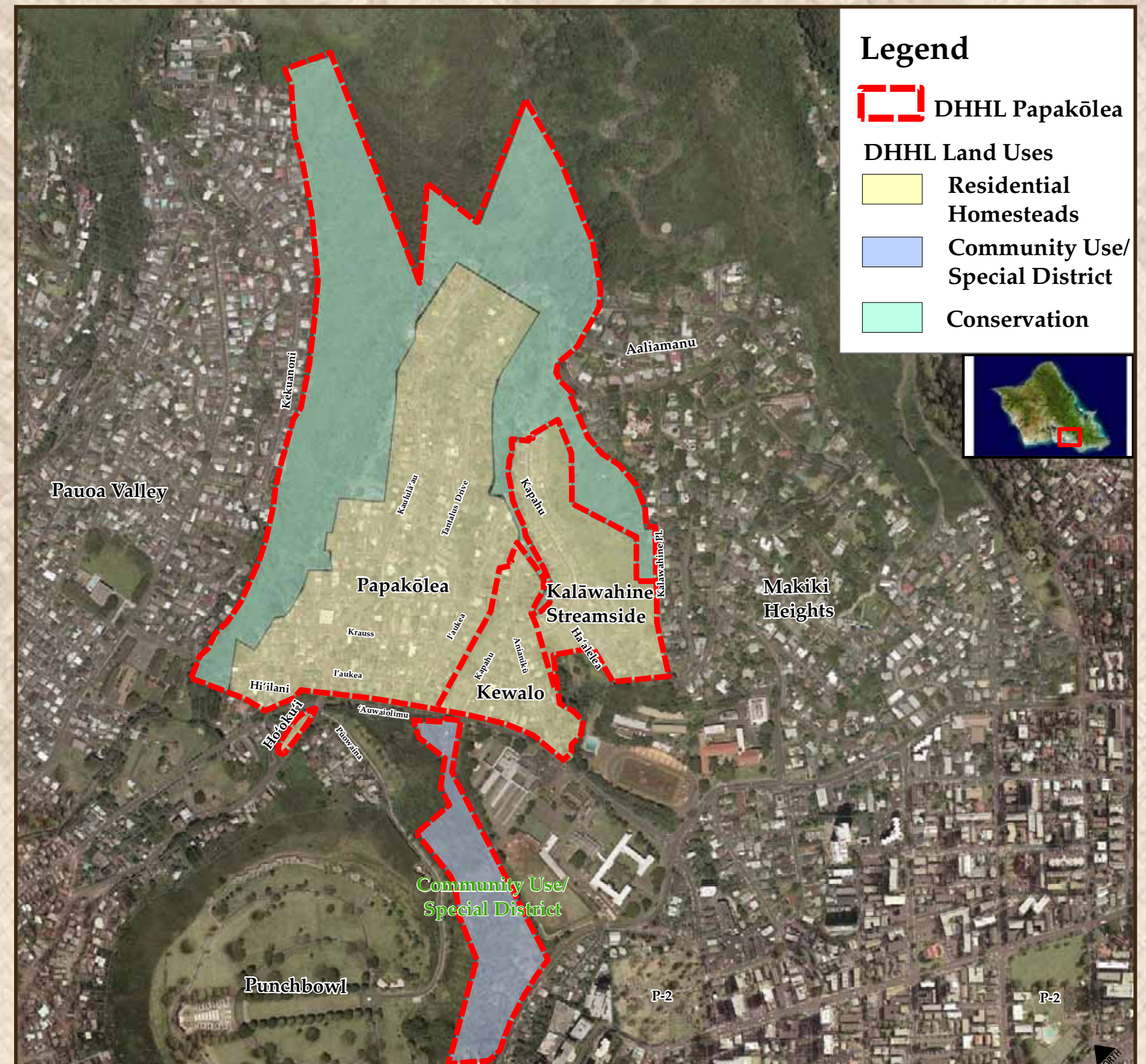
Residential consists of the existing homestead areas including Papakōlea, Kewalo and Kalāwahine. Residential homesteads are the priority land use designation in an Island Plan. Residential is the only land use that requires occupancy and that infrastructure be built to County standards.

Conservation consists of the undeveloped mauka properties currently zoned by the County as P-1 and P-2 and which are designated as State Conservation lands. Conservation areas are to be consistent with State Land Use Designations. Conservation areas protect the resources of the ahupua'a.

Community Use / Special District is designated for the Pūowaina parcel located on the slopes of Punchbowl and adjacent to Lincoln Elementary and Stevenson Intermediate schools.

Special District areas have unusual opportunities and or constraints. This category is applied to environmentally or culturally sensitive land that requires some conservation principles but can also be used for compatible activities if managed correctly. This Pūowaina parcel is located in the City and County Punchbowl Special District and therefore will be subject to unique development constraints.

Community Use land use designation includes a variety of community uses such as parks and recreation, cultural centers, community based economic development projects, schools, camping areas, meeting pavilions, social service centers, cemeteries, and other public amenities. Commercial activities not intended as income generation tools for DHHL are generally designated Community Use. Through the regional planning beneficiary consultation process, this parcel has been requested to be designated for community use.



Development Projects Map



Development Projects Characteristics & Trends

Development Projects

1 University of Hawai'i, Mānoa Campus, Long Range Development Plan

The University of Hawai'i at Mānoa is the flagship campus of the University of Hawai'i System, a center for research as well as undergraduate and graduate education. The University of Hawai'i, Mānoa Campus has produced a 2007 Long Range Development Plan to reflect current and upcoming educational priorities. The 2007 LRDP Update focuses on projects that are on the six year Capital Improvement Program and or are anticipated for development within the next 5 -10 years. Included in this list is an addition to the School of Hawaiian Knowledge. The School of Hawaiian Knowledge Building may be approximately 16 stories in height with a building footprint of approximately 135 x 175 feet with energy saving features such as photovoltaic solar panels and wind turbines.

2 University of Hawai'i Cancer Research Center of Hawaii, Kaka'ako

The University of Hawai'i has received \$28 million to start planning and designing the Cancer Research Center of Hawai'i facility in Kaka'ako. The funding is part of more than \$200 million Gov. Linda Lingle released for UH construction and campus improvement projects. The \$28 million will be used to hire a project manager, development team and project consultants.

The primary purpose of the center will be to improve cancer care in Hawai'i. Construction of the Kaka'ako facility, a cancer research and clinical trials center are estimated to cost at least \$200 million. The University of Hawai'i plans to build the facility next to the John A. Burns School of Medicine in Kaka'ako and expects groundbreaking for late next year and project completion for 2013. The project will provide an up-to-175,000-square-foot, state-of-the-art facility for researchers. The Cancer Research Center is a designated National Cancer Institute center, but its current operations are scattered, with 150 researchers doing most of their work at a 33,000-square-foot building on Lauhala Street near The Queen's Medical Center. Another 30 people work at the UH medical school, and 50 people, mostly administrators, are housed in leased space at the former Gold Bond building on Ala Moana Boulevard.

3 Queens Medical Center Expansion

The Queen's Medical Center, located in downtown Honolulu, Hawai'i, is a private, non-profit, acute medical care facility. It is the largest private hospital in Hawai'i, licensed to operate with 505 acute care beds and 28 sub-acute beds. As the leading medical referral center in the Pacific Basin, Queen's offers a comprehensive range of primary and specialized care services. The medical center was established in 1859 by King Kamehameha IV and Queen Emma to provide health care services to improve the well-being of Native Hawaiians and all the people of Hawai'i. The Queen's Medical Center continues to serve this mission and continues to expand its facilities and services for perpetuity. In 2004, the medical center was remodeled to showcase the 9,000-square-foot Women's Health Center within the main lobby. Today, Queens Medical Center continues to develop a master plan for new facilities, renovation, alteration, and or upgrades of existing facilities and structures. TMKs: 2-1-18: 48; 2-1-35:01, 03 to 08 & 10; 2-1-37:02

4 Sand Island Wastewater Treatment Plant

Primary Treatment, Phase 2
Construction Budget: \$110.0 million

This project includes:

- 1) reconfiguration of the primary influent channels and addition of flow spitting flumes;
- 2) construction of new clarifier effluent piping;
- 3) improvement and optimization of six existing clarifiers; and
- 4) refurbishments of the solids thickening and wet sludge storage areas.

5 Honolulu Rail Transit

The Honolulu Rail Transit Project is a 20-mile elevated rail line that will connect West O'ahu with downtown Honolulu and Ala Moana Center. The system features electric, steel-wheel trains capable of carrying more than 300 passengers each. Trains can carry more than 6,000 passengers per hour in each direction. New bus routes will provide direct connections to the stations. The purpose of the Honolulu High-Capacity Transit Corridor Project is to provide high capacity rapid transit in the highly congested east-west transportation corridor between Kapolei and UH Mānoa, as specified in the O'ahu Regional Transportation Plan 2030 (ORTP) (O'ahuMPO 2007). The project is intended to provide faster, more reliable public transportation service than can be achieved with buses operating in congested mixed flow traffic. It would provide reliable mobility in areas of the corridor where people of limited income and an aging population live and would serve rapidly developing areas of the corridor.

Development Trends

Waterfront Development

Papakōlea is situated in Honolulu's central business district where government offices grew around Honolulu Harbor and Kewalo Basin. This area, from the Ala Moana Shopping Center swinging around to the Sand Island industrial district, is dominated by intensive harbor and waterfront activities. It is characterized by Kewalo Basin's fishing, excursion and dinner cruise vessel facilities, Honolulu Harbor's cargo and passenger terminals, bunkering facilities, marine repair docks, vessel moorings and lay berths, the Aloha Tower Marketplace, the central business district and the Kaka'ako, Iwilei, Kapālama and Sand Island industrial complexes, A network of highways connects this waterfront area with all of the outlying urban area. Opportunities for continued urban commerce continues along the Honolulu Waterfront area.

Kewalo Basin

Kewalo Basin is a mixed-use harbor that provides berthing for Commercial, Commercial Fishing & Recreational Vessels. The harbor was transferred from the Department of Transportation (DOT) to the Hawaii Community Development Authority (HCDA) in March of 2009. HCDA has contracted out Almar Management from California to operate Kewalo Basin Harbor. There have been many improvements and changes at Kewalo Basin,

Kaka'ako Makai Community Master Plan

The Kaka'ako Makai Community Planning Advisory Council (CPAC) has developed the vision and guiding principles for future developments in Kaka'ako Makai. The Hawaii Community Development Authority (HCDA) is starting the master planning for the area. Public meetings on the master planning are scheduled for October 2009 to January 2010.

Infill Public and Private Housing Developments in the Primary Urban Center

Throughout the Honolulu region, a range of infill development projects continue to be proposed and developed as supported by economic market conditions. Project range from Luxury residential high rise mixed use condominium projects along the waterfront to senior living apartments along nu'uanu stream.

Agriculture

There is little agricultural development in the urban core.

Watershed Management Plans

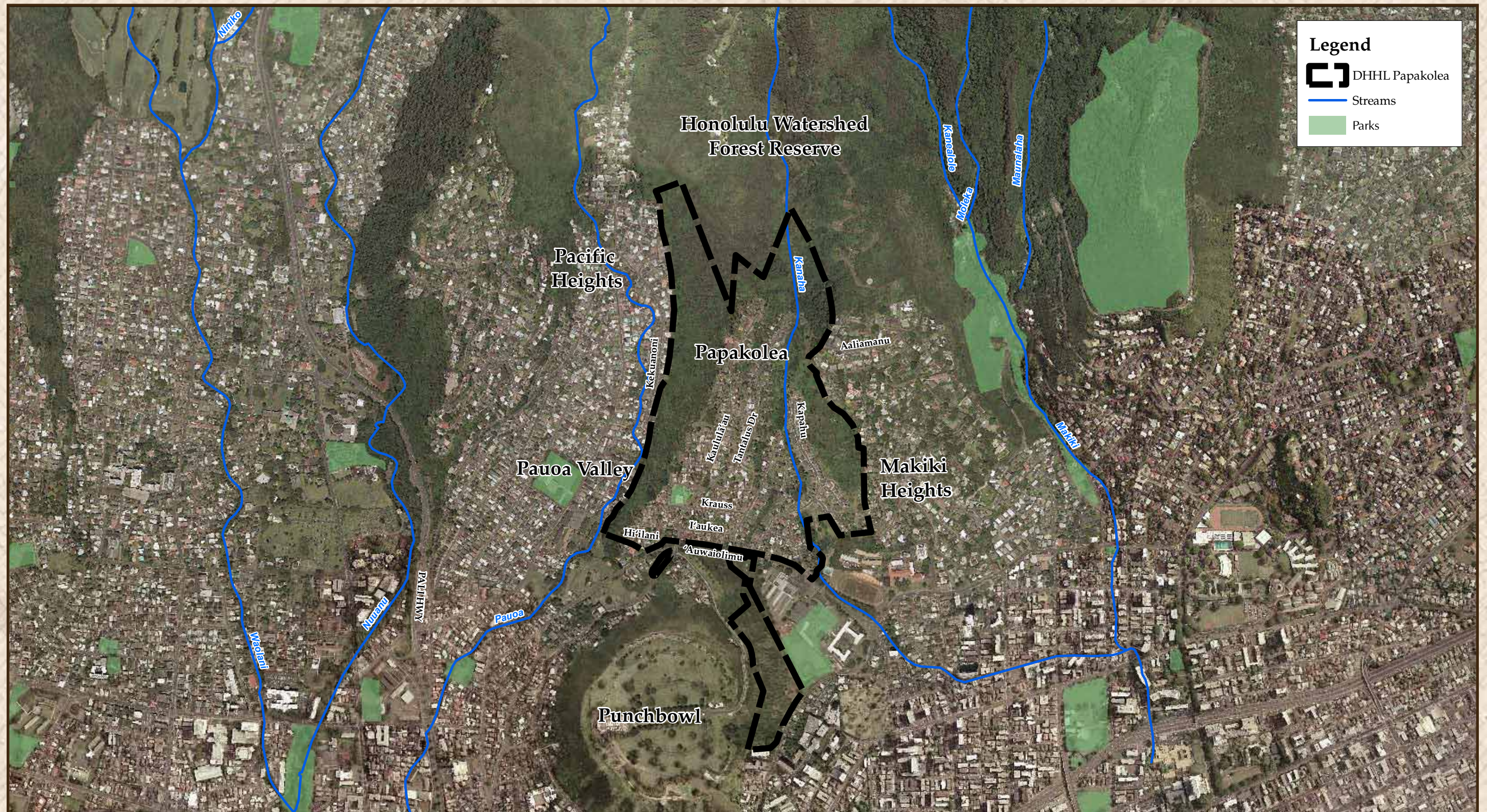
The Honolulu Board of Water Supply (BWS), has begun the development of district-wide Watershed Management Plans. BWS will develop Watershed Management Plans for each of O'ahu's eight planning districts. A plan for the Primary Urban Center is scheduled for 2011-2013.

Aging Infrastructure - Kapi'olani Water and Sewer Project

Honolulu currently faces the problem of dealing with aging infrastructure, specifically water and sewer mains that are over 50 years old. The Kapi'olani water and sewer system improvements project began in 2006. The general area of work extends from Ward Avenue to Kalākaua along Kapi'olani Boulevard.



IV. Infrastructure - Water



The Honolulu Board of Water Supply (BWS) is responsible for the management, control and operation of O'ahu's municipal water system that serves the entire Primary Urban Center Development Plan area. The BWS system is an integrated, islandwide system with interconnections between water sources and service areas. Water is exported from areas of available supply to areas of municipal demand. The East and Central sections of the Primary Urban Center (PUC) overlie the Honolulu aquifer. The western Primary Urban Center area overlies the Pearl Harbor aquifer. The Primary Urban center supports 48% of the island of O'ahu's resident population. Approximately 85.5 million gallons a day of water is pumped in the PUC area. The Honolulu Board of Water Supply has begun the development of district-wide Watershed Management Plans. A plan for the Primary Urban Center is scheduled for 2011-2013.

Papakōlea Water System

The Board of Water Supply owns and maintains two water systems in the DHHL Residence Lots area. The upper area above the elevation 305 feet are served off of the 705' elevation system. The 705' system has various size pipe lines in the area including an 8-inch line within Krauss Street. The areas below elevation 305 feet are served off of the 405' elevation system. This system includes and 9-inch line within 'Iaukea Street and Anianikū Street. At this time there are no improvements to existing water system.

Kapi'olani Water Improvements

The Kapi'olani water main was installed in 1935 and is currently being replaced. A new 12" water main is designed for an 80 year service life. Improvements along Kapi'olani Boulevard started in 2006 to replace and rehabilitate the existing water mains along Kapi'olani Boulevard, portions of Kamake'e street and Atkinson.

Kalāwahine 180 Reservoir

The City and County of Honolulu Board of Water Supply (BWS) proposes to alleviate the existing potable water storage deficit in the Metro Low West (180') potable water system service area (below the 180' elevation from Salt Lake to Diamond Head in Honolulu). The deficit reported in 2002 for water storage is 55 million gallons (MG) as reported in the Honolulu 180' Regional Reservoir Site Location Study. Additional 2.0 MG storage would improve water system performance and reliability in meeting domestic fire protection needs as well as provide greater flexibility of the water system in emergency situations.

The proposed action is to construct a 2.0 MG reservoir at the Kalāwahine site above Roosevelt High School and approximately 6,000 lineal feet of 24-inch influent/effluent line from the reservoir to Alapai street connecting to the existing Punchbowl 180' Reservoir's 18-inch influent/effluent line. The proposed 24-inch influent/effluent line will run from the Kalāwahine reservoir site inside the west property line of Roosevelt High School and south down Auwaiolimu and Pensacola Streets to Wilder Avenue then west along Thurston Avenue and Green Street and connect to the existing Punchbowl 180' Reservoir's 18-inch influent/effluent line at Alapai Street.

The Final Environmental Assessment was completed in August 2002.

TMK: 2-4-43:82 Reservoir.

TMK: 2-4-43: Portion of 90 Access Road.

TMKs 2-4-32:01 and 02; 2-4-14, 17, 18, 30 & 32 and 2-1-39 Waterline.

Estimated Construction Cost: \$7 million

Status: \$7.3 million in CIP fund were budgeted in 2003. The project has not been constructed.

Infrastructure - Drainage



Drainage System

Papakōlea is within two watershed systems: The West Honolulu Watershed and the Ala Wai Watershed which both terminate in Māmala Bay. Māmala Bay is the water body that encompasses the area offshore of Southern O‘ahu from Kalaeloa to Diamond Head.

Management of stormwater within the City and County of Honolulu is shared among Federal, State, and City agencies. City responsibilities are shared among the Departments of Planning and Permitting, Design and Construction, and Environmental Services. Polluted stormwater runoff from agriculture, urban development, recreational boating and marinas, and wetlands activities are the leading cause of water pollution in waters across the country and in Hawaii.

The Primary Urban Center is highly urbanized and relies heavily on the attractiveness of its coastal waters and beaches for tourism, and recreational and cultural uses. Recent studies of Māmala Bay have determined that urban runoff (nonpoint sources) entering Māmala Bay from subembayments such as Pearl Harbor, Ke‘ehi Lagoon-Honolulu Harbor, Kewalo Basin, and the Ala Wai Canal is the most significant contributor to the pollution of nearshore waters. The control and management of urban watersheds and protection of its coastal water quality are the leading stormwater management issues in the Primary Urban Center.

The mauka, upland areas of the Primary Urban Center are drained via natural drainageways and streams that ultimately empty into Māmala Bay. In the east and central sections of the Primary Urban Center, Moanalua Stream and Kalihi Stream flow into Ke‘ehi Lagoon; Kapālama Canal and Nu‘uanu Stream empty into Honolulu Harbor; and the Mānoa, Palolo, and Makiki Streams drain to Māmala Bay via the Ala Wai Canal. In the western section, the major drainageways are Waiawa, Waimalu, and Hālawa Streams, which flow into the East Loch of Pearl Harbor. The lower reaches of most of the Primary Urban Center’s major streams have been channelized to facilitate the rapid transport and disposal of runoff from urbanized areas.

Waikīkī

The Ala Wai Canal watershed covers a significant portion of the central and eastern portion of the Primary Urban Center, including most of Waikīkī. The Ala Wai Canal is a significant contributor of pollutants to the beaches and nearshore waters of Waikīkī. The State

Department of Health, in cooperation with City agencies, is implementing a community-based watershed management plan that included the dredging and cleanup of the canal.

Ala Wai Watershed

The Ala Wai watershed is comprised of approximately 12,033 acres that include the sub-watersheds of Makīkī, Mānoa, and Pālolo, and extends from the top of the Ko‘olau Mountains to the near-shore waters of Waikīkī and Māmala Bay.

Papakōlea resides between the ridgeline and Kanahā Stream. In general, the lots slope down toward ‘Auwaiolimu Street or Kanahā Stream. The conditions of the residential lots range from about a 50 percent slope (Tantalus Drive area) to less than a 2 percent slope (Anianikū, Kapahu and Na‘ale Street area).

Pū‘owaina is located within the Ala Wai Watershed with 1,6787 acres of the Makīkī Stream feeding into the Ala Wai Canal.

Kanahā Stream

Kanahā connects to Makiki Stream via Makiki Ditch, a 6,400 foot long lateral channel. Modifications downstream of the Kanahā Stream - Makīkī Stream confluence include revetments, lined channels, extended culverts and elevated culverts.

Today there are no perennial streams in the ravine between Makiki Valley and Pauoa Valley. The one intermittent stream is Kanahā Stream in the ravine. The stream is normally dry and has intermittent flows only during periods of substantial rainfall. The channel and banks of the stream are covered with vegetation consisting of shrubs and trees.

The Kanahā Stream runs from the Ko‘olau Mountain Range toward ‘Auwaiolimu Street and is bordered by the Papakōlea Residence Lots on the west and Kalāwahine residence to the east. The tributary area for Kanahā stream is 216 acres.

An 8’ x 2-’ box culvert was constructed across Kapahu street by the Kalāwahine Streamside development and conveys Kanahā stream runoff downstream to a ponding basin prior to its return to the stream. The ponding basin is maintained by Kalāwahine Streamside Association.

Infrastructure - Wastewater



Papakōlea is within the Māmala Bay Sewerage District. The City's Department of Environmental Services manages the municipal wastewater collection, treatment, and disposal system and provides almost complete service coverage for the Primary Urban Center through the Māmala Bay Sewerage District. Most of the Primary Urban Center is within the East Māmala Bay service area, with outflows processed through the Sand Island Wastewater Treatment Plant. The western portion of the Primary Urban Center, from Hālawā through Pearl City, is within the West Māmala Bay service area, with outflows processed through the Honouliuli Wastewater Treatment Plant. The East Māmala collection system, which is much older than the West Māmala system, experiences significant water infiltration. In some areas of the East Māmala subdistrict, the age of sewer lines is approaching 100 years old. The Primary Urban Center's aging collection system is recognized as a major obstacle to the orderly development of the city. In large parts of central Honolulu, new development is restricted due to inadequate sewer capacity. Current wastewater policy requires new developments to pay for the correction of existing system deficiencies, in addition to improvements directly related to the project. In many cases, high costs for off-site wastewater facilities make development economically infeasible.

Within Papakōlea, the aging wastewater infrastructure is located within city and county roadways. Maintenance and management of the utilities were once a responsibility of the city and county.

DHHL recently assumed responsibility for utility maintenance and management of sewer lines related to Papakōlea. Improvements to the sewer system require replacement and repair.

Sand Island Wastewater Treatment Plant

The Sand Island Wastewater Treatment Plant (SIWWTP) serves metropolitan Honolulu to (but not including) Hawai'i Kai. This region generates 85 percent of O'ahu's wastewater. The basin runs from the Ko'olau Mountains to the sea. The SIWWTP, a primary treatment facility, is the largest wastewater treatment plant on O'ahu. The facility was put into service, starting in 1976 and completed in 1980. The plant has gone through numerous upgrades since 1980, including the addition of ultraviolet (UV) disinfection before disposing of effluent through its 78-inch diameter pipe via a deep ocean outfall 1.7 miles offshore at an average depth of 240 feet. The SIWWTP processes an average of approximately 60 million gallons per day (mgd) of wastewater. It serves the communities from Kuli'ou'ou in the east to Salt Lake in the west, including Kahala, Kaimukī, Waikīkī, Mānoa, Makiki, downtown Honolulu, and Kalihi. The design average flow for this facility is 82 mgd with a design peak wet weather flow capacity of 200 mgd. Capacity of the outfall is 270 mgd. Improvements to the Sand Island Wastewater Treatment Plant to meet Environmental Protection Agency Standards are ongoing.

Kapi'olani Water and Sewer System Improvements

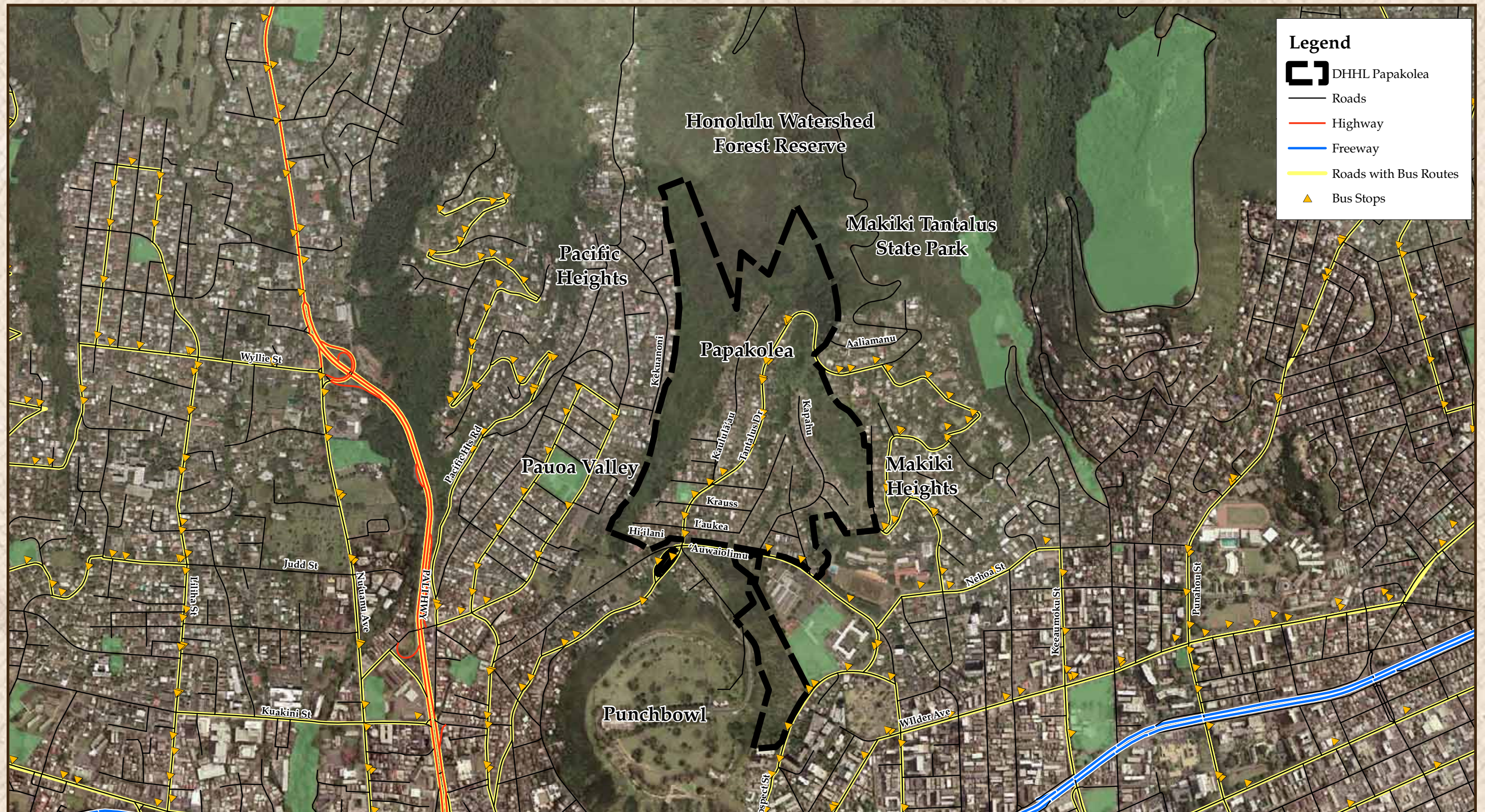
The Kapi'olani water and sewer system improvement projects began in 2006. Kapi'olani sewer main was installed in 1923 and the water main in 1935. A new 12" water main is designed for an 80 years service life and the new 36" sewer main is designed for a 50-75 year service life.

General areas of work include the following:

1. Kapi'olani Boulevard from Ward Avenue to Kalākaua
2. Kalākaua Avenue from Kapi'olani Boulevard to the Ala Wai Canal
3. Kameke Street from Kapi'olani Boulevard to Auahi Street
4. Atkinson

This replacement and rehabilitation project also involves installation of manholes, as well as upgrading curb ramps for ADA compliance along the length of the project.

Infrastructure - Roads & Transit



Infrastructure - Roads & Transit

Primary Roads & Transit

The Papakōlea Residence Lots, Kewalo and Kalāwahine Streamside communities consists of the following streets: Kapahu, Na'ale, Anianikū, Hi'ilani, 'Iaukea, Ka'uhane, Krauss, Moreira, Ke'ōpua, Kalamakū, Kaululā'au, and Tantalus. Roads have been dedicated to the City and County of Honolulu.

Road Improvements

The city road improvement projects consisting of reconstruction, cold planing and resurfacing of asphalt concrete pavements, adjustments of utility manhole covers, installation of vehicle loop detectors and pavement markings in the Nu'uanu, Pacific Heights, and Pauoa area were conducted in July 2009.

Interstate Route H-1, Ward Avenue On-Ramp to University Interchange, Eastbound

The State Department of Transportation is planning improvements to the eastbound traffic flow from Ward Avenue to the University Interchange. Estimated cost is \$17 million. Neighborhoods immediately affected include Makiki-Lower Punchbowl-Tantalus, Mānoa, McCully and Mōili'ili.

Rail Transit

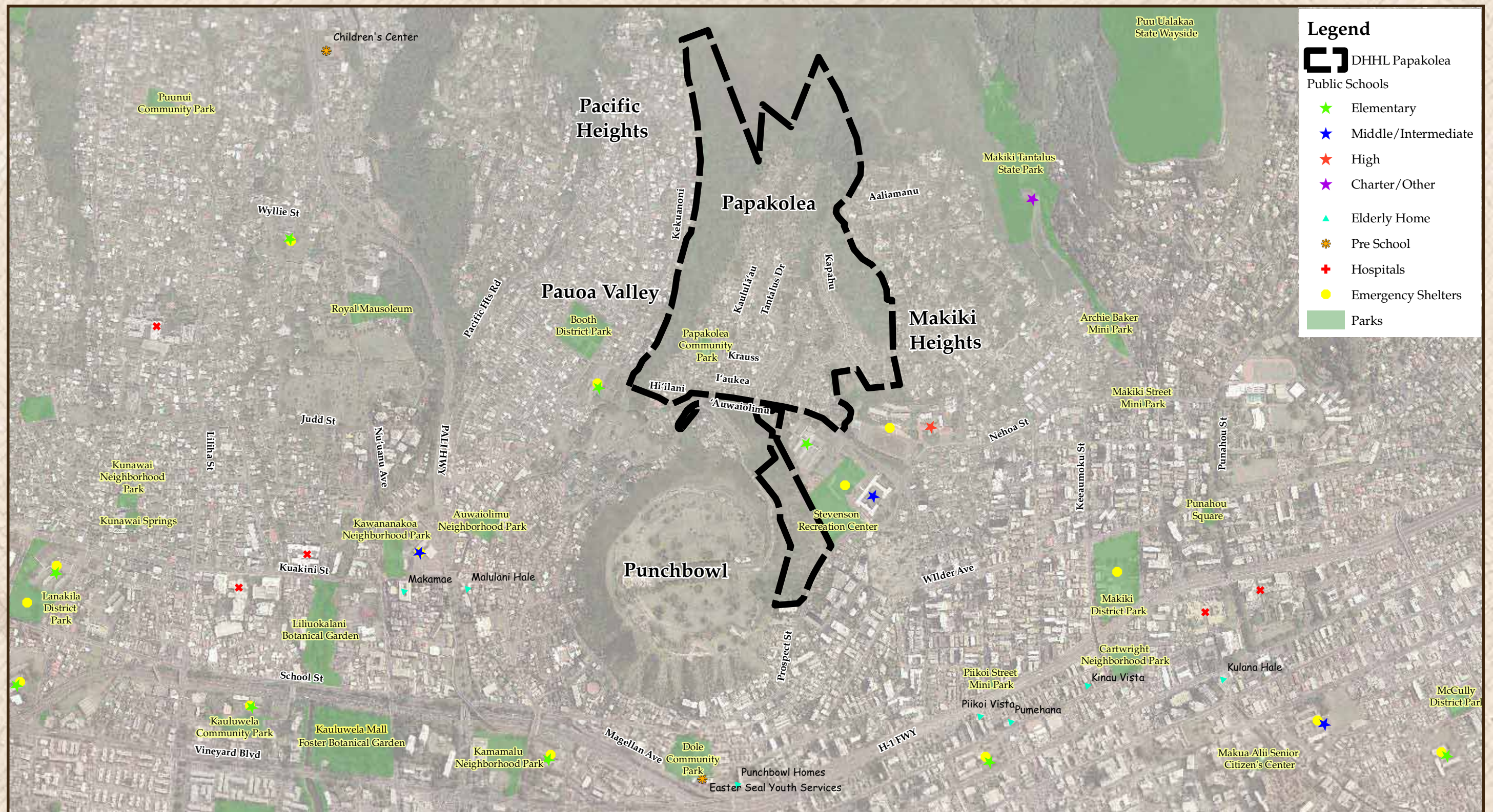
The largest transportation plan in this Region is the proposed Mass Transit Corridor also known as The Rail Transit. The City and County of Honolulu approved a plan to develop a fixed guideway 26 mile commuter rail transit system stretching from West Kapolei to the University of Hawai'i Mānoa and Waikiki. Locations of the 34 transit stations along the rail route were approved on May 10, 2008 by the City Council. Preliminary engineering studies and a Draft EIS has being prepared and is available on the OEQC website. The City hopes to release the Final EIS in Fall 2009; award the design/build contract for first guideway segment in Fall 2009; and start construction in January 2010.

The Draft EIS estimates that in fiscal year 2008 dollars, the cost to complete the route from Kapolei to Ala Moana will be between \$4.3 billion (Salt Lake route), \$4.5 billion (Airport route) or \$5.3 billion (combined Salt Lake-Airport), depending on the route. Either the Salt Lake or Airport routes are affordable with the ½cent GET surcharge and federal funding. Operating and maintenance costs have been updated to between \$63 million and \$96 million per year.



Proposed Rail Route

Infrastructure - Public Facilities



Infrastructure - Public Facilities

Electrical, telephone and cable television services are available from the overhead utility lines. Papakōlea is served by the Hawaiian Electric Light Company (HECO). Telecommunications service on Hawaiian Home Lands is provided by Sandwich Isle Telecommunications, Inc.

Fire Protection

The Makiki Fire Station is the primary fire station to serve the Papakōlea area located at Wilder and Piʻikoi. Response time to Kalāwahine is three to five minutes. Back-up, or secondary support, will come from Kuakini and/or Central Fire Stations. The water transmission systems and lines with adequate fire flow capacity and fire hydrants are provided. Water system is within the Board of Water Supply jurisdiction. Access for emergency vehicles into Kalāwahine is from Kapahu Street extension. Roadways at Kalāwahine are all-weather surfaces and designed to meet Department of Transportation Services Standards. The Honolulu Fire Department serves the Primary Urban Center from 21 fire stations. It also maintains a training facility on military land near the airport that is to be relocated once a new site is identified and secured.

Emergency Services

Ambulance service, provided by the City’s Emergency Medical Services Division, is currently delivered from each of the fire stations. Emergency ambulance service to serve the area is available from several locations in the primary urban center. The closest available service would respond from St. Francis, Punchbowl Street, Young Street and Liliha Street which all serve the Papakōlea area.

Police Protection

The Downtown Police Substation located on Hotel Street and the Main Police Station located on South Beretania Street currently serve the Papakōlea area. The Honolulu Police Department serves the Primary Urban Center out of its Capitol District Headquarters and substations in Downtown-Chinatown, Waikīkī, Kalihi, and Pearl City.

Health Care

Honolulu-based clinics and hospitals provide primary patient care to adults, women, and children. The nearest hospitals to the Papakōlea area are Queen’s Medical Center, Kuakini Hospital, St. Francis Hospital, Kaiser Hospital, and Straub Clinic and Hospital, Inc.

Recreational Facilities

Papakōlea Recreational Center and three public schools are located in the area. A park and streamside walking trail, and open air pavilion is located at Kalāwahine Streamside project.

Public Transit

The City and County of Honolulu Bus System provides public transportation to and from the Papakōlea community. Bus stops are located at ‘Auwaiolimu Street near the intersections of Anianikū and Kapahu Streets and on Tantalus Drive near Krauss Street.

Primary Urban Center

Papakōlea is located within the Primary Urban Center and therefore within minutes to major commercial, medical and other business and service sector areas including downtown Honolulu, Makiki, Ala Moana and Kalihi.

Schools

Public schools which serve the project area include Lincoln Elementary, Stevenson Intermediate, and Roosevelt High School. The 2009 State Legislature approved the following appropriations for area capital improvement projects:

Lincoln Elementary School, \$260,000
Roosevelt High School, \$313,000
Stevenson Middle School, \$280,000

The current enrollments at all three schools are below capacity.

The Primary Urban Center hosts the State’s largest concentration of public and private post-secondary institutions, including the University of Hawaii at Mānoa. Other major campuses include the University of Hawai’i’s community colleges (Kapi’olani and Honolulu), Chaminade University, Hawai’i Pacific University’s downtown campus and a number of smaller private colleges. The University of Hawai’i also operates research and teaching facilities at Kaka’ako, Honolulu Harbor, Sand Island, and the Waikīkī Aquarium.

School capacity and 2012 enrollment projects are as follows:

	GRADE	ACTUAL ENROLLMENT 2007/2008	PROJECTED ENROLLMENT 2012
ROOSEVELT COMPLEX			
Anuenue	K-12		
Lincoln Elementary	K-5	389	344
Ma’em’ae Elementary	K-5	744	716
Mānoa Elementary	K-6	583	562
Noelani Elementary	K-8	459	453
Nu’uanu Elementary	K-5	343	261
Pauoa Elementary	K-6	328	352
Prince David Kawanānakoā Middle	6-8	803	1,004
Robert Stuart Stevenson Middle	6-8	616	755
Theodore Roosevelt High	9-12	1,654	1,469
PRIVATE			
Halau Lōkahi	K-12	253	309
Myron B. Thompson Academy	K-12	583	840
Voyager	K-8	231	284
Total		11,684	11,623

V. Homestead Issues & Priorities

The following issues and opportunities were raised during the Beneficiary Consultation process:

1. SEWAGE & DRAINAGE

A	Kapahu St. in Kalāwahine. Water seeping under roadway could potentially lead to infrastructure collapse. (8)
B	Top of Kapahu St. / above Kalāwahine Streamside. (7)
C	Broken drainage culvert between homes on Kaululā’au and Tantalus Dr. (20+ years). (10)
D	Drainage ditches clogged on Kapahu in Kewalo. (2)
E	Drainage ditch / culvert on Tantalus Drive (mauka side) to Hiilani Street is not working properly. Rain, mud and debris on Tantalus on to private properties at 2343 and 2349 Tantalus. (3)
F	Phase II & III of Papakōlea Drainage Project. (3)

2. SAFETY

A	Directly affects homes in Kewalo and Kalāwahine (Kapahu, Anianikū, Kamalalehua and Tantalus). (5)
B	Loose dirt from residence sliding onto road obstructing sidewalk (corner of Krauss and ‘Iaukea). (2)
C	Bus stops along Tantalus Drive are dangerous; cars park in front of bus stops. (8)
D	No sidewalks on Tantalus Drive between Pūowaina Bridge & Moreira St., ‘Iaukea & Ka’uhane, Pauoa side.) Flooding problem to homes on these streets. (8)
E	Added sidewalk on Ka’uhane street now cars cannot drive in driveway. (2)
F	Phase II & III of Papakōlea Drainage Project. (3)

3. REPAIR & MAINTENANCE

A	Throughout Papakōlea and Kewalo, telephone poles very old and need to be replaced. (8)
B	Consider underground utilities. (5)
C	Broken sidewalks throughout Papakōlea. (7)
D	Repair stone walls on both sides of Tantalus Drive (from Puōwaina Bridge to Moreira St.). (7)
E	Old water lines are breaking throughout Papakōlea and Kewalo (Ka’uhane & Tantalus most recent). (13)
F	Back road repair work left from Perfecto Construction (drainage project). See Kaululā’au St. between 2367 and 2373 where the road buckled and dropped in and last road repair job done on ‘Iaukea between 739 & 745. (12)
G	Repair stone walls on both sides of Kaulula’au Street.
H	Wall at 2403 Kaululā’au cracked and leaning, built 1949. (3)

4. PAKAKOLEA COMMUNITY PARK

A	Solar Energy (hot water and/or photovoltaic). (15)
B	Need a new parking lot. (13)
C	Court and building improvements. (11)

5. OTHER ISSUES

A	Abandoned cars. (19)
B	People living in cars. (5)
C	Unoccupied properties/overgrown foliage, rats, chickens, other rodents.
D	Street signage.
E	Rising energy costs for residents.
F	Rising energy-income. (2)
G	Health access.
H	Community Commercial Space.

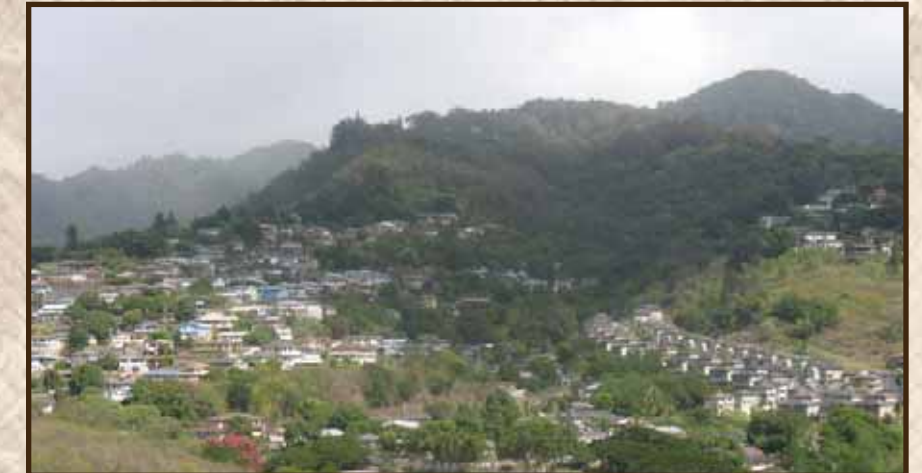
* Number in parenthesis represent DHHL Beneficiaries who concur with item as an issue



Potential Projects

The following project ideas were identified in the regional planning process by homestead lessees and regional stakeholders. A total of 7 potential projects were identified. Of the total, 5 were identified as priority projects. These are noted with an asterisk (*) and are described on the following pages. The other 2 projects are briefly described below.

- *1. Repair, Replacement and Maintenance of Aging Infrastructure
- *2. Papakōlea Community Center Park Improvements
- *3. Native Hawaiian Education and Culture Community Center
- *4. Hawaiian Homestead Kūpuna Assisted Living Center
- 5. Pūowaina Interpretive Center
- *6. Community Clean Up Project / Abandoned Homes
- 7. Energy Efficient Homes



Pūowaina Interpretive Center

The Pūowaina Interpretive Center targets the thousands of tourist that come to Punchbowl National Cemetery to pay homage to fallen war heroes. The Interpretive Center will have a number of features to offer visitors, including: a museum with interactive exhibits; a mini-theater where visitors can watch videos on Hawaiian culture and the Papakōlea area; a demonstration area where native artists can demonstrate their crafts; a retail gifts/souvenir store; a restaurant; shuttle services to and from the National Cemetery; and other ancillary tours through Makiki, Mānoa, Pauoa, and the Pali. The project would seek partnerships from relevant and interested organizations.

Energy Efficient Homes Project

In January 2009, the Hawaiian Homes Commission approved an “Energy Policy” that contains six (6) objectives that promote energy self-sufficiency. Objective four (4) is to provide energy efficiency, self-sufficiency, and sustainability opportunities to existing homesteaders and their communities.” This project would assist homesteaders with the retrofitting of their homes. Retrofit applications may include: solar hot water heating systems, insulation/radiant barriers, low-flow toilet and shower head, photovoltaic system, CFL bulbs, ENERGY STAR appliances, energy efficient windows, clothes line, ventilation techniques, and roof/attic vents, etc.

Priority Project: Address Abandoned Homes

Description - Homesteaders are concerned about the homes that are found throughout Papakōlea homesteads. Residents would like to develop a process with DHHL to address abandoned/vacant homes in Papakōlea in order to make them viable residences that can be awarded to waitlisted families.

Location - Abandoned homes located in Papakōlea and Kewalo residential communities.

Status - DHHL and community leaders began to identify and address abandoned homes in the fall of 2007.

Partners - DHHL, Homesteaders, City and County of Honolulu

Cost - TBD

Phasing -

- 1. DHHL to begin developing a process for dealing with abandoned homes.
- 2. Begin implementing the process with currently identified abandoned homes.



Timeline for Addressing Abandoned Homes

2010	2011	2012 Biennial Regional Plan Update
Identify Problem / Assess and Verify Data	Discuss and Develop DHHL Policy	Apply policy to Individual Homestead Communities
		Develop Feedback Tool



Priority Project: Hawaiian Homestead Kūpuna Supportive Living Center

Description - Since the majority of Papakōlea homes are built against the mountains and only have stairway access, the lack of safe housing conditions is a significant concern. The Kūpuna Supportive Living Center is envisioned as a “village” for Kūpuna to age safely in the community. In addition to providing Kūpuna with assisted-care residence, the project would provide a friendly gathering place for social, cultural, and wellness activities that encourages multi-generational support for Papakōlea ‘ohana. This project would provide service learning opportunities for native Hawaiian health professionals as well as allied health providers. The project would also provide opportunities for native Hawaiian business development which support Kūpuna living such as a community market, restaurant, and Hawaiian medical and traditional healing practices.

Location - Pūowaina parcel.

Status-Project needs further partnership commitments. Community to engage in DHHL's Kulia I Ka Nu'u program to negotiate lease or license agreement for use of the proposed parcel.

Partners - University of Hawaii-John A. Burns School of Medicine, Queens Medical Center, Kapi'olani Community College, Alu Like, Inc., Papa Ola Lōkahi, Office of Hawaiian Affairs, DHHL, Papakōlea Community Development Corporation.

Cost - \$150,000 for planning and design

Phasing -

1. Secure land-lease
2. Assess property
3. Land use plan
4. Preliminary engineering cost estimates / preliminary architecture
5. Implementation
- 6.Design and Construction
7. Manage and Sustain



Timeline for Hawaiian Homestead Kūpuna Supportive Living Center

2010		2011		2012 Biennial Regional Plan Update	
Secure Funding	Assess Property / Develop Land Use Plan	Preliminary Engineering / Cost Estimates / Preliminary Architecture		Implementation / Design & Construction	
Business Plan		Environmental Assessment			



Priority Project: Native Hawaiian Education & Culture Community Center

Description - Native Hawaiian Education and Culture Community Center that would be the piko of the Pūowaina Hawaiian Home Land site. This project will provide a place for social, educational and cultural enrichment for 'ohana of all ages infant to kūpuna. The project envisions partnerships with other Native Hawaiian organizations and community programs to provide quality service to the center such as kūpuna services and activities, enrichment programs for 'ōpio K-12 and Native Hawaiian college and career assistance program for college bound high school students and 'ōpio in college, Hawaiian culture place-based 'ohana strengthening, job and career opportunities and volunteer and mentoring programs.

This center envisions the following components: A Hawaiian Language School developed in partnership with the Pūnana Leo; Classrooms and Offices for Native Hawaiian practitioners and businesses; Playground and open space; full kitchen; hālau and hall; a garden and aquaculture area and parking.

The center is intended to be a family educational facility that will be in line with the DHHL Ho'omaluo Energy Policy in achieving energy efficiency, self sufficiency and sustainability in Hawaiian Homestead communities.

Location - Pūowaina Parcel

Status - Project needs further partnership commitments. Community to engage in DHHL's Kulia I Ka Nu'u program to negotiate lease or license agreement for use of the proposed parcel.

Partners - Hui Maka'ainana a Kalāwahine, Papa Hawai'i, DHHL, Aha Punana Leo, Alu Like, College Connections, Na Pua No'eau, Pacific American Foundations

Cost - \$150,000 for preliminary planning and concept development.

Phasing -

1. Secure land-lease
2. Assess property
3. Land use plan
4. Preliminary engineering cost estimates / preliminary architecture
5. Implementation
6. Design and Construction
7. Manage and Sustain



Timeline for Native Hawaiian Education & Culture Community Center

2010		2011	2012 Biennial Regional Plan Update
Secure Funding	Assess Property / Develop Land Use Plan	Preliminary Engineering / Cost Estimates / Preliminary Architecture	Implementation / Design & Construction
Business Plan		Environmental Assessment	

Priority Project: Papakōlea Community Center & Park Improvements

Description - The Papakōlea Community Center and Park, located at 2150 Tantalus Drive, is a two-story 38,000 sq. ft building with two large meeting rooms, a small kitchen, three offices, a community library, a wellness office and restrooms on each level. The City and County of Honolulu operated the facility from 1964 to 2002.

The Papakōlea Community Development Corporation (PCDC) acquired the management and operation of the park and community center in September 2002 and began a series of major repairs. Since taking over, several improvements and major repairs have been completed.

Through a series of community planning meetings additional improvements have been identified that will produce both economic development benefits for local residents (business ownership, new jobs, and increased income) and generate revenue to help with the center's operating costs. Improvements include expansion of the parking area; enclosure to the open basketball courts, building improvements and upgrading the community kitchen. In particular, upgrades to the kitchen will give residents a place to operate small food-service businesses and provide a better facility for community and family gatherings. PCDC will work in concert with the Department of Hawaiian Home Lands to provide existing homesteaders with energy efficiency, self-sufficiency and sustainability opportunities.

Location - Papakōlea Community Center Park

Status - Community to begin Planning and Design of improvements.

Partners - Papakōlea Community Development Corporation, DHHL, U.S. Department of Housing and Urban Development, City and County of Honolulu, Office of Hawaiian Affairs and the State of Hawaii.

Cost - \$150,000 for planning and design

Phasing -

1. Secure funding
2. Preliminary engineering cost estimates / preliminary architecture
3. Design and Construction



Timeline for Papakōlea Park Improvements

2010	2011	2012 Biennial Regional Plan Update
Secure Funding	Preliminary Engineering / Cost Estimates / Preliminary Architecture	Design & Construction

Priority Project: Repair, Replacement & Maintenance of Infrastructure

Description - Due to Papakōlea’s aging infrastructure, there are many repairs and/or replacement projects that need to be addressed by DHHL and/or the City and County of Honolulu in order to ensure the health and safety of our community. The projects relate to: drainage systems, sewer lines systems, water pipes systems, sidewalks, and bus stops. The projects, especially those that replace aging infrastructure, will require substantial funds. This project would address the list of specific problems in phases and provide a means for homesteaders and DHHL to work together to secure necessary funding and attention to these important projects. Drainage issues in Kalāwahine are to be addressed.

Sewage systems in Papakōlea for repair and maintenance are highlighted in the map (see map at right). The area sewer system began as far back as 1941. This specific system is severely damaged and goes through systematic (routine) cleaning, but is in need of complete replacement and would cost about \$2.2 million.

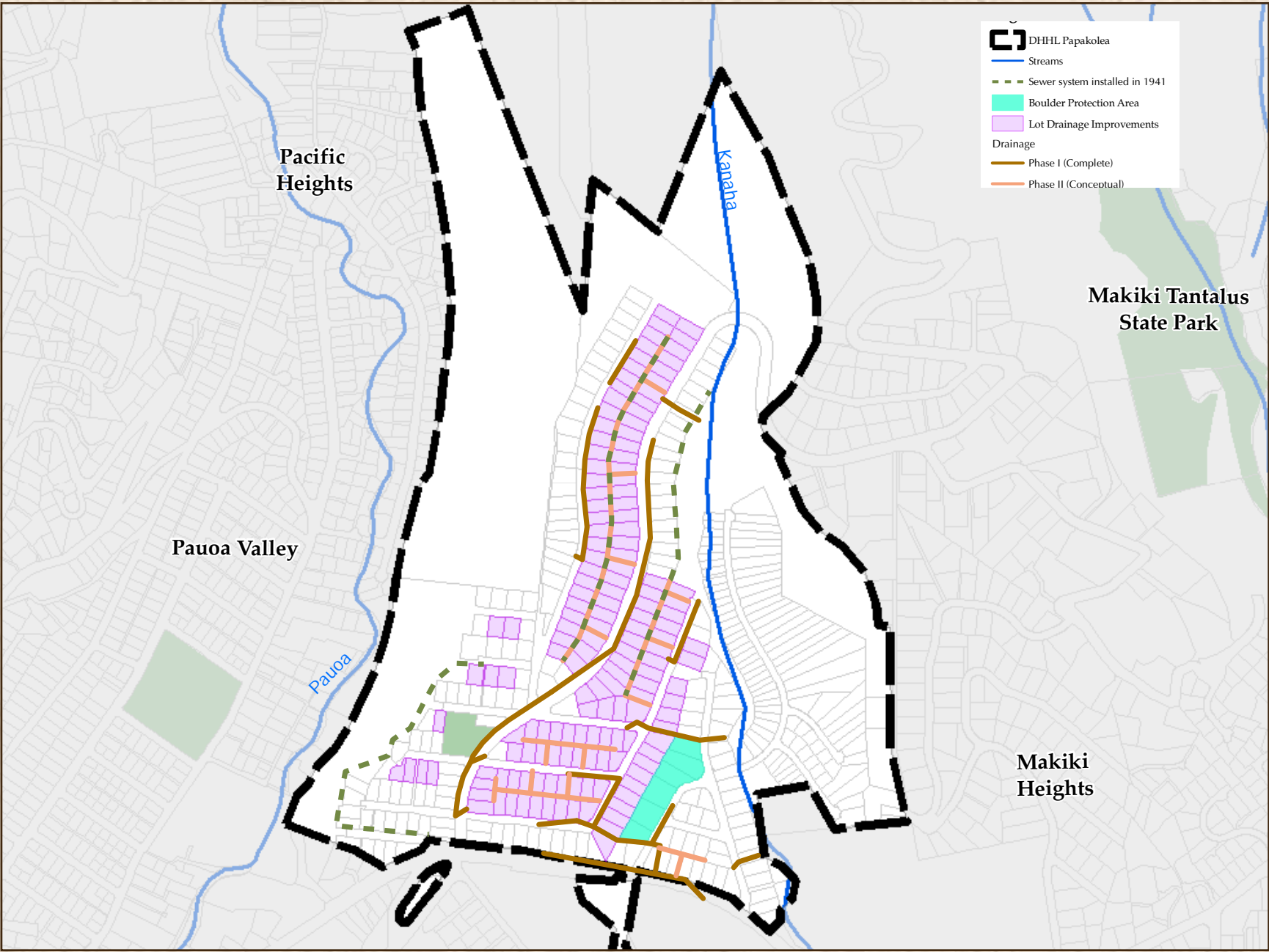
Location - Kalāwahine, Kewalo, Papakōlea

Status - DHHL is nearing the end of Phase 1. Phase 2 is only conceptual, therefore design and construction funds are needed. However, a sewage break in October 2009 needs immediate attention and is projected to cost \$2.2 million. Approximately \$14 million is required to fund the design and construction of the other two phases of repair and maintenance.

Partners - DHHL, City and County of Honolulu

Cost - \$17 million

Phasing - Three phases of repair and maintenance projects are identified for drainage systems at Papakōlea. Phase 1 address the rock slide at Anianikū. Phase 2 involves a new drainage system at Kaululā’au and Tantalus. Phase 3 involves stream and drainage improvements to Anianikū.



Timeline for Repair and Maintenance Improvements

2010		2011		2012 Biennial Regional Plan Update	
Secure Funding	Phase 2 Improvements		Secure Funding	Phase 3 Improvements	
Develop Community Feedback for Needed Improvements					



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