

TOWNSCAPE, INC.

Environmental and Community Planning

900 Fort Street Mall, Suite 1160, Honolulu, HI 96813

Telephone (808) 536-6999 Facsimile (808) 524-4998

email address: mail@townscapeinc.com

DHHL Wai'anae and Nānākuli Regional Plan Update

MEMORANDUM NO. 12

To: PLANNING TEAM
From: Townscape, Inc.
Date: November 20, 2009
Re: Priority Project Review

NOTES FROM WAI'ANAE HOMESTEADS BENEFICIARIES' MEETING – NOVEMBER 19, 2009

Meeting Participants (other participants were present, need info from DHHL)

Beatrice Hew Len	Susan Solomon
Thomas Zizzi	Pearl Teixeira
Kapua Keli'ikoa-Kamai	
Ginger Fuata	Julie-Ann Cachola (DHHL)
Esther Smith	Jan K. Burns (DHHL)
Lydia Puna Ka'ai'ali'i-Ramos	Bruce Tsuchida (Townscape, Inc.)
Alu Solomon	Rosalyn (Townscape, Inc.)

The purpose of the meeting was to review draft priority project write ups. Priority projects were identified by the community at the previous meeting and are those projects that the community feels would contribute the most to the Wai'anae region's improvement.

COMMENTS/EDITS ON DRAFT PRIORITY PROJECTS

1. Kaupuni Neighborhood Center

- Change title from "Kaupuni Neighborhood Center" to "Kaupuni Community Center" to emphasize Wai'anae Valley community's vision of a multi-use community center in the park area.
- City DPR's personnel that Townscape contacted regarding the Kaupuni Community Center project stated that due to lack of lands, Kaupuni does not qualify for a "recreation center", which is a standard facility for the City's larger "Community" and "District" Parks. This situation may present a challenge to the community's vision of a multi-use community center in the park area.

- No detailed plans have been developed for the community center. A 5,000 sq ft area has been set aside for a “community center.”
- Community agreed that because of the above situation, it is even more important to highlight the Kaupuni project in a way that emphasizes the community’s vision.
- Community also thought that because of this situation, there may be a need to get other funding sources for the community center.
- A participant wanted to know how the Papakōlea community had developed a multi-use community center at their park. The park does not seem to have a large acreage. DHHL will find out more information about how Papakōlea got their facility.

2. Wai’anae Kai Community Development Project

- In addition to the Wai’anae Kai Ridgeside development being planned with Kali Watson, the Wai’anae Kai Community Association also wants to develop a park with basketball courts, volleyball courts, and restrooms on DHHL land located near the sharp turn on Lualualei Homestead Road.
- A participant from Wai’anae Kai commented that the planned PV farm located near the planned Wai’anae Kai Ridgeside Development will be developed on 2 acres of land. The Wai’anae Kai Community Association would like to develop the PV farm first, so they can have revenue generating activities that can support other facilities.
- The participant also mentioned that the Association had had a talk with HECO and was told that HECO will purchase electricity produced from the PV farm. They currently are in the process of getting a written statement from HECO about this.
- Besides selling the electricity to HECO, power generated from the PV farm can also be supplied to Wai’anae Kai houses, thereby lowering their monthly electricity bills.
- DHHL commented the Wai’anae Kai community’s PV farm plan is good because it will utilize one of Wai’anae’s natural assets, solar energy. DHHL reminded the community that there is a long road ahead for the successful implementation of their PV farm plan.
- DHHL’s Kulia i ka Nu’u program can help Wai’anae Kai community with their efforts. The Kulia i ka Nu’u program spells out steps that Hawaiian Homestead Associations have to go through to develop their revenue generating projects. The steps in general include:
 - Establishment of a formal organization – typically a non-profit corporation
 - Development of the organization’s vision, mission, and goals
 - Identification of potential projects
 - Community apply for implementation grant
 - Phase-1 project implementation steps, including: development of business plans, securing site, site assessment, and development of land use plan and cost estimates for the projects.

- Phase-2 project implementation steps, including: partnership building, acquiring loans, and negotiation with developers.
- Design and Construction phase, including: development of detailed construction plans and bidding process.
- Marketing and management for sustainability of the project
- The above steps should be reflected in the write ups of the Wai'anae Kai Community Development Project.
- Include needs for long term lease of current project's site.

3. Agricultural/Aquaculture Production and Food Security

- The overall concept behind the project is to have DHHL look at agriculture from a new perspective. For example, for O'ahu, DHHL has traditionally viewed that provision of residential housing is more important than provision of agricultural lots.
- However, there are many other components to agriculture and food security issues than just provision of agricultural lots. Subsistence and part time farming, when done the right way, can contribute greatly to food security. Therefore, what is happening at Kaupuni Village is important to mention.
- The phasing section of the plan should say Kaupuni Village is the first phase.
- A participant commented that in addition to training Kaupuni Village's residents, DHHL should also incorporate representatives from nearby homestead associations. Thus, the demonstration project can also be beneficial to other homesteads.
- The write ups should also reflect the need to claim/preserve lands and water for the future. Case in point: Lualualei lands under military control, and Wai'anae Valley Ranch with nearby Punanaula Stream and *heiau*.
- A participant mentioned the agricultural park located on the left side of Wai'anae Valley Road, near Wai'anae Valley Ranch. The participant wanted to know whether some or all of the agricultural lots belong to DHHL. DHHL will check.
- Should mention OPELU project as potential partner
- Homesteaders from Wai'anae Valley want more collaboration with Ka'ala Farm. They want to see that ownership of the Farm brought back to the people. Right now, when the name Ka'ala Farm is mentioned, people associate it exclusively with Eric Enos. Wai'anae Valley community wants to collaborate more with Eric. DHHL stated what they understand that Eric has the same feeling about collaboration and that he strongly thinks there is a need to establish connections within the ahupua'a. He has said that he wants to collaborate with more stakeholders in the Kaupuni Village aquaponics project. DHHL suggested that the two parties sit and talk story and DHHL will facilitate. DHHL thought that the talk story will help stakeholders to be clearer as to how connections within the ahupua'a should/could happen.

4. Going Green in Wai'anae

- At this point, the project should emphasize energy and water components only. The sewer component can be mentioned in the text but not in the priority project write up.
- Project description should focus on how the project fits with DHHL's new energy policy, Ho'omalūō. Can spell out all five objectives of Ho'omalūō then mention that this project fulfills the objective pertaining to existing homesteaders.
- Project status can mention Kaupuni Village being the prototype for "green homes."
- Project components should include the funding component, i.e., sources of grants or other financing and partnerships for the project.

5. Wai'anae Transportation Corridor Coordination and Improvements

- A participant suggested a stronger statement regarding lack of coordination between agencies and private parties when doing construction along Farrington Highway.
- Consultant mentioned about the Infrastructure Coordination Task Force recently formed by the City to coordinate road and infrastructure projects.
- A participant mentioned that they were told that undergrounding of utilities is not feasible in Wai'anae because of salt water intrusion problem. The participant suggested that if it is not possible to have underground utilities they should at least have concrete utility poles and not wooden utility poles which always have to be replaced.

OTHER IMPORTANT ISSUES

- A participant asked whether the order of the priority projects in the Plan reflects funding priority for the projects. DHHL: No, it does not. All five priority projects have the same weight for funding purpose.

NEXT MEETING

- Next meeting – Community Meeting December 14, 2009.
- December 15, 2009 day time meeting at Hale Kalaniana'ole, Kapolei, O'ahu. This meeting's agenda is Hawaiian Homes Commission approval for the priority projects. Support from the community is needed to ensure buy in by the Commission on the priority projects.
- Meeting notice will be mailed to homesteaders.