

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

# **Papakolea and Isenburg Project Updates**

**Item E-3  
For Information Only**

July 18 -19, 2022



# Papakolea, Kewalo and Kalawahine



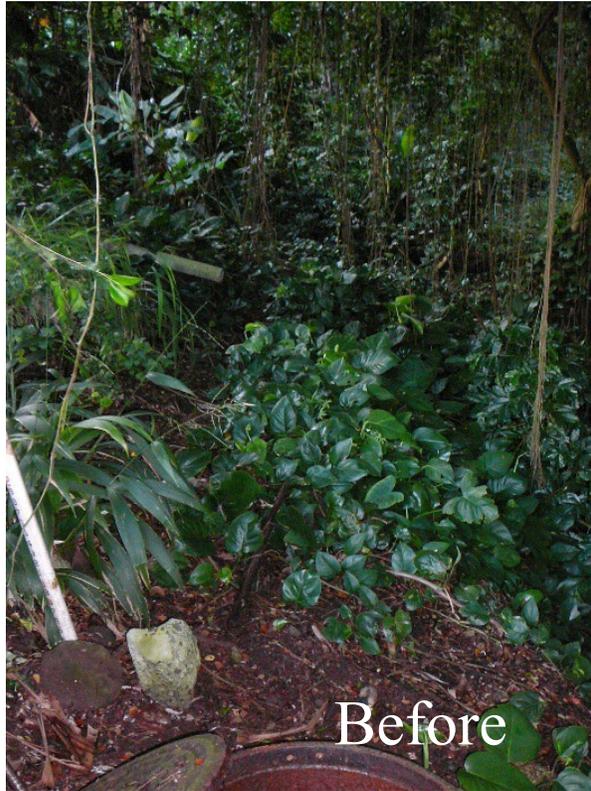
**PAPAKOLEA**

**KALAWAHINE**

**KEWALO**

# Papakolea Sewer Improvements Purpose

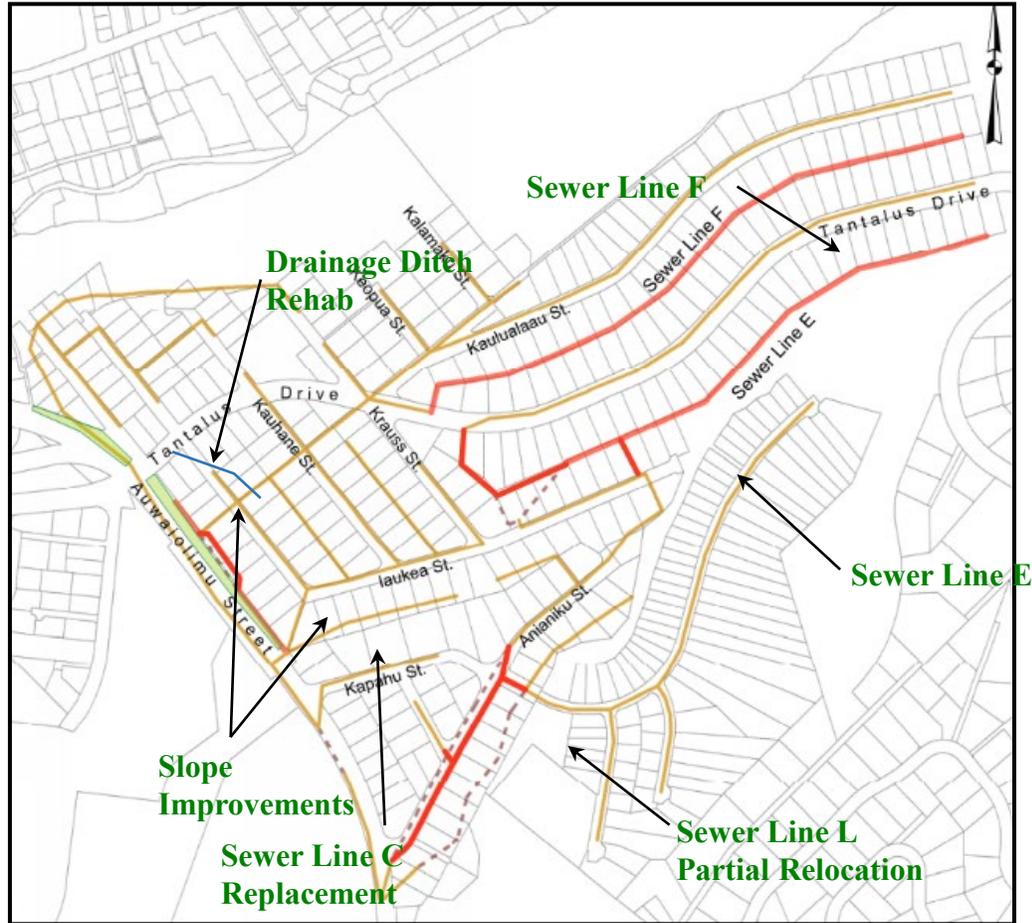
- **Repair and/or replace damaged and undersized pipes**
- **To upgrade sewer improvements and access which comply with City and County Standards**





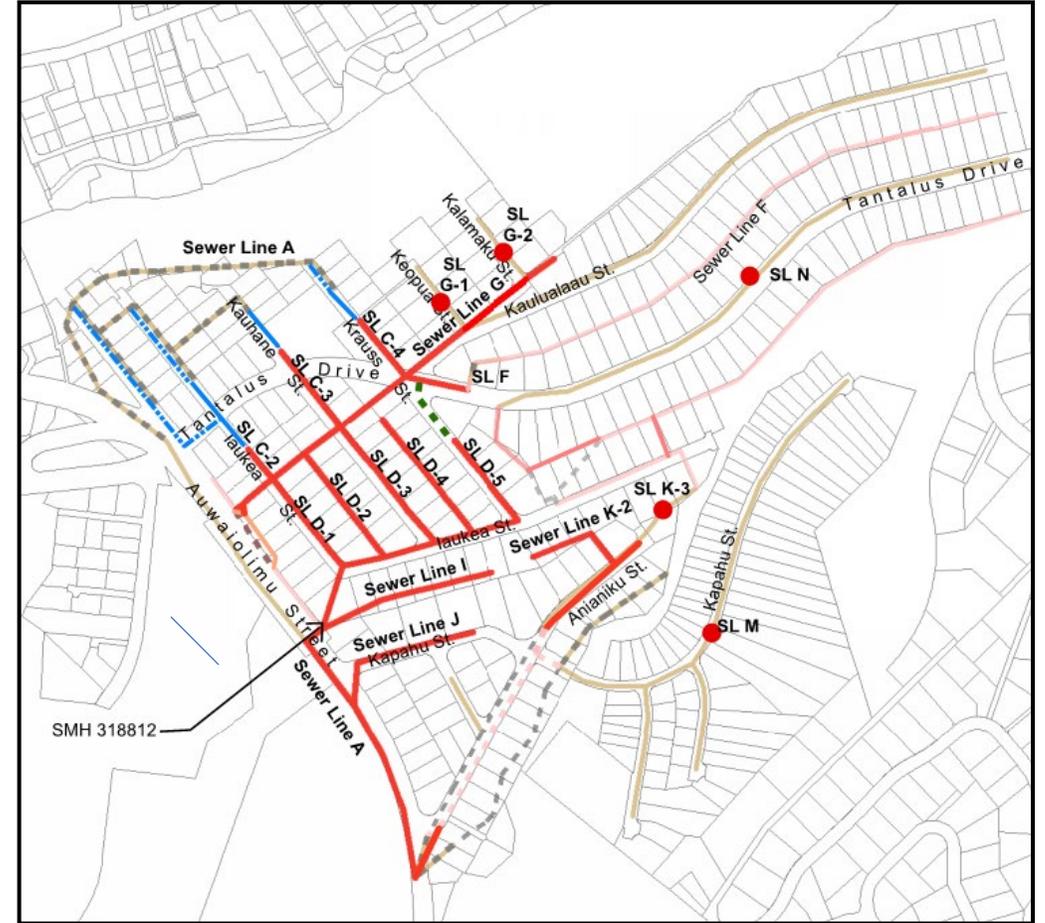
# Papakolea Sewer Improvements

## Phase 1 Completed



Total cost: \$13 Million

## Phase 2 Proposed

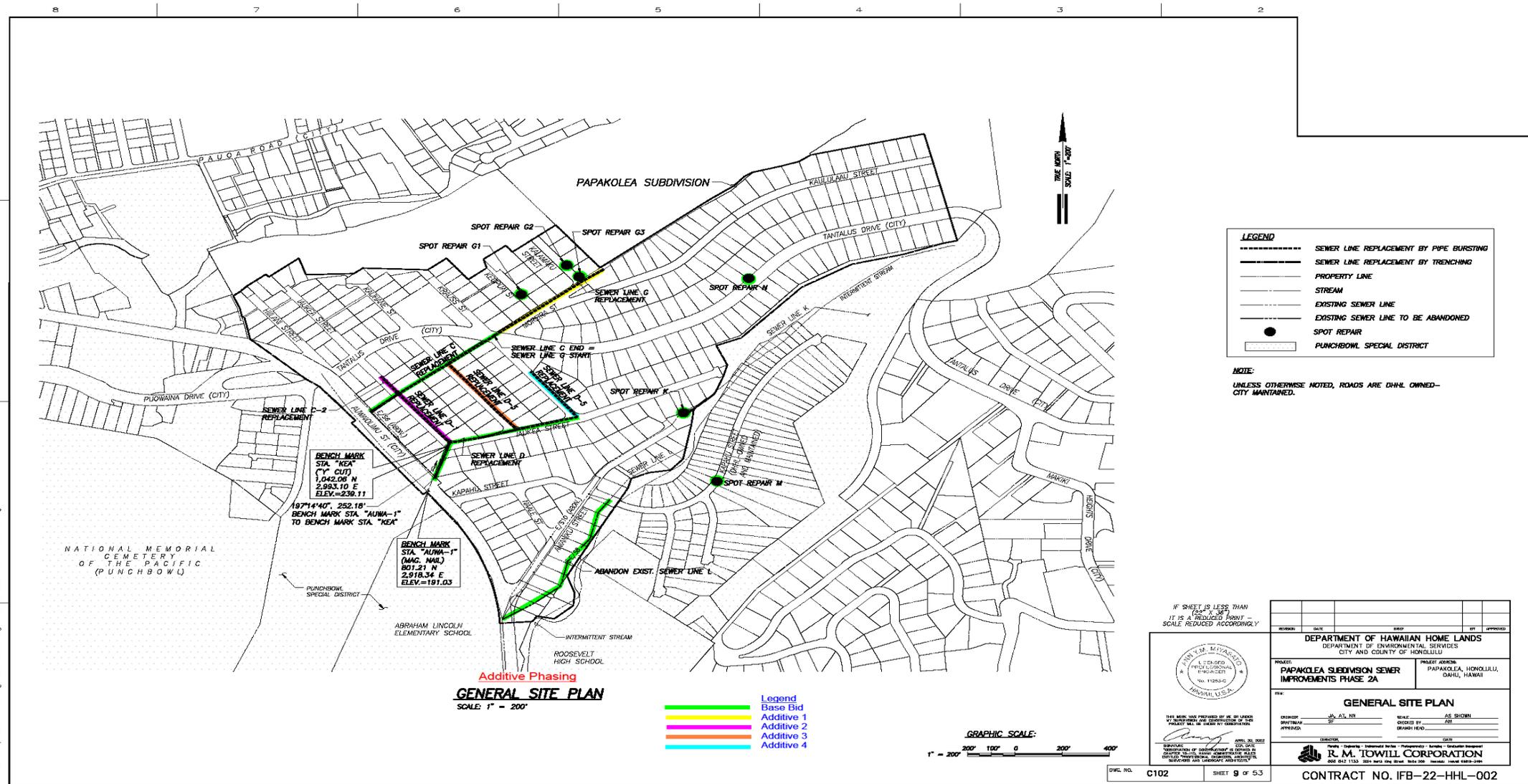


Total est. cost: \$45 Million





# Papakolea Sewer Improvements Phase 2A – Estimate \$5M



90% SUBMITTAL 2021/03-78

B

A

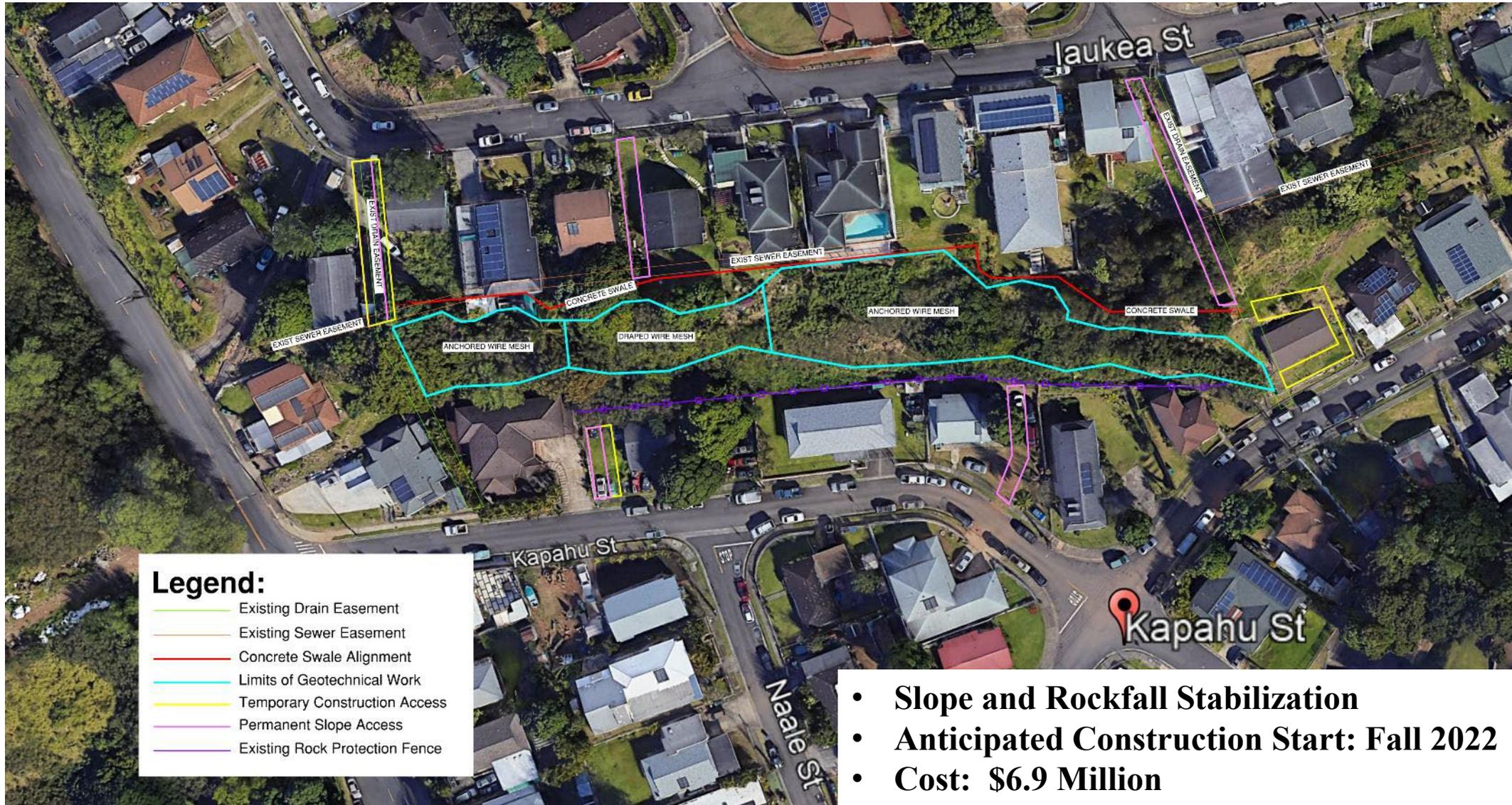


# Papakolea Sewer Improvements Sewer Easement Conditions

- **Lessees shall allow contractors access to repair or replace sewerlines.**
- **Lessees shall not block, build nor plant trees over sewerline and other improvements.**
- **Any improvements over the sewerline will NOT be replaced by the City or DHHL, should repair work be required.**
- **Sewer lateral maintenance, including blockage remediation is the responsibility of the Lessee.**
- **Hawaiian Homes Commission approval required to amend approximately 46 leases with new sewer easements.**



# Papakolea Kapahu St Slope Improvements





# 2312 & 2316 Kapahu Street (Kema/ Nagasako)



- **Structure Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$1.395 Million**



# 2312 & 2316 Kapahu Street (Kema/ Nagasaki)



- **Structure Stabilization**
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# 440 & 444 Kauhane Street (Rowland/ Contreras)



- **Slope stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$623,000**



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# 2403 Kaululaau Street



- **Retaining Wall Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$966,000**



# 2147 Tantalus Drive



- **Retaining Wall Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$966,000**



# 820 Isenberg Re-development

## Background

DHHL acquired the property from DLNR in 1995.

Lot Area: 82,493 SF (1.893 acres)

Current use: None

August 2019: DHHL issued an RFP to demolish the former Stadium Bowl-o-drome bowling alley and redevelop the property as a multi-family residential affordable-rent facility for native Hawaiian beneficiaries.





# 820 Isenberg Re-development

Developer: Stanford Carr Development

Proposed Development:

- 210', 23-story, 270-unit high rise on the site's western edge
- 4-story, 277-stall parking structure lined with 7 townhouse units along the broad side adjacent to the park
- 4,680 SF of retail space along Isenberg Street, plus 18 on-grade parking stalls

Schedule:

- December 2021: Draft Environmental Assessment
- April 2022: Finding of No Significant Impact approved by HHC
- May 2022: HB 1600 (State Budget) includes \$41.5 million to HHFDC to provide financing for the project
- Late Q4 2022: Construction begins
- Late Q3 2024: Construction completed
- 3 – 6 months prior to end of construction: Offer of rental units to beneficiaries

