

# ANAHOLA Town Center



## Community-Based Conceptual Land Use Plan

*July 9, 2009*



DEPARTMENT OF HAWAIIAN HOME LANDS  
BENEFICIARY CONSULTATION



DEPARTMENT OF HAWAIIAN HOME LANDS



PBR HAWAII  
& ASSOCIATES, INC.

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## *executive summary*

The Anahola Town Center planning process was initiated to bring together a diverse group of community stakeholders including community members and decision makers in a discrete and intense planning process, known as a charrette. The charrette was utilized to make informed and action driven development decisions. Through this planning process, the stakeholders envisioned a future Town Center and created a conceptual land use master plan. Synergistic relationships were identified showing how community, culture, education and commerce can address the community's needs and desires while optimizing the opportunities for a growing diverse community. The Department of Hawaiian Home Lands' (DHHL) commitment to providing Anahola with the opportunity for self determination in developing its future prompted the department to allocate land in Anahola for a Town Center. DHHL set out to develop a unique planning methodology that would inspire both pride and a sense of ownership in a planned town center, created for and by the residents of Anahola. The planning efforts took place over a very short, but extremely intense, period of time that resulted in the creation of a community-driven master plan and the development of a grass-roots Community Management Team.

Set between two gulches, the community envisioned the Anahola Town Center as an opportunity to create a gathering place that includes a variety of recreational, educational, business, health and civic service opportunities that address community goals, while garnering widespread support. The plan was formulated with significant input from the community. The community, working together with planning professionals and DHHL, incorporated the community vision into a design that provides opportunities for growth, development, and much needed services while preserving the character of Anahola.

The result of this community based planning effort is an energized and excited community instilled with a renewed sense of community pride and ownership. Since the development of the plan, the community continues to solidify their individual and shared commitment to implement their collective vision of their future Town Center.

## regional context

*Historically, Anahola is the largest of 10 ahupua'a within the moku of Ko'olau, along the northeast coast of the Island of Kaua'i. This district was named Anahola, after a mo'o kupua (lizard demigod). It is located between the ahupua'a 'Aliomanu to the north and Kamalomalo'o to the south.*



Island of Kaua'i



Today, Anahola is located in the present political district of Kawaihau which extends from the Wailua River to Molokaa'a. It is situated approximately ten miles from both Princeville and Lihue Airports.

In 2008, it was estimated that Native Hawaiians account for approximately 5,700 of the 63,000 (9%) residents on the island of Kaua'i. Anahola is home to the largest, approximately 47% of the native Hawaiian population residing on Kaua'i. Based on historic trends and proposed development, the population in the Kawaihau region can be expected to rise to 8-10% over the next 10 years.

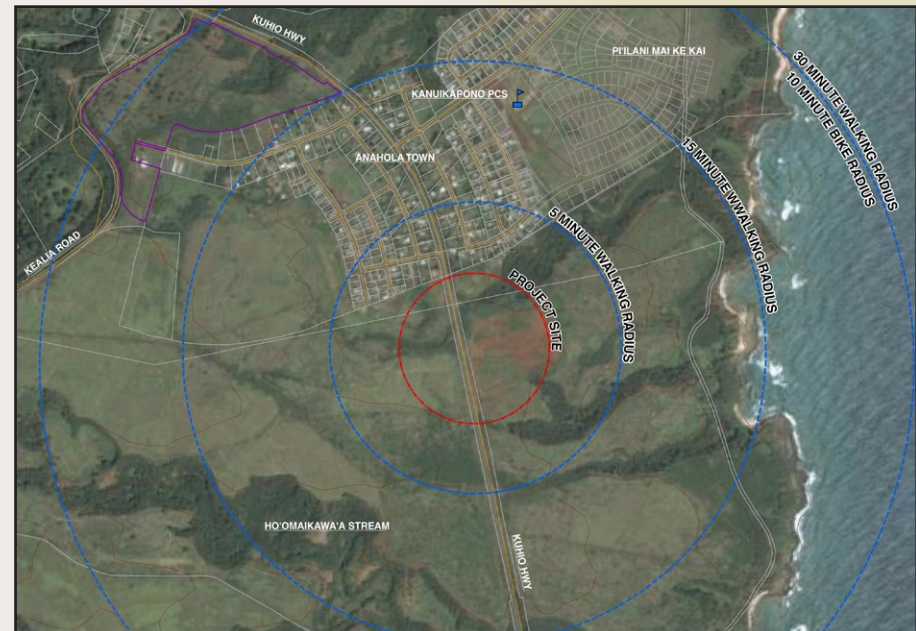


## *project location*

DHHL is one of the large landowners in the region with over 5,000 acres in Anahola. The department extended the first homestead lease on the island of Kaua'i to native Hawaiian families in Anahola in early 1957. Since then over 400 lots have been developed in Anahola. The latest phase, Pi'ilani Mai Ke Kai provided 181 native Hawaiian families the opportunity to benefit from a residential homestead. Currently, a total of 578 residential and agriculture leases have been extended to native Hawaiian families. Approximately 1,000 additional homesteads are being proposed for development in the area. Nearly 80% of the DHHL homestead leases on Kaua'i are in Anahola.

To continue its support for this community, DHHL has committed to provide land near the existing homestead subdivisions for the development of the Anahola Town Center

The property, located between two gulches is currently undeveloped. Both Kūhiō Highway, and an existing dirt cane haul road cross through the parcel, providing critical access points to the north, south, mauka and makai portions of the site.





# Anahola Town Center Vision Statement

*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.*



## mission and objectives

The vision statement provides an image and feel to the future Town Center. The mission and objectives provide a road map to get there.

- Strengthen community images and sense of place
- Develop a bike and pedestrian friendly town with easy access to commercial, industrial, educational and recreational facilities
- Develop gathering places
- Support vehicular access and parking for those visiting Anahola
- Promote health and wellness
- Support life long learning
- Protect environmental resources
- Facilitate community problem solving
- Support community-based economic development
- Provide recreational experiences
- Facilitate development of sustainable energy facilities

## Participant List

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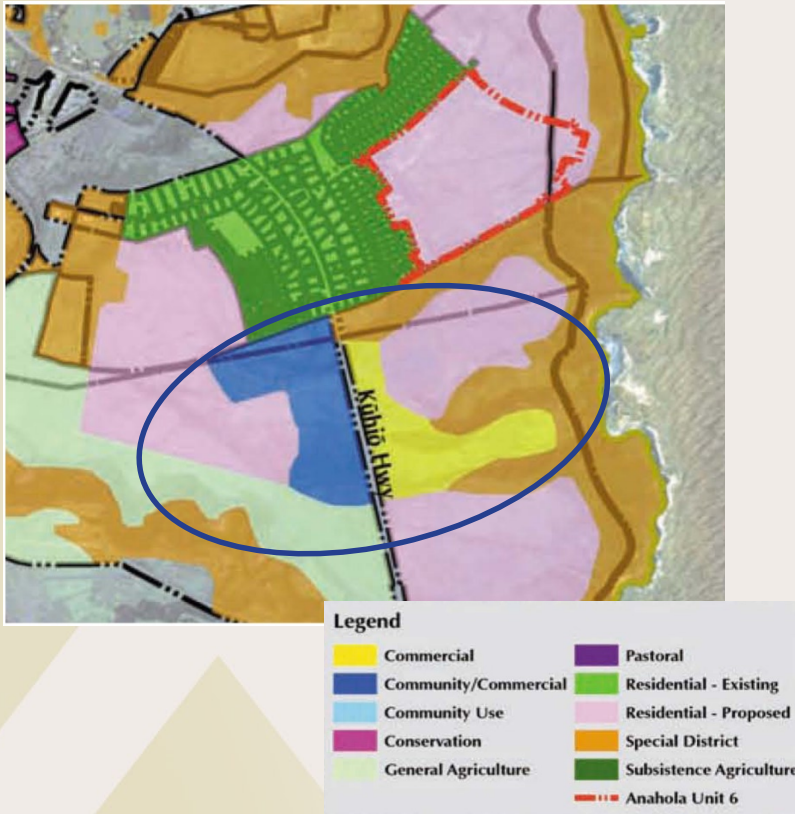


## previous planning efforts

1987

### THE ANAHOLA-KAMALOMALO'O AND MOLOA'A DEVELOPMENT PLAN

In 1987, DHHL commissioned a comprehensive land use development plan which analyzed all DHHL lands in Anahola and made corresponding land use recommendations. With respect to the Town Center planning area, the 1987 Development Plan recognized the need for community services in the Anahola region and recommended the development of “commercial” and “community” land uses in this area.



1994

### ANAHOLA HOMESTEADERS COUNCIL- PROJECT FAITH

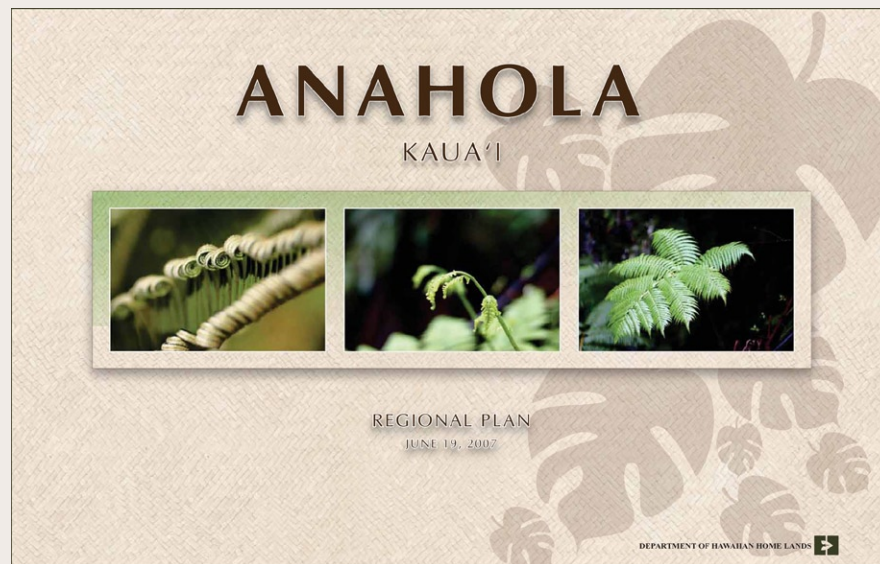
In 1994, members of the Anahola community formed a nonprofit homestead council that partnered with education, farm, environment and economic advisors with the intent of creating a multi-purpose community center.

2004

### KAUA'I ISLAND PLAN

In 2004, DHHL developed the Kaua'i Island Plan which looked comprehensively at all DHHL lands on Kauai, resulting in the designation of specific land uses. In the Town Plan area, the Island Plan specified that “commercial” and “community” land uses should “complement the expanding residential community with possible uses, including: a gymnasium, primary health care services, a fire station, meeting facilities, and kupuna housing.” Building upon the both the 1987 Island Plan, DHHL was able to clarify the needs of the community and commercial areas. The plan presented land planning concepts to complement the expanding residential uses. Services such as gymnasium, health care, fire station, meeting facilities and kupuna housing were envisioned.



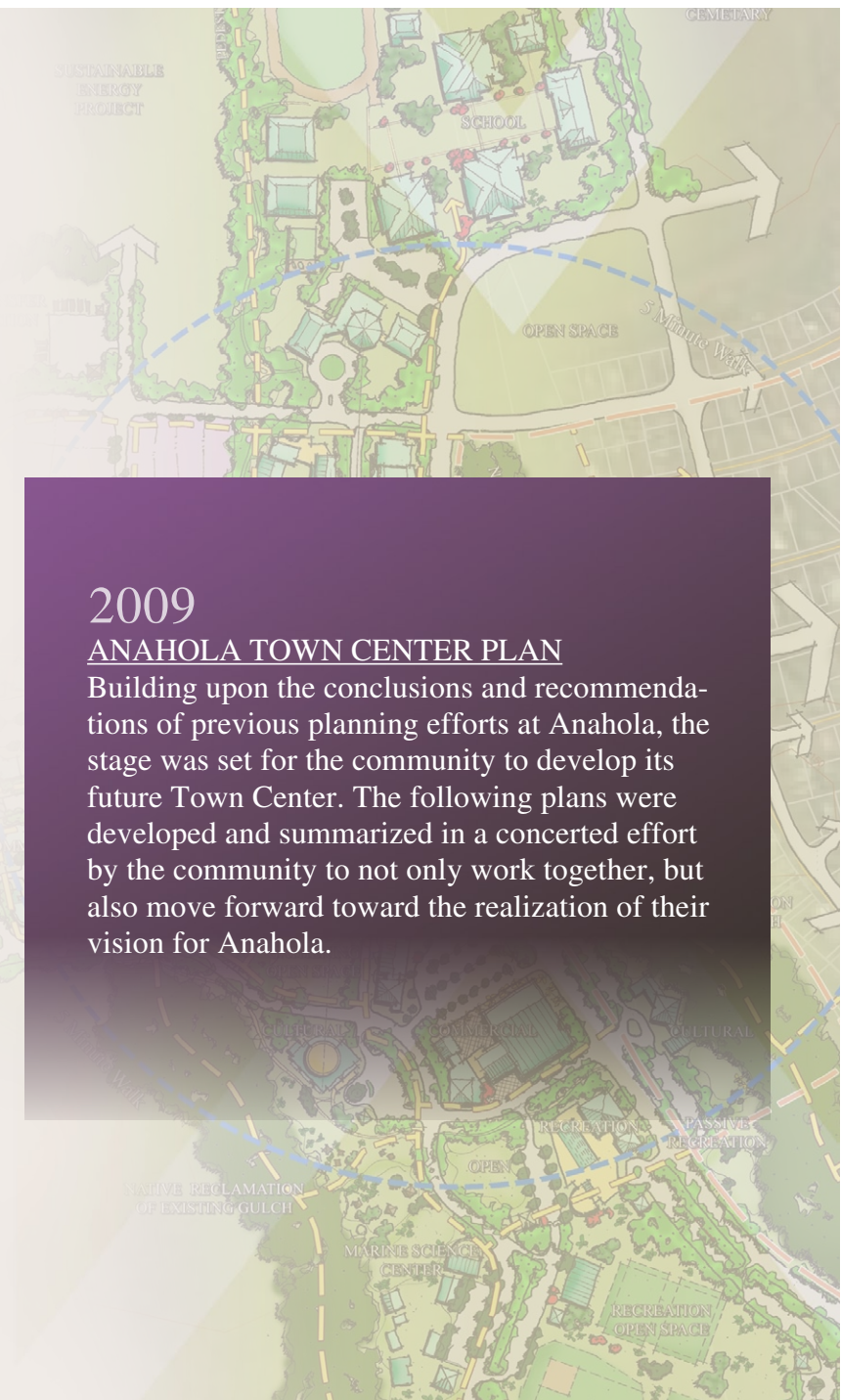


2007

### THE ANAHOLA KAUA'I REGIONAL PLAN

In 2007, DHHL developed a regional plan for Anahola, as part of its initiative to develop 20 regional plans, statewide. Regional plans are used as a means to forge partnerships and to facilitate beneficiary involvement in regional land use decisions and community projects. The Anahola Regional Plan engaged the community in identifying four (4) priority projects. Two of the four priority projects were directly related to the Town Center planning area, which included:

- *The Anahola Bike and Pedestrian Path Priority Project; and*
- *The Vehicular Access Study.*

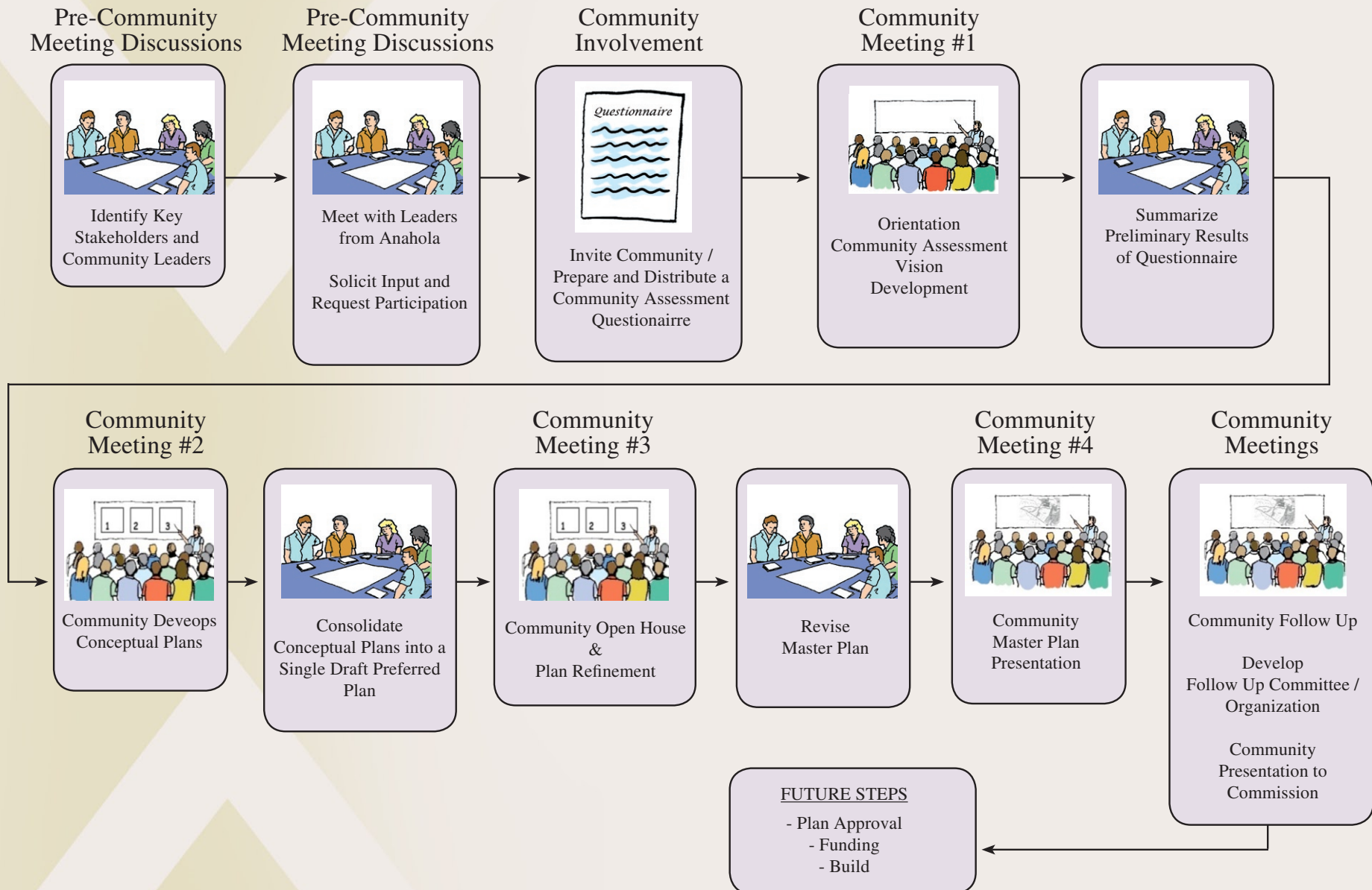


2009

### ANAHOLA TOWN CENTER PLAN

Building upon the conclusions and recommendations of previous planning efforts at Anahola, the stage was set for the community to develop its future Town Center. The following plans were developed and summarized in a concerted effort by the community to not only work together, but also move forward toward the realization of their vision for Anahola.

# planning process



## *preparation for community planning meetings*

Community collaboration was crucial to the success of this planning effort. Rather than having a charrette between the professional planners and the land owner, community members were the primary participants. DHHL's desire to ensure community participation in the planning process required hard work and coordination at all levels of planning, from concept to refined illustrative plan. For the process to be successful, both preparation and flexibility were essential. Nearly eight months of planning occurred before the first community meeting. Preparation included research of land constraints (environmental, physical, and cultural), site and community history, as well as discussions with community groups, and residents. This planning was necessary to develop an initial stakeholders meeting to determine the critical issues that would impede the success of the project.

Early in the process DHHL identified key community stakeholders and leaders. This group of individuals met to determine the best approach to success on the project. This meeting also provided critical information regarding site location, and the type of collaboration that would work best in Anahola. The group determined that success hinged on community-wide participation, and a short planning time frame would ensure continued participation and group momentum.

Education was determined to be a critical component of community participation. To be active participants in the planning process, the members of the community needed to understand some basic planning principles as well as some more complex ones.

The desire to capture the community's attention and get them to actively participate was the primary factor in developing the short and intense planning schedule. With the dates and venues set, the community was notified of the upcoming planning events. Community planning efforts took place during a short three week period, where the community devoted their time to the development of a town center plan that not only met their needs, but also maintained the look and feel of Anahola.

## SURVEYS AND QUESTIONNAIRES

In preparation for the Anahola Town Center planning process, a short 4-page survey was sent to all lessees, including Undivided Interest lessees of Pi'ilani Mai Ke Kai in April, 2009. The survey sought input on the composition of households, community character, infrastructure, recreation and cultural activities, schools, basic amenities and conveniences, businesses and community services, transportation, and environment. A total of 503 surveys were mailed out with a stamped, addressed return envelope. Sixty-one surveys (12%) were returned.

The Anahola Hawaiian Homestead Community also developed a survey to gauge community support for grass-root community development/ volunteer projects as well as the need for services within the community.

These surveys and questionnaires provided insight into the needs of both the existing and prospective community members.



# Community Involvement in the Planning Process

**APRIL 29, 2009**

*“Introduction to Planning 101”*

The first session was devoted to provide the community with requisite skills to create a concept plan (with the help of a professional planner), taking traffic circulation, access, and service requirements, as well as regional assets and constraints into consideration.

During session #1, community members were introduced to the overall purpose of the planning process and reviewed the assets and liabilities of the region . Based on this review, the community assessed the opportunities and constraints of Anahola.

Community members gained an understanding of sustainable development principles and concepts such as new urbanism, and smarth growth. With this knowledge of planning principles the group began the development of a “Community Vision.”

As participants shared, they grew closer as a community unit. They were able to focus on positive ideas for the future. They were able to evaluate points of disagreement in order to identify points of consensus. And in that kind of productive environment, the ideas flowed well from kūpuna to educated, second generation professionals, to third generation youth. It was through these planning sessions that individuals were respected for their viewpoints and collectively, they understood and felt the power they had as a united, educated community. They were defining their future.

*The development of the Anahola Town Center Master Plan was not about getting “buy-in” as the community already knew they desperately needed community services. It was about getting the entire community to move together as one, i mua me ka lōkahi, in a direction of their choosing. A series of four community planning sessions were scheduled to take place over the course of three weeks. The community was notified, by flyers, word of mouth and signs posted throughout the community. To further encourage participation, the meetings included time for small talk story sessions, and food. Even the breaks were productive, as new elements, were discussed and flushed out as people mingled and talked story. The community of Anahola conducted in three weeks what takes some communities years to achieve; Vision, Action, and Consensus.*





## *Development of Community Conceptual Plans, May 2, 2009*

During session #2, community members along with technical experts summarized desires and concerns and developed an Opportunities and Constraints map of the planning area, and refined the “Community Vision”

Divided into four teams, the community members prepared conceptual town center plans that identified the key planning issues and desires.

After a long day of discussions, drawing, eating and talking story, each team presented their ideas and plans to the community.

These plans were the labors of the community and each group was very proud of their concepts as they presented them.



### PROGRAMS INCORPORATED INTO THE COMMUNITY CONCEPT PLANS

#### *Programs to Incorporate Makai of Kūhiō Highway*

- Civic Uses
- Active Recreation Uses
- Existing community Projects Adjacent to the Existing Residential Lots
- Marine Science Center
- Preservation of the Existing Gulches
- Alternate access for Pi'ilani Mai Ke Kai
- Beach Vehicular Access

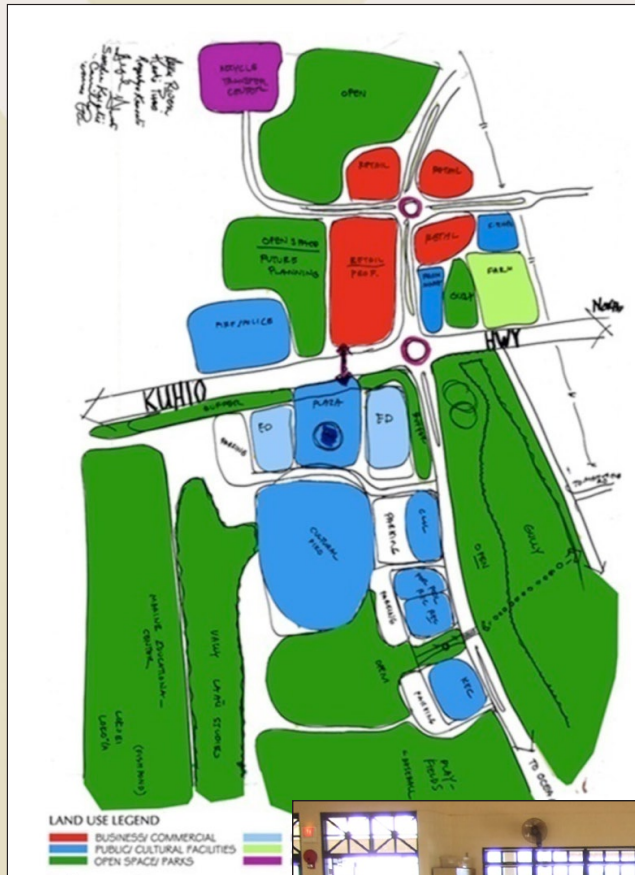
#### *Programs to Incorporate Mauka of Kūhiō Highway*

- Retail Along the Highway
- Cemetery
- High School
- Renewable Energy
- Health Center
- Kūpuna Housing

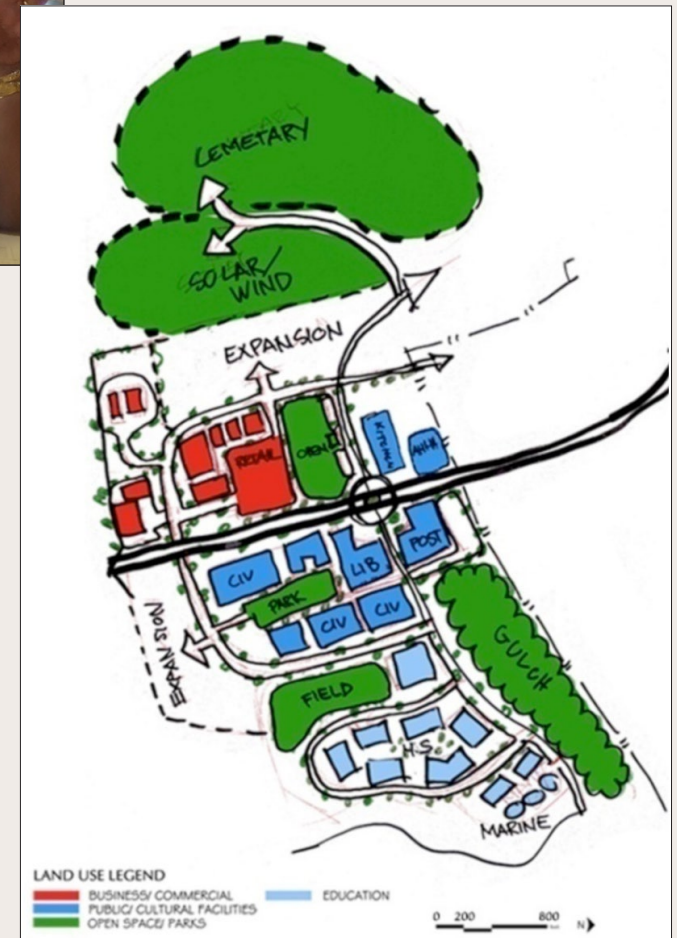
#### *Programs to be Incorporated Anywhere Within the Project Boundaries*

- Open Gathering Spaces
- Light Industrial Uses
- Refuse transfer Station and Recycling Centers
- Cane Haul Roads
- Pedestrian Friendly Design that Safely Connects Homestead to Town Center
- Roundabout and Lighted Intersections
- Bike Paths
- Preservation of Viewplanes to Natural Landmarks.

*Development of Community  
Conceptual Plans, May 2, 2009*



*brown group*



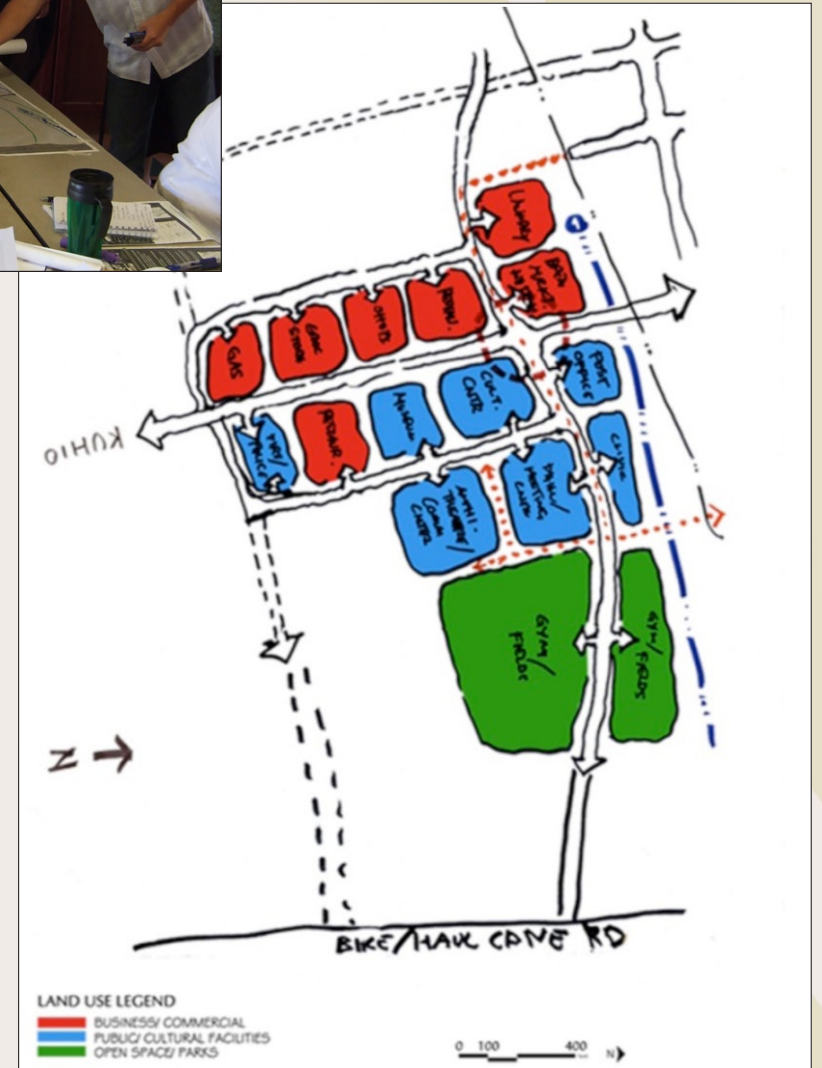


LAND USE LEGEND

RED	BUSINESS/ COMMERCIAL	BLUE	EDUCATION
GREEN	PUBLIC/ CULTURAL FACILITIES	PURPLE	INDUSTRIAL
GREEN	OPEN SPACE/ PARKS		

0 100 400

1/4





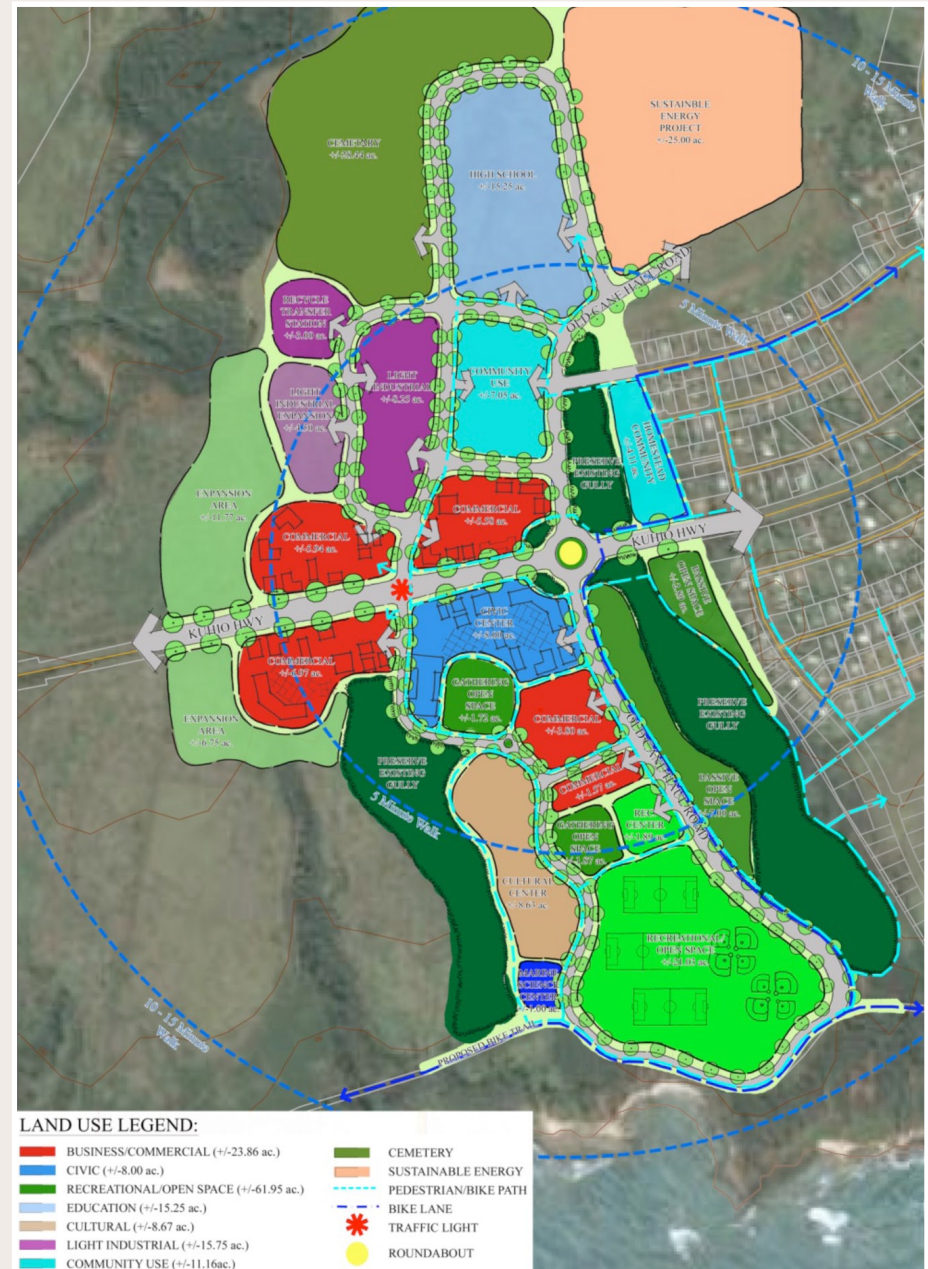
## Draft Preferred Plan, May 9

**MAY 9, 2009**

*“Open House, and Refinement of Draft Preferred Plan”*

The common threads were pulled from all the plans created by the community, and a Draft Preferred Plan was created. To insure that the plan still represented the desires of the community, all plans were displayed prior to the start of the third community session. Community members were encouraged to assess the plan at their leisure during an “open house.”

During the open house, the community came together to further refine the “community vision” and to discuss the Draft Preferred Plan. The plan was assessed, and refined to ensure the overall key planning principles based on the community vision had been incorporated and the conceptual phasing and key infrastructure issues were identified. The primary focus of this meeting was to provide the community with an opportunity to modify the Draft Preferred Plan to reflect their Vision of the future for Anahola. Major changes were allowed, as the purpose of this process was to create a Town Center that Anahola would be proud of, and champion.



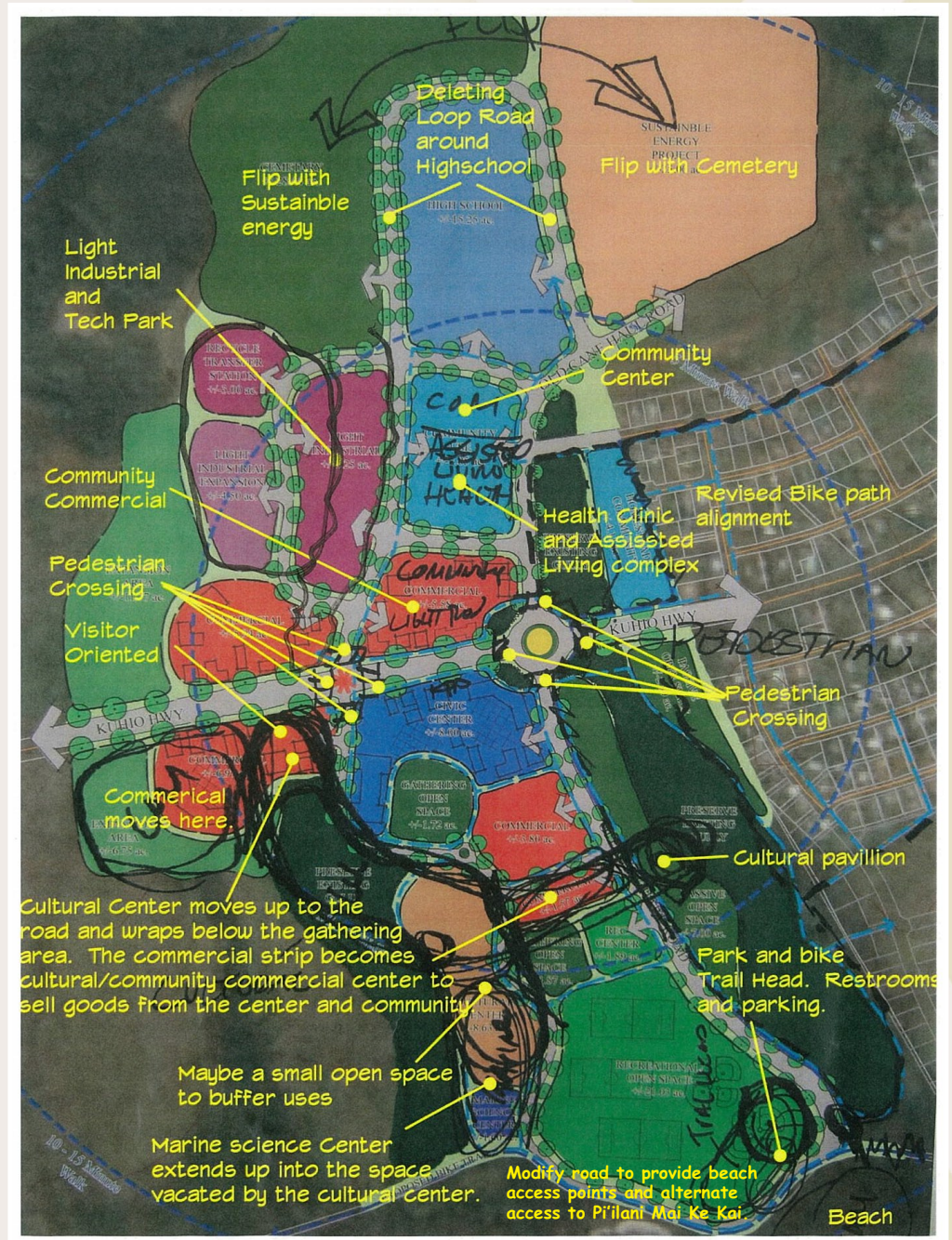
*Draft Preferred Plan, May 9, 2009*



# Refining the Draft Preferred Plan

## MODIFICATIONS BY THE COMMUNITY TO THE DRAFT PREFERRED PLAN

- Reverse Location of the Sustainable Energy Project Area and Cemetery
- Include Space Planning for a Health Clinic and Assisted Living Rather than the Community Center
- Reserve the Commercial at the Core for Homestead Commercial Use
- Provide Better Connection of the cultural Use Areas Along the Highway, the Town Core and the Gulch
- Provide More Area for the Marine Science Center
- Include a Trailhead for a Park and Bike Complex
- Include a Police Substation
- Provide alternate access to Pi'ilani Mai Ke Kai
- Realign makai road to provide vehicular access points to the beach





## *Refining the Draft Preferred Plan*

**MAY 14, 2009**

*“Preferred Plan Presentation”*

Based on community feedback and comments, the draft preferred plan was further refined. During session #4, the final planning session, the Final Preferred Plan was presented to the community. The community members compared the Final Preferred Plan to the four Community Concept Plans, and the Draft Preferred Plan. They discussed if the Final Preferred Plan incorporated the common themes of the four Community Concept Plans, and ensured that it addressed circulation, use and access issues raised during the preferred plan refinement.



*Since 1957, DHHL has been committed to providing opportunities for native Hawaiians to own their own home or develop their own farms in Anahola. The landscape has changed in the last 50 years. Development of new subdivisions is not about building row after row of houses. Recognizing the virtues associated with “Smart Growth” “new urbanism,” and “sustainable development” DHHL has committed to utilize these concepts in homestead communities. In addition, DHHL understands that a homestead community is not any community; it is a Hawaiian community being developed in perpetuity. The highlights below, identify concepts that have been incorporated into the final preferred plan utilizing these current design principles and Hawaiian values.*

**1. Promoting livability through open space, conservation and walkability.** The Anahola Town Center Plan proposes an integrated open space system that preserves the natural topographical features of the land such as the existing gulches without locking them away from the residents. The community stressed the importance of preserving the gulches while still providing access. This plan encourages exploration of the preservation areas and the need to actively connect to nature with the development of trailheads, pedestrian paths and crossings. Restoration projects, including revegetation with native plants will be encouraged within the gulches. Open space areas were designed to provide buffers between the preservation areas, and the hardscapes of the town.

**2. Provide a variety of multimodal transportation options.** The Anahola Town Center Plan integrates a number of transportation options for the community. A network of safe walking and bike paths will allow the existing residential communities to easily and safely get to and from town without getting into a car. Most areas in the Town Center are within a five minute walk of the existing residential communities. The plan includes safe pedestrian crossings including the exploration of constructing an underpass to safely cross Kūhiō Hwy, a bike spur that goes into the town

center with parking for bike path users, and numerous walking and bike trails. While this plan is very walking/bike friendly, vehicular access is equally important. The use of roundabouts and lighted intersections will cause vehicles to slow down in order to safely move through Anahola town, ensuring pedestrian and bike safety. Use of the existing cane haul roads was a logistical step in planning the town center’s roadways, which when improved, would provide additional access points for the new Pi‘ilani Mai Ke Kai subdivision and vehicular access to beaches along the coastline.





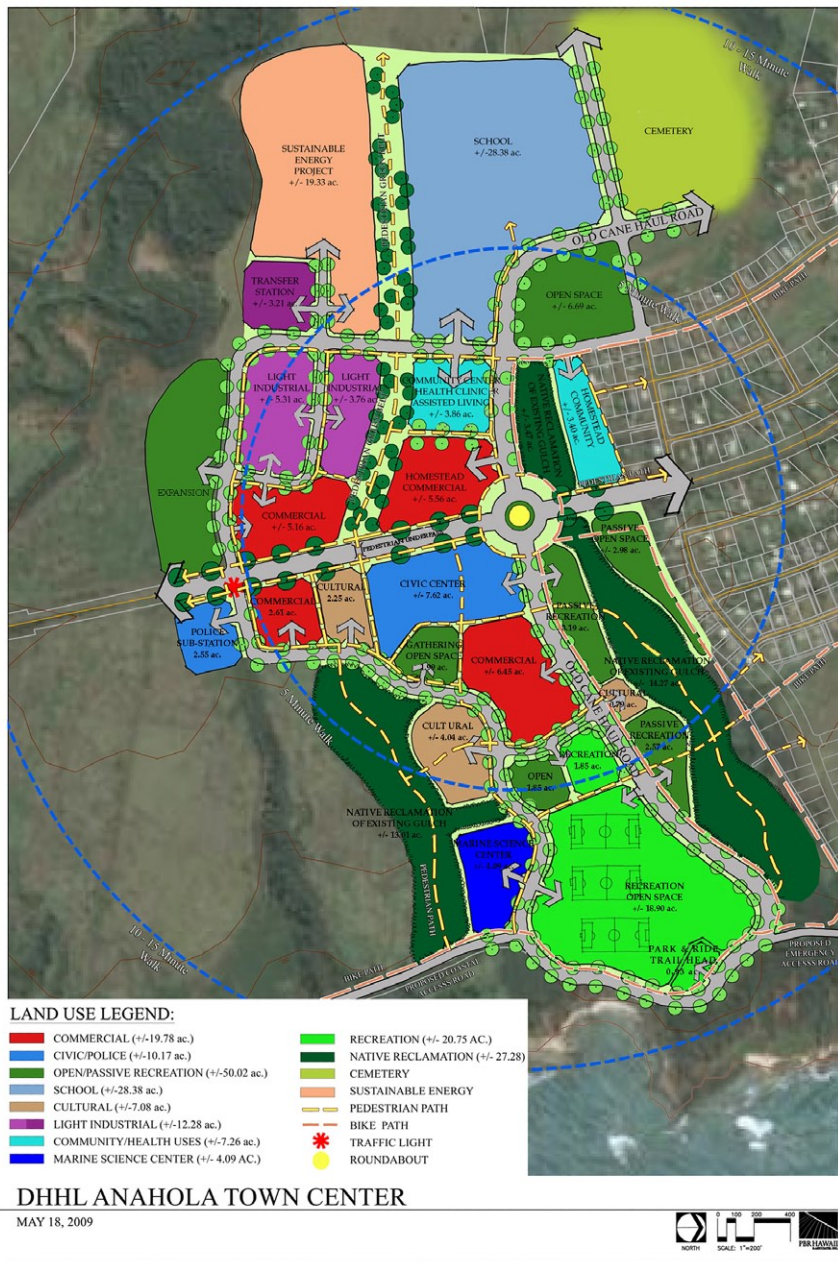
# Final Preferred Anahola Town Center Plan

## PROGRAMS INCORPORATED WITHIN THE TOWN CORE AND ALONG KŪHIŌ HIGHWAY

- Civic uses are located at the town center core with hard and soft open spaces for people to gather.
- Safe pedestrian crossing points across Kūhiō Hwy
- Retail uses are located along the highway to take advantage of street frontage.
- Cultural use areas and gathering places are interconnected, flowing from the highway, through the town core and wrapping into the gulches.
- Commercial uses within town core are reserved for homestead commercial uses to promote economic sustainability within Anahola.
- A Police substation is located along Kūhiō Highway
- Trailhead for park and bike complex.
- Land set aside for development of gathering areas.

## PROGRAMS INCORPORATED MAUKA OF KŪHIŌ HIGHWAY

- Space for a high school with ample room for growth and playing fields.
- Land designated for sustainable energy projects
- Land designated for cemetery.
- Light industrial uses including a refuse transfer station are located mauka away from existing homesteads.
- Land set aside for Community center, health clinic and assisted living complex.
- Land designated for development of gathering areas.





# Final Illustrative Anahola Town Center Plan

## PROGRAMS INCORPORATED MAKAI OF KŪHIŌ HIGHWAY

- A homestead community area will encompass existing community projects makai of Kūhiō Hwy adjacent to the existing residential lots.
- Active recreation uses located on the makai of the highway.
- The existing gulches are preserved as open space while accommodating native plant restoration projects and access for walking
- An expanded marine science center is located next to the coastline.
- Land set aside for development of gathering areas.

## SUMMARY LAND USES: ANAHOLA TOWN CENTER CONCEPTUAL PLAN

LAND USES	ACRES
<b>MAUKA</b>	
School	28
Sustainable Energy Project	19
Cemetery	17
Open Space	7
Homestead Commercial along the Highway	6
Light Industrial area 1	5
Commercial I 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	
<b>TOTAL ACRES MAUKA</b>	<b>104</b>

LAND USES	ACRES
<b>MAKAI</b>	
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
<b>TOTAL ACRES MAKAI</b>	<b>90</b>
<b>TOTAL</b>	<b>194</b>



## *community takes the lead*

*Emboldened by the success of the charrette process, the community of Anahola has taken ownership of the project and moved from the role of active participant to project proponent.*

**MAY 18, 2009**

*“Community Presentation to Hawaiian Homes Commission”*

Just a week after the development of the Final Preferred Plan, the community rallied together and organized a presentation to the Hawaiian Homes Commission.

### FORMATION OF MANAGEMENT TEAM:

To ensure the Town Center development continues to move forward, the community formed an Anahola Town Center Community Management Team. The team ensured proper representation in the Management Team. The result was the formation of a management team that brought old and new leadership together with the common goal of the Development of the Anahola Town Center.







## *next steps*

- Finalize Anahola Town Plan report and seek Hawaiian Homes Commission approval
- Make the Anahola Town Plan a Priority Project in Anahola Regional Plan Update
- Participate in capacity building program via DHHL
- Form a 501(c)3 nonprofit organization or other appropriate organizational structure to engage DHHL on developing the Community Commercial Parcel
- Form a 501(c)3 nonprofit organization to apply for DHHL Regional Plan grants
- Engage Federal, State and County agencies for Capital Improvement Program (CIP) funding
- Develop Community Commercial Parcel via an Request for Proposal (RFP) or commit to the development of the parcel by the community.