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Environmental and Community Planning

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DHHL Wai'anae Regional Plan Update

MEMORANDUM NO. 10

To: PLANNING TEAM
From: Townscape, Inc.
Date: November 5, 2009
Re: Project Prioritization Meeting

NOTES FROM WAI'ANAE HOMESTEAD BENEFICIARIES' MEETING – NOVEMBER 4, 2009

Meeting Participants:

Kalena Hew Len	Pearl Teixeira
Kapiolani Hew Len-Saga	
Thomas Zizzi	
John Smith	Julie-Ann Cachola (DHHL)
Lokana Keliikoa-Pew	M. Kaleo Manuel (DHHL)
Kapua Keliikoa-Kamai	Jan K. Burns (DHHL)
Esther H. Smith	Bruce Tsuchida (Townscape, Inc.)
Beatrice Hew Len	Rosalyn (Townscape, Inc.)

The purpose of the meeting was to prioritize potential projects that were identified by the community at the previous meeting. Priority projects are those projects that the community feels would contribute the most to the Wai'anae region's improvement.

Meeting handouts available as separate files:

- DHHL Beneficiary Consultation Meeting #3 Agenda
- Wai'anae Regional Plan Issues and Potential Projects

PRIORITY PROJECTS THAT WERE IDENTIFIED BY THE MEETING PARTICIPANTS WERE:

1. Kaupuni Neighborhood Center

- Phase 1 of the project includes:
 - The construction of basketball courts; retaining walls and concrete stairs along the drop of the ground on the northwest side of the park; pedestrian

pathway connecting the concrete stairs and Punanaula Street; perimeter walls and sidewalks around the end of Punanaula Street; and perimeter walls along the edge of the Park fronting Kaneaki Street. Also included in phase 1 is the installation of Kaupuni Neighborhood Park signage along Kaneaki Street.

- The next phase of the project includes volleyball courts, a T-ball field, a community center, and parking lot.
- The vision for the community center includes:
 - A 2-story building with an elevator. The first floor of the building will include a hall with certified kitchen and the second floor includes classrooms and a computer lab.
 - A park with native plants.
- The Wai'anae Valley community would like DHHL to come up with matching funds to help the City implement the plan.

2. Wai'anae Kai Community Development Project

- Wai'anae Kai Community Association has property provided by DHHL to site its community-based economic development projects. The property includes the land right behind Leihoku Elementary all the way to the land adjacent to Ke Hana o Ke Akua Church. The land is approximately 34 acres in size.
- Wai'anae Kai Association wants to develop a PV farm, kūpuna housing, a community center, and transitional housing on the land.
- A participant commented that to be able to get necessary loans and tax credits to develop the land, a long term lease is needed.
- Other ideas: Wai'anae Kai Association is also looking at the possibility of acquiring more lands to site future programs. They also want to manage and collect rents from churches or other entities leasing lands from DHHL to help raise funds for their programs. DHHL response: DHHL cannot offer the former City baseyard near the Wastewater Treatment Plant because this land has been leased to a private company. Regarding the second idea about Associations collecting fees from entities leasing lands from DHHL, DHHL shared that there is a policy related to this. The policy allows for a "benefit package" to a community from development or other economic activities on DHHL properties nearby. The benefit package can include clauses such as local hiring policy, requirement of partnership with local community associations, and others.
- A participant wanted to know whether in developing their community facilities they need to go through the Environmental Assessment (EA) process. DHHL: Yes. EA should be completed on a project by project basis, therefore, for new projects new EAs should be developed. However, DHHL has what they call a "master contract" program for community projects. Community can lobby for this to save money.

3. Agricultural/Aquaculture Production and Food Security

- Components:
 - Development of agricultural master plan for the region in collaboration with agricultural operations in Wai‘anae.
 - Development of small farm lots in Wai‘anae.
 - Community gardens at each homestead site
 - A program that teaches backyard aquaculture/hydroponic systems to homesteaders
 - Acquisition of lands leased to Wai‘anae Ranch from Department of Agriculture.
 - Other preliminary ideas include: prevention of genetically modified organisms (GMO) from proliferating on DHHL agricultural lands or a labeling program for GMO produce. This idea, however, was opposed by a participant who thought GMO crops have been widely available in the market and people have used them for a while. The participant further stated that GMO crops are also beneficial to farmers because the crops are resistant to various kinds of disease.
- DHHL thought that development of small farm lots in Wai‘anae is a good idea and mentioned about the existence of the DHHL agricultural list for the Island of O‘ahu, for which currently there are no agricultural lots available.
- A participant asked about farming operations that take place on DHHL lands. DHHL explained that those farming operations are leasing the lands from DHHL, however, they are not DHHL beneficiaries like those with residential leases. People on the agricultural list are those DHHL beneficiaries that are requesting agricultural lots in contrast to residential lots.

4. Going Green in Wai‘anae

- Components:
 - Energy: Energy retrofitting for houses with solar and/or PV panels.
 - Water: Feasibility project for the reuse of gray water; determination of the possibility of installing separate irrigation water meter to reduce sewer charges.
 - Wastewater: Program that helps homesteaders hook up to City sewer lines.
- A participant asked about the possibility of using recycled water from the Wastewater Treatment Plant. TSI: There is a potential for this, the problem is, wastewater that flows into the Treatment Plant has high chloride content due to leaks along the sewer mains that allow for infiltration of seawater. For the Treatment Plant to be able to produce recycled water that meets the standards for irrigational use, the City has to fix the sewer mains first.

5. Wai‘anae Transportation Corridor Coordination and Improvements

- This project is the same project as Nānākuli’s Transportation Corridor Coordination and Improvements where the community is looking for coordination among all public and private entities involved in various projects

along Farrington Highway. The ultimate goal of the project is the implementation of comprehensive improvements along Farrington Highway.

- Preliminary ideas for the improvements:
 - Corridor beautification
 - Underground utilities
 - Corridor widening
 - Traffic and safety improvements
- A participant recalled an informational meeting where the community was notified of the upcoming trenching projects along Farrington Highway. There were several government agencies and a private company with their own schedules. All in all, the construction projects are scheduled to finish in 2014. The community thought it would be better if these various entities can coordinate their projects and do construction at the same time. This will not impact the already congested highway for too long.
- A participant questioned who or which agency should be responsible to coordinate the improvements? If the answer is DHHL, the participant also questioned why would DHHL be interested in coordinating improvements along Farrington hwy? DHHL: As a nearby landowner, DHHL is affected by lack of coordination between agencies and private sectors. As to who should be responsible to coordinate the improvements, DHHL can affect companies/agencies that lease lands or have working relationships with them. Success of this project, however, will also depend on support from the community.

OTHER IMPORTANT ISSUES

- DHHL has to develop 20 regional plans, 15 have already been approved. Which ones are the five left? Is any of these five located in the Wai'anae District?
DHHL: The 15 that were already approved include Wai'anae and Nānākuli Regional Plans. Some of these plans, however, need to be updated.
- Trails and the new classrooms at the Wai'anae Coast Comprehensive Health Center have been completed. Want to know who owns the land at the back of the Center.
- Want the Regional Plan to include language that supports the closure of Waimānalo Gulch and PVT landfill in the area. It can also say something about illegal dumping in the region. DHHL: these issues will be noted under Issues and Opportunities Section in the Regional Plan.
- A participant suggested that the Mākaha land transfer as well as DHHL's preliminary plan for the lands be noted in the Regional Plan. DHHL: At this point, the Department does not want to include the Mākaha land transfer in the Regional Plan because the transfer has not been approved by the Hawaiian Homes Commission.
- How about lands transferred from Jeff Stone to Kamehameha Schools in Mākaha? Is it going to be developed into another KS school? DHHL: No. It is going to be developed as a "Learning Center" where children from the region can benefit

from various programs. As a Learning Center, it would not only be accessed by children of Hawaiian ancestry. This transfer has been approved by the KS board so we can probably note this in our Plan.

NEXT MEETING

- Next meeting will be on November 19 but there is a Mokupuni meeting on the same date at about the same time. DHHL will see if they can push the meeting earlier or can coordinate with Kamaki Kanahale on changing the Mokupuni meeting date. Due to budget constraints, DHHL cannot change the date of their meeting.
- Next meeting agenda: review of updates being made on text and review of priority projects write ups.
- Community requested that consultant/DHHL email the write ups of the priority projects before next meeting for community review.