



**GROUP 70**  
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# CONFERENCE REPORT

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<b>TO:</b> MEMORANDUM OF RECORD	
<b>FROM:</b> George Atta / Barbara Natale	
<b>DATE:</b> October 4, 2011	
<b>PROJECT:</b> DHHL Waimānalo Regional Plan	<b>PROJECT NO:</b> 29039-01
<b>SUBJECT:</b> DHHL Waimānalo Regional Plan Update Community Meeting #3	
<b>LOCATION:</b> Waimānalo Community Center Hālau	<b>NO. OF PAGES:</b> 3
<b>THOSE PRESENT:</b> Kaleo Manuel, DHHL – Planning Office	

Attendees from Community: Raymond A. Mokiao and Annie K. Mokiao, Dudley Santillo, Richard Santillo, Michael Kahumoku, Sinclair M. Kahumoku, Gwendolyn Kailihiwe, Marvelle Kuulei Laughlin, K.N. Hanohano, Becky Paul, Caroline and Vince Takata, Art Machado Jr., Sharon Rapoza, Renwick Tassill, June Y. Toguchi-Tassill, Paul Richards, Blanche McMillian, Leina'ala Kalama Heine, Jay Richard, Marbeth Aquino, Jamie Simao, Debby Lee, Mr. and Mrs. Daniel Low, Moana Akana, Laura Hokunani Koakua, Maile Kaopua, Lovell Kaopua Jr., Lovell Kaupua Sr., Sandra Clarke, Joseph Kaakua, Sam Yong, Gary Grace, Lucy Akau, Annette Wong, Leonard H. Lopes Jr., Lina D.U. Lopes, Kamakana M. Aquino, Zena Welch, Frederick Welch III, Grace Kekawa Naomi K., Chris Lee, Ilima Ho Lastimosa (43 people)

**HANDOUTS:**

- Agenda
- 9/13/11 Meeting Notes
- Priority Project Write-ups
- 5 copies of the Draft Waimanalo Regional Plan Update

**AGENDA**

1. Pule and Introductions
2. Purpose of DHHL Regional Plans
  - Kaleo quickly review the background of the regional plans since most of the attendees had been to the previous meetings. A more detailed review of the process for choosing the priority projects was given to inform those who had not attended previous meetings.
3. Review & Discussion of Priority Project Write Ups

- Barbara reviewed the write ups for the priority projects. The discussion is listed below. Five copies of the draft Waimanalo update plan were dispersed and the plan reviewed as a power point presentation. Comments are also listed below.
- 4. Next Step: Hawaiian Homes Commission Approval, November 14, 2011
  - At this meeting, Kaleo will present the updated plan to the Commission for approval.

#### Open Discussion

#### **PRIORITY PROJECT: EMERGENCY EVACUATION PLAN INCLUDING WAIKUPANAHA IMPROVEMENTS / ILAUHOLE STREET EXTENSION**

- Route will be a “public” right of way.
- Regular use of the roads is a different issue. Evacuation Plan just highlights routes for emergency use.
- A concern was made for those people that don’t drive and can’t help themselves in an evacuation situation.
  - Concerns like these can be further addressed at the Evacuation Plan Community Meetings to be held in September – December 2012.
- Because of the confusion between the two projects, it was agreed to split the Evacuation Plan and Street Improvements into two (2) projects.

#### **PRIORITY PROJECT: HAWAIIAN CULTURAL LEARNING CENTER**

- The proposed location of the center was clarified, which is above Kaupō Beach Park near Correa Ranch and mauka of Kupuna Terrace.

#### **PRIORITY PROJECT: HONOLULU POLICE DEPARTMENT (HPD) SATELLITE OFFICE**

- Work with the County on resources regarding HPD funding, equipment, staff, etc.
- Roof repairs are underway (including help from the Mormon Church).
- Rep. Lee said they were waiting for a response from Chief Kealoha about HPD funding.
- A concern about the nuisance of sirens near Kupuna Housing was expressed.
- Others stated later that the community has long supported this project and many of the sirens are responses to emergencies at Kupuna housing.

#### **PRIORITY PROJECT: SUPPORT AND DEVELOP HOMESTEAD ALTERNATIVES IN WAIMĀNALO**

- OHA and DHHL partnership is being discussed to develop housing alternatives on DHHL lands.
- Add “affordable and obtainable”, to now read “Support and Develop Affordable and Obtainable Homestead Alternatives in Waimānalo”
  - Alternatives can include:
    - Raw land / issue lease
    - Care facility
  - Supporting but ancillary to housing include:
    - Church / Sanctuary
    - School / Education
  - Rules and stipulations are too strict and excessive
  - Aunty Ala commented that the lands were originally ho’opulapula (to rehabilitate ourselves) and that we should be cognizant of the purpose.
  - Alternatives are good but we are beyond tents and shacks.

**PRIORITY PROJECT: WAIMĀNALO BUSINESS PARK (INDUSTRIAL / TECHNOLOGY)**

- No comments were made.

**REVIEW OF THE DRAFT WAIMĀNALO UPDATE**

A current draft of the plan was shown on the screen as a powerpoint presentation, and five hardcopies were also passed out. A map showing the location of DHHL properties and their uses was reviewed by the attendees, and it was remarked that there are not a lot of lands in Waimānalo for housing.

- There was a comment that the Hawaiian Civic Club received approval from the City to work on planning the Kaupō Beach Park site.
- A comment was made that Bellows would be good land for housing
  - Existing structures can be easily developed.
  - “Fight” for lands being used by military.
  - At one time 170 acres were going to be conveyed from Bellows to DLNR.
  - DHHL was given the opportunity to take these lands but declined, and this has made some members of the community extremely upset.
  - DHHL needs to commit resources to help the Waimanalo Community.
  - The focus of the O’ahu Island Plan is to assess available lands and also identify potential lands to acquire. Bellows can be re-assessed as part of the process
  - After the meeting several attendees commented that they liked the military presence at Bellows. One indicated he was a veteran.
- No other comments were made about the update, and the community stated that they are behind it.



DEPARTMENT OF HAWAIIAN HOME LANDS  
BENEFICIARY CONSULTATION

**Waimānalo 2011 Regional Plan Update**  
Community Planning Meeting

Tuesday, October 4, 2011  
Waimānalo Community Center Hālau  
6:30 p.m. to 8:30 p.m.

**AGENDA**

- I. Pule and Introductions
- II. Purpose of DHHL Regional Plans
- III. Review & Discussion of Priority Project Write Ups
- IV. Next Step:  
Hawaiian Homes Commission Approval  
November 14, 2011

Kaleo Manuel  
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DHHL Website  
[www.hawaiianhomelands.org](http://www.hawaiianhomelands.org)

# ***Priority Project: Emergency Evacuation Plan including Waikupanaha Improvements / Ilauhole Street Extension***

## ***Emergency Evacuation Plan***

**Description** – There is an informational gap currently existing in the community and visitor population on recommended evacuation routes from the coastal areas. The most recent tsunami warning left many in Waimānalo trapped and unable to evacuate the tsunami inundation zone. The Department of Transportation Services (DTS) submitted a draft resolution in May 2011 to approve new Work Elements (WE) involving the City for inclusion in the Fiscal Year (FY) 2012 Overall Work Program (OWP). One of those work elements (206.11-12) is an Emergency Evacuation Plan submitted by Department of Environmental Management (DEM). DEM will prepare an O’ahu Evacuation Plan that includes travel routes for specific geographical areas including: Wai’anae, Nānākuli, ‘Ewa Beach, Haleiwa/Waiialua, Hau’ula and Waimānalo. The plan will include identifying refuge areas and shelter facilities as appropriate. If private road access will be required, DEM will identify coordination / collaboration requirements. Additionally, the plan will also have a GIS evacuation route/tsunami boundary signage plan for O’ahu, using standard approved NOAA/FHWA signs. A Public Outreach program (conducted by DEM) consisting of meetings, briefings, and public service announcements will be implemented as needed.

**Location** – Waimānalo District

**Status** – DEM is currently developing an O’ahu Evacuation Plan

**Potential Partners** – DEM, SCD, DOT, DOH, DHHL, WHHA, HAH, JTFHD, Outdoor Circle, Community Associations, and City departments

### ***Proposed Phasing & Timeline -***

- Gap Analysis: July - September 2011
- Field Work for Geographic Area Evacuation Route Plan (various): September 2011 – March 2012
- Plan Development for Geographic Area Evacuation Route Plan (various); includes private road analyses: March – September 2012
- GIS Mapping Effort: March – September 2012
- Public Outreach Effort: September – December 2012

**Estimated Completion Date** – December 2012

**Cost** - \$500,000

**Potential Sources of Funding** – City and County of Honolulu Capital Improvement Project Fund, Federal Highway Administration

## ***Waikupanaha Improvements / Ilauhole Street Extension***

***Description*** – As a previous priority project, the Waikupanaha-Ilauhole Street Extension could potentially serve as an evacuation travel route. The project involves planning, designing, and constructing approximately 2,112 linear feet of improvements to the existing Waikupanaha Street from the Waimānalo wastewater treatment plant (Hihimanu Street) and extending the road on DHHL land into the inner quarry area. An extension from Ilauhole Street into the quarry is already underway. This project is to be done in two phases. Phase 1 involves creating two lanes with an approximate right of way of 55 feet, paving, installation of sidewalks, drainage, sewer pipes, telecommunication lines and lighting. The planning and design phase is estimated to take approximately 12 months and an additional 12 months for construction. Phase 2 will be a two lane extension of Ilauhole Street from the CTEEC entrance to Waikupanaha Street. This will be the major evacuation route from the DHHL Homestead area. This 1,600 linear feet road will also provide access to the quarry area and link the homestead community to the jobs in the CTAHR Expansion Project and proposed Waimānalo Business Park.

***Location*** – Waikupanaha Street/Ilauhole Street and other locations within the Waimānalo District

***Status*** – Construction of the road from Ilauhole Street to the parking lot of the new Community Technology, Education, Employment Center (CTEEC) building will begin in 2012.

***Potential Partners*** – DHHL, WHHA, DOT, FHA and City Departments

### ***Proposed Phasing & Timeline -***

- Ilauhole to CTEEC: March – September 2012
- Funding Request for Waikupanaha improvements and remaining extension: 12 months
- Planning and Design: 12 months
- Construction: 12 months

***Estimated Completion Date*** – 36 months from NTP

***Cost*** - \$12 million - \$13.5 million

***Potential Sources of Funding*** – City and County of Honolulu Capital Improvement Project Fund, Federal Highway Administration, New Market Tax Credits (NMTC)

# ***Priority Project: Hawaiian Cultural Learning Center***

**Description** – There is no space in Waimānalo that provides an environment for hula and other Hawaiian cultural practices to flourish to their fullest potential, or where community groups and cultural practitioners can engage in thorough cultural exchanges or overnight retreats. The Hawaiian Cultural Learning Center would be a truly Hawaiian place of learning that perpetuates hula and other Hawaiian cultural practices, and provides space for the Waimānalo Hawaiian Homestead community and others to engage in Hawaiian cultural practices. The Center would include a pā hula (place reserved for hula dancing), a multi-use facility in harmony with the surrounding natural elements, a large space for hula instruction and performances, smaller classrooms for more specialized learning, a certified kitchen that could benefit many Waimānalo community groups and small businesses, an area where community groups and visiting cultural practitioners could hold overnight retreats and cultural exchanges, various māla (gardens) on the property supporting the needs of the hula, lomi, la’au lapa’au, and other cultural practitioners, and a reforested native landscape.

Nā Pualei O Likolehua is a hālau hula established in 1976 under the direction of Kumu Hula Leina’ala Kalama Heine, a proud member of the Waimānalo Hawaiian Homestead community. Nā Pualei O Likolehua strives to maintain the cultural traditions of mele oli and mele hula, to uphold the values of traditional protocol, to remain actively responsible to the ‘āina, to enrich the spiritual balance of oneself through discipline, and to empower through education. Nā Pualei O Likolehua is a 501(c)3 non-profit organization that is committed to serving the Native Hawaiian community and the broader public through the perpetuation of hula and its associated practices, participation in community events, and education through cultural workshops and performances. Through a Hawaiian Cultural Learning Center and hālau hula in Waimānalo, the stories of Waimānalo that abound with many valuable traditions will be passed on through hula and the other cultural practices that the Center will support.

**Location** – Mauka of Kalaniana’ole Highway (about 3 acres) overlooking Kaupō Beach Park. Other potential locations include Sherwood Forest, Waimanalo Quarry, and Old Correa Ranch.

**Status** – Nā Pualei O Likolehua has requested long-term use of DHHL land overlooking Kaupō Beach Park. Nā Pualei O Likolehua has begun researching the hula, oli and mo’olelo associated with the area, and has initiated communication with potential funding sources.

**Potential Partners** – Nā Pualei O Likolehua, DHHL, WHHA

**Proposed Phasing & Timeline** –

- Agreement with DHHL: 2011
- Waimānalo community consultation and project planning process: 2012
- Begin pā hula building and plantings: 2013
- Hawaiian Cultural Learning Center construction: 2014 - 2015

**Estimated Completion Date** – 2015

**Cost** – Planning and design: \$250,000; Construction cost – pending site selection and design

**Potential Sources of Funding** – OHA, DHHL, Nā Pualei O Likolehua fundraising / grants



# ***Priority Project: Honolulu Police Department (HPD) Satellite Office***

**Description** – More prominent police presence in Waimānalo would be of value to the community by deterring criminal activity and fulfill a long-standing need. District 4 encompasses an area of Windward Oahu covering 127 square miles. The communities, with about 132,000 residents, include Hau‘ula, Ka‘a‘awa, Kahalu‘u, Kahuku, Kailua, Kāne‘ohe, Lā‘ie, Lanikai, Punalu‘u, and Waimānalo. The main station is located in Kāne‘ohe, and full-service substations are located in Kahuku and Kailua (5 miles away from Waimānalo). There are no substations in Waimānalo.

The substation could be located within the existing DHHL clubhouse, or a new substation could be built. The main advantage of using the existing structure is cost. Construction of a new facility could cost up to 95% more than renovating a portion of the clubhouse for HPD needs. A possible space with exterior windows within the existing clubhouse measures approximately 150 square feet, big enough for two or three police officers, two desks, some shelves and locker space. A small asphalt driveway and parking stall for the HPD vehicle could also be installed.

**Location** – a) The corner lot on Nakini and Kalaniana‘ole (1.7 acres) is a possible location, as it is centrally located. It is also at the entrance of a majority of the Waimanalo homestead, located near a park and is easily accessible to the highway, where a police presence could help reduce speeding. b) The corner of Waimanalo Beach Park across the commercial buildings along Kalaniana‘ole Highway is also another potentially good location. Officers can stroll to the 7/11 for coffee or snacks and also watch activities at the park. c) Another possible location exists behind the HECO transformer near the polo fields.

**Status** – HPD currently parks at Waimānalo Beach Park under the ironwood trees while on patrol. DHHL and WHHA offered HPD a space within the existing Waimanalo 'clubhouse' on the corner of Nakini and Kalaniana‘ole (directly across from the beach park) in April 2011. The roof of the clubhouse is currently being held together by rope due to a storm that blew it down. The roof is expected to be renovated soon, due to the donation of time from WHHA, an architect, contractors, and Eagle Scouts that will be doing this as part of their community service.

**Potential Partners** – WHHA, DHHL, City and County of Honolulu, HPD

## ***Proposed Phasing & Timeline -***

- Identify location for satellite office: 6 months
- Funding Request: 12 months
- Planning and Design: 12 months
- Construction: 12 months

**Estimated Completion Date** – 2 months from NTP / 12 months from NTP

**Cost** - \$75,000 for renovating current clubhouse

\$1.5 million for the design and construction of a new station

Potential Sources of Funding – County CIP

# ***Priority Project: Support and Develop Homestead Alternatives in Waimānalo***

***Description*** – Many DHHL applicants are frustrated by the years of waiting before obtaining a lease; many on the waiting list have died and never received their lease, while others are facing less-than ideal living situations (such as overcrowding or homelessness) while they wait for their names to be called. These concerns have led to various suggestions, including prioritizing those people that have been on the list for the longest amount of time.

DHHL should consider plans to devote a certain portion of its resources to types of development in Waimānalo other than the large single family homes that have historically been supplied on the Home Lands. For example, development of rental and multi-family housing (i.e., temporary, transitional, rent-to-own, townhouses, etc.) may be a more efficient means to meet the needs of some of its beneficiary population. Consideration should also be given to providing smaller and simpler homes that are more inexpensive to build and purchase. A review of the DHHL Housing Policy may also be helpful for housing more beneficiaries at a quicker rate, including assessing those policies that allow for the sale/transfer of newly acquired leases, and how to address those beneficiaries that do not qualify for loans. Additional suggestions to help alleviate these problems for obtaining a home include more self-help housing, communities built in the kauhale style, and financial planning services in preparation for homeownership and homesteading.

***Location*** – Waimānalo District

***Status*** – Hawaiian Home Lands Commission Chairman Alapaki Nahale-a wants to assess why people are still spending years, even decades, on the waiting list. DHHL has asked the Legislature to fund an analysis of what kind of opportunities beneficiaries want and where they want to live, so that DHHL builds in the right places and builds the right kind of homesteading opportunities. In February 2011, soon after his appointment by Gov. Neil Abercrombie, Chairman Nahale-a looked at the possibility of launching an affordable rentals program and multifamily-unit housing as needed alternatives to DHHL's conventional single-family residence development. That proposal might have to be modified to a rent-to-own option since the Hawaiian Homes Commission Act calls for homesteading, and rentals might not qualify. Preceding any of this would be development of a master plan, in consultation with beneficiaries of the Hawaiian Homes trust, developers and others who could be involved in the process.

***Potential Partners*** – DHHL, HUD, NAHASDA

***Proposed Phasing & Timeline*** –

- Develop Concept Master Plan for alternative housing and identify pilot projects or projects: 6 months
- Obtain development financing: 6 - 12 months
- Design project and construction: 12 - 18 months

***Estimated Completion Date*** – Up to 3 years from NTP

***Cost*** – Varies with selected phase on project. Startup master planning \$50,000 - \$100,000

***Potential Sources of Funding*** – HUD, Private developers with HHFDC affordable housing requirements, DHHL, OHA

# ***Priority Project: Waimānalo Business Park (Industrial / Technology)***

***Description*** – A business park of this type would house a Tech Innovation Center as well as be designed with larger spaces (such as warehouses) and a parking area to accommodate space needed to support industrial/construction type businesses for homesteader's trucks and heavy equipment. The closest industrial park is the Kapa'a Quarry Industrial Park in Kailua. Otherwise, there is no light industrial area in the Waimānalo – Hawai'i Kai region. It will contain space for warehousing, storage, parking for light industrial equipment, large trucks and service vehicles that are owned and operated by area residents. The park can also function as a business incubator site for native Hawaiians.

***Location*** – a) The lands above the quarry are a possible location. These lands are under revocable permits to house stables at the current time but could transition to other uses. B) Another site to be considered is the state land mauka of the wastewater treatment plant. This site is flat and easier to develop. Drainage issues need to be resolved before this site can be used.

***Status*** - There are many owners of construction, trucking and landscaping businesses in the area with no location for their office or place to store their equipment.

***Potential Partners*** – DHHL, OHA, Alu Like, DBEDT, HUD.

## ***Proposed Phasing & Timeline -***

- Identify location for Business Park: 6 months
- Funding Request: 12 months
- Planning and Design: 12 months
- Construction: 12 months
- Work with DHHL's Land Management Division to market parcels: 12 months

***Cost*** – Varies with the site

***Potential Sources of Funding*** – OHA, Alu Like, Ali'i Trusts, DBEDT, Federal Economic Development Programs, Private Developers.