



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

# **NANAKULI COMMUNITY** **INFORMATIONAL MEETING**

- 1. Proposed Amendment to General Lease 281  
Nanakuli Village Center**
- 2. Proposed General Lease to Kamehameha  
Schools for Community Learning Center**

# **Purpose of Tonight's Meeting**

## **TO TALK ABOUT NANAKULI VILLAGE CENTER**

- 1. Present a Historical Overview of DHHL Plans and HHC Actions that bring us to where we are today**
- 2. Explain 2 Proposed Changes to the General Lease at NVC that will be brought to the HHC for Action**
- 3. Get your Feedback/Input—answer Questions**
- 4. Talk about Next Steps**

# Background – Where is this parcel?





# **Planning Overview**

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- **1982 Nanakuli Development Plan**
- **1988 Nanakuli Homestead Community Association's Economic Development Committee**
  - Survey of residents to identify needs
  - Need for a “Village Center” to provide economic development, community services, educational, cultural, and health and human service programs.
- **2002 Nanakuli Homestead Community Plan**
  - Identified Development Alternatives that best serve the Nanakuli community and surrounding areas
  - Incorporated community participation—meetings, survey, Citizens Advisory Committee
  - 1998 and 2001 Market Feasibility Studies
  - 2002 Traffic Assessment of Development at Camp Andrews

# **Planning Overview (Cont.)**

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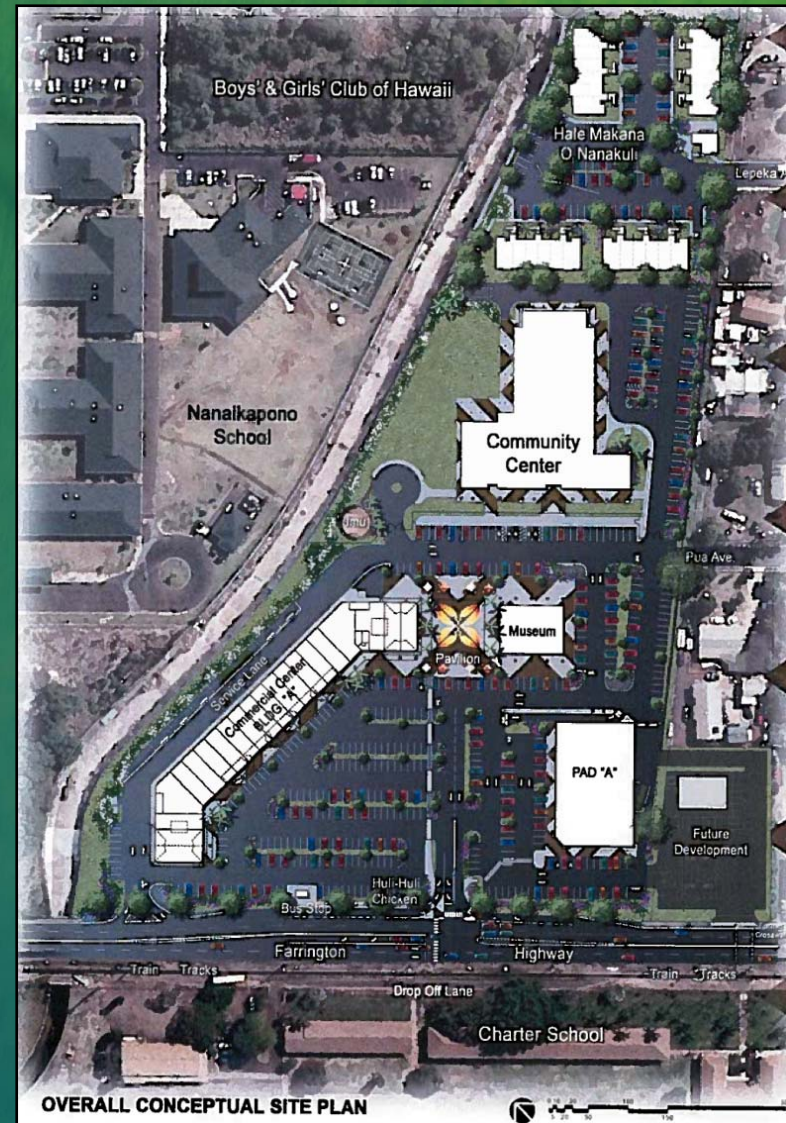
- **2006 Nanakuli Regional Plan**
  - Nanakuli Village Center was a Priority Project
- **2009 Nanakuli Regional Plan Update**
  - Nanakuli Village Center was a Priority Project
- **2014 O'ahu Island Plan**
  - NVC Land Use Designations: Community and Commercial



# Summary

From 1982 to 2009, through numerous surveys, studies, plans, and work with beneficiaries, the concept of Nanakuli Village Center remained the same.

- To provide for economic opportunities, community services, educational advancement, cultural enhancement and social synergy for the health and welfare of the overall Nanakuli community
- To allow the Nanakuli Hawaiian Homestead Community Association to develop a multi-phase, multi-use community and commercial center



# **Prior Actions of the Hawaiian Homes Commission**

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- **A license was approved and issued by the Commission (December 2002); License No. 597**
  - **As it was deemed for community purposes, rent to DHHL is gratis (manuahi)**
- **April 25, 2006 - Final Environment Assessment and Findings of No Significant Impact approved by HHC**



# Background

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**"THE NANAKULI VILLAGE CENTER"**  
89-102 Farrington Highway  
(Camp Andrews, Mauka side of Farrington Highway)

The Board of Director and members of the Nanakuli Hawaiian Homestead Commr Association cordially invites you to join us for our long - awaited Dedication Ceremc the future site of the Nanakuli Hawaiian Homestead Community and Commercial C called **"The Nanakuli Village Center"**

Friday, September 15, 2006  
10:00 a.m. - Opening Ceremony Begins  
Refreshments to follow  
Please RSVP by September 8, 2006  
Debra Murray at : (808) 351-4078



# **Prior Actions of the Hawaiian Homes Commission**

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- In November 2007, the Commission approved to replace the license with a new 65-year general lease
- General Lease No. 281 is in effective as of January 1, 2008
  - As it was again deemed for community purposes, rent to DHHL is gratis (manuahi)

# **Prior Actions of the Hawaiian Homes Commission**

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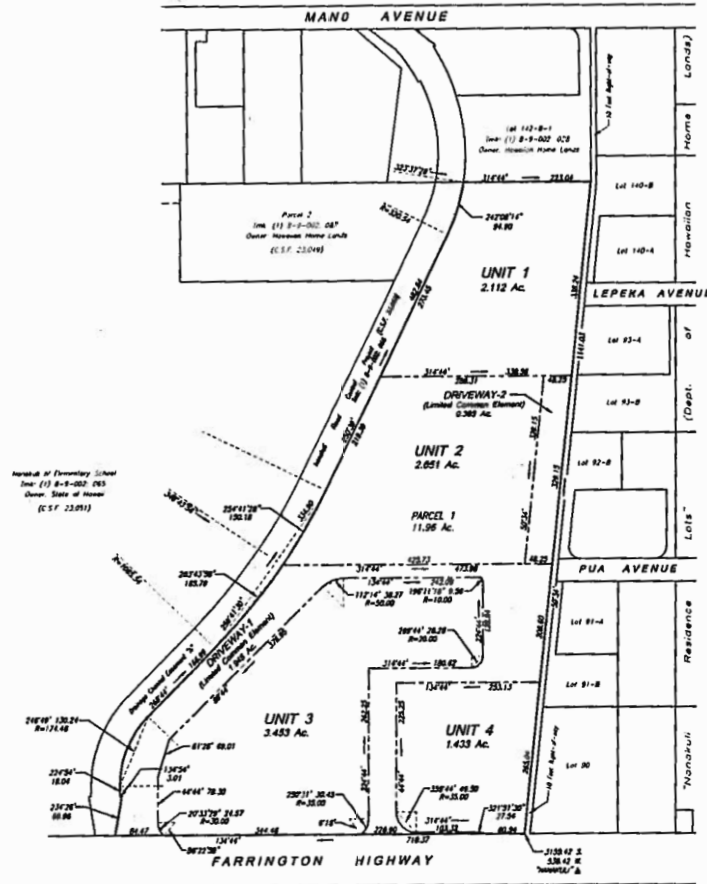
- **October 21, 2011 – Sublease agreement with CVS approved**
  - **CVS to pay rent to NHHCA; proceeds to be used to construct the Agnes K. Cope Hawaiian Cultural Center**
  - **Rent to DHHL is gratis (manuahi)**

# **Prior Actions of the Hawaiian Homes Commission**

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- **February 21, 2012 – HHC approved Memorandum of Agreement executed by KS/DHHL/NHHCA to develop a Kamehameha Community Learning Center at NVC**
- **June 18, 2012 – Declaration of Condominium Property Regime (CPR) created 4 units on this site**





**"NANAKULI VILLAGE CENTER"**  
**CONDOMINIUM PROPERTY REGIME (CPR)**  
**OF PARCEL 1 (C.S.F. NO. 23,049)**

# **Prior Actions of the Hawaiian Homes Commission**

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- **June 18, 2012 – HCC approved to allow withdrawal of Unit 1 from GL 281 to allow for the Hale Makana o Nanakuli to commence financing and construction**
- **July 1, 2012 – General Lease No. 297 issued to allow start construction of the rental project**
- **February 2014 – Hale Makana o Nanakuli blessed**

# **Tonight's Informational Meeting**

- **At the October 2012 Legislative Community meeting, Chair Masagatani committed to have an informational meeting with the Nanakuli community on requests relating to NVC**



# Request from NHHCA

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- To be issued a Second Amendment to GL 281:
  - To withdraw Unit 2 from the lease and allow it to be issued to KS for the construction and operation of the Agnes K. Cope Community Learning Center
  - To allow Units 3 & 4 to remain with GL 281 for commercial development to which a Fair Market Value annual ground rent of \$194,000 (less discounts for medical clinics) = \$110,000 will be charged
  - To consent to the Proposed Development Agreement with KS

# Request from KS

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- To be issued a new 65-year General Lease for Unit 2
  - For the development of the Kamehameha Community Learning Center limited to educational, community, recreation, cultural, and related uses
  - Annual Base rent of \$41,600
  - NHHCA relieved from any future obligation to building the Agnes K. Cope Hawaiian Cultural Center

# What's Next?

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- Following input and discussion from you this evening, a recommendation will be placed before the Commission on March 17, 2014 whether to amend the existing lease with NHHCA and issue a new lease with KS per the terms we've shared with you on the merits and opportunities of this project.
- Mahalo for your participation this evening!