



DHHL LANDS AT PŪLEHUNUI

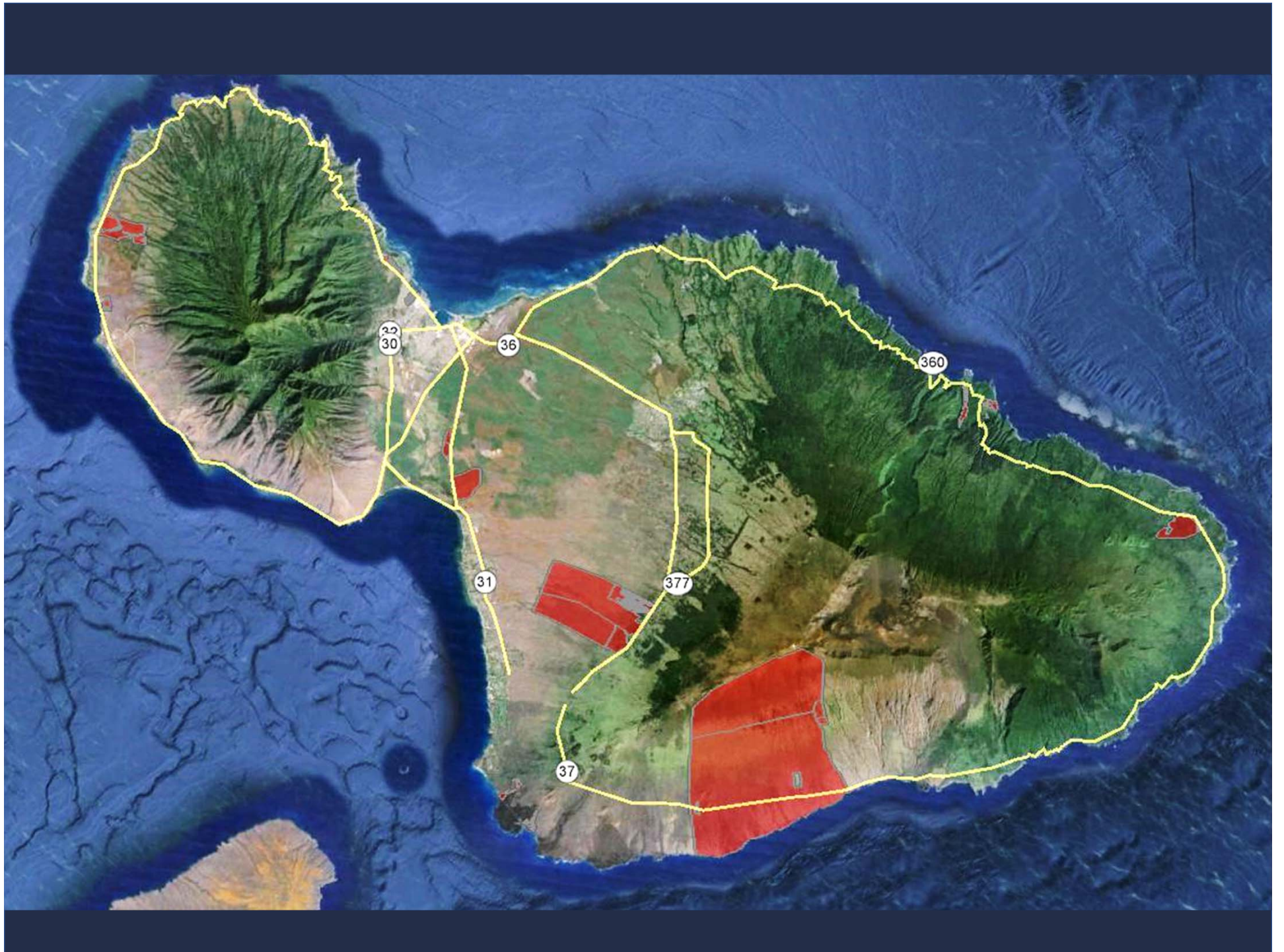
**BENEFICIARY
PLANNING WORKSHOP
DAY 2**

**APRIL 28, 2018
8:30 a.m. to 11:30 a.m.**

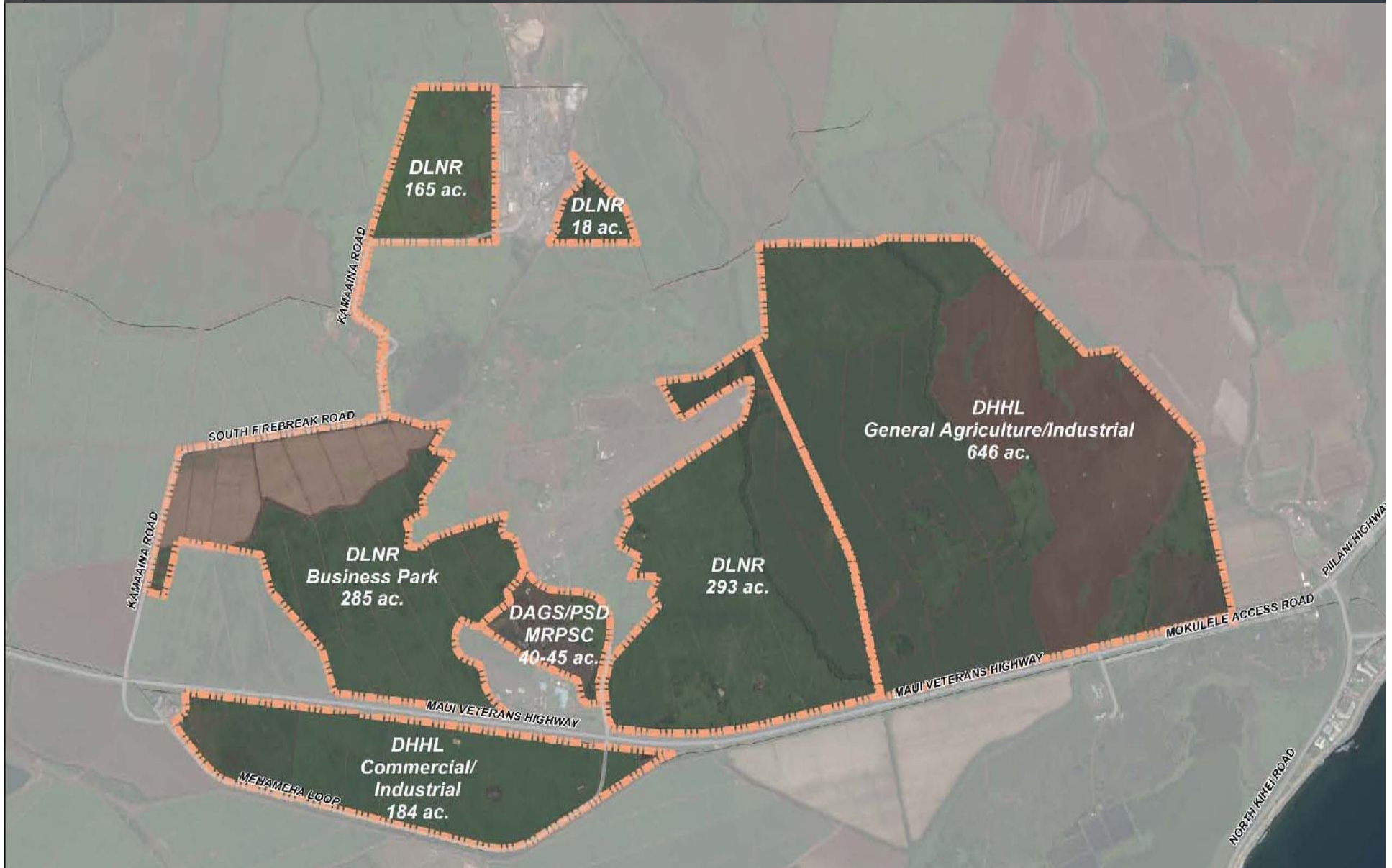
TODAY'S AGENDA

1. Welcome & Introductions
2. Workshop Overview
3. Workshop 1 Recap
4. What We Heard
5. Alternatives
6. Break and Snacks!
7. Breakout Groups
8. Report Back
9. Wrap Up, Next Steps





Pūlehunui Regional Infrastructure Master Plan



OVERALL PLANNING AND DEVELOPMENT APPROACH FOR PŪLEHUNUI

I. PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN AND ENVIRONMENTAL IMPACT STATEMENT (EIS)

A. State Agency Development Plans at Pūlehunui:

- State Agencies involved:
 - Dept of Public Safety (DPS) needs a new Maui Jail facility
 - DAGS develops the plans and constructs the Jail facility
 - DLNR wants to develop an industrial park for revenue-generation
 - DHHL parcels designated for commercial, industrial and ag development
- All projects require basic infrastructure (water, sewer, roads)
- Development of State lands triggers Chapter 343, HRS; the scale of development requires an EIS.

B. Legislative Appropriation to DHHL

- \$4M for a Regional Infrastructure Master Plan and EIS
- \$17.5M to design and build backbone regional infrastructure

C. Benefit to the HHLs Trust:

- Regional Infrastructure EIS will include DHHL parcels
- Development of DHHL infrastructure using State funds
 - Need to spend funds in next 2 years--Need to complete EIS asap

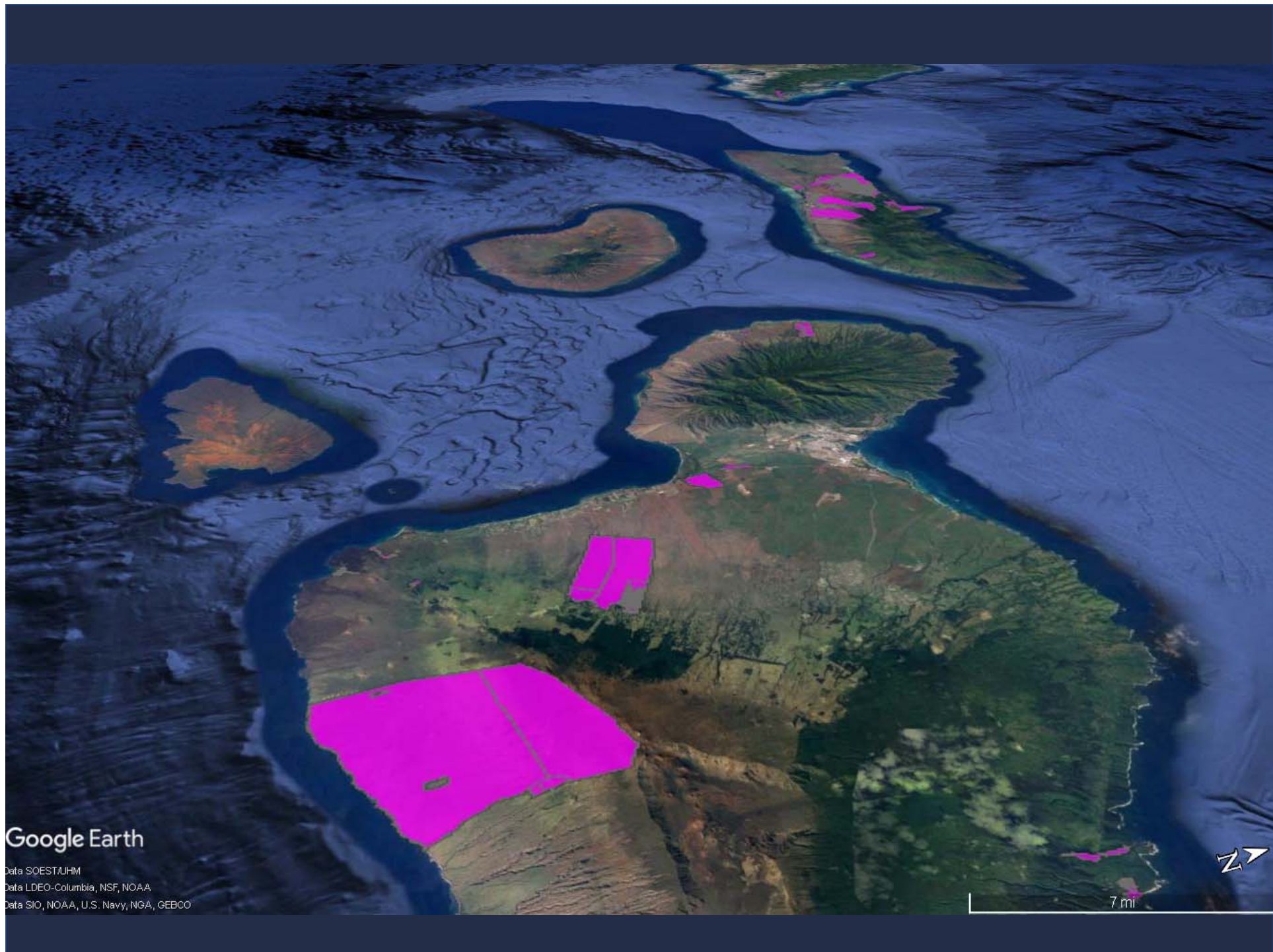
D. DHHL's Role:

- Proposing Agency for EIS that is prepared for: DHHL, DLNR, PSD/DAGS
- "Driver" for infrastructure development

OVERALL PLANNING AND DEVELOPMENT APPROACH FOR PŪLEHUNUI

II. PLANNING DHHL LANDS AT PŪLEHUNUI

- A. The North ('Lens') Parcel—Commercial and Industrial
 - How should we access the property? How many intersections
 - What kind of commercial/industrial activities?
- B. The South Parcel—General Agriculture and Industrial
 - Beneficiary participation in the Planning Process
 - Agricultural Development
 - No residential
- C. Benefit to the HHLs Trust:
 - Open Ag lands for beneficiaries
 - Open commercial/industrial lands to generate income
- D. DHHL's Role:
 - Ensure beneficiary participation in the planning process



Google Earth

Data SOEST/UHM

Data LDEO-Columbia, NSF, NOAA

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

7 mi







Workshop Overview

WORKSHOP OVERVIEW

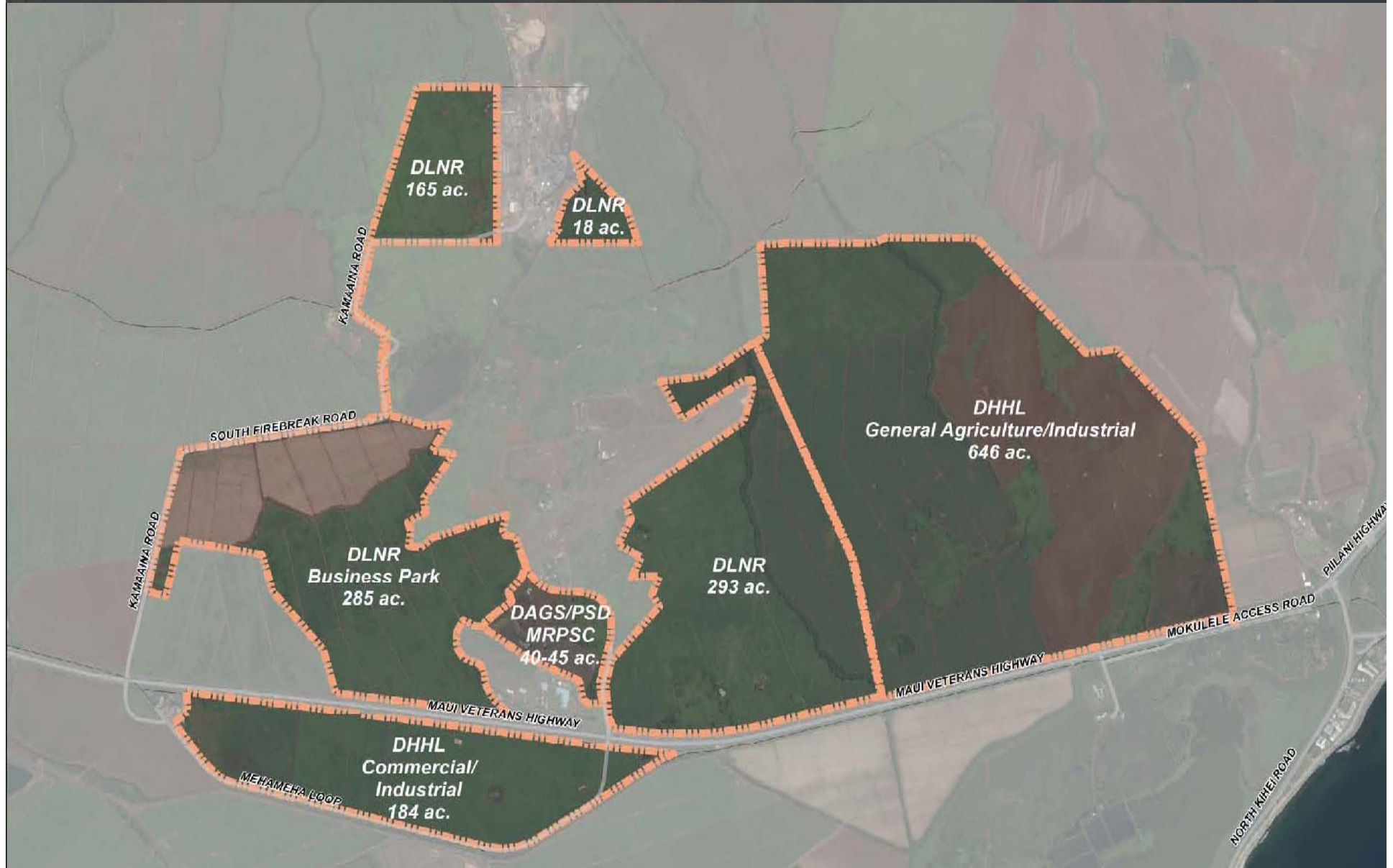
- Day 1 (April 21)
- Day 2 (April 28)
- Workshop Goals
 - Guide development alternatives based on Beneficiary input and existing site conditions
 - Identify potential uses at Pūlehunui South consistent with Beneficiary agricultural needs and Maui Island Plan
 - Determine Beneficiary preferences that DHHL could consider for revenue generation at Pūlehunui North
- Workshop feedback will inform the Pūlehunui Regional Infrastructure Master Plan



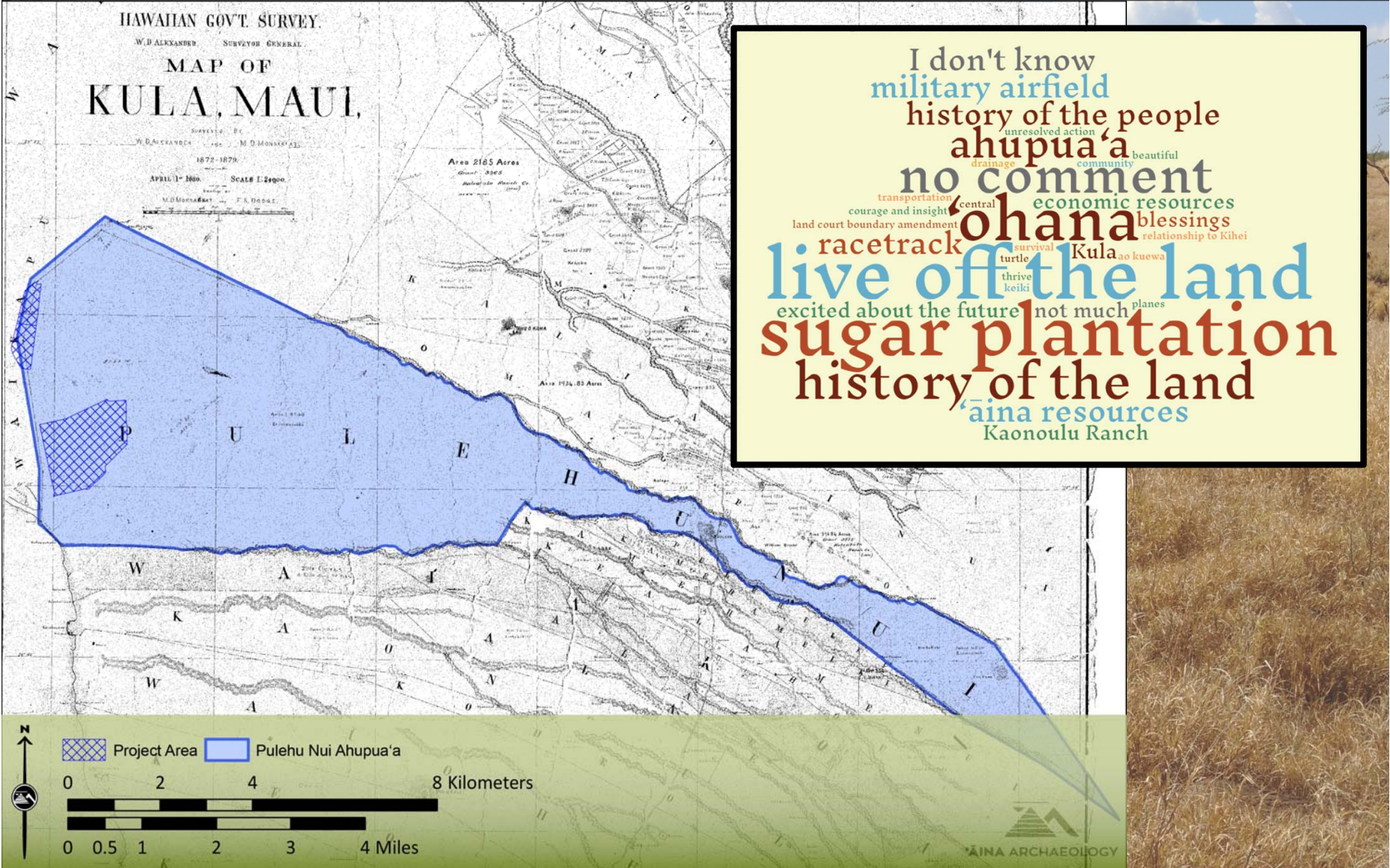
Workshop 1 Recap

Pūlehunui Regional Infrastructure Master Plan

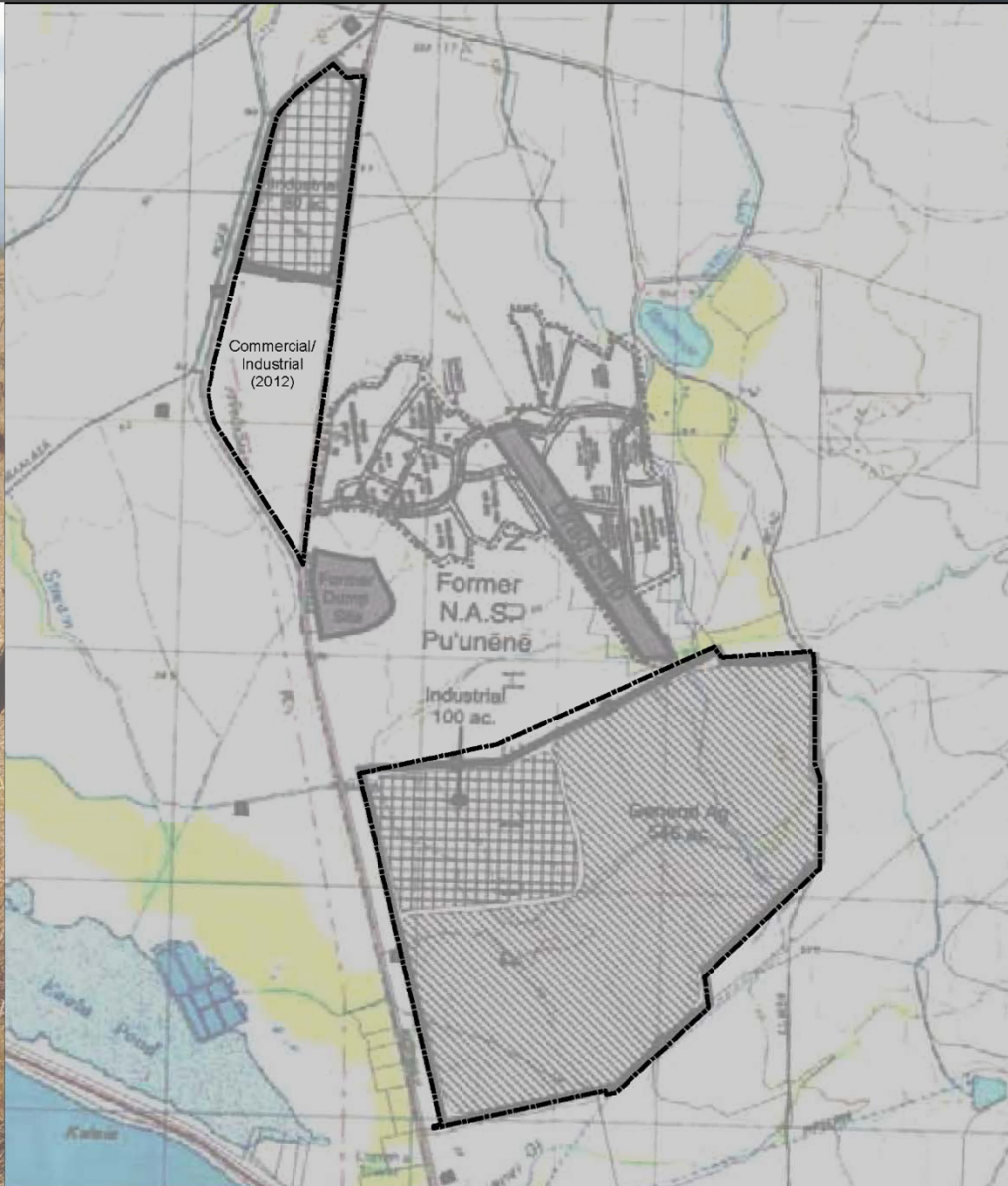
PLANNING AREA



MO'OLELO, STORYTELLING



MAUI ISLAND PLAN

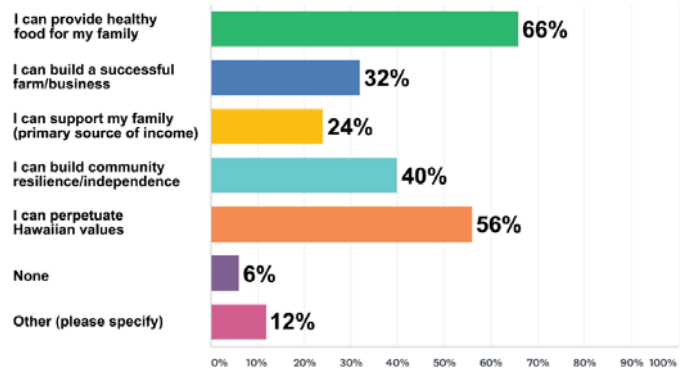


KEY PLANNING OPPORTUNITIES AND CONSTRAINTS

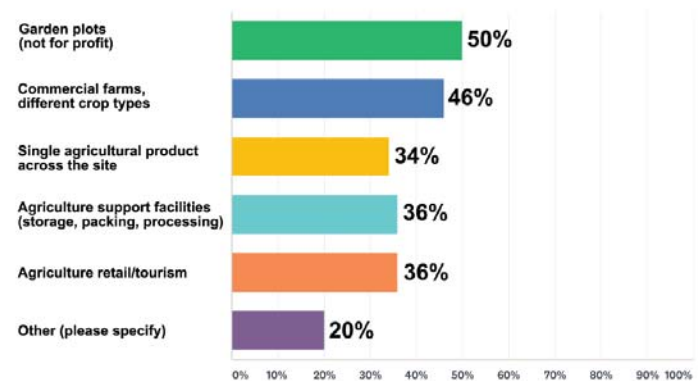


SURVEY RESULTS

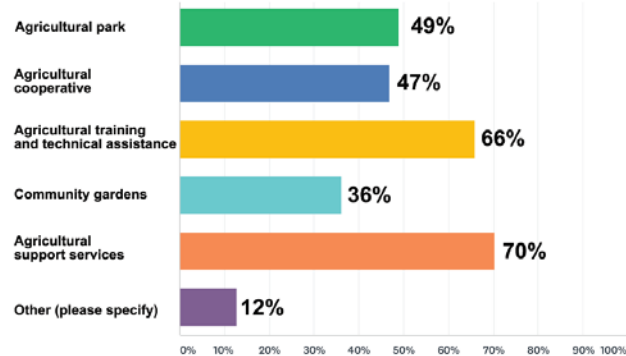
Q6: Why is agriculture important to you?



Q8: What kind of agricultural activities/practices would you and your 'ohana engage in at this site?



Q13: DHHL and Beneficiaries have had initial conversations about the following opportunities. Please check any that are of interest:



SITE VIDEO

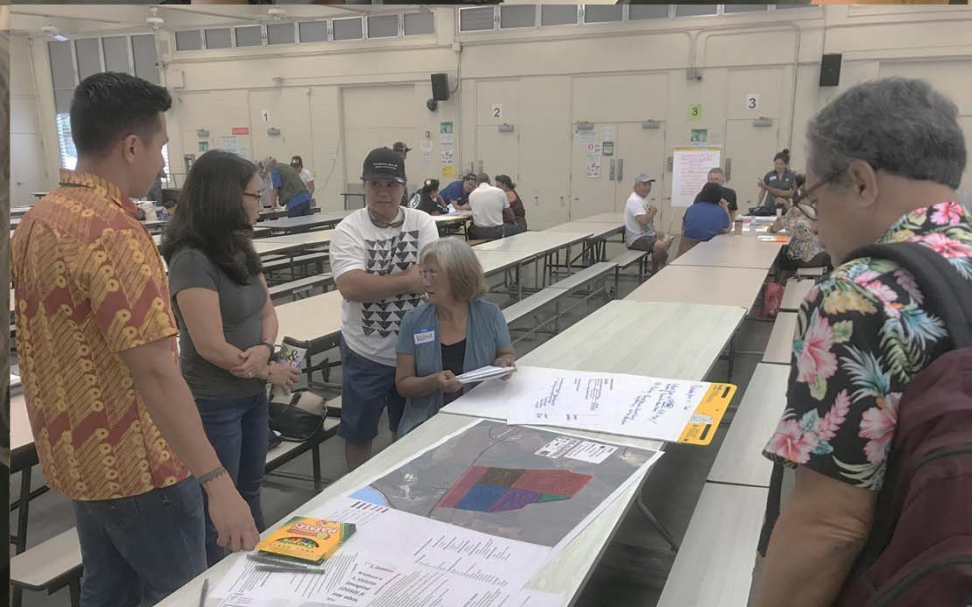
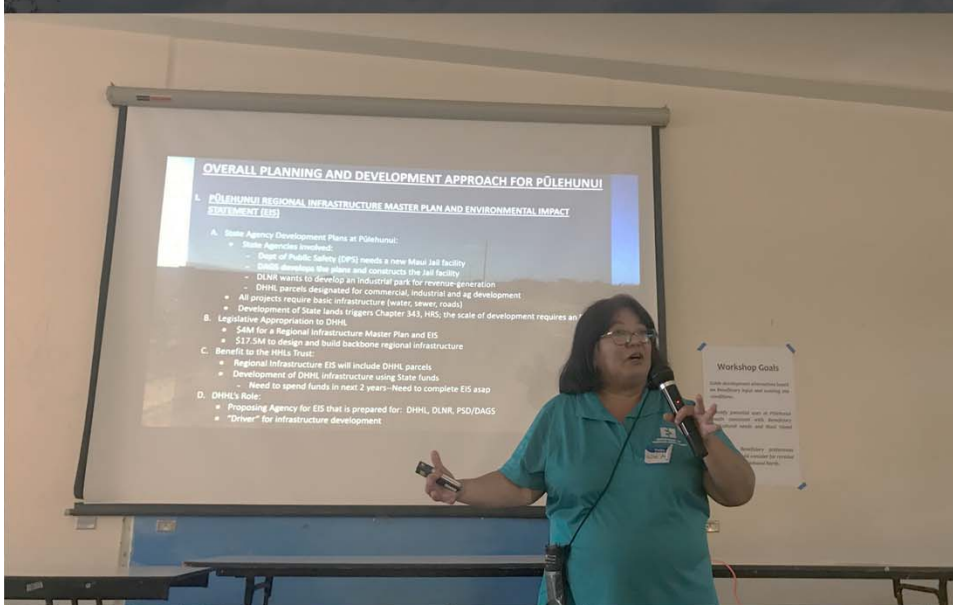


DHHL LANDS AT PŪLEHUNUI



Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary information or as a legal instrument.

OVERVIEW AND DISCUSSION



GROUP PRESENTATIONS



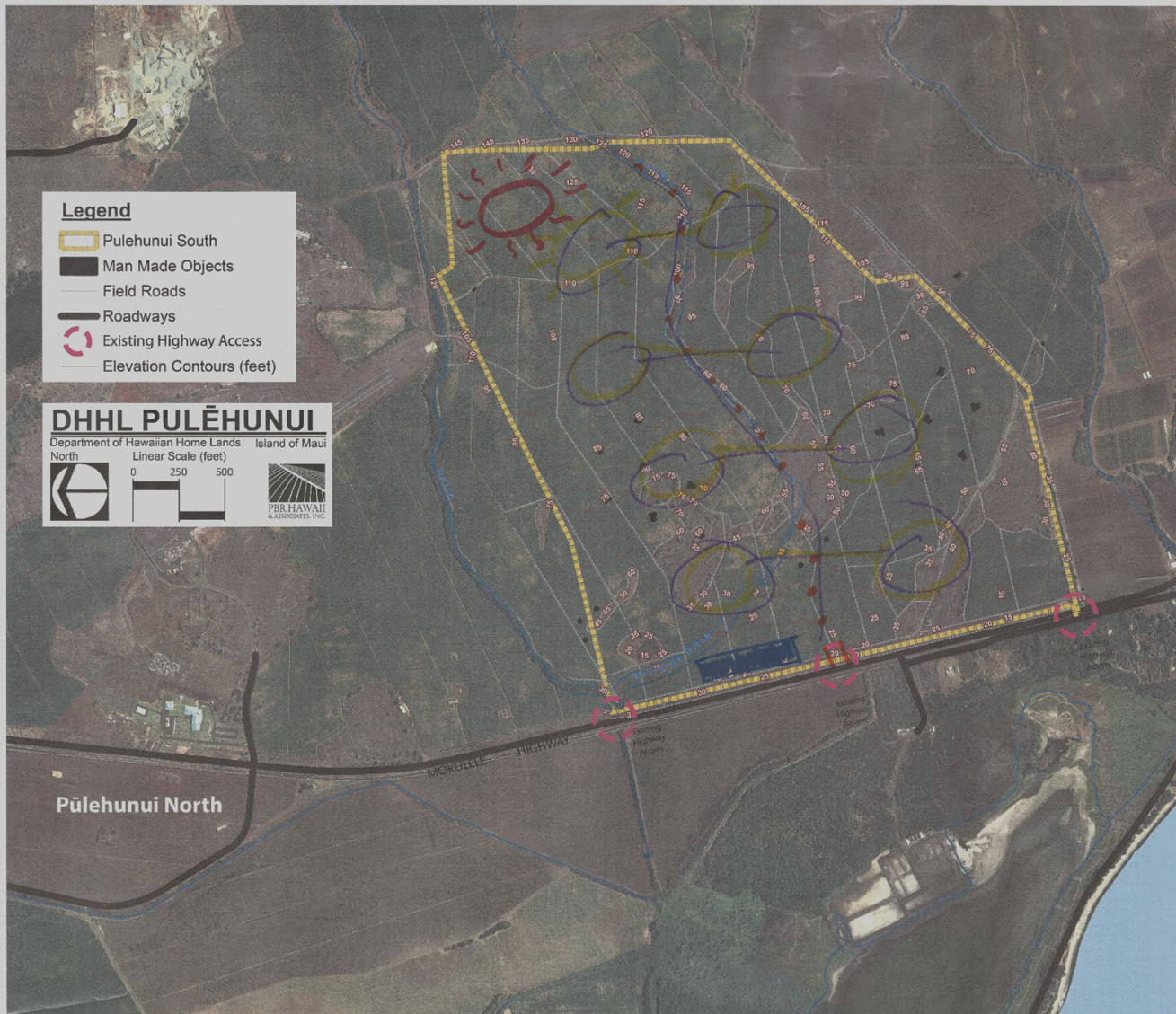
GROUP PRESENTATIONS



GROUP PRESENTATIONS



GROUP VISIONS



NOTES:

A

• central road

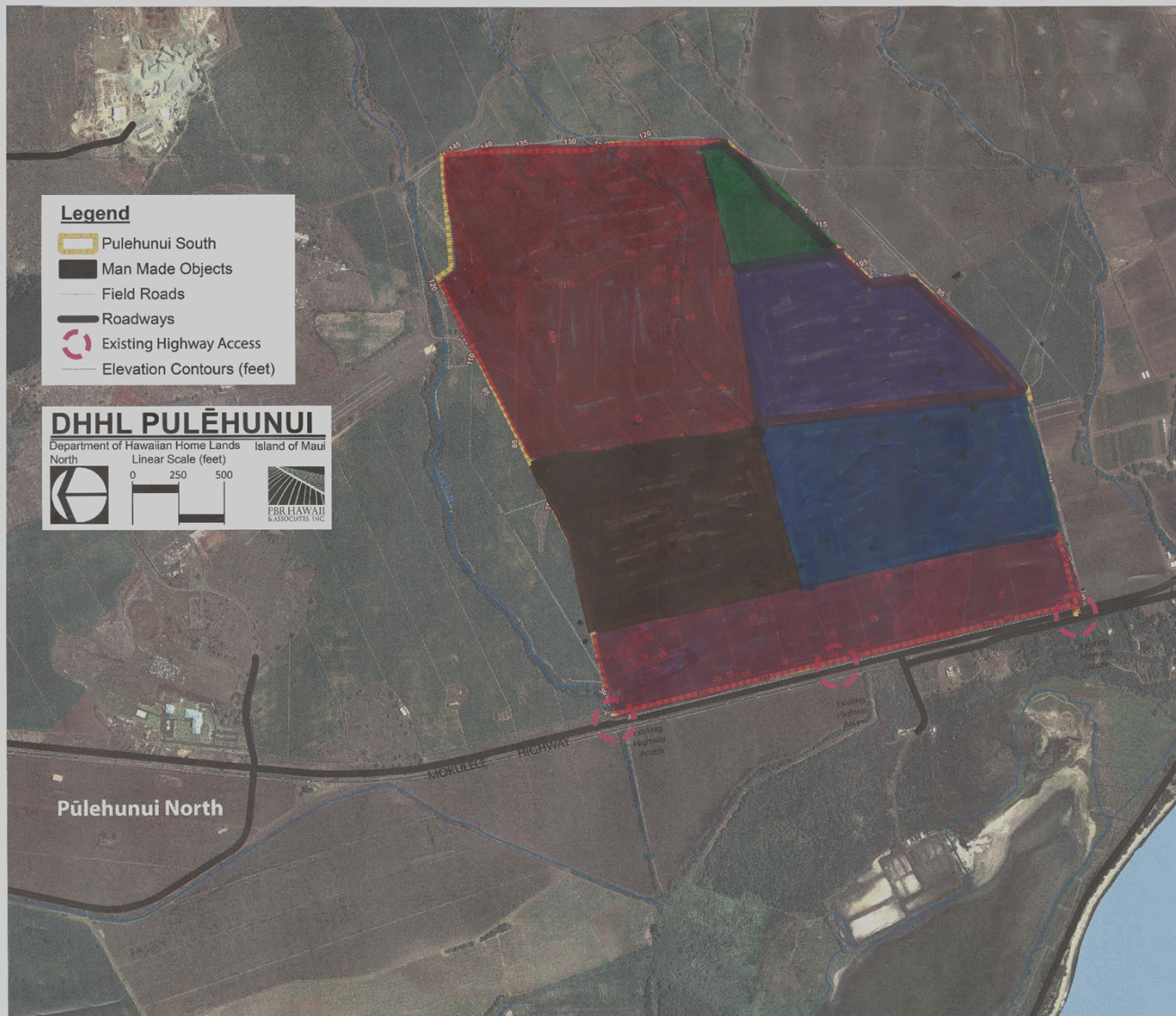
• EIGHT COMMUNITIES
• WITHIN EACH
COMMUNITY BRANCH
OUT TO INDIVIDUAL
PURPOSES

* CULTURAL CENTER
VIEW OF OCEAN &
MTN.

• DAILY FARMERS MARKET

Pulehunui Collective
Community

GROUP VISIONS



NOTES:

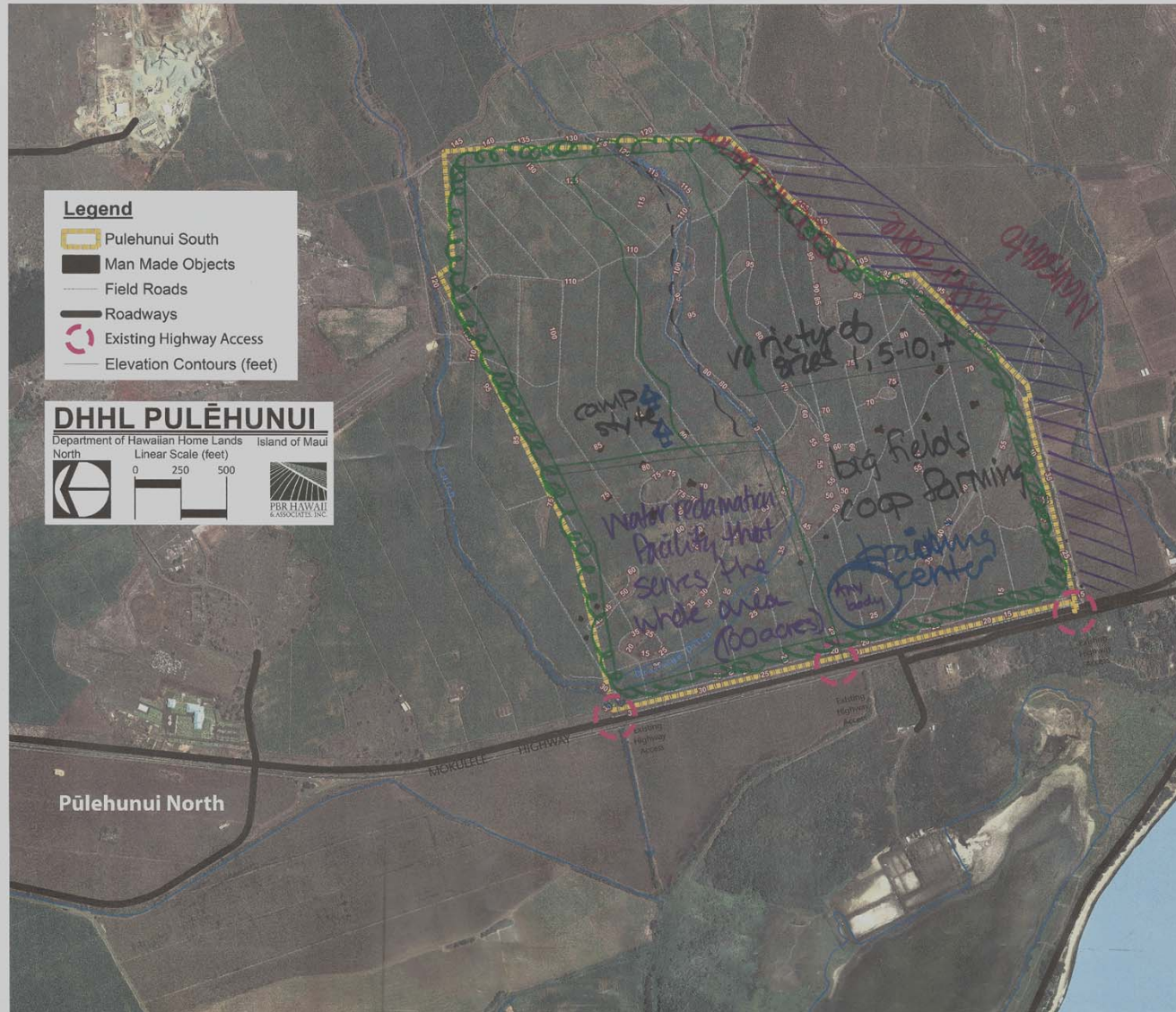
B



KEY

- Single Ag-Product
- Commercial Farms/Photovoltaic Farm
- Garden plots
- Ag-Retail/Tourism
- Ag-Support Facilities
- Cultural Center/Traditional Hawaiian Crops/ Native Hawaiian Cemetery/Burial Ground

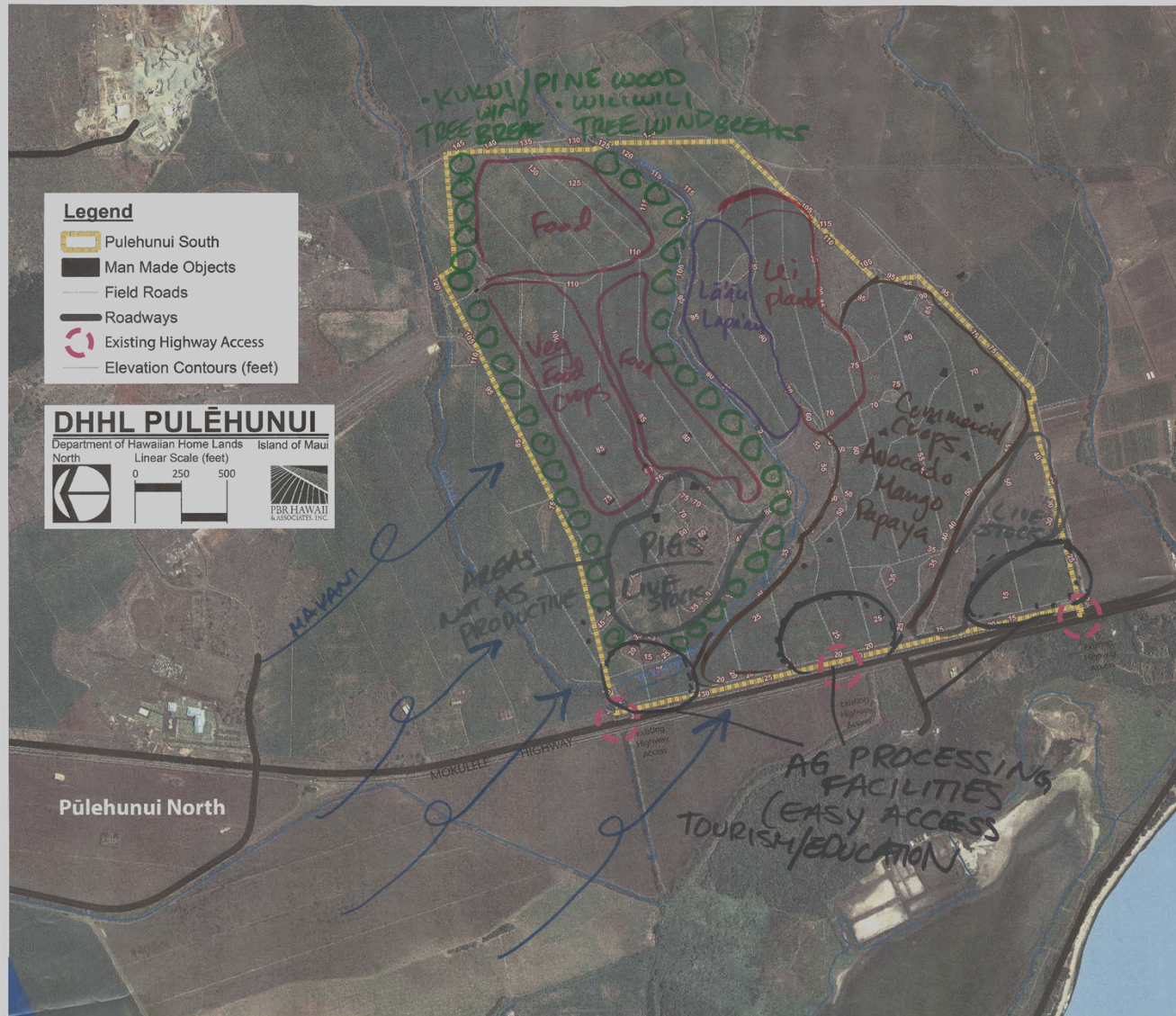
GROUP VISIONS



NOTES:

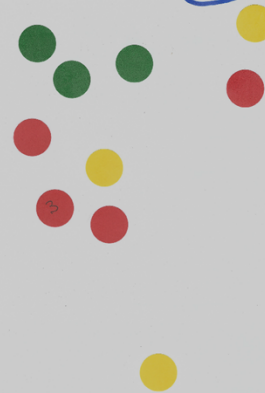


GROUP VISIONS

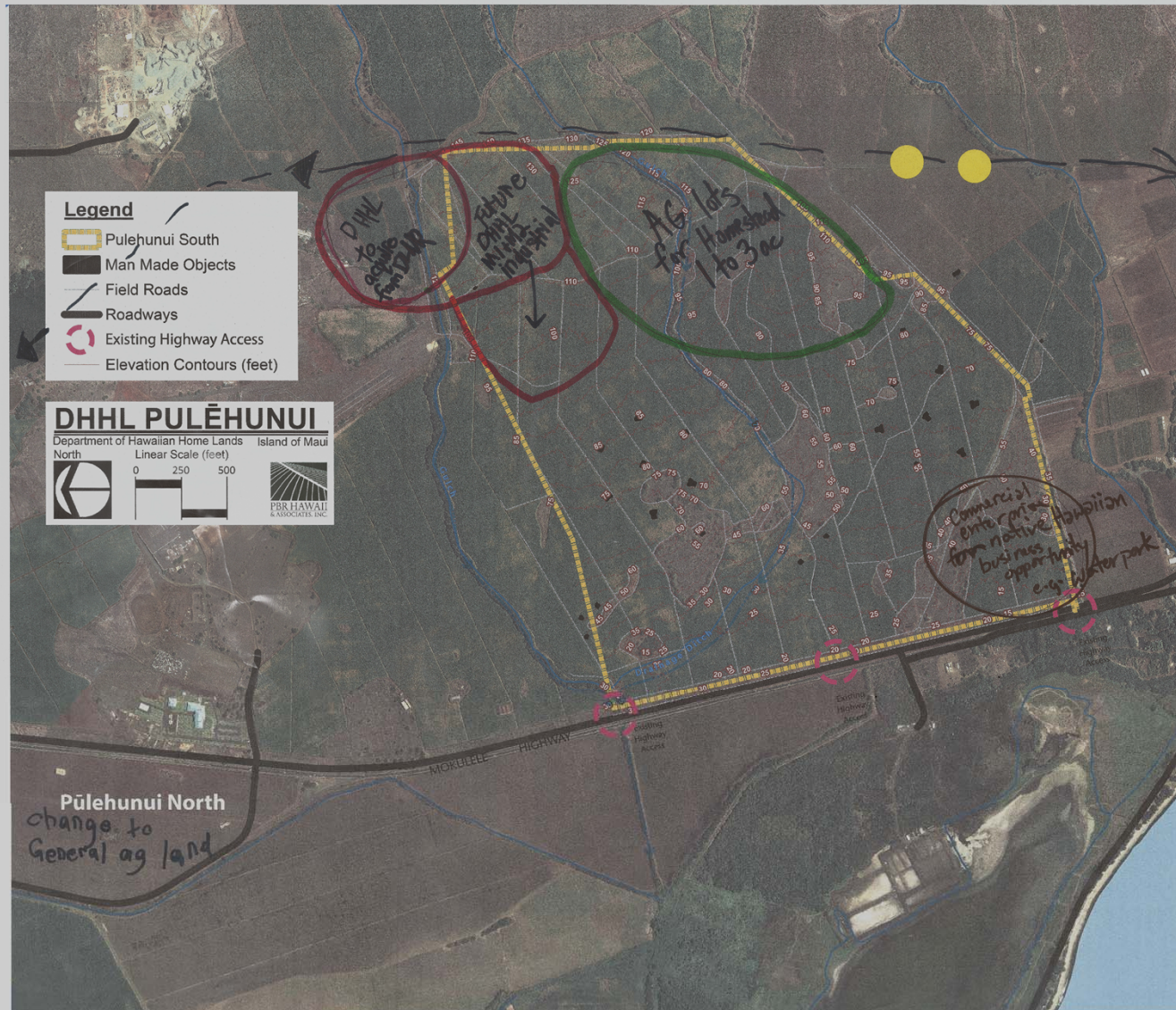


NOTES:

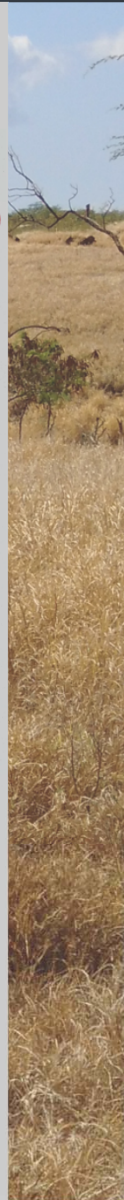
D



GROUP VISIONS



NOTES: (E)

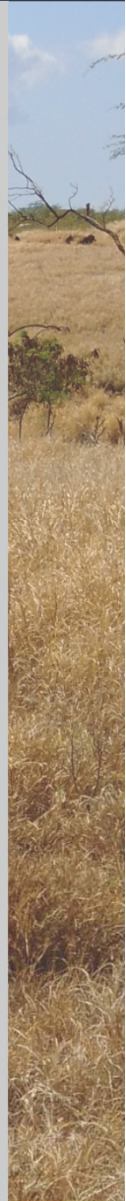


GROUP VISIONS

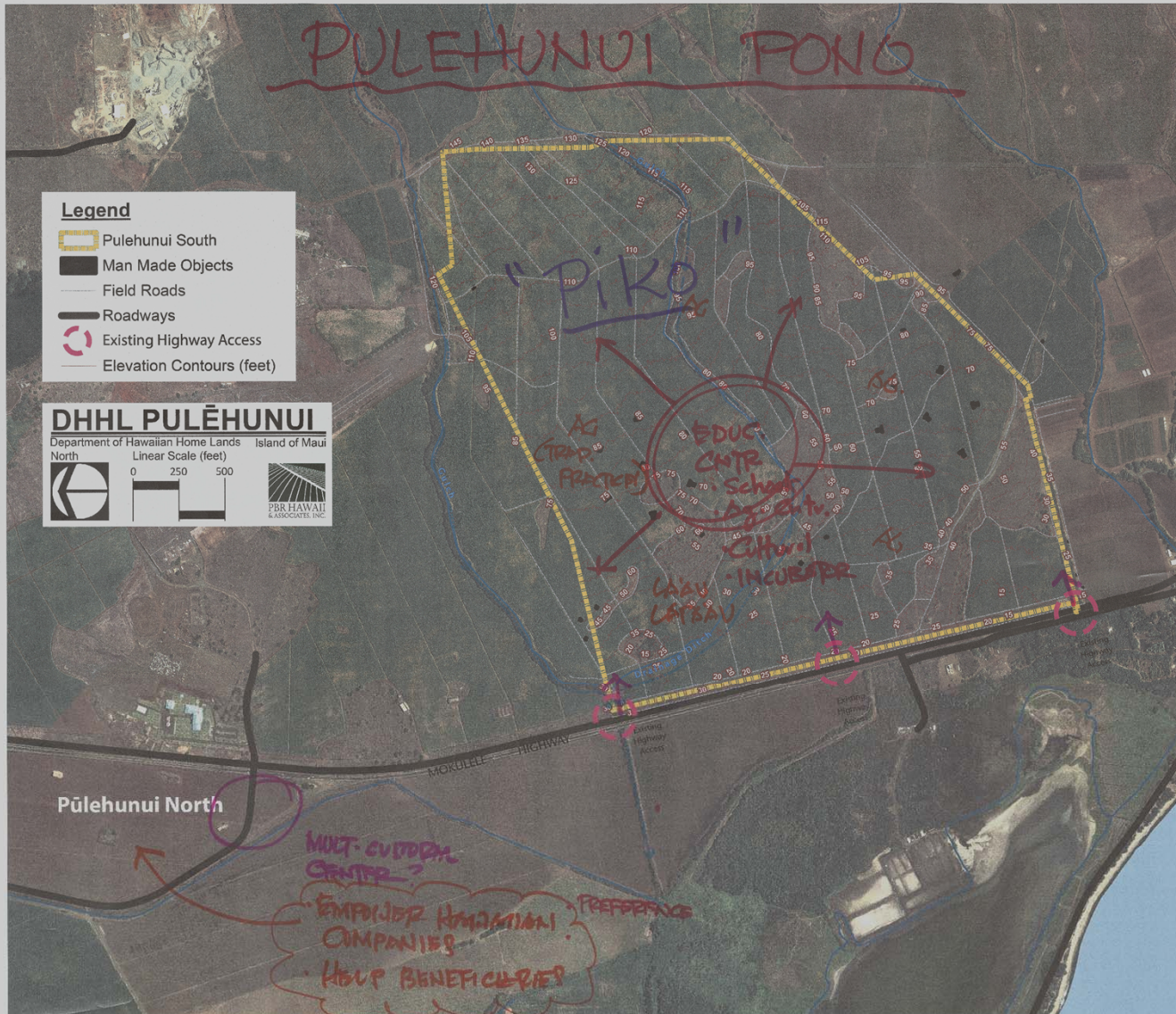


(F)
center for
per facilities
t/Food truck

'Ohana Lani Farm

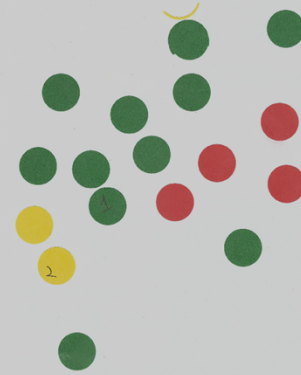


GROUP VISIONS



NOTES:

646 AG.



A photograph of a savanna landscape. The foreground is filled with tall, dry, golden-brown grass. In the middle ground, there are scattered acacia trees and shrubs. The background shows a range of low mountains under a bright blue sky with large, white, fluffy clouds. A semi-transparent dark rectangular box is centered over the middle ground, containing the text "What We Heard" in white.

What We Heard

WHAT WE HEARD: VISION



A word cloud of community vision themes. The words are arranged in a circular pattern, with 'Culture' at the center. The words are in various colors and fonts, including blue, green, yellow, and red. The background is a photograph of a savanna landscape with tall grass and trees under a cloudy sky.

Diverse Efforts
Community
Sustainable
Education
NH Values
Culture
Revenue
Healthy
Future Generations
Homeless
Thriving
Provide for themselves
Agriculture
Pono
Imua
Affordable

WHAT WE HEARD: PRINCIPLES / VISION

- Piko – core/center
 - Bring community together
 - Prime location in central Maui
- Pono – righteousness and balance
 - Future generations
 - Preserve culture and 'āina
 - Grow food, knowledge, and families
- Aha Moku – natural resource management
 - Sustainability / Self-sustaining
 - Learn to provide for themselves
- Na Pu'uwai – health/belonging to the heart
 - Sustain healthy lifestyle
 - Traditional values and practices
 - Lā'āu Lapa'au
- Imua – move forward
 - Economic Driver / Generate Revenue
 - Thriving
 - Affordable

MANA'O

- *“Kākou not mākou.”*
- *“Want future generations to be proud of what we started.”*
- *“Bring all the Hawaiian natives together to work as one to preserve our culture and ‘āina.”*
- *“Native Hawaiians thriving in self-sustained environment.”*
- *“Continuing cultural practices that educate and sustain a healthy lifestyle.”*
- *“Maui Pulehunui is food sustainable and takes the lead in Hawai‘i’s food production. Able to provide healthy and affordable food for community and abroad.”*
- *“Whole idea is what is pono for us.”*

WHAT WE HEARD: BEST USES

Ag Retail/Tourism
Garden Plots
Cultural Center/Multipurpose
Homesteading
Ag Support Facilities
Animal Rescue Farm
Commercial Farms
Single Ag Use
NH Mortuary
Traditional Crops/Uses
NH Commercial Enterprises

WHAT WE HEARD: CONCEPTS

- Cultural / Education Center- Piko
- Tourism / Education
- Community Collective / Areas with Different Purposes
- Revenue Based Ventures
- Large Acre Coop Farming
- Food Crops
- Secondary Road Access / Ring Road
- Landscaped Buffer Zone
- Ag Homestead Lots
- Farmer's Market
- Processing Facilities (such as slaughterhouse)
- Certified Kitchen
- PV Farm
- NH Mortuary
- Light Industrial Facilities
- Composting Facilities

OTHER INPUT - PŪLEHUNUI NORTH

Goals

- **Priority/preference for Native Hawaiians**
- **Empower Hawaiian companies**
- **Help Beneficiaries**

Potential Uses

- **Agricultural uses**
 - Change to General Ag?
 - General Lease?
 - Performance-based?
 - Role of Mokuuni?
- **Cultural education/cultural center**
- **Commercial opportunities**
 - Shops, Businesses
 - Subleases for income-generating

More discussion in today's activity!

A photograph of a savanna landscape with tall, dry grass and scattered trees under a blue sky with white clouds. A semi-transparent dark rectangle is centered over the image, containing the word "Alternatives" in white text.

Alternatives

KEY PRINCIPLES AND VISIONS (3 ALTERNATIVE PLANS)



	Key Principles/Visions	Alternatives		
		1	2	3
1	Access Alternatives	Future Bypass ○	Future Bypass ○	Mauka Connector Road ○
2	Land Management <ul style="list-style-type: none"> • Buffer Zones • Fire Breaks • Drainage / Flood Management • Wind Breaks 	●	●	●
3	Pono Self Determination / Sustainable / Self-Sufficient	●	●	●
4	Agriculture/Farming Options (need water!)	●	●	●
5	Agriculture Support Services <ul style="list-style-type: none"> • Agri-tourism / Education • Farmers Markets 	●	●	●
6	Hawaiian Education Center	●		
7	Hawaiian Arts and Cultural Center	●	●	
8	Commercial Enterprises / Hawaiian Business Support	○	○	●
9	Ag Homestead Awards Put People on the Lands		○	●



Primary



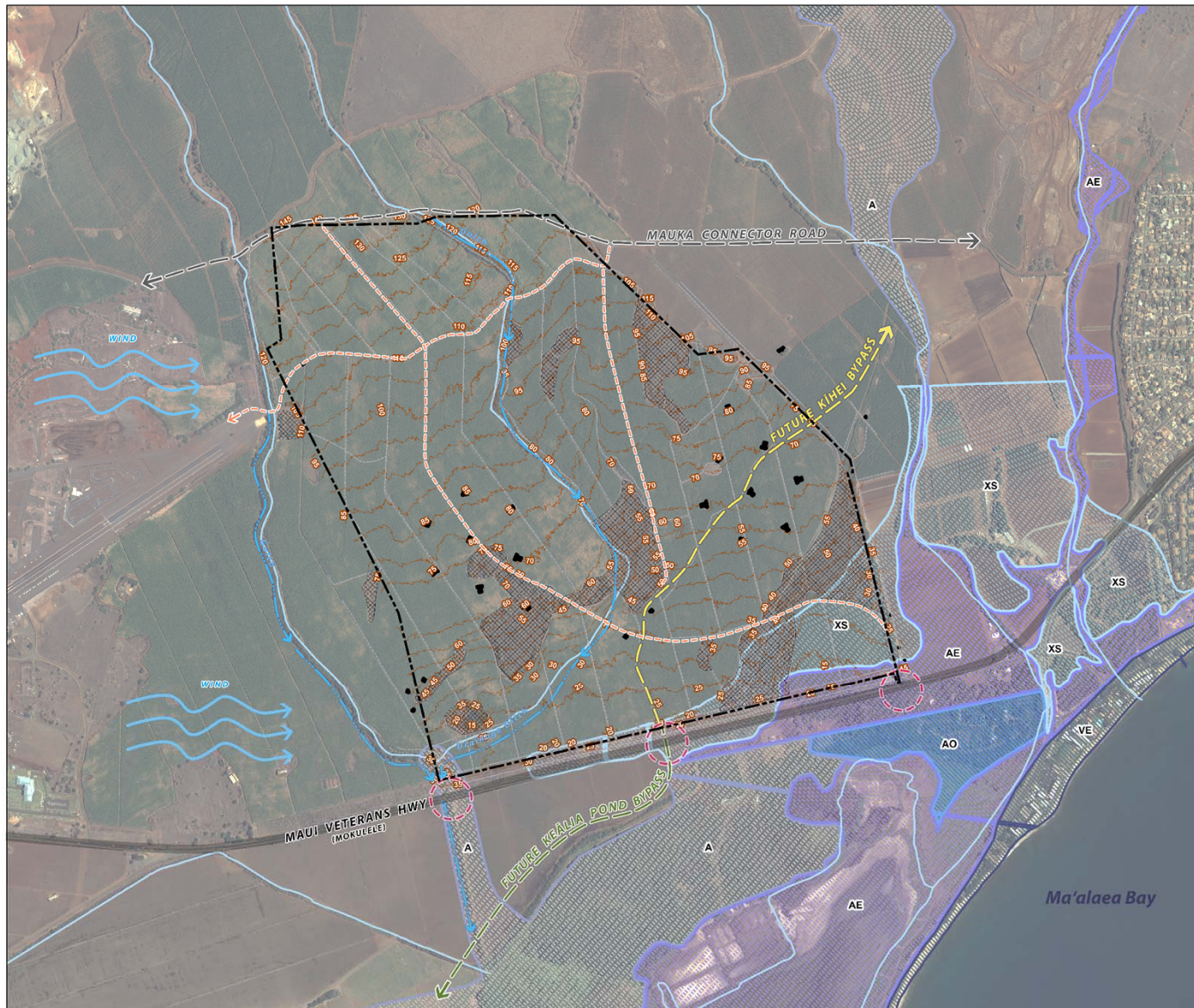
Secondary



As noted



KEY PRINCIPLES AND VISIONS (3 ALTERNATIVE PLANS)



PLANNING CONSIDERATIONS

LEGEND

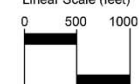
- Pūlehunui South
- Maui Veterans (Mokulele) Highway
- Intersection (Potential)
- Internal Access Roads (Assumed Primary)
- Future Kihei Bypass (Concept)
- Future Keālia Pond Bypass (Concept)
- Mauka Connector Road (Concept)
- Prevailing Wind Direction
- Drainage Gulch
- Rocky Area / Not Recently Farmed
- Field Roads
- Man Made Objects
- Elevation Contours (5-ft intervals)

Flood Zones

- XS - 0.2% Annual Chance Flood
- A - 1% Annual Chance Flood
- AE - 1% Annual Chance Flood (BFE)
- AO - Flood Depths of 1-3'
- VE - Coastal Flood Zone, Wave Hazard (BFE)

PŪLEHUNUI SOUTH

Department of Hawaiian Home Lands
North

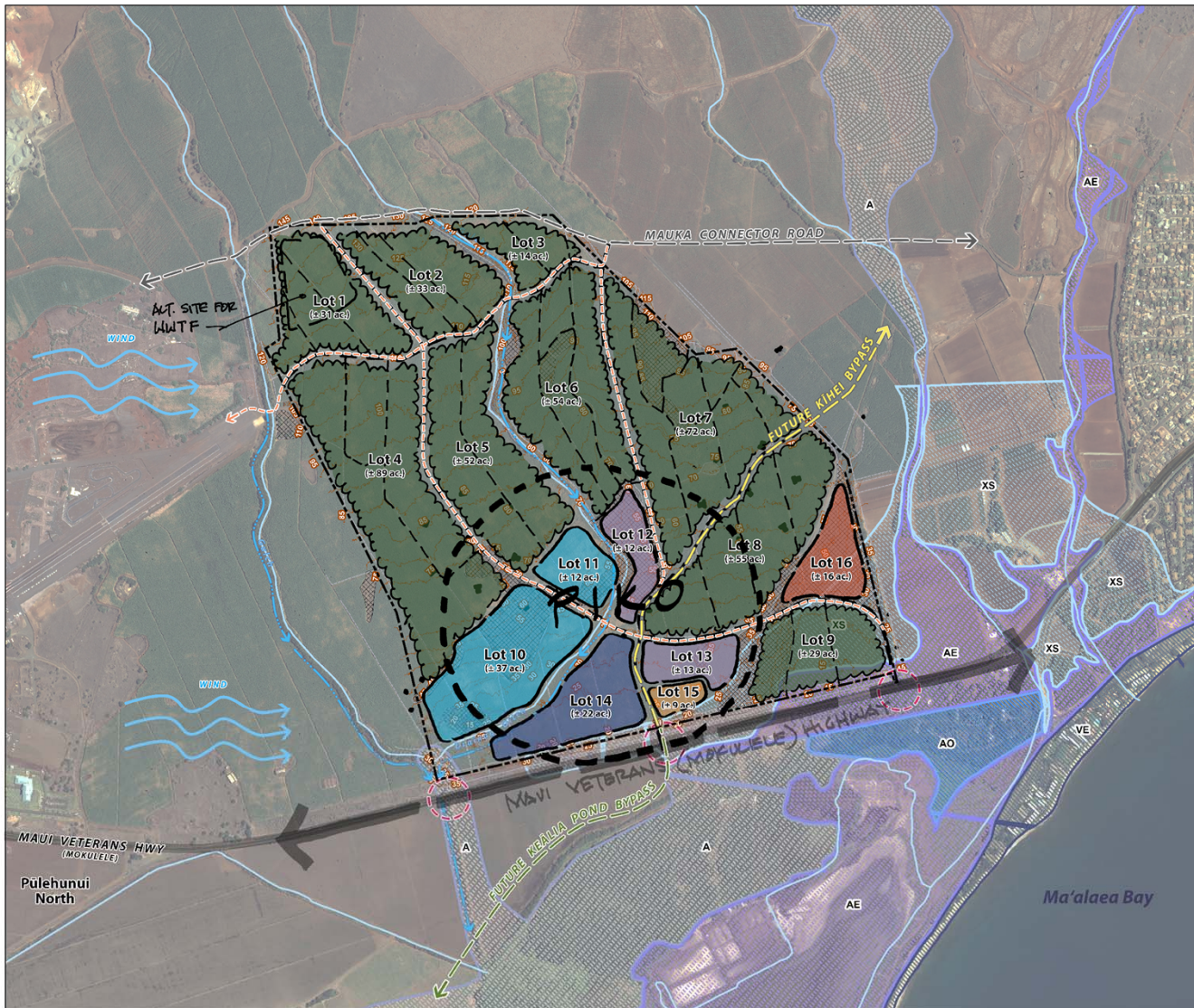


Island of Maui



Date: 4/27/2018

KEY PRINCIPLES AND VISIONS (3 ALTERNATIVE PLANS)



ALTERNATIVE 1

LEGEND

- Pūlehunui South
- Maui Veterans (Mokulele) Highway
- Intersection (Potential)
- Internal Access Roads (Assumed Primary)
- Future Kihei Bypass (Concept)
- Future Keālia Pond Bypass (Concept)
- Maui Connector Road (Concept)
- Prevailing Wind Direction
- Drainage Gulch
- Rocky Area / Not Recently Farmed
- Field Roads
- Man Made Objects
- Elevation Contours (5-ft intervals)

Flood Zones

- XS - 0.2% Annual Chance Flood
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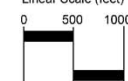
- Farms (±429 ac.)
- Ag Support (±25 ac.)
- Education (±49 ac.)
- Cultural and Arts Center (±22 ac.)
- Commercial Enterprises (±16 ac.)
- Farmers Market (±9 ac.)
- Roads (±44 ac.)
- Open Space/Existing Gulch (±52 ac.)

Total 646 ac.

PŪLEHUNUI SOUTH

Department of Hawaiian Home Lands
North

Island of Maui



Date: 4/27/2018

KEY PRINCIPLES AND VISIONS (3 ALTERNATIVE PLANS)



ALTERNATIVE 2

LEGEND

- Pūlehunui South
- Maui Veterans (Mokulele) Highway
- Intersection (Potential)
- Internal Access Roads (Assumed Primary)
- Future Kihei Bypass (Concept)
- Future Keālia Pond Bypass (Concept)
- Mauka Connector Road (Concept)
- Prevailing Wind Direction
- Drainage Gulch
- Rocky Area / Not Recently Farmed
- Field Roads
- Man Made Objects
- Elevation Contours (5-ft intervals)

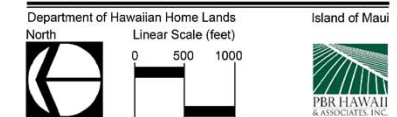
Flood Zones

- XS - 0.2% Annual Chance Flood
- A - 1% Annual Chance Flood
- AE - 1% Annual Chance Flood (BFE)
- AO - Flood Depths of 1-3'
- VE- Coastal Flood Zone, Wave Hazard (BFE)

- Farms (±379 ac.)
- Ag Support (±25 ac.)
- Ag Homesteads (±82 ac.)
- Cultural and Arts Center (±27 ac.)
- Commercial Enterprises (±10 ac.)
- Farmers Market (±13 ac.)
- Roads (±44 ac.)
- Open Space/Existing Gulch (±66 ac.)

Total 646 ac.

PŪLEHUNUI SOUTH



Date: 4/27/2018

KEY PRINCIPLES AND VISIONS (3 ALTERNATIVE PLANS)



ALTERNATIVE 3

LEGEND

- Pūlehunui South
- Maui Veterans (Mokulele) Highway
- Intersection (Potential)
- Internal Access Roads (Assumed Primary)
- Future Kihei Bypass (Concept)
- Future Keālia Pond Bypass (Concept)
- Mauka Connector Road (Concept)
- Prevailing Wind Direction
- Drainage Gulch
- Rocky Area / Not Recently Farmed
- Field Roads
- Man Made Objects
- Elevation Contours (5-ft intervals)

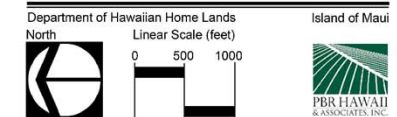
Flood Zones

- XS - 0.2% Annual Chance Flood
- A - 1% Annual Chance Flood
- AE - 1% Annual Chance Flood (BFE)
- AO - Flood Depths of 1-3'
- VE- Coastal Flood Zone, Wave Hazard (BFE)

- Farms (±266 ac.)
- Ag Support (±25 ac.)
- Ag Homesteads (±134 ac.)
- Industrial (±65 ac.)
- Commercial Enterprises (±45 ac.)
- Farmers Market (±13 ac.)
- Roads (±49 ac.)
- Open Space/Existing Gulch (±49 ac.)

Total 646 ac.

PŪLEHUNUI SOUTH



Date: 4/27/2018

A wide-angle photograph of a savanna landscape. The foreground is filled with tall, dry, golden-brown grass. In the middle ground, there are scattered acacia trees and shrubs. The background shows a range of low mountains under a bright blue sky with large, white, fluffy clouds. A semi-transparent dark grey rectangular box is overlaid on the center of the image, containing white text.

Break (10 minutes)

**When you're done, please find a table
we will start the activity!**

A photograph of a savanna landscape with tall, dry grass and scattered trees under a blue sky with white clouds. A semi-transparent dark rectangle is centered over the image, containing the text "Breakout Groups" in white. The text is in a bold, sans-serif font. The background image shows a wide expanse of dry, yellowish-brown grass in the foreground and middle ground, with several small, green trees and shrubs scattered throughout. In the distance, there are low, rolling hills or mountains under a bright blue sky filled with large, white, fluffy clouds. The overall scene is a typical African savanna environment.

Breakout Groups

BREAKOUT GROUPS

- Engage with an open mind.
- Listen, then respond.
- Acknowledge the contributions of others.
- All ideas have value.
- Respect others and their ideas.
- Enjoy the moment.
- Think outside of the box.

BREAKOUT ACTIVITY INSTRUCTIONS

1. Review and comment on the 3 Pūlehunui South alternatives:

(A) What are some strengths and/or weaknesses you see in each of the alternatives? (10 min)

In looking at all three alternatives as a group, use five (5) green dots to identify strengths and five (5) red dots to identify weaknesses. Please write up any additional thoughts or notes that support your takeaways

(B) Based on the strengths and weaknesses identified above, how could the alternatives be improved? (10 min)

Feel free to draw and/or write on the Alternatives maps and take notes below, or draw a new idea on the Planning Considerations map!

(C) As we continue to develop alternatives, are there other key things you want us to keep in mind or consider? (5 min)

BREAKOUT ACTIVITY INSTRUCTIONS

2. Share ideas about Pūlehunui North:

In 2007 and again in 2012, DHHL put out a Request for Proposal (RFP) for the Pūlehunui North property. These prior efforts were not successful in establishing a developer for the property. DHHL believes the completion of the EIS/infrastructure master plan will reduce unknowns regarding infrastructure, which will help result in a successful RFP process.

(A) Beyond generating revenue to support the Department (and thus Beneficiaries statewide), how could Pūlehunui North benefit the Maui Beneficiary community? (8 min)

(B) What kinds of criteria or uses could DHHL include in a future RFP for Pūlehunui North, so that revenue generation in this area is mindful, place-appropriate, and pono? (5 min)



Report Back, Wrap Up, and Next Steps

WRAP UP AND NEXT STEPS

- Revise Draft Concept Plans based on today's comments
- Summarize Beneficiary preferences that could guide RFP at Pūlehunui North
- Your input will inform DHHL's work on the Pūlehunui Regional Infrastructure Master Plan

A photograph of a savanna landscape with tall, dry grass in the foreground, scattered acacia trees, and distant hills under a blue sky with white clouds. A semi-transparent dark rectangle is centered over the image, containing the text "MAHALO FOR COMING!".

**MAHALO FOR
COMING!**