

HAWAIIAN
HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

Papakōlea

Regional Plan Update

February 2020

Executive Summary

Regional plans build a sense of community and capacity, they stimulate partnerships for development and improvements, and give beneficiaries within the region an opportunity to have a voice in planning for their future. The Hawaiian Homes Commission’s approval of 23 Regional Plans across the state means that all homestead communities have the same opportunity. The 23 Regional Plans provide a platform for beneficiaries to talk as to each other about their common issues and concerns. The Regional Plans empower beneficiaries with a recurring opportunity to convene as a community in order to identify and solve their own problems. Regional Plans ensure that beneficiaries are an integral part of the solutions to the issues that they have identified. Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the plan identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. At a minimum, the Regional Plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department.

Vision. The vision provides a unified direction for homestead, Departmental and Commission actions in Papakōlea. The vision statement is as follows:

“Papakōlea, Kewalo, & Kalāwahine homesteads, collectively called the Papakōlea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations.”

Planning Area. All the lands in the Papakōlea region are located within the ahupua‘a of Honolulu in the Kona district on the southern side of the island of O‘ahu. There are three DHHL homesteads in the region, Papakōlea, Kewalo, and Kalāwahine. The O‘ahu Island Plan land use designations include (DHHL 2014):

Land Use	Total Lots/Parcels	Total Acreage
Residential	407 lots	85 acres
Proposed Residential	23 lots	5 acres
Community	3 parcels	2 acres
Conservation	1 parcel	70 acres
Special District	1 parcel	15 acres
Total:	435	177 acres

Planning Process. This plan updates the 2009 Papakōlea Regional Plan. The process begins with a meeting with the homestead leaders on July 13, 2019. This meeting introduced the Regional Plan Update project and gathered input from the leadership on how the process could be tailored to the community. Leadership was able to advise on potential venues for the meetings and a tentative schedule, and assisted with publicity for the meetings. The first community meeting was on September 18, 2019. This meeting introduced the Regional Plan Update project to the community and focused on activities that would help the community to develop a list of community values as well as a long-term vision for the region. Group discussion in this meeting also identified some issues and concerns within the region. The second community meeting was on October 9, 2019. This meeting presented draft community values and a draft vision statement for community review and input. This meeting also reviewed the issues and concerns discussed in the previous meeting. Projects from the 2009 Papakōlea Regional Plan were reviewed. Additional

project ideas were suggested by participants to address issues and concerns within the region. All projects were reviewed in this meeting, then participants voted on the projects and selected the top five priority projects to be presented in the Regional Plan by popular vote. Additional votes from community were collected at the Papakōlea Pā'ina event on October 19, 2019, and the final deadline for submission of votes to select priority projects was November 18, 2019. An informational summary of the status of the Regional Plan Update was presented to the Hawaiian Homes Commission (HHC) for feedback on February 18, 2020. The third community meeting was held on February 22, 2020 and a draft of the Regional Plan Update was presented at this meeting for feedback. All feedback was incorporated into the document, and the final draft of the Regional Plan Update was presented to the HHC in July 2020 for adoption.

Priority Projects. The priority projects summarized in the table to follow reflect the projects that the community identified as priorities for DHHL and the region. The action steps and required resources for these projects to be implemented are listed below.

Priority Project	Action Steps	Required Resources
Native Hawaiian Education & Culture Community Center	<ul style="list-style-type: none"> • Island Plan Land Use Designation review • Pre-Application (project proposal) • Request for Temporary Right of Entry for due diligence studies • Master/Special Area Plan & HRS Chapter 343 Compliance • HHC approves FONSI; then long-term disposition • Permitting • Design & Construction • Monitoring & Reporting 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Design & Construction) • HHC Approval
Build a New Community Center	<ul style="list-style-type: none"> • Assessment of existing facility and community & programmatic needs • Planning Studies • HRS Chapter 343 compliance • Permitting • Design & Construction • Monitoring & Reporting 	<ul style="list-style-type: none"> • Technical Assistance • Funding (design & construction) • HHC Approval
Hawaiian Homestead Kūpuna Supportive Living Center	<ul style="list-style-type: none"> • Island Plan Land Use Designation review • Pre-Application (project proposal) • Request for Temporary Right of Entry for due diligence studies • Master/Special Area Plan & HRS Chapter 343 Compliance 	<ul style="list-style-type: none"> • Technical Assistance • Funding (design & construction) • HHC Approval

Priority Project	Action Steps	Required Resources
	<ul style="list-style-type: none"> • HHC approves FONSI; then long-term disposition • Permitting • Design & Construction • Monitoring & Reporting 	
Care Home for Kūpuna	<ul style="list-style-type: none"> • Identify potential lots • Request a Land Use Designation amendment OR acquire adjacent lands 	<ul style="list-style-type: none"> • Technical Assistance • Funding (design & construction) • HHC Approval
Traffic Safety Program	<ul style="list-style-type: none"> • Form a taskforce • Partner with DHHL, City and State agencies, and other organizations • Identify priority locations • Complete physical assessment of locations • Collect traffic data 	<ul style="list-style-type: none"> • Technical Assistance • Funding (design & construction)

Table of Contents

Executive Summary	i
Introduction	1
Purpose of a Regional Plan	1
Planning System	1
Regional Planning Process	2
Stakeholders and Partners	3
DHHL Master Planning Process and Community Development Goals	3
Methods and Approach	10
Vision and Values	13
Guiding Principles	13
Planning Area	15
Location	15
Regional History	18
3.2.1 Ahupua‘a	18
3.2.2 Additional Places of Importance	18
Existing Land Uses	21
Total Lots and Acreage	21
Homestead Uses	21
Community Uses	22
Conservation Uses	22
Special District Uses	22
State and County Land Use Designations	22
State Land Use Districts	22
County Zoning	22
Surrounding Land Ownership and Uses	23
Infrastructure	29
County Wastewater System	29
Road System – Existing and Planned	30
Impacts of Proposed Future Infrastructure	30
Project List	33
Previous Projects	33
Additional Projects	34
Priority Projects	36
1. Native Hawaiian Education & Culture Community Center	36
Project Description	36
Past Actions	36
Community Input	37
Objectives	37

- Implementation Action Steps 37
- 2. Build a New Community Center 38
 - Project Description..... 38
 - Past Actions 38
 - Community Input..... 38
 - Objectives..... 39
 - Implementation Action Steps 39
- 3. Hawaiian Homestead Kūpuna Supportive Living Center 39
 - Project Description..... 39
 - Past Actions 40
 - Community Input..... 40
 - Objectives..... 40
 - Implementation Action Steps 40
- 4. Care Home for Kūpuna..... 41
 - Project Description..... 41
 - Past Actions 41
 - Community Input..... 41
 - Objectives..... 42
 - Implementation Action Steps 42
- 5. Traffic Safety Program..... 43
 - Project Description..... 43
 - Past Actions 43
 - Community Input..... 43
 - Objectives..... 43
 - Implementation Action Steps 43

Appendices

- Appendix A Community Meeting #1 – Beneficiary Consultation Meeting Notes
- Appendix B Community Meeting #2 – Beneficiary Consultation Meeting Notes
- Appendix C Papakōlea Pā’ina & additional Priority Project vote submissions
- Appendix D Community Meeting #3 – Beneficiary Consultation Meeting Notes

Figures

- Figure 1 - DHHL's Planning System..... 1
- Figure 2 - The Regional Plan Development and Update Process 2
- Figure 3 - Community Organization & Development 6
- Figure 4 - Master Planning and Land Development Process on Hawaiian Home Lands..... 8
- Figure 5 - Project Area Map..... 16
- Figure 6 - Ahupua'a Map..... 17
- Figure 7 - State Land Use Districts Map..... 24
- Figure 8 - County Special District Areas Map 25

Figure 9 - County Zoning Map..... 26
Figure 10 - Surrounding Large Landowners..... 27
Figure 11- Phase I Sewer Line Project 29
Figure 12- Phase II Sewer Line Project..... 30
Figure 13- Roadways Map..... 31

Introduction

Purpose of a Regional Plan

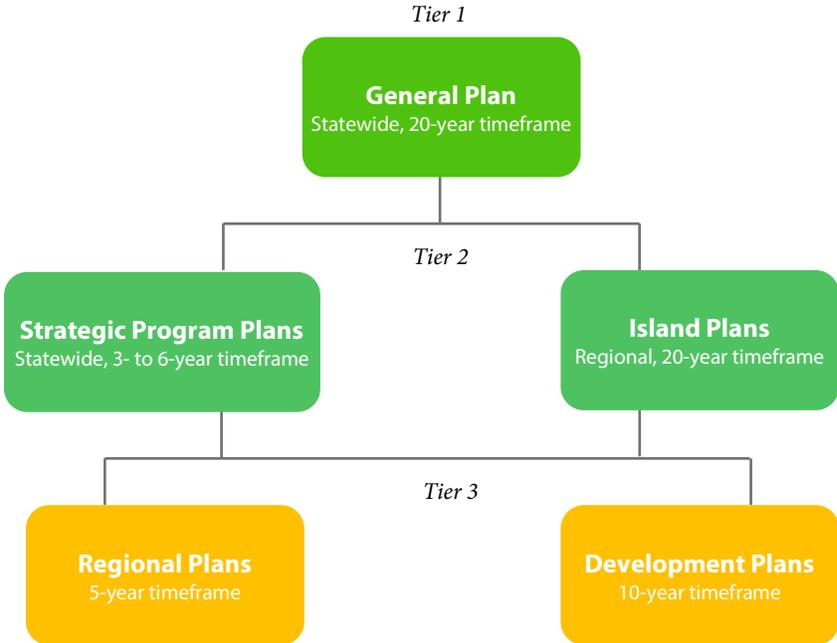
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. In order to achieve this, DHHL works in partnerships with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional Plans provide an opportunity to work closely with existing lessees and native Hawaiian beneficiaries to clarify visions and build partnerships.

This Regional Plan is one of 23 Regional Plans that DHHL has formulated statewide. These Regional Plans assess land use development factors, identify issues and opportunities, and identify the region’s top priority projects slated for implementation within the next five years.

Planning System

Regional Plans are part of DHHL’s three-tiered Planning System. At tier one is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also, at this second tier are the Department’s Island Plans that identify the Department’s land use designations for each island and which have a function similar to the counties’ land use designations. The Regional Plans are located at the third tier in the Department’s Planning System which focuses at the community/regional level.

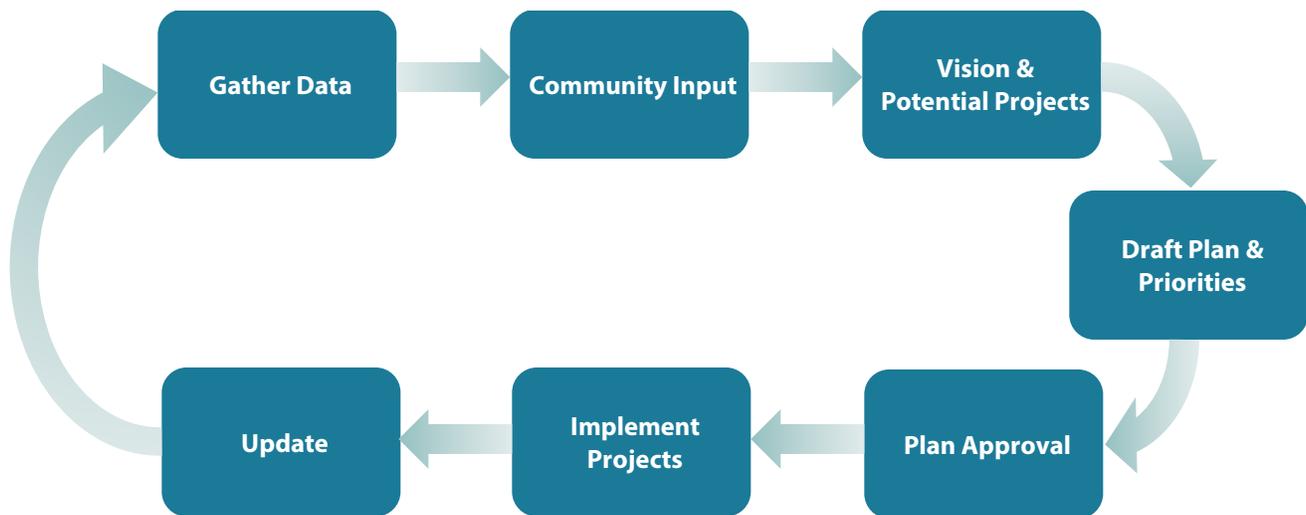
FIGURE 1: DHHL'S PLANNING SYSTEM



The role of the Regional Plans within the planning system includes:

- Apply the goals, policies, and land use designations of the General Plan, Program Plans, and applicable Island Plan to specific geographic regions;
- Directly involve the community in planning for their region;
- Compile comprehensive information about the region to provide a factual basis to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation;
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

FIGURE 2: THE REGIONAL PLAN DEVELOPMENT AND UPDATE PROCESS



Regional Planning Process

The development of Regional Plans involves seven steps (see Figure 2):

1. **Gather Data.** Pertinent data to describe existing conditions and trends include history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on issues and opportunities provides the basis to craft a draft vision statement that is reviewed and modified as necessary to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.

5. **Approve the Plan.** Draft Regional Plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular Regional Plan updates are built into the planning process.

Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

DHHL Master Planning Process and Community Development Goals

Often times homestead associations are interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities for their communities. The need for these desired projects is often captured in DHHL Regional Plans. While the characteristics of projects proposed in each region are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects in most instances is the same.

Successfully implementing any type of land development project requires several basic foundational elements prior to project initiation. This includes a strong organization that works well together and has high levels of participation in regular association business, ensuring that projects are selected based upon agreed upon criteria rather than individual preferences, creating a project plan and building large amounts of social capital within and outside of the community. Figure 3 briefly describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.

4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to new existing conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. A homestead association from time to time should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support for and/or opposition to a proposed land development project. Figure 3 illustrates the various social circles that should be supportive of a land development project. Often, a development idea starts with a core group of individuals on an association board and gradually that idea is shared with and incorporates the ideas of others in larger social circles of people in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on that criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has done outreach with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4 illustrates the process of master planning and land development on Hawaiian Home Lands.

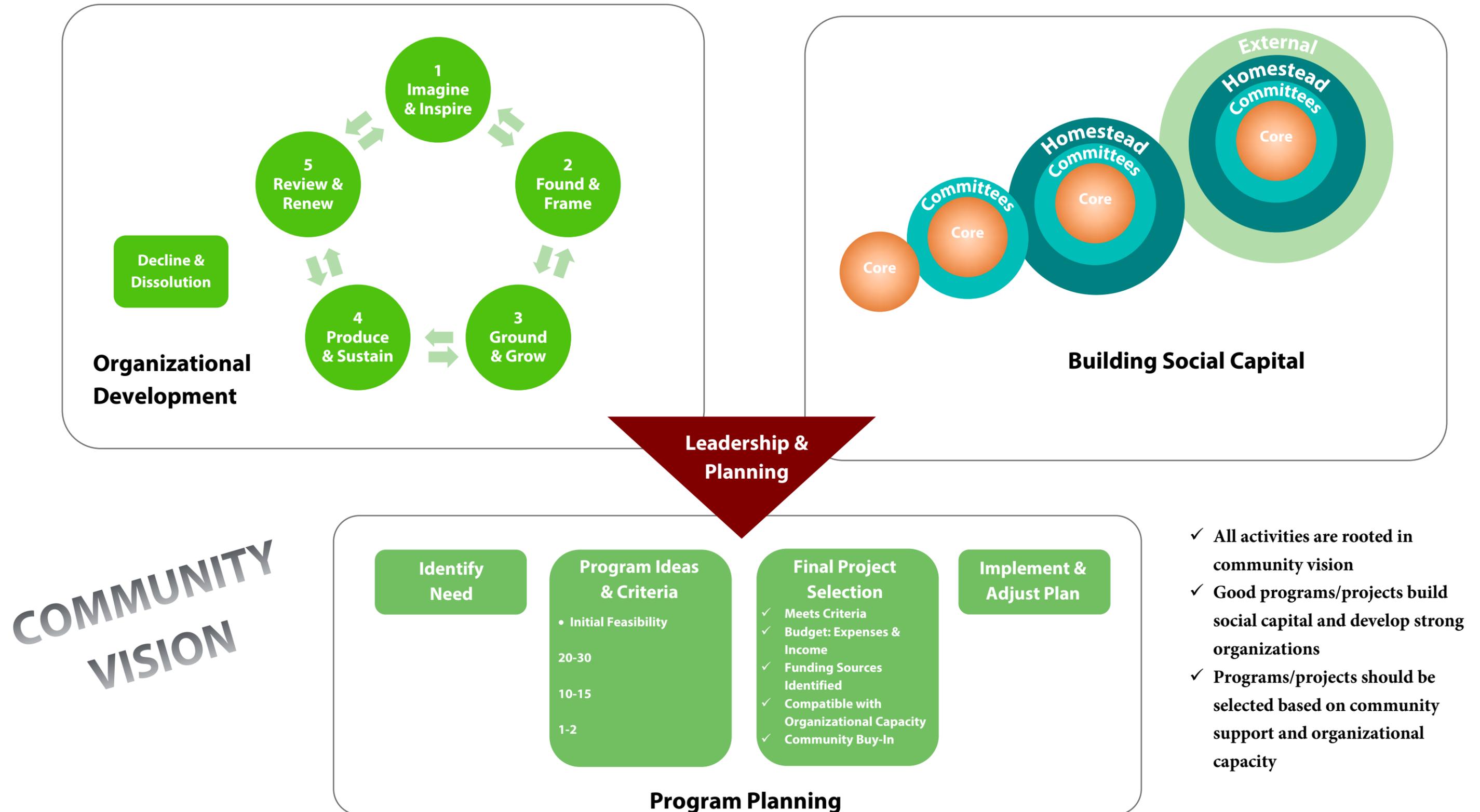
The top level represents the steps that the homestead association (project proponent) should complete.

- The project proponent should focus their time and attention to ensure that the community's **vision and needs** are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An EA or EIS needs to be prepared for the Master Plan in accordance with HRS Chapter 343. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits and approvals, and proceed with construction.

The next two levels below the top level include various DHHL staff reviews and HHC approvals the Project Proponent will need at each step.

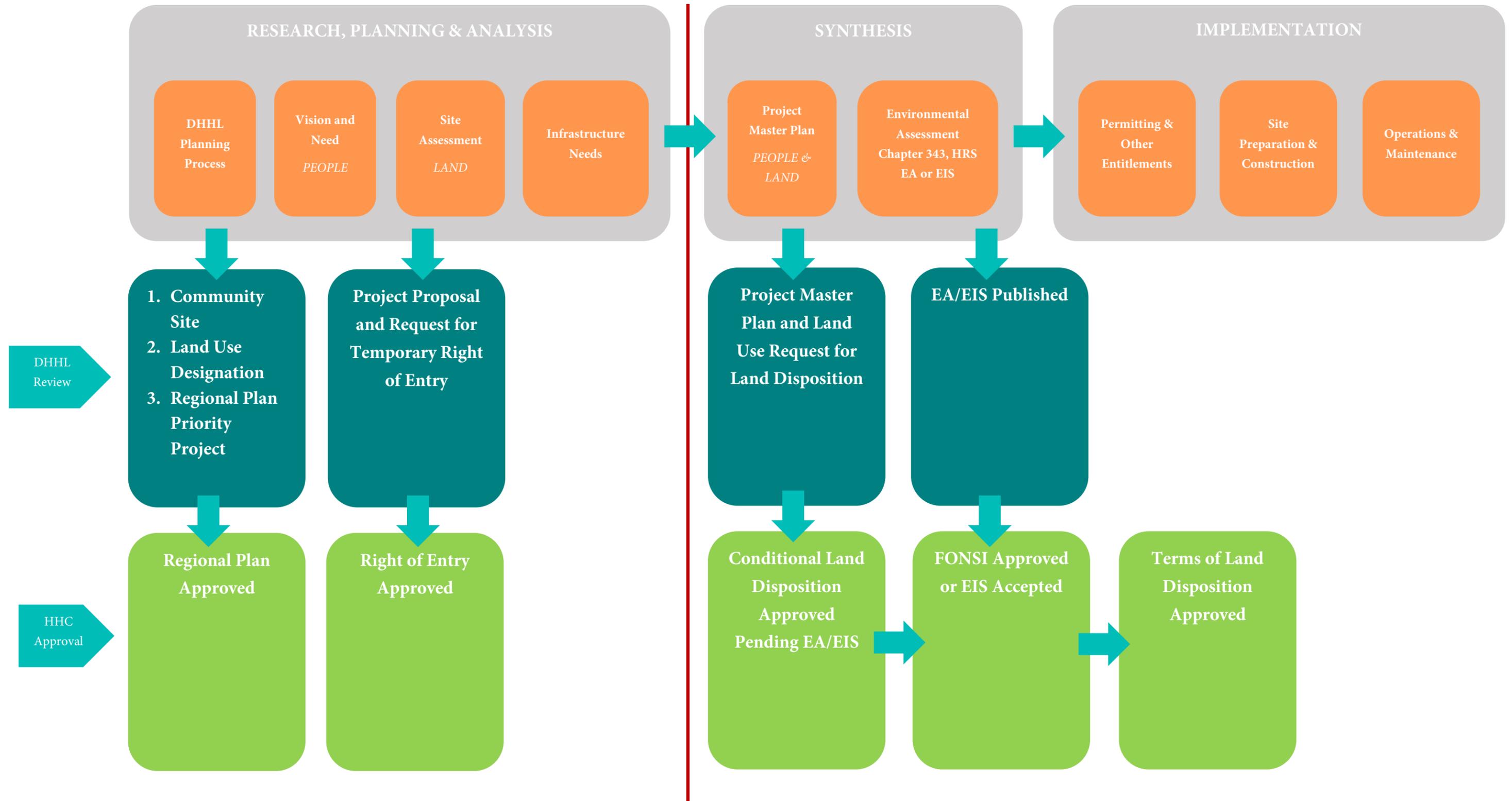
[This page left blank intentionally]

FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT



[This page left blank intentionally]

FIGURE 4: MASTER PLANNING AND LAND DEVELOPMENT PROCESS ON HAWAIIAN HOME LANDS



[This page left blank intentionally]

Methods and Approach

The approach for this planning process began with meeting local leadership for insight on the planning process to create a series of meetings tailored to the Papakōlea community. The venues were selected based on ease of access, convenience of location and abundance of parking. The meetings were carefully scheduled to avoid conflicts with other community events. The day of the week and time for the meetings were chosen based on the convenience for members of the community to be able to attend.

Broad publicity of the community meetings was accomplished through mail-outs of meeting notices and inclusion in the community newsletter. Leadership within the region assisted with publicity for the meetings.

The approach for the community meetings included large group discussion of all topics, and break-out small group discussions for more in-depth sharing on topics related to community values and long-term vision. Detailed notes were captured at all meetings and are found in the appendices of this Plan.

The timeline for the Regional Plan update was as follows:

July 13, 2019: Leadership Meeting. The purpose of this meeting was to introduce the Regional Plan Update project to the leadership of the region and ask for their insight on the planning process. The meeting took place at Abraham Lincoln Elementary School. Leaders from Papakōlea Community Development Corporation (PCDC), Papakōlea Community Association, Hui Maka‘āinana o Kalāwahine, and Kula No Nā Po‘e Hawai‘i were asked to assist in planning the community meetings for the regional plan update. Leadership was able to advise on potential locations for the community meetings and a tentative schedule for the meetings, as well as assisting with publicity for the meetings.

September 18, 2019: Community Meeting #1. The objective of this meeting was to explain the purpose of the Regional Plan, the reason for the update, the planning process and schedule to the community. Additionally, this meeting was meant to gather input from the community regarding their long-term vision for the region, a list of important community values, as well as information about issues and opportunities in the region. Participants were split into break-out groups and asked to answer questions such as “What special things about this place do you want to preserve for the future generations?”, “What do you want to create in this community, in this place?” and “What do you want to change in this community, in this place?” Responses from these discussions were recorded and shared for large group discussion once the break-out groups were reconvened into one large group. The major ideas and themes that came out of this meeting were used to develop a list of community values and to craft a vision statement for the region. See Appendix A for more information about this meeting.

October 9, 2019: Community Meeting #2. The purpose of this meeting was to present the draft vision statement to the community and the list of draft community values for feedback. This meeting also reviewed the issues and opportunities in the region and developed projects to address these issues and concerns. Participants identified a total of fourteen projects for the region. Through a voting process using selection comment cards, the participants selected the top five projects to prioritize for this region for implementation in the next five years. See Appendix B for a more detailed record of the meeting.

October 19, 2019: Papakōlea Pā‘ina. In order to get more input from community, a booth was set up at the Papakōlea Pā‘ina Event at Papakōlea Community Park. Voting handouts with the list of fourteen potential project ideas and the top five projects selected at the Meeting #3 were given out to community members who came by the booth. Community members were given the opportunity to vote and submit their selections on-site or to send in their selections via email or postal mail to be received by October 31, 2019. Following the Pā‘ina Event, a community member reached out to request an extension on the deadline for submittal of the priority project selection handout. The deadline for the community to submit their vote for the selection of priority projects was extended to November 18, 2019.

February 18 & 19, 2020: HHC meeting. An informational submittal on the Regional Plan Update was presented to the Hawaiian Homes Commission for feedback at their regular meeting. Input from the Commission was incorporated into the draft that was prepared for community review at Meeting #3.

February 22, 2020: Community Meeting #3. This meeting was intended to present a draft of the Regional Plan Update to the community for feedback. Input from the community was incorporated into the final draft that was prepared for the action submittal recommending Commission approval.

July 2020: Planning Office staff recommended HHC approval of the plan at the regular Hawaiian Homes Commission meeting in Kapolei, O‘ahu.

[This page left blank intentionally]

Vision and Values

“Papakōlea, Kewalo, & Kalāwahine homesteads, collectively called the Papakōlea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations.”

This vision statement was written by a community member during group discussion at Community Meeting #3. The large group gathered to discuss the key themes that they felt should be included in the vision statement, while also leaving the vision statement broad enough to allow for growth and change over time. A longer, more detailed vision statement was discussed, and ultimately found to be too long and too specific. The group ultimately felt that the one-sentence statement best reflected the long-term vision for the community. This vision identifies each homestead first and foremost as the native Hawaiian communities that they are. The statement goes on to harken back to the importance of the people who helped to establish the community. Finally, the vision concludes with the desire for Papakōlea to be a place meant to support its people, both today and for the future as it grows and changes with time.

Guiding Principles

The vision statement was based on the following values and guiding principles:

- ‘Ōlelo Hawai‘i & Hawaiian Values
- Health & Wellness
- Active & Supportive Community
- Natural Resources
- Self-sufficiency
- Education

‘Ōlelo Hawai‘i & Hawaiian Values

‘Ōlelo Hawai‘i is the lens through which the people of the Papakōlea Region view the world around them. The homesteads in the region are kīpuka that preserve and perpetuate the indigenous language of this place. Hawaiian values ground the community in the ways of the kānaka that came before and guide the homesteaders into the future.

Health & Wellness

The health, wellness and safety of the people of Papakōlea, Kalāwahine and Kewalo is paramount. Programs and projects that support the overall quality of life of the homesteaders are critical in this region.

Active & Supportive Community

A supportive community is one where the people come together to help each other. An active community is one where folks understand and fulfill their kuleana. Homesteaders are maiau, or neat and tidy, with their care of their lots. Lessees can look to their community for support when they need help to maintain their homes.

Natural Resources

Mālama ʻāina is a guiding principle for the region. This includes caring for the land and natural resources from the top of the water shed on down towards the ocean. Protecting and conserving areas such as the hilltops, waterways, and open spaces are critical.

Self-sufficiency

A place where the people are able to live, work and thrive within their own community. Businesses are owned and operated by community members. People are able to seek training and education within their own community. Homes are sustained with renewable energy resources such as photovoltaic panels. Programs and projects are able to be supported with funding from local revenue generation.

Education

Education is an overarching value that connects to every other value. Sharing knowledge is of the utmost importance, and spaces and places that help to facilitate education should be made a priority for the region.

Planning Area

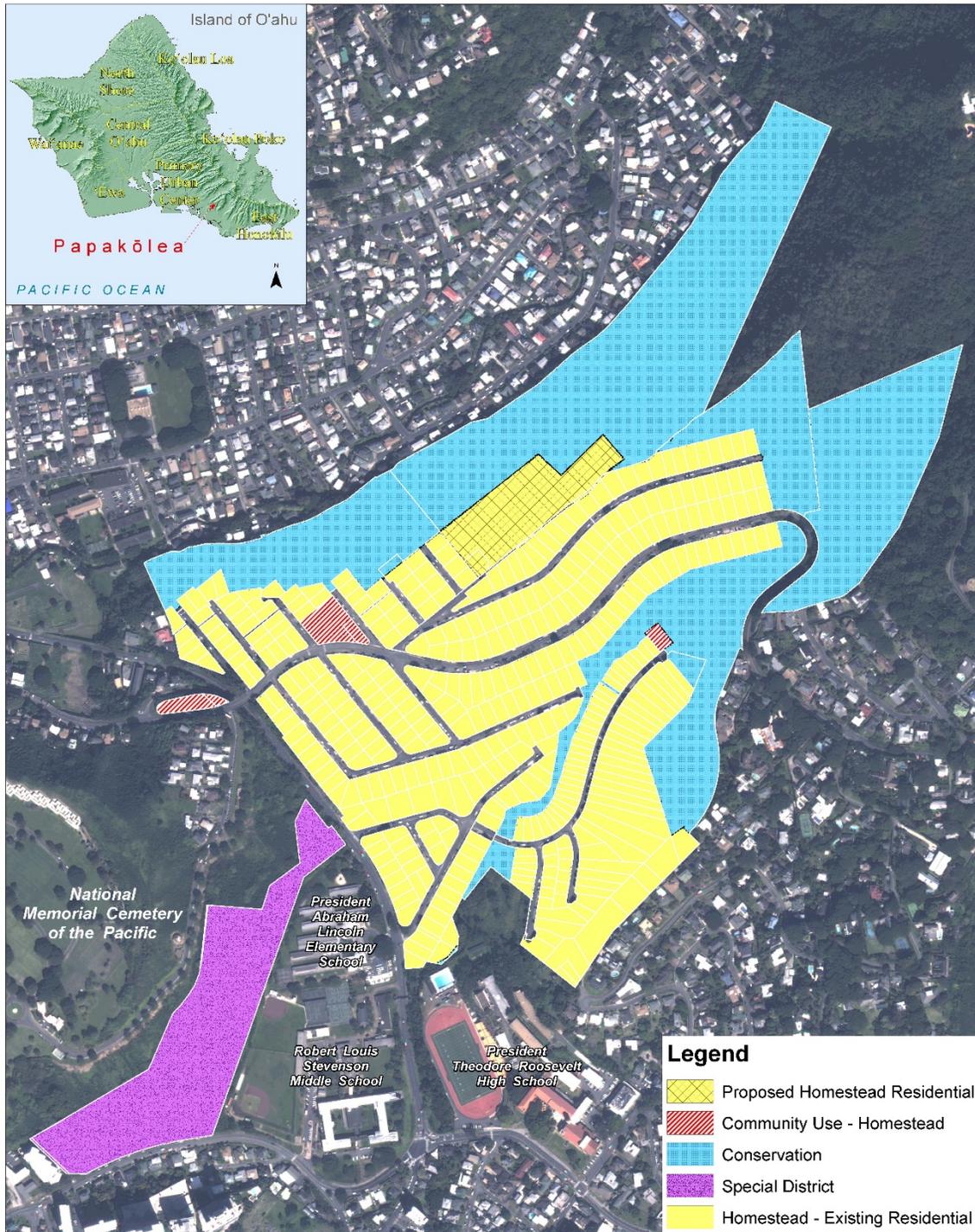
Location

The Papakōlea Region is located entirely within the ahupua‘a of Honolulu, in the moku of Kona on the mokupuni of O‘ahu. This region includes three different homesteads, Papakōlea, Kewalo and Kalāwahine. These communities were established at the base of the Ko‘olau mountains, along the steep slopes of Pūowaina or Punchbowl Crater (See Figure 3). These lands range from approximately 115 feet to 745 feet above sea level. These are the only native Hawaiian homesteads located within Honolulu’s Primary Urban Core.

The O‘ahu Island Plan (DHHL 2014) designated the lands in this Planning Area into the following land use categories:

- Residential
- Community
- Conservation
- Special District

FIGURE 5 PROJECT AREA MAP



Papakōlea
Regional Plan Update
Planning Area Map
February 2020



This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.

FIGURE 6 AHUPUA'A MAP



Papakōlea
Regional Plan Update
Ahupua'a Map
February 2020



0 0.5 1 1.5 Miles



This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.

Regional History

The Papakōlea region is located on the moku of O‘ahu, in the moku or district of Kona. Kona literally means leeward, and often refers to land districts that are located on the west or southwest side of the Hawaiian Islands. These districts are known for arid conditions. Though the Kona district on O‘ahu is not the most arid, it does receive less precipitation than the windward districts. Traditionally, the Honolulu ahupua‘a extended from the shores of Iwilei, Māmala (Honolulu Harbor), Kukuluāe‘o, Kālia to the Nu‘uanu Pali overlooking the windward side of O‘ahu. The Honolulu ahupua‘a extends from Kapālama Stream in the west, to Mānoa Valley in the east.

Papakōlea is a land section in the ahupua‘a of Honolulu, and it means plover flats, referencing the kōlea bird or the pacific golden plover. Kewalo is also a land section in the same ahupua‘a and means the calling, like an echo. Kewalo is located adjacent to Papakōlea and Kalāwahine. Kalāwahine is an ‘ili of Honolulu comprised of three ‘ili lele. Kalāwahine means the day of women and is said to be named for a deity who guarded the water resources in this area.

Papakōlea homestead is the eighth homestead established by the Department of Hawaiian Home Lands in September 1937. Kewalo is the ninth homestead, established in March 1940. Kalāwahine is the most recent homestead in the region, established in 2001. Kalāwahine is also the first homestead to include “zero-lot-line” units (townhouses that straddle the lot line). These are currently the only Hawaiian homesteads located in an urban center.

3.2.1 Ahupua‘a

Traditional moku, or districts, are further divided into sections of land known as ahupua‘a, which were self-sufficient land sections that generally ran from the mountain to the sea and contained all the resources needed to support a community. Ahupua‘a literally means pig altar and refers to the traditional way of marking the land boundaries by building a stone altar and placing a wooden pig head carving atop it. This marker would delineate the boundaries of the ahupua‘a lands within a moku.

The ahupua‘a of Honolulu literally translates to mean peaceful or calm cove. It was once known as Kou. It was the seat of the Hawaiian government from pre-contact times and became the formal capitol of the Hawaiian Kingdom in the 1840s. Later recognized as the capitol for the State of Hawai‘i, today Honolulu is the primary urban center for the island of O‘ahu.

3.2.2 Additional Places of Importance

Pūowaina, referred to as Punchbowl Crater, means hill of placing deposits (human sacrifices). It has significant cultural and historical value. Kanahā stream is located within the region, and literally translates to the shattered. Pu‘u ‘Ōhi‘a, also called Tantalus or Mount Tantalus, is the tall mountain at the top of the watershed. The name means hill of the ‘ōhi‘a tree. Po‘opo‘o is the name of a gulch and intermittent stream located within the region. The name translates to mean a hollow, as in a sunken, indented or depressed area of land. Kamo‘opili is the name of the ridge that separate Kewalo and Kalāwahine. It means clinging mo‘o or lizard. Kauhulinoa is the name of a point that is located at the boundary where Kewalo and Kalāwahine begins. It is near a spring at Po‘opo‘o.

Archival information indicates that the surrounding area, including the side of Pūowaina crater facing Papakōlea, was primarily suited and utilized for ‘uala cultivation since the time of Kamehameha through the late 1800s and

early 1900s. The upper forested slopes were denuded in the nineteenth century as a result of ‘iliahi (sandalwood) harvesting and the transitional land tenure pattern of using nearby trees for local firewood, and cattle grazing.

In 1831, German botanist F.J.F. Meyen documented the presence of a well-established village of Hawaiians in Papakōlea and noted the active cultivation of taro in the adjacent valleys. Additionally, Meyen noted an abundance of ma‘aloa, olonā, maile, ‘ilima, pāpala, kukui, and koa with evidence of slope lands being transformed into grass lands for horses and cattle.

Oral accounts suggest the lands of Kalāwahine were a pu‘uhonua, a place of refuge, including the forest lands of Kapihe, during the period of the overthrow of Queen Lili‘uokalani. One remaining feature that highlights this sentiment is the near adjacent gardens of Uluhaimalama, translated as inspiring offering of enlightenment. After the 1893 overthrow, the right of assembly was suspended through the imposition of martial law. However, by 1894, tensions seemingly subsided and with the Queen’s efforts to create the gardens of Uluhaimalama. An article published in the October 1894 publication of Ka Maka‘āinana highlights the significance of the opening, allowing for Hawaiians to informally gather but also allowing for the resurgence of political alliances. Additionally, the symbolisms and spiritual significance of the plant selected to be part of the garden were indicative of the unwavering loyalty to the Queen and the Hawaiian Kingdom. A selection of plants included: hala polapola, kou, kukui, ‘awa lau, kō pāpa‘a, kō kea, ‘uhaloa, pōpolo, ‘ape Hawai‘i, kō pilimai, and mai‘a Hawai‘i.

Additionally, a pōhaku ‘elekū was “planted”, as a reminder as to the preference to “eating stones” as a metaphor of loyalties to the Queen. Another reminder of the resilience and perseverance of Hawaiian identity within this region is the mele “Papakōlea”, which celebrates the area’s place names and the cultural practice of lei-making, as evidenced with the formation of the first Association of Lei Sellers, led by Kupuna Ma.

[This page left blank intentionally]

Existing Land Uses

DHHL has established land use designations for their lands across all islands. The land use designations are established in the Island Plans. The following are land use designation descriptions for the lands that are found within the Papakōlea region.

- **Residential.** Residential lot subdivisions built to County standards in areas close to existing infrastructure. Lots awarded to applicants on the residential waiting list. Higher densities allowed on O’ahu. Lot size of less than one acre. Minimum infrastructure includes portable water, all utilities, and paved roads.
- **Community Use.** Common areas for community uses and public facilities including space for parks and recreation, cultural activities, community based economic development, utilities and other public facilities amenities. No lot size restrictions at present. Minimum infrastructure must meet County standards.
- **Conservation.** Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.
- **Special District.** Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways. No lot size restrictions at present. Minimum infrastructure to be determined.

Total Lots and Acreage

Land Use	Total Lots/Parcels	Total Acreage
Residential	407 lots	85 acres
Proposed Residential	23 lots	5 acres
Community	3 parcels	2 acres
Conservation	1 parcel	70 acres
Special District	1 parcel	15 acres
Total:	435	177 acres

Homestead Uses

Papakōlea homestead is the oldest of the homesteads in this region. The homestead area includes 64 residential homestead lots on 85 acres of land , and 20 new homestead residential lots proposed for a 5 acre portion of land known as the Old Moreira Dairy.

The Kewalo homestead includes 251 residential homestead lots and is also built to full capacity with no additional space for expansion.

The Kalāwahine homestead (“Kalāwahine Streamside”), newest of the three homesteads in the region, includes 92 residential homestead lots, and is built to full capacity with no additional space for expansion. This area also includes Mauka Park, a small park space located at the top of Kapahu Street.

Community Uses

This area includes lands designated for community use approximating less than two acres split into two parcels: the community center & park, and the homestead entrance sign. The Papakōlea Community Center & park is a two-story community center and accompanying park on a parcel just over one acre in size located at 2150 Tantalus Drive. The Papakōlea homestead entrance sign is also located on Tantalus Drive between Pūowaina Drive and Ho'okui Street.

Conservation Uses

Approximately 70 acres have been designated as conservation lands. These lands include the mauka areas and streambanks and have been selected for conservation because of the steep slopes and to allow for stream setback.

Special District Uses

It is adjacent to a designated Special District area. This parcel, approximately 15 acres, consists of undeveloped lands located along the eastern flank of Pūowaina or Punchbowl Crater. The entire parcel has been designated as Special District. The lands are located within the Punchbowl Special Design District, and the crater is used as the National Memorial Cemetery of the Pacific. Because of pre-contact significance, these lands have been identified as requiring additional planning considerations for any future use or development.

State and County Land Use Designations

Generally the Island Plan land use designation are consistent with the State Land Use Districts, the County General Plan designations, and County Zoning. Where they may be inconsistent, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the HHCA Section 204.

State Land Use Districts

The Papakōlea, Kewalo and Kalāwahine homesteads are located within the Urban and Conservation districts of the State Land Use boundaries. The bulk of the homestead area is located within the Urban District, with the homestead uses complementing the State designations. The DHHL land use designated conservation land in the mauka areas of Kalāwahine are designated as Urban District according to the State Land Use District designations. The DHHL land use designation as Conservation prevents urban or residential uses in these areas although they are supported by the State Land Use District designation. A small portion of the mauka area in Papakōlea Homestead is located in the State Land Use Conservation District, including a portion of the newly proposed residential homestead area. This designation is inconsistent with the DHHL proposed use. Where they may be inconsistent, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the HHCA Section 204. (See Figure 7).

City and County Zoning

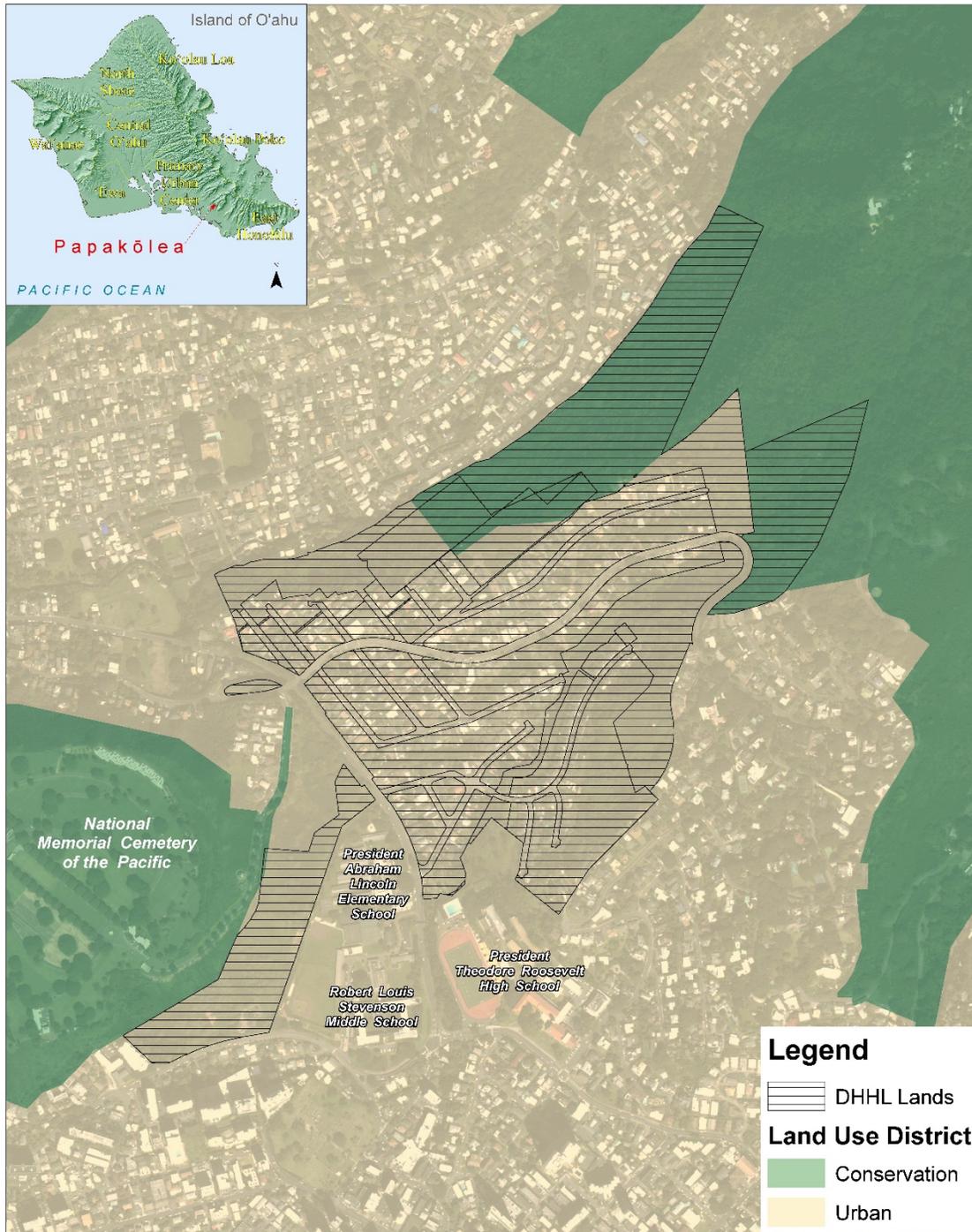
The lands are currently zoned as P-1, P-2, R-5, and R-10 by the City and County of Honolulu (City). A portion of DHHL's lands are also located in the Punchbowl Special District, one of seven Special Districts that have been designated by the City with special design guidelines and permit requirements. The Punchbowl Special (Design) District includes portions of the Papakōlea Region, one of seven Special Districts that have been identified by the City with special design guidelines and permit requirements. This Punchbowl Special District encompasses the 15-acre Pūowaina Special District parcel, and much of Kalāwahine homestead. The designation as a City Special District Area typically includes further restrictions on uses and development within the area. Where the zoning in this

Special District may be inconsistent with DHHL land use designations, DHHL may preempt the State Land Use Law and City and County land use regulations pursuant to the HHCA Section 204. (See Figures 8 & 9).

Surrounding Land Ownership and Uses

The mauka lands above the Papakōlea Region are predominantly owned by the State of Hawai‘i, with some areas owned by the City & County of Honolulu. The top of Pūowaina or Punchbowl is owned by the Federal Government and is used as the National Memorial Cemetery of the Pacific. A smaller collection of scattered lots makai of the Papakōlea Region are owned by the Kamehameha Schools, the Church of Jesus Christ of Latter-Day Saints, as well as more lands belonging to the City & County of Honolulu. (See Figure 10)

FIGURE 7 STATE LAND USE DISTRICTS MAP



Papakōlea
Regional Plan Update
SLUD Map
February 2020

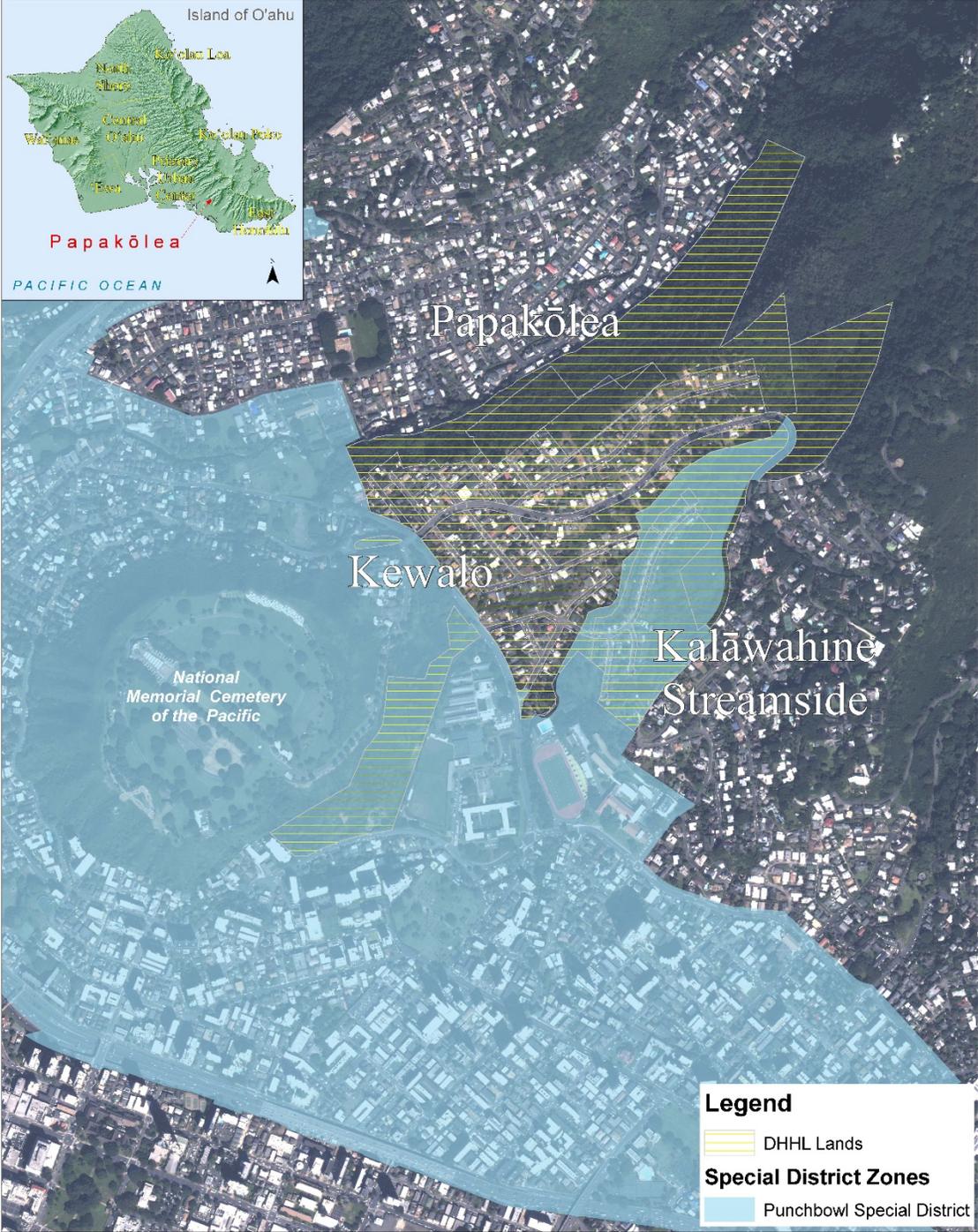


0 500 1,000 1,500 Feet



This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.

FIGURE 8 COUNTY SPECIAL DISTRICT AREAS MAP

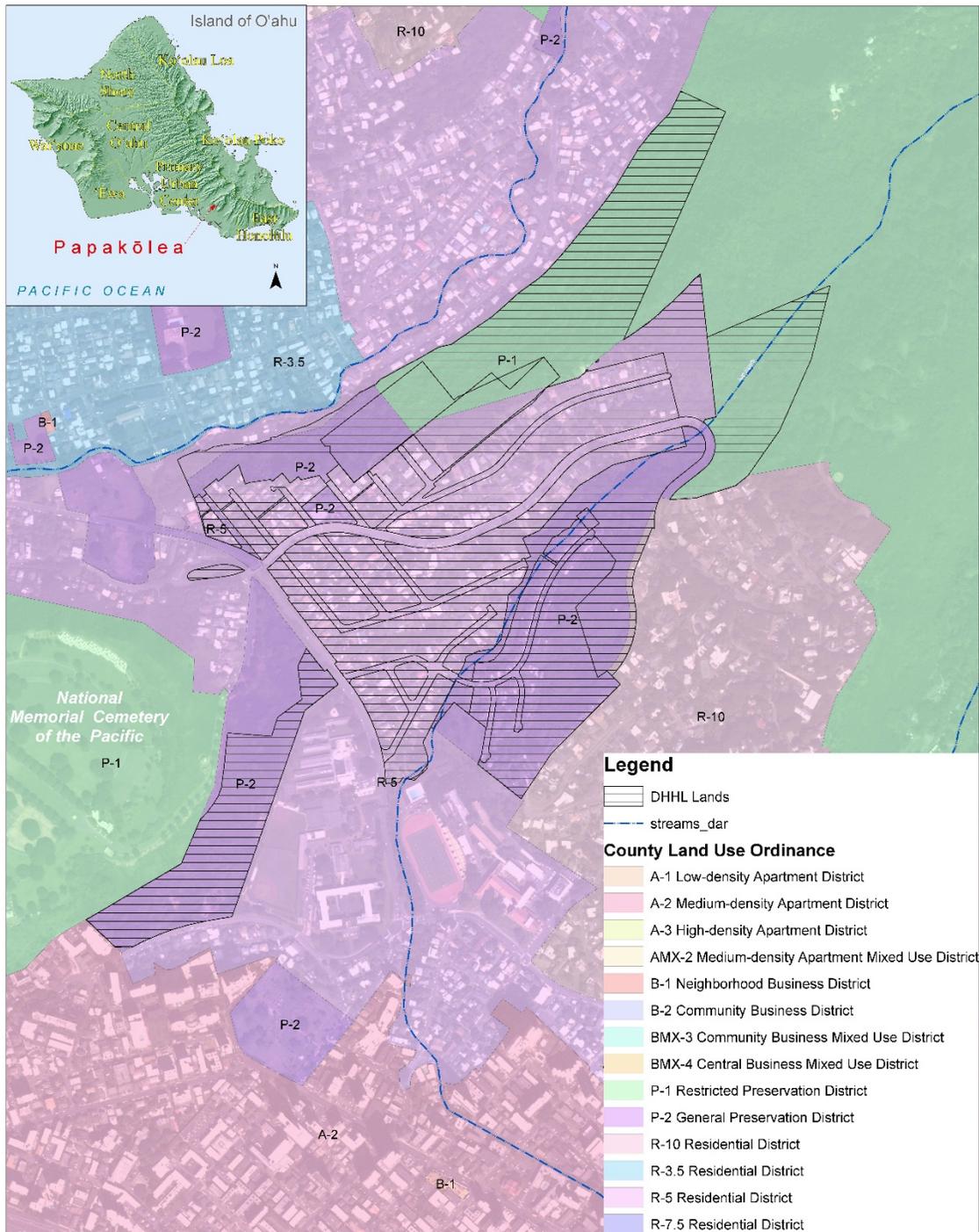


Papakōlea
Regional Plan Update
Special District Zone Map
February 2020



This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.

FIGURE 9 COUNTY ZONING MAP



Papakōlea
Regional Plan Update
LUO Map
February 2020

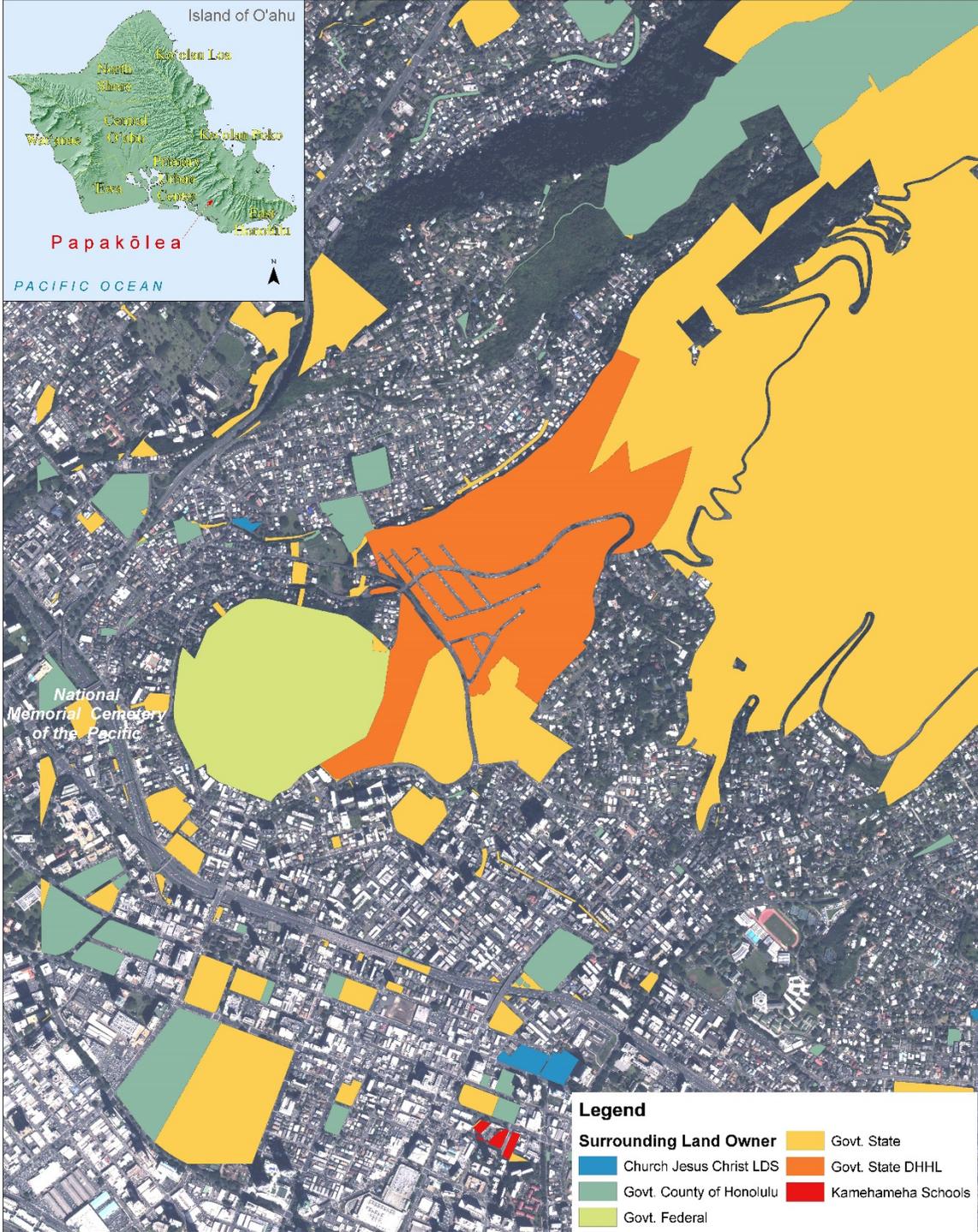


0 500 1,000 1,500 Feet



This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.

FIGURE 10 - SURROUNDING LARGE LANDOWNERS



Papakōlea
Regional Plan Update
Surrounding Landowners Map
February 2020



0 1,000 2,000 3,000 Feet



This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.

[This page left blank intentionally]

Infrastructure

City and County Wastewater System

Phase I of a two-part extensive project to repair and replace and upgrade the existing sewer system in the region was completed in 2019. This project had a total cost of \$13 million, and included the following:

- Drainage ditch rehabilitation
- Slope stabilization
- Replacement of Sewer Lines E & F
- Partial relocation of Sewer Line L
- Replacement of Sewer Line C & C-1

FIGURE 11- PHASE I SEWER LINE PROJECT

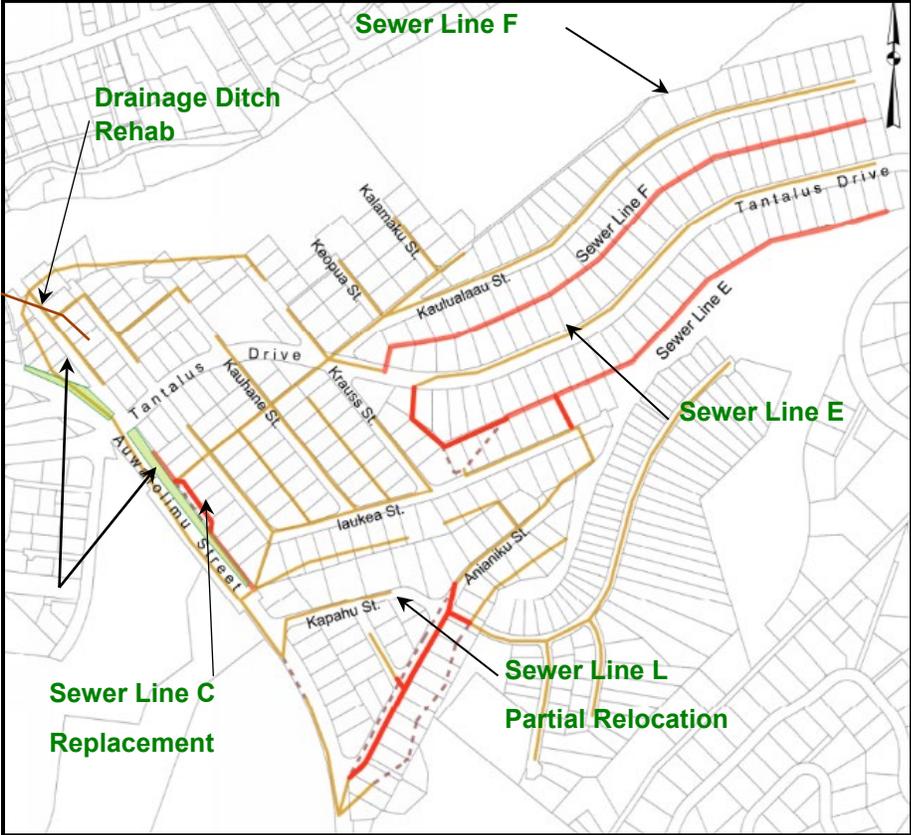
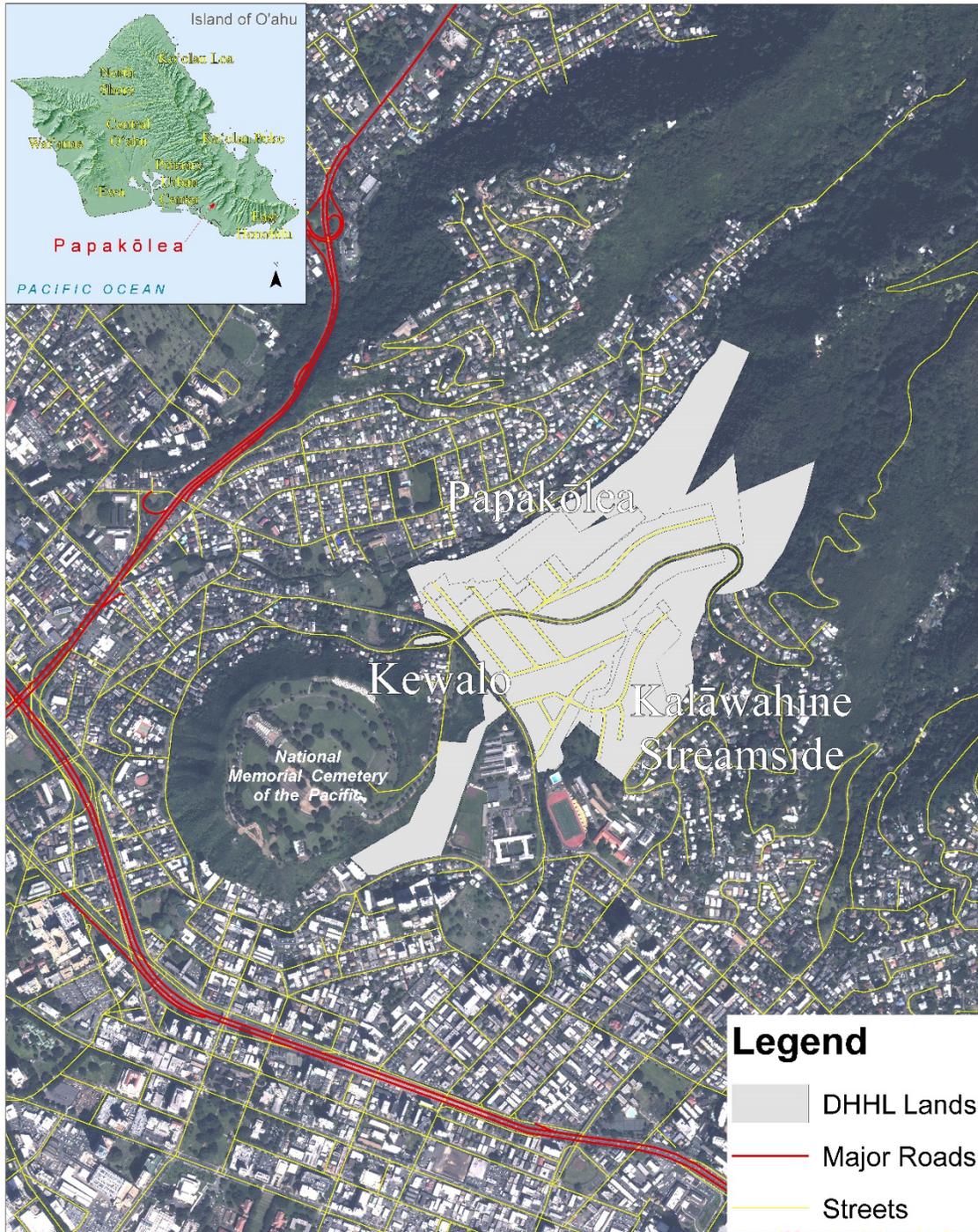


FIGURE 13- ROADWAYS MAP



Papakōlea
Regional Plan Update
Roadway Map
February 2020



0 1,250 2,500 Feet



This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.

[This page left blank intentionally]

Project List

Projects identified by the community are meant to address the issues and concerns that were expressed by the participants in the first meeting. The previous priority projects were discussed by participants to determine their relevance to the community today. In addition to the previously identified priority projects, the community discussed issues that were not addressed with the list of projects and suggested additional projects that might address those issues. All projects considered by the community to be a priority project are described in the following two sections.

Previous Projects

The first Regional Plan for Papakōlea was completed in 2009. The five priority projects identified by in that plan and their status updates are described below.

Papakōlea Regional Plan Priority Project	Project Champion	Status
Address Abandoned Homes	DHHL	This item remains a priority with an increasing number of vacant and/or abandoned homes.
Hawaiian Homestead Kūpuna Supportive Living Center	Kula No Nā Po‘e Hawai‘i	This item remains a priority. Initial planning & design began using funding from the Kūlia I Ka Nu‘u program. No additional funding secured at this time.
Native Hawaiian Education & Culture Community Center	PCDC	This item remains a priority. \$85,000 in funding secured by PCDC. Currently seeking a Right of Entry to the Pūowaina Parcel for a Pūowaina Land Restoration Project.
Papakōlea Community Center & Park Improvements	PCDC	This item remains a priority. Since 2009, a commercial kitchen was built, a 96-panel photovoltaic solar panel system was installed, and the entire facility was retrofit with LED lights. Funding applications have been submitted to replace the playground and conduct planning to replace the basketball court structure, none secured to date.
Repair, Replacement & Maintenance of Infrastructure	DHHL	This item remains a priority. Phase I: Sewer Improvements, Drainage Improvements and Slope Stabilization completed September 2019. Phase II: Sewer Improvements to be completed. Engineering design in 2019 and estimated start of construction in 2022.

Additional Projects

The following project ideas were suggested and refined during the first two community meetings. These project ideas are meant to address the needs and concerns of the community. This project list was presented to the community at Meeting #2 and at the Papakōlea Pā'ina event, as well as being distributed to the community via the community center and digitally through leadership networks. Community was asked to select the top five priority projects for the region based on the previous five projects presented above, and the extended list below.

- **Build a new Community Center.** Remove the current community center building and build a new facility that will better meet the needs of the community today and will be better able to grow with the needs of the community as it changes in the future. Include adequate parking, AC for interior space, appropriate storage, elevator for kūpuna, and other spaces that are needed.
- **Care home for kūpuna within the community.** Preferably located in or near the community, this care home could provide care for families who are struggling to balance work and caring for their kūpuna and for kūpuna who live alone or without the support that they need. This allows the kūpuna to age in the community and place that they are most familiar and comfortable with.
- **Traffic safety program.** A community-based program that focuses on addressing traffic-related safety issues within the region. Specifically addresses safe pedestrian options for keiki and kūpuna, as well as traffic calming for vehicular traffic. Some ideas include speed bumps, signage, model after “Safe Streets” in Kalihi, raised crosswalks, sidewalks throughout the community, safe access for kūpuna throughout the community, etc.
- **Fix walls and infrastructure throughout the homestead.** Assess any unsafe infrastructure and areas throughout the community and repair. Include the wall on Kaululā'au and the wall on Tantalus that are unsafe.
- **Kūpuna apartments.** Kūpuna who would prefer to downsize have the option to give up their larger hale and move into a smaller, more manageable apartment that would be constructed near the community.
- **Create opportunities for revenue generation to support the community needs.** Bring income into the community. Economic sustainability and self-sufficiency are important. Could be a physical space or opportunities to support programming. Could be some type of reimbursement for services and programs already provided.
- **Create a park or community space for Kewalo.** Currently does not have a community space. A small hālau or gathering space would be good.
- **Repair, Replacement and Maintenance of Infrastructure.** Support for on-going repairs by DHHL to update infrastructure to meet current City & County and State standards.
- **Respite care for kūpuna in transition to a supportive living center.** Short-term care for kūpuna within the community prior to transition into a more assisted living center.

- **Respite care for young adults/homeless.** Transitional housing. Shower facilities. Laundry facilities. Access to support and services.

Priority Projects

Community was asked to select the top five priority projects for the region to be included in the Regional Plan Update. The selection took place between October 9, 2019 and November 18, 2019 at the following events:

- **Community Meeting #2 – October 9, 2019.**
- **Papakōlea Pā‘ina – October 19, 2019.**
- **Extended deadline – November 18, 2019.** *for digital, in-person or postal mail submittal

The following projects were selected by participants as the top five priority projects for the region.

1. Native Hawaiian Education & Culture Community Center

Project Description

The Native Hawaiian Education and Culture Community Center would be the piko of the Pūowaina Special District parcel. This project will provide a place for social, educational and cultural enrichment for ‘ohana, serving beneficiaries of all ages from infant to kūpuna. This project envisions partnerships with other Native Hawaiian organizations and community programs to provide quality service to the center such as kūpuna services and activities, enrichment programs for ‘ōpio grades K-12 and Native Hawaiian college and career assistance program for college-bound high school students and ‘ōpio in college, Hawaiian culture place-based ‘ohana strengthening, job and career opportunities and volunteer and mentoring programs.

This center envisions the following components:

- A Hawaiian Language School developed in partnership with Pūnana Leo
- Classrooms and Offices for Native Hawaiian practitioners and businesses
- Playground and Open space
- Full kitchen
- Hālau and Hall
- Garden and Aquaculture area
- Parking

The center is intended to be a family educational facility that will be in line with the DHHL Ho‘omalūō Energy Policy in achieving energy efficiency, self-sufficiency, and sustainability in Hawaiian Homestead communities.

Past Actions

- **2009.** This project idea was selected as a priority project for the region by the community during the beneficiary consultation process for the Papakōlea Regional Plan (DHHL 2009). Funding needed to begin planning and design stages of development.
- **2012.** Kūlia I Ka Nu‘u grant distribution to PCDC. Funds used to secure a consultant for preliminary planning and design assistance.
- **2019.** Land Use Request Form submitted to DHHL Land Management Division for a Restoration & Stewardship Project on the Pūowaina Special District parcel.

- **2019.** This project idea was selected again and remains a priority project for the region by the community during the beneficiary consultation process for the 2020 Papakōlea Regional Plan Update.

Community Input

Hawaiian culture and education are pillars for the Papakōlea community. It is important that appropriate facilities be developed to help support the community’s goals of perpetuating Hawaiian language and culture. The current community center in the region is not able to meet the growing need for additional programming. The community envisions a permanent location with adequate space to host cultural practices, education and events.

Objectives

The objectives of this priority project are to:

- **Support the needs of the native Hawaiian community.** The Papakōlea Region is a proud native Hawaiian community. In order to ensure the long-term support of the native Hawaiian language and of cultural practices, a facility is needed to provide appropriate spaces for cultural learning and education.
- **Support traditions and values set forth by founding members.** Hawaiian culture and education were important values of the founding members of the community. An Education & Culture Community Center would be aligned with the vision that the original homesteaders of Papakōlea had for this place.
- **Create a place of growth and learning for current and future generations.** Papakōlea is ever growing and the creation of spaces and facilities that can meet the current and future needs for education and cultural practices are needed to fully support the long-term goals of the community.

Implementation Action Steps

This priority project will follow the “Non-Profit Application Process” which is similar to the “Master Planning and Land Development Process” on Hawaiian Home Lands. This process is designed for non-profit entities that are applying for uses on Hawaiian Home Lands.

1. **DHHL review of Island Plan Land Use Designation.** DHHL will review the project to ensure that the uses are consistent with the O’ahu Island Plan land use designation of the Pūowaina parcel as Special District.
2. **Pre-application process.** A project proposal and an application for Temporary Right of Entry for the Pūowaina Special District parcel will be submitted to DHHL for review. This project proposal will include a description of the applicant organization, the project, benefits to beneficiaries and DHHL, project implementation and potential timeline for implementation. Since the Pūowaina parcel is designated as Special District, additional planning is required due to the sensitive nature of the site. Further planning studies are needed in order to ensure the long-term protection and preservation of the sensitive areas located on the site and to address how programmatic elements will guide interaction with those areas throughout future use of the site.
3. **DHHL HHC approves Temporary Right of Entry.** This approval is for a one-year limited right of entry for due diligence, including: preliminary site assessment research such as a biological review, archaeological review, etc. This information is needed for the preparation of a Master Plan/Special Area Plan and an Environmental Assessment.

4. **Master Plan/Special District Plan & Environmental Assessment prepared.** The Applicant will prepare due diligence studies of the site, including a plan and an environmental assessment. The environmental assessment will be published based on HRS 343 requirements.
5. **HHC approves FONSI; and then long-term disposition.** The Hawaiian Homes Commission will review the Final EA, issue a Finding of No Significant Impact, and approve the license or lease.
6. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
7. **Site Preparation and Construction.**
8. **Operations and Maintenance.**
9. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

2. Build a New Community Center

Project Description

The current Papakōlea Community Center and Park is located at 2150 Tantalus Drive. The existing structure is a two-story, approximately 38,000 sq. ft. building with two large meeting rooms, a small kitchen, three offices, a community library, a wellness office and restrooms on each level. The City and County of Honolulu operated the center and park from 1964 to 2002. In 2003, the Papakōlea Community Development Corporation (PCDC) acquired management and operation of the park and center. The community has since outgrown the current facilities. There is a need for major renovations to address issues such as, lack of parking, lack of use for outdoor courts/play areas, lack of access for kūpuna and disabled persons, the need for air conditioning, and old or outdated structures that need replacement. The facility cannot accommodate the spatial and programmatic needs of the current community, let alone the probable needs of the community as it grows into the future. Instead of continued repair and renovation, the community would like to invest in the demolition of the existing structures and the construction of a new facility that is better able meet the current and future needs of this homestead.

Past Actions

No action.

Community Input

During Meeting #1 of the beneficiary consultation process, community members expressed concerns that the desired improvements and repairs needed to the existing community center and park are extensive and may not be able to meet the future needs of the site. The subsequent project idea that emerged from this discussion was to remove the existing facilities and to design and construct a facility that will better support the community needs. Major needs for the facilities include improved ADA accommodations and access for kūpuna, as well as additional parking.

Objectives

The objective of this priority project is to:

- **Design and construct a community center.** The creation of spaces and facilities that can better meet the current and future spatial and programmatic needs of the community as it grows are vital.

Implementation Action Steps

1. **Complete a needs assessment.** Complete a new or utilize an existing needs assessment to describe the needs and use for this facility. This assessment would address questions such as: What are the existing programs, and program needs? What are the future programs envisioned, what types of needs?
2. **Complete planning studies.** These studies would be used to determine feasibility such as potential funding and conceptual design.
3. **Meet HRS Chapter 343 compliance.** The findings of both the needs assessment and the planning studies will determine if environmental studies are needed in order to comply with HRS Chapter 343. If an environmental assessment or environmental impact statement is needed, it will need to be prepared and published, and HHC will need to approve the FONSI.
4. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
5. **Site Preparation and Construction.**
6. **Operation and Maintenance.**
7. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

3. Hawaiian Homestead Kūpuna Supportive Living Center

Project Description

Since the majority of Papakōlea homes are built on steep slopes and only have stairway access, the lack of safe housing conditions is a significant concern. The Kūpuna Supportive Living Center is envisioned as a kauhale or village for kūpuna to age safely in the community. In addition to providing kūpuna with an assisted care residence, the project would provide a friendly gathering place for social, cultural, and wellness activities that encourage multi-generational support for Papakōlea ‘ohana. This project would provide service-learning opportunities for native Hawaiian health professionals as well as allied health providers. The project would also provide opportunities for native Hawaiian business development which support kūpuna living such as a community market, restaurant, and Hawaiian medical and traditional healing practices.

Past Actions

- **2009.** This project idea was selected by the community during the beneficiary consultation process for the Papakōlea Regional Plan (DHHL 2009). Funding needed to begin planning and design stages of development.
- **2012.** Kūlia I Ka Nu‘u grant distribution to PCDC. Funds used to secure a consultant for preliminary planning and design assistance.
- **2019.** Land Use Request Form submitted to DHHL Land Management Division for a Restoration & Stewardship Project on the Pūowaina Special District parcel.

Community Input

There is a need for kūpuna from the Papakōlea region to be able to age safely in place. There should be appropriate facilities near the homesteads where kūpuna who are no longer able to live independently can move to a more supportive living center that can better cater to their medical needs. Currently, there are no permanent assisted living care facilities near the homesteads, and this project would address that need.

Objectives

The objective of this priority project is to:

- **Allow kūpuna to age safely in place within the Hawaiian homestead community.** This supportive living center will help to achieve the vision of serving as a place of growth for generations, including the kūpuna generation. Currently, there are no facilities to provide care for kūpuna as they age. Kūpuna that require a permanent assisted living care are not able to remain in the region. The Hawaiian Homestead Supportive Living Center will give kūpuna the ability to stay connected to their community and this place, while receiving the care and support that they need as they grow older.

Implementation Action Steps

This priority project will follow the “Non-Profit Application Process” which is similar to the “Master Planning and Land Development Process” on Hawaiian Home Lands. This process is designed for non-profit entities that are applying for uses on Hawaiian Home Lands.

1. **DHHL review of Island Plan Land Use Designation.** DHHL will review the project to ensure that the uses are consistent with the O‘ahu Island Plan land use designation of the Pūowaina parcel as Special District.
2. **Pre-application process.** A project proposal and an application for Temporary Right of Entry for the Pūowaina Special District parcel will be submitted to DHHL for review. This project proposal will include a description of the Applicant organization, the project, benefits to beneficiaries and DHHL, project implementation and potential timeline for implementation. Since the Pūowaina parcel is designated as Special District, additional planning is required due to the sensitive nature of the site. Further planning studies are needed in order to ensure the long-term protection and preservation of the sensitive areas located on the site and to address how programmatic elements will guide interaction with those areas throughout future site use.

- 3. **DHHL HHC approves Temporary Right of Entry.** This approval is for a one-year limited right of entry for due diligence, including: preliminary site assessment research such as a biological review, archaeological review, etc. This information is needed for the preparation of a Master Plan/Special Area plan and an Environmental Assessment.
- 4. **Master Plan/Special District Plan & Environmental Assessment prepared.** The Applicant will prepare due diligence studies of the site, including a plan and an environmental assessment. The environmental assessment will be published based on HRS 343 requirements.
- 5. **HHC approves FONSI; and then long-term disposition.** The Hawaiian Homes Commission will review the Final EA, issue a Finding of No Significant Impact, and approve the license or lease.
- 6. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
- 7. **Site Preparation and Construction.**
- 8. **Operations and Maintenance.**
- 9. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

4. Care Home for Kūpuna

Project Description

The community envisions a care home for kūpuna within the region that will provide kūpuna care services to families who need assistance. This project would provide short-term eligible adults and would be located within the homestead community. Care would include adult day-care, respite care services and specialized care for adults with dementia. Families who are balancing the needs of their day-to-day lives and the added care needs of their kūpuna would have a safe and qualified place within their community that is able to help provide supplemental services and care.

Past Actions

No past action.

Community Input

The balance of meeting day-to-day needs and providing care for kūpuna can be a struggle for families, especially working families that are living in the Papakōlea region. This care home is needed in order to provide additional care and services to better support native Hawaiian families who aim to keep their kūpuna at home for as long as they are able.

Objectives

The objective of this priority project is to:

- **Support native Hawaiian families.** The care home for kūpuna will provide much needed support services to native Hawaiian families in the homestead.

Implementation Action Steps

The action steps to accomplish the above objective includes:

1. **Identify potential locations.** Locations within the homestead community or on available adjacent lands should be identified as potential sites for a care home. More information should be gathered from community regarding the specific types of programs and services that are needed for this care home, and sites should be evaluated based on the types of care needed.
2. **Land Use Designation Amendment.** Depending on the location identified and the needs of the program(s), a land use designation amendment may be necessary. The steps to achieve this change are as follows:
 - a. Select a lot.
 - b. Propose a change to the land use designation from homestead residential use to community use or commercial use (depending on services and programs identified).
 - c. Approach Commissioner(s) to garner support for the proposed change.
 - d. Submit a proposal to the Planning Office and the Chairman to amend the O‘ahu Island Plan.
 - e. Departmental review of the proposal.
 - f. Beneficiary Consultation. This is required for any change to existing land use designation. Previous beneficiary consultation through the Regional Plan Update process may meet the beneficiary consultation requirement for the project. This beneficiary consultation is required specifically for a change to the land use designation in the O‘ahu Island Plan.
 - g. Departmental recommendation to HHC.
 - h. HHC Approval needed to change Land Use Designation and amend the O‘ahu Island Plan.
3. **Acquire Lands.** If no location within the homestead can be identified, an adjacent location could be acquired and added to the Hawaiian Home Lands inventory. The process for land acquisition is as follows:
 - a. Select a lot.
 - b. Beneficiary consultation is required to discuss the acquisition of lands and designation of land use in the O‘ahu Island Plan.
 - c. Approach Commissioner(s) to garner support for the land acquisition.
 - d. Consultation with the U.S. Department of Interior.
 - e. HHC Approval needed to acquire lands.

5. Traffic Safety Program

Project Description

The Papakōlea region is built along the steep hillsides of Pūowaina or Punchbowl Crater and the base of the Ko‘olau mountains. This terrain lead to narrow, winding roadways that switch back and forth throughout the homesteads. The majority of the two-lane roads throughout the homesteads are without sidewalks and have limited crosswalks. The lack of off-street parking for residential lots makes for roadways that are crowded with parked vehicles. There are abandoned vehicles that take up space along these roadways as well. There is a need for safe pedestrian access for kūpuna and keiki throughout the homestead. The priority areas within the homestead are along Tantalus Drive, and on routes to and from local schools. A traffic safety program would be comprised of community members and interested partners, and this program would work to implement changes to the homestead to create a safer, more accessible place for Papakōlea ‘ohana.

Past Actions

No actions.

Community Input

Access throughout the homesteads, pedestrian and vehicular, is often unsafe and inconvenient. There is a need for safe routes to and from schools for keiki and ‘ōpio. Kūpuna throughout the homesteads should be able to access their lots and the community spaces safely and effectively. The lack of accessible sidewalks, abundance of narrow & winding roads, and frequent speeding need to be addressed to create a safer community. The program would review the community needs regarding traffic safety, implement traffic calming measures, and partner with other agencies and organizations to create a more livable community.

Objectives

The objective of this priority project is to:

- **Create a safer community for pedestrian and vehicular travel.** A traffic safety program that can implement a comprehensive approach to address pedestrian and vehicular traffic concerns and issues is needed to create a safe homestead community.

Implementation Action Steps

The action steps to accomplish the above objectives include:

1. **Create a Taskforce.** Seek partnerships with community, DHHL and other County and State agencies/entities.
2. **Identify priority areas.** The program should begin with select areas of high priority.
3. **Complete a physical assessment of the selected areas.**
 - a. Seek templates for traffic safety programs that have been implemented elsewhere.
 - b. Complete physical assessment by reviewing information collected by GIS and topographic maps, soil analysis, etc.

- c. Assess the potential for solutions to unsafe areas such as: widening of streets, additional signage, off-street parking, more frequent bus service, shuttle services, rail use, removal of abandoned vehicles, etc.
4. **Collect traffic data.** More information is needed to inform the solutions to the traffic-related issues within the region. Perhaps partnership with a local university would help to provide necessary data.