

Papakōlea Regional Plan 2020

VISION STATEMENT:

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.

GUIDING PRINCIPLES:

‘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 ‘āina 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.

REGIONAL PROFILE:

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 to the west, to Mānoa Valley to 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 8th homestead established by the Department of Hawaiian Home Lands in September 1937. Kewalo is the 9th homestead, established in March 1940. Kalāwahine is the most recent homestead in the region, and it was established in 2001. Kalāwahine is also the first homestead to include multi-family units. These are currently the only Hawaiian homesteads located in an urban center.

Priority Project #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 gathering 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.

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 a 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.
6. Permitting, and other entitlements.
7. Site preparation and Construction.
8. Operation and Maintenance.
9. Monitoring & Reporting. This includes site visits and periodic reporting of site use.

Priority Project #3

Hawaiian Homestead Kūpuna Supportive Living Center

PROJECT DESCRIPTION:

Since the majority of Papakōlea homes are built against the mountains and only have stairway access, the lack of safe housing conditions as homesteaders age 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 is 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.

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 a 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.
6. Permitting, and other entitlements.
7. Site preparation and Construction.
8. Operation and Maintenance.
9. Monitoring & Reporting. This includes site visits and periodic reporting of site use.

Priority Project #4

Care Home for Kūpuna

PROJECT DESCRIPTION:

The community envisions a care home for kūpuna within the region that will provide care services to families who need assistance. This project would provide short-term care assistance for 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.

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 regional plan update process meets 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.
3. Acquire Lands. If no location within the homestead can be identified, an adjacent location can be acquired and added to the Home Lands. 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. HHC Approval needed to acquire lands.

Priority Project #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, limited use of 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.

IMPLEMENTATION ACTION STEPS:

1. Complete 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? And, what types of needs are anticipated with future programs?
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.
5. Site preparation and Construction.
6. Operation and Maintenance.
7. Monitoring & Reporting. This includes site visits and periodic reporting of site use.

Priority Project #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.

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.