



2022

# KAPOLEI

REGIONAL PLAN

DRAFT: November 2021



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

## 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 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 community 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 Kapolei. The vision statement is as follows:

*"From the Pu'u in the uplands to the shores of Kualaka'i, Kapolei is a growing region that looks to its history, mo'olelo, 'āina and kūpuna to build a strong foundation for our Hawaiian homestead communities. Kānaka embrace the area's rugged climate and terrain, which motivates them to be resilient and self-sufficient. The wahi pana and kīpuka of this place are celebrated and stewarded for future generations."*

**Planning Area.** All the lands in the Kapolei region are located within the ahupua'a of Honouliuli in the moku of 'Ewa on the southwest side of the mokupuni of O'ahu. There are four existing DHHL homesteads in the region, Malu'ōhai, Kaupe'a, Kānehili and Ka'uluokaha'i. The DHHL O'ahu Island Plan (2014) land use designations include:

Land Use	Total Lots/Parcels	Total Acreage
Residential	880 lots	150 acres
Proposed Residential	1,190 lots	200 acres
Community Use	7 parcels	35 acres
Commercial	4 parcels	80 acres
Industrial	10 parcels	555 acres
<b>Total:</b>	<b>2,017</b>	<b>1,015 acres</b>

**Planning Process.** This plan updates the 2010 Kapolei Regional Plan. The planning process took place during the COVID-19 pandemic with serious concerns for public health. Due to ongoing restrictions from COVID-19, the planning process was conducted virtually wherever possible, and any in-person activity followed State and County guidance such as, social distancing, masking, and limitations of the number of persons present.

The process began with a virtual meeting with Kapolei homestead association and organization leaders on October 14, 2020. This meeting introduced the Regional Plan Update project and gathered guidance from the leadership on how the process could be tailored to best fit the Kapolei community. Leadership was able to advise on the format and schedule for beneficiary consultations and offered assistance with publicity for the meetings. Beneficiary Consultation #1 was a virtual meeting hosted via Zoom on December 9, 2020. This meeting introduced the Regional Plan Update project to the community and facilitated participants in developing a list of community values as well as a vision statement for the Kapolei region.

Beneficiary Consultation #2 was a virtual meeting hosted via Zoom on May 4, 2021. In this meeting, participants reviewed and revised the draft community values and a draft vision statement developed from Beneficiary Consultation #1. Participants also reviewed and revised a draft list of project ideas into a final project ideas list with a total of 14 project ideas. The top five priority projects for the Kapolei region were selected from this final list.

Selection of the priority projects was conducted via an online polling process. A link to the online poll was posted on the project website following Beneficiary Consultation #2, and Kapolei beneficiaries were asked to participate in the poll to select the top five priority projects to be included in the update to the Kapolei Regional Plan. The online poll was open for Kapolei beneficiary participation from May 5, 2021 to May 19, 2021. A total of 60 beneficiaries participated in the poll. The results of the poll included two sets of project ideas which received the same number of votes. The top two projects received 32 votes and are therefore numbered as projects #1./#2. The next project received 31 votes and is project #3. And last two projects in the top five both received 30 votes, making them projects #4./#5.

An information submittal and draft of the update to the Kapolei Regional Plan was presented to the Hawaiian Homes Commission (HHC) for feedback on November 15 & 16, 2021. Beneficiary Consultation #3 was held virtually via Zoom on December XX, 2021 to gather feedback from the community on the draft of the plan as well. Feedback was incorporated into the final document, and a final draft of the Regional Plan Update was presented to the HHC in March 2022 for acceptance and adoption.

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

Priority Project	Action Steps	Required Resources
<p><b>#1/#2 Create More Open Spaces, Park Spaces, and Recreation Spaces to support the Homestead Community</b></p>	<ul style="list-style-type: none"> <li>• Community partnership with DHHL for open space/park development</li> <li>• Request for Right of Entry permit for due diligence studies</li> <li>• Master/Special Area Plan &amp; HRS Chapter 343 Compliance</li> <li>• Issuance of Finding of No Significant Impact (FONSI)</li> <li>• Long-term disposition</li> <li>• Planning &amp; Permitting</li> <li>• Design &amp; Construction</li> <li>• Operation &amp; Maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Planning, Design &amp; Construction)</li> <li>• HHC Approval</li> </ul>
<p><b>#1/#2 Create a Kūpuna Living Community</b></p>	<ul style="list-style-type: none"> <li>• Identify potential locations</li> <li>• Due diligence studies</li> <li>• Master/Special Area Plan &amp; HRS Chapter 343 Compliance</li> <li>• Issuance of Finding of No Significant Impact (FONSI)</li> <li>• Planning &amp; Permitting</li> <li>• Design &amp; Construction</li> <li>• Operation &amp; Maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Planning, Design &amp; Construction)</li> <li>• HHC Approval</li> </ul>

Priority Project	Action Steps	Required Resources
<p><b>#3 Support the Heritage Center and Community Commercial Development</b></p>	<ul style="list-style-type: none"> <li>• Completion of Ho’omaka Marketplace for revenue generation</li> <li>• Permitting</li> <li>• Design &amp; Construction</li> <li>• Monitoring &amp; Reporting</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Planning, Design &amp; Construction)</li> </ul>
<p><b>#4/#5 Support the Development of a Hawaiian-Focus School/Hawaiian Immersion School</b></p>	<ul style="list-style-type: none"> <li>• Partner with DHHL, City &amp; State agencies, other organizations</li> <li>• Identify potential locations</li> <li>• Secure site control</li> <li>• Planning &amp; Permitting</li> <li>• Design &amp; Construction</li> <li>• Program implementation</li> <li>• Operation &amp; Maintenance</li> <li>• Monitoring &amp; Reporting</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Planning, Design &amp; Construction)</li> </ul>
<p><b>#4/#5: Provide More Options for Telecommunications Service to Homesteads</b></p>	<ul style="list-style-type: none"> <li>• Beneficiaries can start to document service issues/requests/outcomes that can be provided to regulatory authorities</li> </ul>	<ul style="list-style-type: none"> <li>• Assistance and Coordination as needed</li> <li>• HHC Approval</li> </ul>

DRAFT

## Table of Contents

Executive Summary.....	i
Glossary of Hawaiian language terms.....	1
Introduction.....	2
Purpose of a Regional Plan.....	2
Planning System.....	2
Regional Planning Process.....	3
Stakeholders and Partners.....	4
DHHL Master Planning Process and Community Development Goals.....	4
Methods and Approach.....	12
Vision and Values.....	15
Guiding Principles.....	15
Planning Area.....	17
Location.....	17
Regional History.....	20
Ahupua‘a.....	20
Wahi Pana and Additional Places of Importance.....	21
Existing Land Uses.....	23
Total Lots and Acreage.....	23
Homestead Uses.....	23
Community Uses.....	26
Commercial Uses.....	26
Industrial Uses.....	27
State and County Land Use Designations.....	27
State Land Use Districts.....	27
Kalaeloa Community Development District.....	27
City and County Zoning.....	27
Surrounding Land Ownership and Uses.....	28
Regional Revenue Generation.....	28
Infrastructure.....	34
City and County Wastewater System.....	34
Other Wastewater Infrastructure.....	34
Electrical Infrastructure.....	34
Road System – Existing and Planned.....	35
Kalaeloa Airport.....	36
Project List.....	40
Previous Priority Projects.....	40
Final Project Ideas List.....	41
Priority Projects.....	42
1./2. Create more open spaces, park spaces, and recreation spaces to support the Homestead Community.....	42
PROJECT DESCRIPTION.....	42
PAST ACTIONS.....	45
COMMUNITY INPUT.....	45
OBJECTIVE.....	45
IMPLEMENTATION ACTION STEPS.....	45
1./2. Create a Kūpuna Living Community.....	48

PROJECT DESCRIPTION .....	48
PAST ACTIONS.....	49
COMMUNITY INPUT.....	49
OBJECTIVE.....	49
IMPLEMENTATION ACTIONS STEPS.....	49
3. Support Heritage Center and Community Commercial Development (Previous Priority Project).....	51
PROJECT DESCRIPTION .....	51
PAST ACTIONS.....	51
COMMUNITY INPUT.....	52
OBJECTIVE.....	52
IMPLEMENTATION ACTIONS STEPS.....	52
4./5. Support the development of a Hawaiian-Focus School/Hawaiian Immersion School .....	53
PROJECT DESCRIPTION .....	53
PAST ACTIONS.....	53
COMMUNITY INPUT.....	53
OBJECTIVE.....	54
IMPLEMENTATION ACTIONS STEPS.....	54
4./5. DHHL should provide more options for communication in the homesteads other than Sandwich Isles Communications (SIC) contract .....	55
PROJECT DESCRIPTION .....	55
COMMUNITY INPUT.....	55
OBJECTIVE.....	55
IMPLEMENTATION ACTION STEPS.....	55

## Appendices

Appendix A	Beneficiary Consultation #1 – Meeting Recap
Appendix B	Beneficiary Consultation #2 – Meeting Recap
Appendix C	Beneficiary Consultation #3 – Meeting Recap
Appendix D	Leadership Meeting & Site Visit Recap

## Figures

Figure 1: DHHL's Planning System.....	2
Figure 2: The Regional Plan Development and Update Process .....	3
Figure 3: Community Organization & Development .....	8
Figure 4: Master Planning and Land Development Process on Hawaiian Home Lands .....	10
Figure 5 Project Area Map.....	18
Figure 6 Ahupua'a Map.....	19
Figure 7- DHHL Land Use Designation Map .....	25
Figure 8 - State land Use Districts Map.....	29
Figure 9 - Kalaeloa Community Development District Zoning Map .....	30
Figure 10 - County Zoning map.....	31
Figure 11 - Large Landowners Map .....	32
Figure 12 - Roadways Map.....	37
Figure 13 - Wastewater Infrastructure Map .....	38
Figure 14 - Parks/Open Space Map.....	43

## Glossary of Hawaiian language terms

‘āina	land, earth
ahupua‘a	traditional Hawaiian land section that typically ran from the mountains to the sea and included coastal and nearshore resources
keiki	child
kānaka	people (references in this document to kānaka are shortened references to the term kānaka maoli meaning the native or indigenous people of Hawai‘i)
kīpuka	a space that is a variation or change of form from surrounding spaces, like a clearing in the forest, an oasis in an arid place (references in this document to kīpuka are identifying spaces or pockets of natural or cultural resources that can be found in the built environment of Kapolei)
Kualaka‘i	place name of the shoreline seaward of the former Barbers Point Naval Air Station, the beach that stretches from Hilo One in front of Campbell Industrial to One ‘Ula in ‘Ewa Beach
kūpuna	grandparents, ancestors or elders of the grandparent generation
mo‘olelo	traditional stories, tales, myths, histories and legends
‘ohana	family
‘ōpio	youth or young person
pu‘u	hills or mountain peaks (refers to the many hills and mountain peaks found in the uplands of the ahupua‘a or traditional land division of Honouliuli)
Pu‘uokapolei	place name of a heiau located in Honouliuli ahupua‘a in the moku of ‘Ewa, near the present day Kapolei Regional Park
wahi pana	celebrated places, places of importance

## Introduction

### Purpose of a Regional Plan

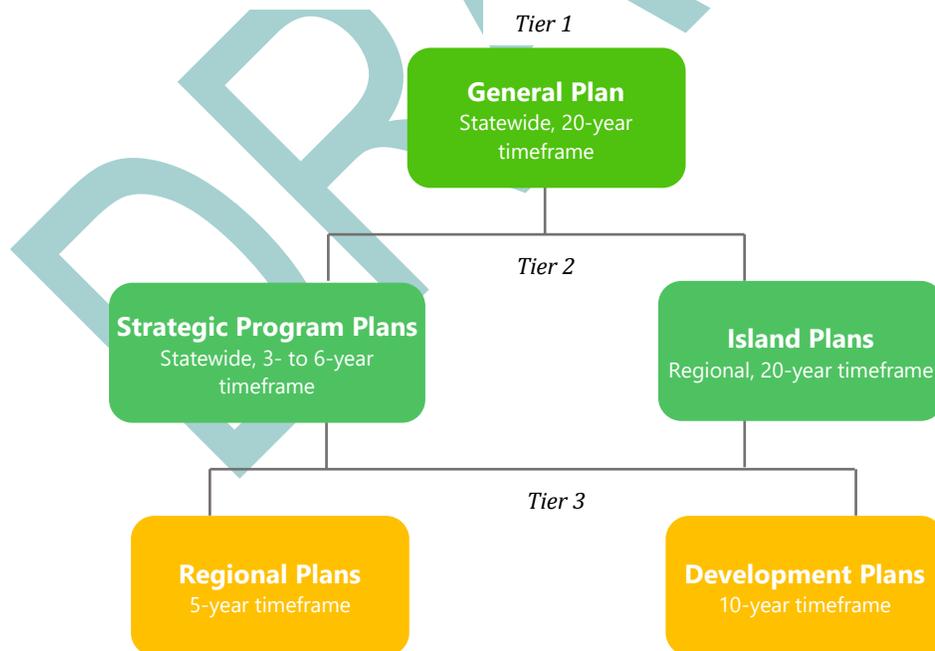
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Regional Plans provide an opportunity for DHHL to work closely with existing lessees and native Hawaiian beneficiaries to clarify a vision for their community and to build partnerships with government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

This Regional Plan is one of 23 Regional Plans that DHHL has helped Hawaiian homesteads to formulate statewide. These Regional Plans assess land use development factors, document 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 (see Figure 1). At Tier 1 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 on communities and regions. Development plans carry out second-tier planning recommendations and contain the information necessary to implement area-wide development, such as off-site infrastructure systems and improvements, utilities, estimated costs, and phased implementation.

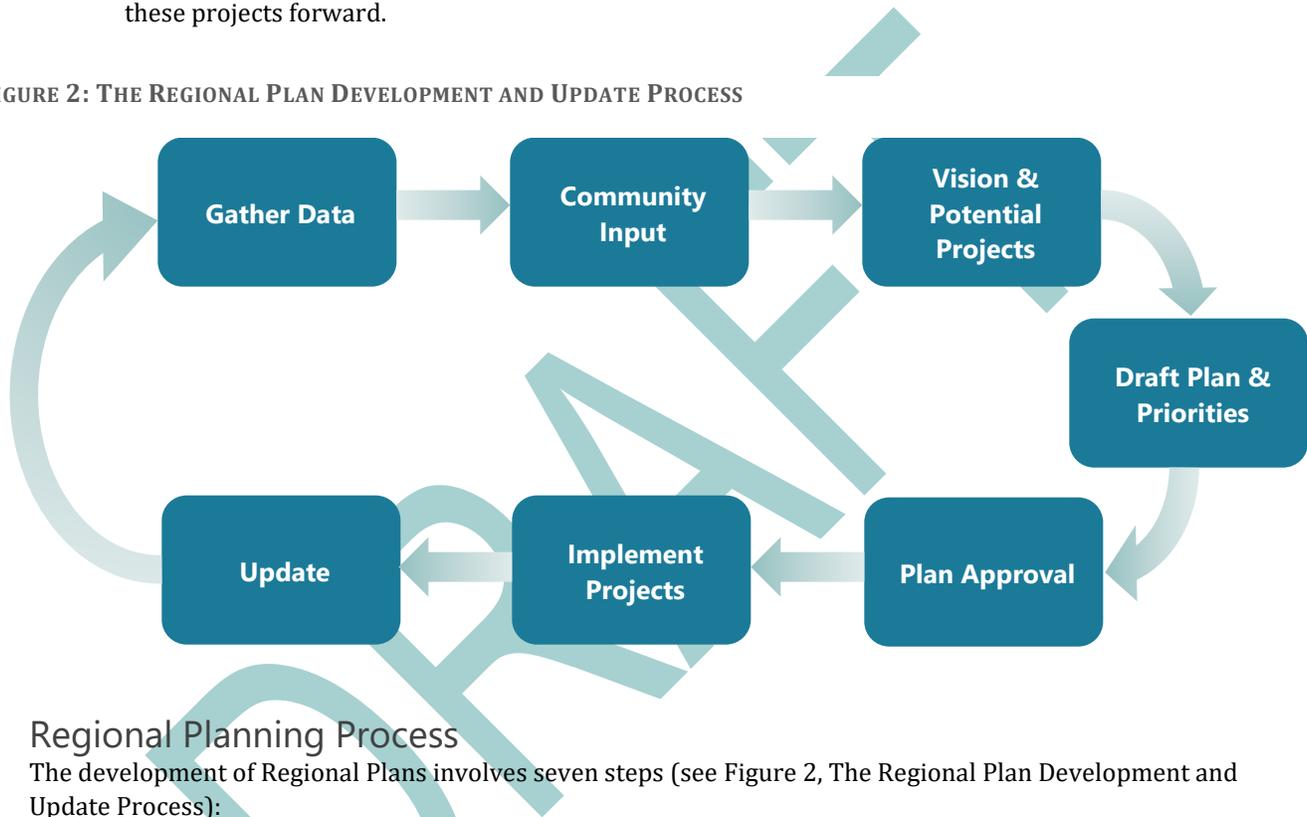
FIGURE 1: DHHL'S PLANNING SYSTEM



The roles of the Regional Plans within the Planning System are to:

- 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 on which 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; and
- 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, The Regional Plan Development and Update Process):

1. **Gather Data.** Pertinent data describe existing conditions and trends, including history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, and 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 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 associated with large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvements 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

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

Successfully implementing any type of land development project requires several basic foundational elements prior to project initiation. A strong organization that has a membership that works well together and has high levels of participation in regular association business ensures that (1) projects are selected based upon agreed upon criteria rather than individual preferences, (2) project plans are created, and (3) large amounts of social capital are built within and outside of the community. Figure 3, Community Organization & Development, 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 evolving 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. From time to time, a homestead association 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 engaged to support a land development project. Often, a development idea starts with a core group of individuals on an association board. Gradually that idea is shared with, and incorporates the ideas of, others in larger social circles 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 those 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, Master Planning and Land Development Process on Hawaiian Home Lands, illustrates the process of master planning and land development on Hawaiian Home Lands.

#### **Project Proponent Tasks:**

- 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 Environmental Assessment (EA) or Environmental Impact Statement (EIS) needs to be prepared for the Master Plan in accordance with Hawaii Revised Statutes (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 steps after the Project Proponent Tasks in Figure 4 include various DHHL staff reviews and HHC approvals that the Project Proponent will need to obtain.

#### **Requests by Non-Profit Organizations for Long-Term Use of DHHL Lands**

DHHL has begun implementing a process for Internal Revenue Code (IRC) § 501(c)(1) or IRC § (501)(c)(3) non-profit organizations that are interested in long-term utilization of DHHL land for the purposes of providing programs and services to DHHL beneficiaries to further their rehabilitation and well-being. This process implements the Hawaiian Homes Commission Act (HHCA), Sections 204(2) and 207(c), which

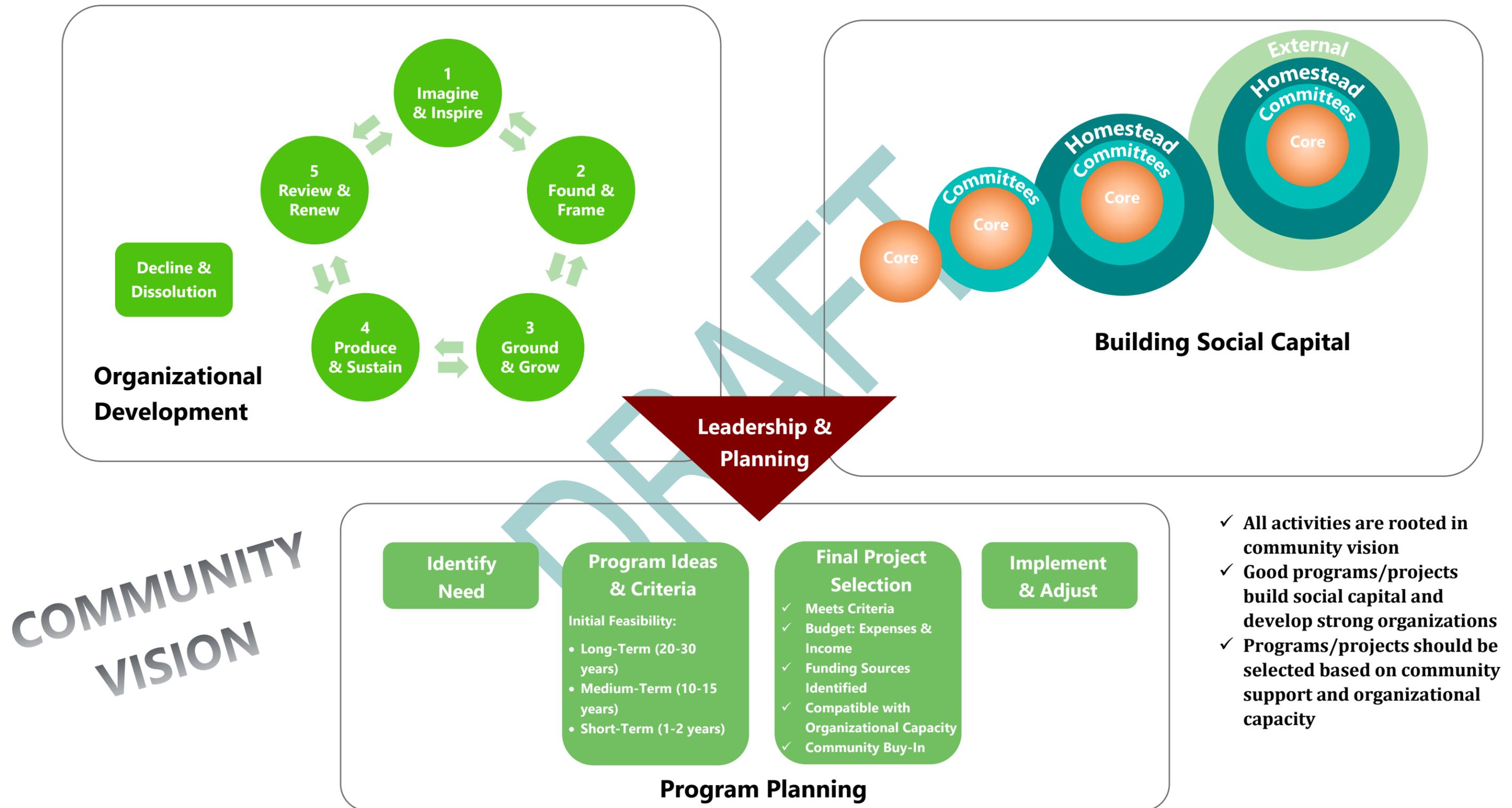
authorize DHHL to lease or license lands for non-homesteading purposes on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands as provided in HRS Chapter 171. HRS 171-43.1 authorizes DHHL to dispose of lands to eleemosynary organizations by direct negotiation without requiring a competitive solicitation process. The application process is designed to provide an opportunity for non-profit organizations to conduct due diligence on the project site and vet their conceptual plans in consultation with DHHL prior to requesting HHC approval of a long-term disposition. See “Implementation Action Steps” under “Priority Projects” for a more detailed list of steps and requirements for these types of land use requests.

DRAFT

[This page left blank intentionally]

DRAFT

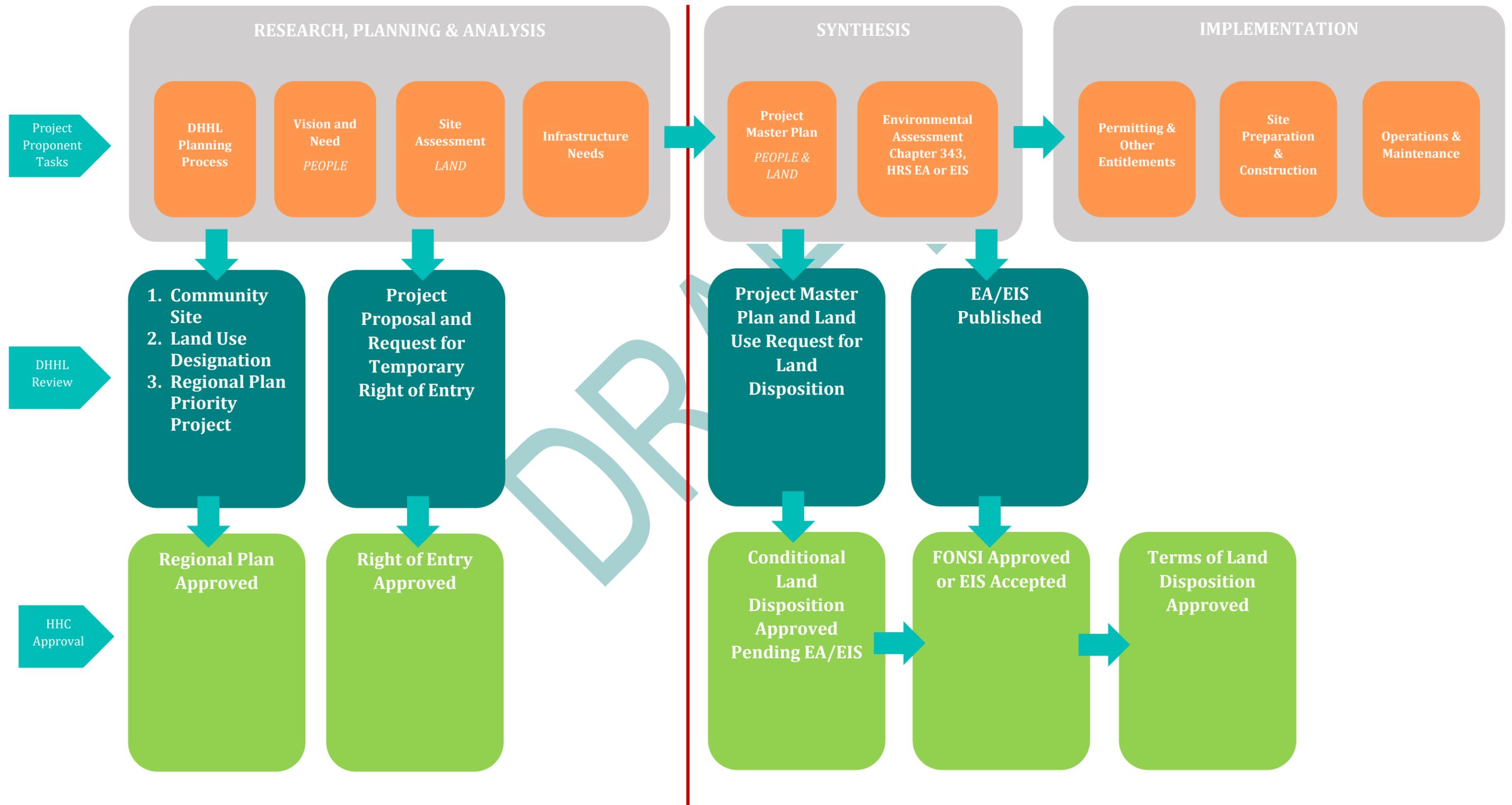
FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT



[This page left blank intentionally]

DRAFT

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



[This page left blank intentionally]

DRAFT

## Methods and Approach

The Kapolei Regional Plan Update began with a meeting with local leadership for insight and guidance on a planning process that would best fit the Kapolei beneficiary community. In light of the public health risks and various mandates from the State and City & County governments from the COVID-19 pandemic, in-person gatherings were not possible during this planning process. Instead, meetings were hosted virtually via Zoom. The selection of the days and times for each of the beneficiary consultations was guided by input from the homestead leadership.

Broad publicity of the community meetings was accomplished through mail-outs of meeting notices via postal mail and distribution of digital meeting invitations and reminders with assistance from the various homestead associations.

The approach for the community meetings included large group discussion and break-out rooms for small groups to facilitate more in-depth sharing on topics related to community values and a long-term vision. Detailed notes were captured at all meetings and were posted online on the project website which is hosted by DHHL. A meeting recap for each Beneficiary Consultation can be found in the appendices of this document.

### **The timeline for the Regional Plan update was as follows:**

**October 14, 2020: Leadership Meeting.** The purpose of this meeting was to introduce the Regional Plan Update project to the leadership of the various homestead associations and organizations and to ask for their insight and guidance on the planning process. The meeting took place virtually via Zoom. Leaders from the following community/homestead organizations were asked to attend:

- Malu'ohai Homestead Association
- Kaupe'a Homestead Association
- Kānehili Homestead Association
- Ka'uluokaha'i Homestead Association
- Kapolei Community Development Corporation

Leaders from each organization were asked to assist with guiding the planning process for the regional plan update. Leaders assisted with selecting a tentative schedule for the beneficiary consultations. Representatives of each organization helped in guiding the site visit for the project consultants. And leaders also provided support in the distribution and publicity of meeting announcements and invitations for the various beneficiary consultations throughout the planning process.

**October 27, 2020: Site Visit.** The site visit included representatives of the various homestead and community organizations in the Kapolei region and project consultants. The site visit began at the Kapolei Heritage Center and proceeded throughout the region visiting most of the DHHL land holdings in the region. Some of the locations visited include: Kapolei Heritage Center, Kānehili Homestead, Kānehili Community Association Park, Ho'omaka Marketplace site, Ka'uluokaha'i Homestead, East Kapolei lots, Ka Makana Ali'i Shopping Center, Kaupe'a Homestead, Malu'ohai Homestead and Kalaeloa lots.

**December 9, 2020: Beneficiary Consultation #1.** The objective of this meeting was to explain the purpose and objective of regional plans in the DHHL planning system and the reason for the update to the Kapolei Regional Plan and to discuss the planning process and schedule with Kapolei beneficiaries. Additionally, this

meeting was meant to gather input from beneficiaries regarding their long-term vision for Kapolei, a list of important community values, and information about issues and opportunities in the region.

The beneficiary consultation was conducted online via Zoom. After some introductory presentations, beneficiaries engaged in small group discussions in virtual break-out rooms. They participated in a visioning exercise and were asked to answer questions such as:

1. What special things about this place do you want to preserve about Kapolei for the future generations?
2. What things do you want to create in this community, in this place?
3. What things do you want to change in this community, in this place?

Responses from break-out room discussions were recorded and shared with the larger group after reconvening. 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.

**May 4, 2021: Beneficiary Consultation #2.** The purpose of this meeting was to present the draft vision statement and values to the community for feedback. This meeting also reviewed the issues and opportunities in the region and identified fourteen potential project ideas that might address those issues. Meeting participants helped refine the project descriptions and combine projects that complimented each other. A final list of proposed projects was posted to an online poll for prioritization. See Appendix B for a more detailed record of the meeting.

**May 5, 2021 to May 19, 2021: Online Polling.** Kapolei beneficiaries were asked to participate in an online poll to select the top five priority projects for the region. This poll was linked to the project website, and was open for participation from Wednesday, May 5, 2021 to Wednesday, May 19, 2021. A total of 60 responses was collected, and the top five priority projects were chosen from the responses in this polling process. See Appendix B for more details.

#### \*FUTURE STEPS

**November 15 & 16, 2021: 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 of the Regional Plan Update.

**December XX, 2021: Beneficiary Consultation #3.** A draft of the Regional Plan Update was presented to beneficiaries for feedback. Input from participants was incorporated into the final draft that was prepared for adoption by the Commission.

**March 21 & 22, 2022: HHC Meeting.** Planning Office staff recommended HHC approval and adoption of the final draft of the update to the Kapolei Regional Plan at the February HHC Meeting.

DRAFT

[This page left blank intentionally]

## Vision and Values

“From the Pu’u in the uplands to the shores of Kualaka’i, Kapolei is a growing region that looks to its history, mo’olelo, ‘āina and kūpuna to build a strong foundation for our Hawaiian homestead communities. Kānaka embrace the area’s rugged climate and terrain, which motivates them to be resilient and self-sufficient. The wahi pana and kīpuka of this place are celebrated and stewarded for future generations.”

This vision statement was written based on the ideas and discussion of homesteaders that attended Beneficiary Consultations #1 and #2. At Beneficiary Consultation #2, drafts of the vision statement and community values were shared with attendees. Participants refined each of the community values and the vision statement to ensure that they best reflect beneficiaries of the Kapolei region.

### Guiding Principles

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

- Natural, Cultural and Agricultural Resources
- Wahi Pana
- Kūpuna
- Keiki
- Self-sufficiency

### **Natural, Cultural and Agricultural Resources**

*Preserve Kapolei’s rich natural, cultural, and agricultural history within new land uses and programs. Kapolei is a Town that has grown in what was once Country. That Country-feel should be incorporated wherever appropriate.*

### **Wahi Pana**

*Traditional place names and wahi pana are of great value. Mo’olelo and histories are shared with homesteaders and the extended community of Kapolei to ensure that these celebrated places are respected, protected, and remembered into the future. Wahi pana, of old and new, throughout the region will be used by the community to gather and practice the native culture.*

### **Kūpuna**

*Traditionally, kūpuna held an important role and place in native Hawaiian society. Spaces and resources in Kapolei will be used to create full and healthy lives for kūpuna as they age in place.*

### **Keiki**

*Resources for 'ōpio and keiki in Kapolei are a priority. There will be safe places for youth to spend their time and programs for them to learn and play near their homes.*

### **Self-Sufficiency**

*Kapolei is a place where people can live, work and play. All the things that homesteaders need to have a healthy, thriving community can be found within the region. Kapolei offers an affordable lifestyle where people have time to enjoy their homes and their 'ohana.*

DRAFT

# Planning Area

## Location

The Kapolei Region is located in the ahupua'a of Honouliuli, in the moku of 'Ewa on the mokupuni of O'ahu. This region includes four existing homestead communities: Malu'ohai, Kaupe'a, Kānehili and Ka'uluokaha'i. Also included in the Kapolei Region Plan are lands located in East Kapolei and Kalaeloa. There are currently 1,115 residential homestead lots constructed, 130 residential homestead lots have been awarded as undivided interest lots within the region. Of the 1,115 homestead residential lots constructed in the region, Malu'ohai has 226, Kaupe'a has 326, Kānehili has 403, and Ka'uluokaha'i II-B has 160. Approximately 155 acres within the region are in long-term contracts, approximately 235 acres in short-term contracts, and approximately 200 acres unconstrained for future development. At full build-out of the proposed residential homesteads, the Kapolei Region aims to be the largest concentration of native Hawaiians in the world with nearly 2,000 homestead lots planned.

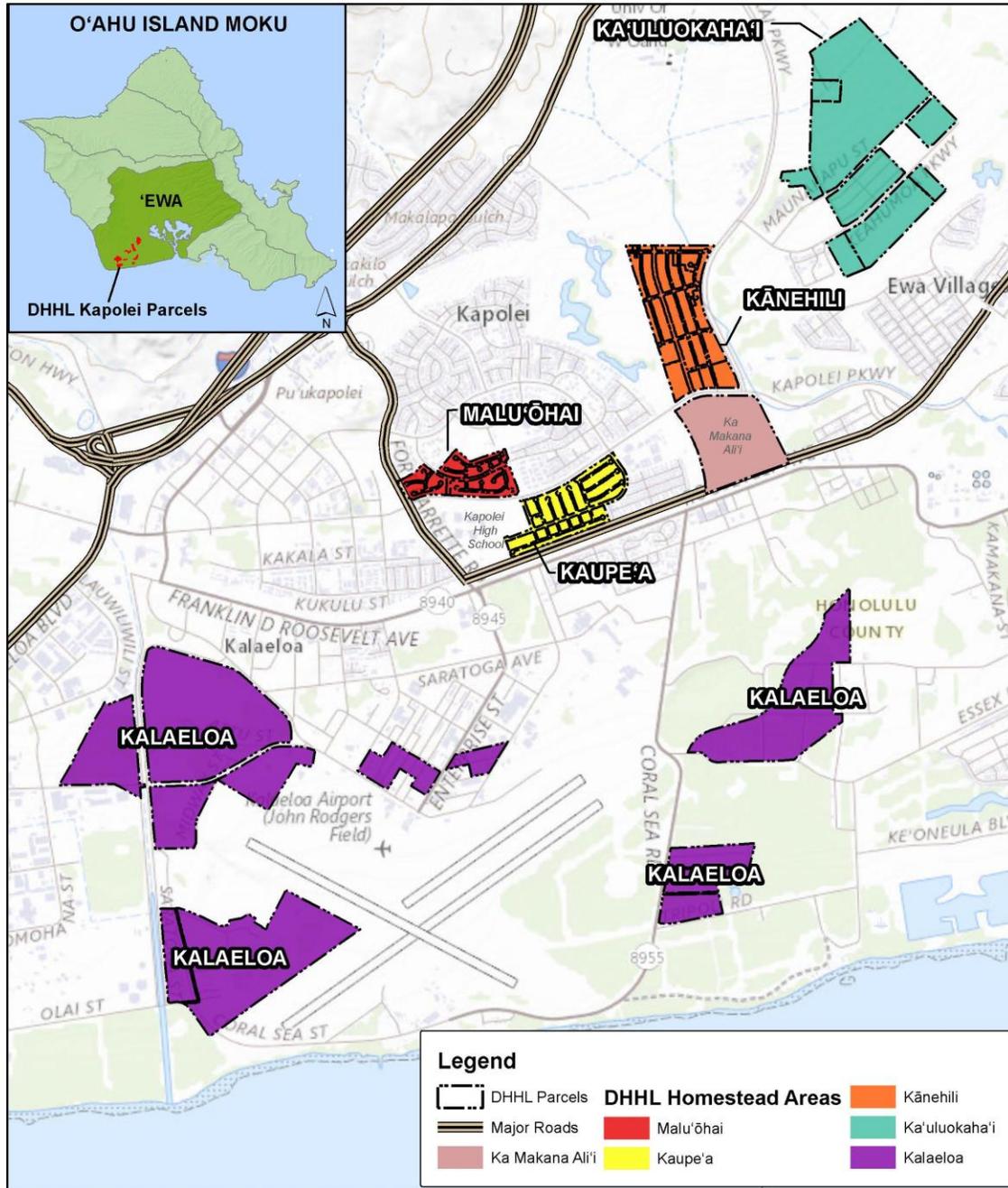
The moku of 'Ewa includes total DHHL landholdings of approximately 1,095 acres with 1,019 acres in the ahupua'a of Honouliuli and 76 acres in the ahupua'a of Waiawa. The DHHL Waiawa lands are located near the West Loch of Pearl Harbor and are all designated for Industrial Use. As there are no homesteading opportunities within the Waiawa lands, these lands are not included in the Kapolei Region and are subsequently not a part of the Kapolei Regional Plan. The planning area for this regional planning effort focuses on all the DHHL land holdings within the ahupua'a of Honouliuli.

The DHHL O'ahu Island Plan (2014) designated the following land uses within this Planning Area:

- Residential,
- Community Use
- Commercial, and
- Industrial.

It is important to note that of the existing DHHL landholdings in the Kapolei Region are the result of Act 14, enacted by the Legislature of the State of Hawai'i in 1995. Prior to Act 14, the Hawaiian Home Lands Trust did not include lands located in the Kapolei Region. Act 14 settled past land claims and provided \$600 million to DHHL in \$30 million annual installments, with the last payment received in June 2015. Act 14, in settling past land claims, found that thousands of acres of Hawaiian home lands were allegedly used, disposed of, or withdrawn from the Hawaiian Home Lands Trust by territorial or State executive actions since the Hawaiian Homes Commission Act was passed in 1920 by the US Congress. The landholdings in the Kapolei Region were transferred to DHHL as a part of the overall settlement with the State government to account for the lands removed from the Hawaiian Home Lands Trust. Since 2000, DHHL has focused on planning and development of these lands to meet the growing demand for residential homesteading opportunities on the island of O'ahu. The homesteads in the Kapolei Region are some of the most recent and fastest growing homesteads within the State.

FIGURE 5 PROJECT AREA MAP

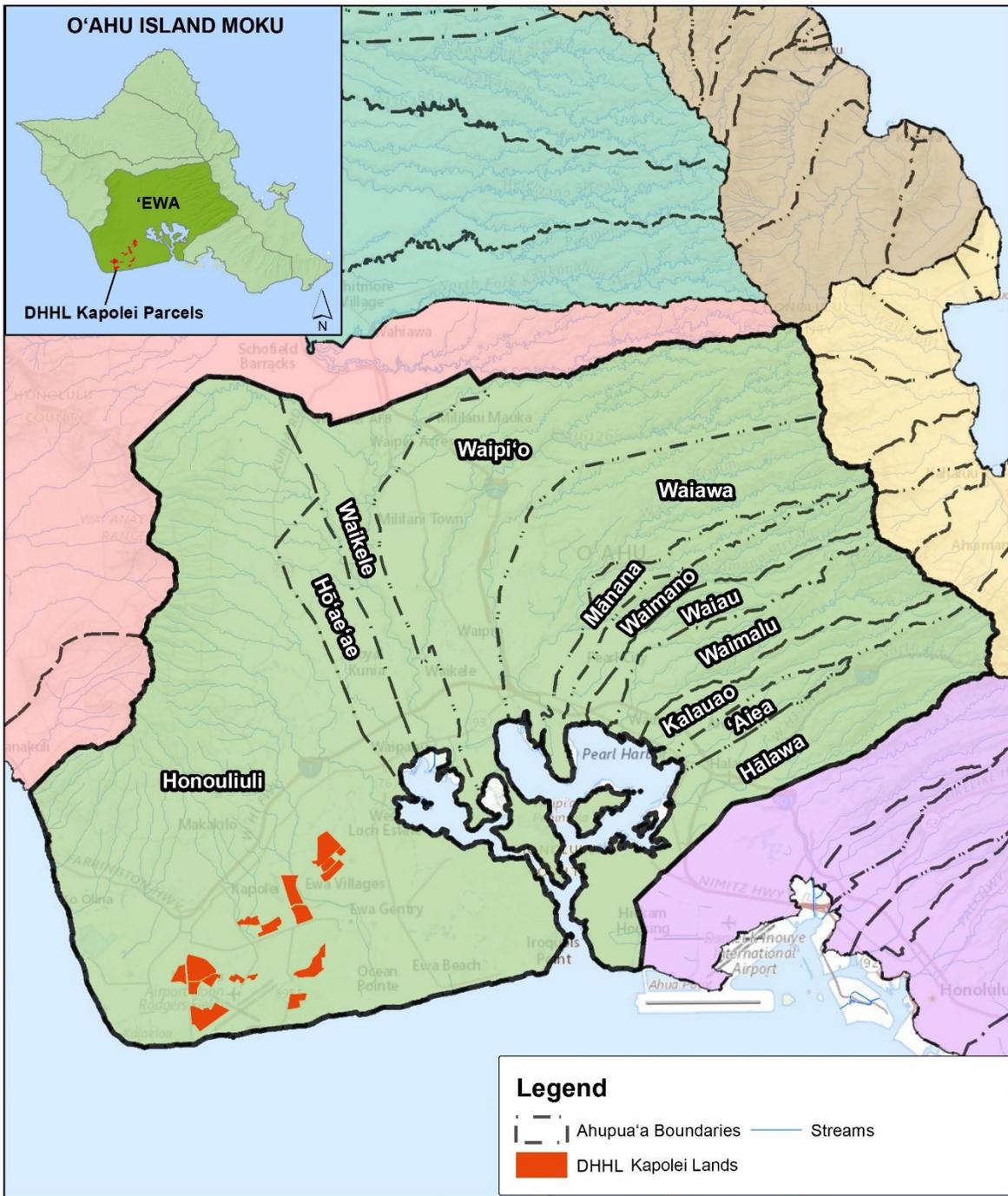


**Kapolei Regional Plan Update**  
**PLANNING AREA MAP**  
 November 2021

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



**Kapolei Regional Plan Update**  
**AHUPUA'A**  
 June 2021

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 Kapolei Region is located on the southwest side of the mokupuni of O‘ahu. The moku of ‘Ewa covers the southcentral portion of the island. This moku borders the moku of Wai‘anae to the west and to the north, Ko‘olaupoko to the east and Kona to the southeast.

‘Ewa translates to mean crooked, out of shape or ill fitting. It is said that the akua Kāne and Kanaloa threw stones to determine the boundaries of the moku. The boundary stone for the moku of ‘Ewa was lost but later was found at Pili o Kahe, two hills north of the area that is now called Kahe Point, and the westernmost boundary of the moku. The moku of ‘Ewa stretches north to include part of the Central O‘ahu plains near what is now called Schofield and Wahiawā and extends to the top of the Ko‘olau mountains where it borders the moku of Ko‘olaupoko to the east. The southeast border of the moku runs along the boundary of the ahupua‘a of Hālawa and Moanalua. The entirety of Pu‘uloa or Pearl Harbor, is located within the moku of ‘Ewa.

#### Ahupua‘a

There are a total of 15 ahupua‘a found within the moku of ‘Ewa. The easternmost ahupua‘a is Hālawa, which translates to mean curve, as in a road or along a beach. North of Hālawa is the ahupua‘a of ‘Aiea. ‘Aiea literally means the *Nothocestrum latifolia* tree which is an endemic tree belonging to the Solanaceae or the Nightshade family, which once grew in the area. Next to ‘Aiea is the ahupua‘a of Kalauao, which means the multitude of clouds and is also the name of a stream in the same ahupua‘a. There is a famous waterfall found in this stream that is named Kahuawai, and was a favored resting place used by ali‘i. The ahupua‘a of Waimalu bounds Kalauao to the north and this name means sheltered water. Next to Waimalu is the ahupua‘a of Waiau, which means swirling water. Waimano is the name of the ahupua‘a to the north of Waiau. Waimano means many waters and is also the name of a stream in the ahupua‘a that was the bathing place of the shark demigoddess Ka‘ahupāhau. Next to Waimano are the ahupua‘a of Mānana, Mānana iki, Mānana Uka and Mānana Nui. Mānana means buoyant, iki means small, uka means upland and nui means large or plenty. Today these four ahupua‘a are often group together as one ahupua‘a simply called Mānana, however in the Index of Land Commission Awards, all four were listed as separate ahupua‘a. Next to Mānana is Waiawa which is named for the milkfish. North of Waiawa is the ahupua‘a of Waipi‘o which stretches from Pu‘uloa to the south to the ahupua‘a of Wai‘anae Uka located in Central O‘ahu. This ahupua‘a continues along the ridges to the top of the Ko‘olau mountains and borders the moku of Ko‘olaupoko to the east. Waipi‘o is the second largest ahupua‘a in the moku of ‘Ewa. West of Waipi‘o is the ahupua‘a of Waikele, which means muddy water. Next to Waikele is the small ahupua‘a of Hō‘ae‘ae which literally means to make soft or fine. There is a famous stone called Pōhakupili that is on the edge of the cliff on the boundary of Hō‘ae‘ae and Waikele which belonged to the akua Kāne and Kanaloa.

The last and largest of the ahupua‘a in the moku of ‘Ewa is Honouliuli which means dark bay. This ahupua‘a reaches from just north of Kahe Point power plant and the Waimānalo Gulch and follows the mauka ridgeline to the mountains above Camp Pālehua. It continues along the ridgeline passed the many pu‘u of the southern Wai‘anae Mountains to just passed Pu‘u Hāpapa near the border of the moku of Wai‘anae. The ahupua‘a of Honouliuli continues towards Central O‘ahu to the Schofield Barracks area and then follows a path near Kunia Road south to the West Loch area of Pu‘uloa. Makakilo and the Kunia Camp residential developments are all located within Honouliuli. Honouliuli also includes all the lands west of Pu‘uloa, from Iroquois Point to Kalaeloa. All the residential developments in Kapolei, ‘Ewa and ‘Ewa Beach are a part of the ahupua‘a of Honouliuli.

## Wahi Pana and Additional Places of Importance

There are many wahi pana or places of importance that are found within the Kapolei Region. One of the most significant places is Pu'uokapolei, the name of a hill and heiau located in the center of the Kapolei area near the current Kapolei Regional Park. Pu'uokapolei means Hill of (the) beloved Kapo, Kapo being the sister of Pele. This heiau was the largest and most sacred of all the heiau in Honouliuli. It was used for solar observation, was a place of governance during ancient times, and was also the residence of Kamaunuaniho, the konohiki of this area. Today, this Pu'uokapolei is protected and maintained by The Ulu A'e Learning Center.

Another famous landmark in this area is the famed bay Pu'uuloa, which means long hill. It is the site of the current military harbor called Pearl Harbor. This area was referred to as Ke'awa lau o Pu'uuloa, meaning the many channels or lochs of Pu'uuloa. Pu'uuloa is also the name of the salt ponds that were located to the east of the harbor. These salt ponds were used to establish Pu'uuloa Salt Works, a commercial salt operation located near Keahi Point. These salt ponds were used for commercial salt production from the mid 1800's to the early 1900's. Other salt ponds were located along the shoreline in the West Loch area. Also, in the West Loch area were well-known kalo lands. Today the salt ponds and much of the traditional kalo lands have been covered with residential development.

There are many pu'u located in the uplands of Honouliuli. The tallest is Pu'u Hāpapa at approximately 2,800 feet above sea level. Other well-known pu'u in this area are: Pu'u Kānehōa, Pu'u Kaua, Mauna Kapu, Pālehua, Pu'u Kapua'i, Pu'u Makakilo, and Pu'u Pālailai.

Kahe is a land section found within Honouliuli nearest the boundary line of the moku of Wai'anae. Kahe means to flow, as of water. South of Kahe is an area called Ko'olina. Ko'olina means delightful or lovely and refers to the beaches and lagoons in the area now known as Ko'olina Resort. Kalaeloa is the name of the southwestern-most point of the island of O'ahu, the moku of 'Ewa and the ahupua'a of Honouliuli. This point has also been called Barbers Point. Kalaeloa is also the name used to refer to the lands that were conveyed to the State and County from the decommissioning of the old Barbers Point Naval Air Station. One'ula means red sand and is the name of a well-known beach park located makai of Ocean Pointe development between White Plains Beach or Kualaka'i to the west and the 'Ewa Beach area to the east. Kualaka'i is the traditional name of the famous White Plains Beach. Kualaka'i means sea cucumber and is also the name of the large mauka to makai access road in Kapolei, Kualaka'i Parkway.

Also located within the ahupua'a of Honouliuli is the Honouliuli National Historic Site. This site is the location of a former Japanese Internment Camp that was established during World War II following the attack on Pearl Harbor. It was in operation from 1943 to 1946 and was the largest and longest-used confinement site in the Hawaiian Islands. This internment camp housed Japanese-Americans, German Americans, Americans of other European ancestry and non-combatant labor conscripts from Japan, Korea, Okinawa, Taiwan and Italy. Though it is not currently open to the public, it is a recognized National Historic Site and is managed by the US National Park Service.

DRAFT

[This page left blank intentionally]

## Existing Land Uses

DHHL has established land use designations for their lands across all islands. These land use designations are established in the Island Plans. The following are descriptions of the land use designations that are found within the Kapolei region according to the DHHL O’ahu Island Plan (2014).

- **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. Minimum lot size of 5,000 square feet Infrastructure is built to County standards and includes potable water, all utilities, and paved roads.
  - Recently enacted administrative rules permit the development of multi-family units.
- **Community Use.**
  - Common areas for community uses and public facilities; includes space for parks and recreation, cultural activities, community based economic development, utilities and other public facilities and amenities.
  - No lot size restrictions at present. Infrastructure must meet County standards.
- **Commercial:**
  - Lands suitable for retail, business, and commercial activities.
- **Industrial:**
  - Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.

## Total Lots and Acreage

Land Use	Total Lots/Parcels	Total Acreage
Residential	1,115 lots	164 acres
Proposed Residential	1,190 lots	200 acres
Community Use	7 parcels	35 acres
Commercial	4 parcels	80 acres
Industrial	10 parcels	555 acres
<b>Total:</b>	<b>2,017</b>	<b>1,015 acres</b>

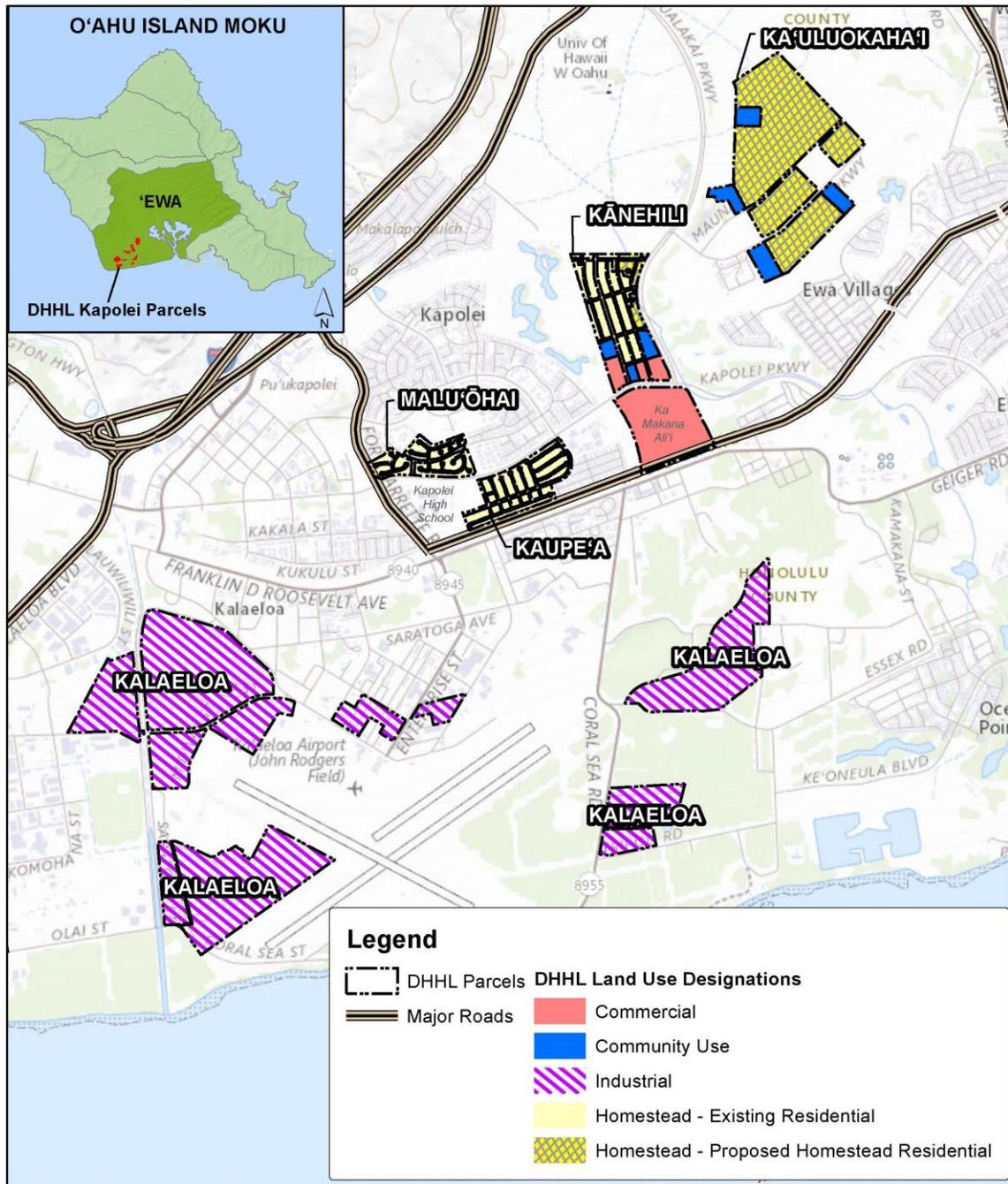
## Homestead Uses

Malu’ohai is the first homestead to be built in the Kapolei Region and consists of 226 lots developed on approximately 37 acres of land. This homestead is located mauka of Kapolei Parkway across from Kapolei High School in Village 6 of the Villages of Kapolei. Malu’ohai is a part of the Villages of Kapolei Master Association. Of the 226 homesteads in Malu’ohai, 70 were built as a part of the Kapolei Ho’olimalima rent-to-own project that was developed by Mark Development, Inc. Ho’olimalima was an affordable rental project that targeted beneficiaries on the waitlist who made less than 50% and 60% of the Honolulu median income. Initial rent-up and income certifications began in 2001 and full occupancy was achieved by January 2002. This project allowed beneficiaries to rent at affordable rental prices and offered the option to purchase the home after 15 years. Renters were given financial counseling support and assistance during their time as renters in preparation for the end of the 15-year rental term. As of January 2018, all the homes in

Ho'olimalima were converted to homeownership. The remaining 156 homestead lots in Malu'ohai are a mix of turnkey and self-help homes.

DRAFT

FIGURE 7- DHHL LAND USE DESIGNATION MAP



**Kapolei Regional Plan Update**  
**DHHL LAND USE DESIGNATIONS**  
 June 2021

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



Kaupe'a is the second homestead in the Kapolei region and is also located in the Villages of Kapolei and is a part of the Villages of Kapolei Master Association. This homestead includes 326 turnkey homes constructed in three phases on 52 acres located between Kapolei High School and Kapolei Middle School makai of Kapolei Parkway.

Kānehili is the third homestead developed in Kapolei and is located on 92 acres mauka of the intersection of Kualaka'i Parkway and Kapolei Parkway. This homestead includes 403 homestead residential lots. Gentry Kapolei Development, LLC completed 249 turn-key lots which are now occupied. A total of 18 self-help or owner-builder houses have been completed and are occupied, with five owner-builder lots in progress.

Ka'uluokaha'i is the fourth homestead to be developed in the Kapolei Region and the name of the East Kapolei master planned community. Increment IIB of Ka'uluokaha'i are the first homesteads built in this homestead and are located east of Kualaka'i Parkway, between Keahumoa Parkway and Maunakapu Street. This development includes 102 turn-key homes that will be complete and occupied by early 2022 and 21 vacant lots selected by owner-builders in progress. These homestead lots are located near the planned Rail Transit Station along Kualaka'i Parkway. A planned elementary school will be built to the east of Ka'uluokaha'i, and a planned middle school is currently under construction to the west of the homestead. Additional homestead development is planned for the surrounding DHHL lands, so far still referred to as East Kapolei II.

### Community Uses

Kānehili Community Association Park is a 4.59-acre parcel that has been developed as a community park. This park features a playground and open green space and is intended to serve the surrounding beneficiary community. Some of the funding for the construction of the park came from a community benefit package agreement with DeBartolo Development, LLC who built Ka Makana Ali'i Shopping Center. The Kānehili Community Association is currently working on planning and design of future phases of the park construction as well as securing additional funding to complete full build out of the remaining acreage of the parcel.

Kapolei Heritage Center is a community building that is located mauka of the DHHL Offices on Kinoiki Street on a parcel of land that is called Kīpuka, meant to offer space for use by community organizations. The Council for Native Hawaiian Advancement is also located on a portion of the Kīpuka parcel. The Heritage Center is managed by the Kapolei Community Development Corporation (KCDC), whose board consists of community leaders from the various DHHL Kapolei homesteads. KCDC began a capital campaign in 2013 and received over \$2 million in state and private funds to begin construction on the Heritage Center. Phase I of the construction was completed in July 2016 and includes a certified community kitchen, two classrooms, and restrooms. Phase II of the Heritage Center will include a hālau or large gathering space. Phase III will include offices and a gallery to honor Prince Jonah Kūhiō Kalaniana'ole and the Hawaiian Homes Commission Act of 1921.

### Commercial Uses

Ka Makana Ali'i Shopping Center is a 1.4 million square foot commercial development located on the makai corner of the intersection of Kualaka'i Parkway and Kapolei Parkway. This parcel is 67.7 acres and is designated in the DHHL O'ahu Island Plan (2014) for commercial use. At the end of 2014, a General Lease agreement was signed by DHHL with DeBartolo Development, LLC for a lease period of 65-years. The lease agreement is expected to generate more than \$200 million in rent revenue. According to the 2019 DHHL Annual Report, this lease generated approximately \$4.7 million in annual lease rent for DHHL.

Ho'omaka Marketplace is a community commercial development that is located on a 1.05-acre parcel at the corner of Kualaka'i Parkway and Kapolei Parkway, directly across from Ka Makana Ali'i Shopping Center. This

Marketplace will be anchored by Longs Drugs, Hele Gas Station, 7-Eleven and Chick-fil-A, and will be developed by KCDC in partnership with KZ Development. Groundbreaking is currently anticipated for early 2022.

## Industrial Uses

All of the DHHL lands located in Kalaeloa are designated for Industrial use according to the O’ahu Island Plan (DHHL 2014). There are approximately 224 acres are in short- and long-term dispositions. Land uses in Kalaeloa include alternative energy, industrial base yards, commercial operations, stabling, office space, public service uses, and recreation.

## State and County Land Use Designations

In general, the DHHL Island Plan land use designations are consistent with State Land Use Districts, and County Zoning. Where they may be inconsistent, DHHL may exempt itself from the State Land Use Law and County land use regulations pursuant to the HHCA, Section 204.

### State Land Use Districts

The State Land Use Agricultural District includes lands for the crop cultivation; aquaculture; raising livestock; wind energy facilities; timber cultivation; agriculture-support activities, such as mills, employee quarters, etc.; and land with significant potential for agricultural uses. Only one parcel out of the DHHL land holdings in the Kapolei Region is located in the State Land Use Agricultural District. This parcel is located mauka of Malakole Street near the intersection of Saratoga Avenue and is currently undeveloped. There is a portion of Agriculture District land located east of Ka Makana Ali’i Shopping Center that includes the makai parcel of “Varona Village,” part of the ‘Ewa Villages development. They are not currently a part of the DHHL land holdings, but could potentially be transferred to the land inventory in the future.

The State Land Use Urban District is generally for lands characterized by “city-like” concentrations of people, structures, or services and includes vacant lands for future development. All DHHL land holdings, other than the one parcel within the Agricultural District, are located in the State Land Use Urban District. Please refer to Figure 8, State Land Use Districts Map, below.

### Kalaeloa Community Development District

The Kalaeloa lands were formerly zoned F-1 Federal and Military Preservation District while under Federal ownership and used as Barbers Point Naval Air Station. However, the County zoning was amended following the decommissioning and official closure of Barbers Point Naval Air Station in 1999. Approximately 550 acres of land formerly a part of the Naval Air Station were transferred to the DHHL land inventory. These lands are currently a part of what is called the Kalaeloa Community Development District (CDD). Effective 2012, the Kalaeloa CDD Rules and Reserved Housing Rules supercede the Kalaeloa Community Redevelopment Plan (2001) and other County Zoning designations. Most of the DHHL land holdings in the Kalaeloa CDD are zoned T-3 General Urban Zone with one portion of a parcel zoned T-2 Rural/Open Space Zone. The T-3 General Urban zone is characterized by mixed use projects with a commercial emphasis. T-2 Rural/Open Space zones shall consist primarily of open space, parks and limited agricultural use. Cultural, archaeological and environmental uses and sites shall also be located within the T-2 zone. It should be noted that HCDA is currently updating its Kalaeloa Master Plan and Rules, and this may affect the zoning of DHHL lands in Kalaeloa. Please refer to Figure 9, Kalaeloa Community Development District Zoning Map, below for current zoning in Kalaeloa.

### City and County Zoning

Malu’ohai is zoned R-5 Residential use. Kaupe’a is zoned R-3.5 Residential use, A-1 Low-Density Apartment, and P-2 General Preservation. Both of these homesteads are used primarily for single-family residential

housing. Kānehili is zoned AG-1 Agricultural Cluster by the County, but is used as a mixture of Residential, Commercial and Community Uses. Ka’uluokaha’i homestead and the remaining East Kapolei II lands are designated AG-1 Agricultural Cluster by the County but are currently used for mixed use Residential, Proposed Residential, and Community Use. Please refer to Figure 10, County Zoning Map.

### Surrounding Land Ownership and Uses

There are a mix of public and private large landowners in the Kapolei Region. Makaiwa Hills, LLC and D.R. Horton Schuler Homes are two large private landowners who own lands in the Makakilo area. Hunt Development is a large private landowner and master developer who owns over 500 acres of land in the Kalaeloa area. The State of Hawai’i owns large parcels of land surrounding the DHHL homesteads of Malu’ōhai, Kaupe’a and Kānehili. These State-owned lands are used for Kapolei High School, Kapolei Middle School, and Kapolei Elementary School as well as 500 acres for the University of Hawai’i West O’ahu campus. The East Kapolei II lands are bordered to the north and east by the Ho’opili Development. Ka’uluokaha’i also includes State of Hawai’i land that is under development for use for a new Middle School and another parcel that will be used to develop a new Elementary School. In addition to the State of Hawai’i lands that will be used for schools, the Hawai’i Housing and Finance Development Corporation (HHFDC), an agency of the State of Hawai’i, owns two parcels in Ka’uluokaha’i. One is the Ko’oloa’ula Apartments and Keahumoa Place. There is also a large parcel in Ka’uluokaha’i that is the KROC Community Center, owned and operated by the Salvation Army. Please refer to Figure 11, Large Landowners Map.

### Regional Revenue Generation

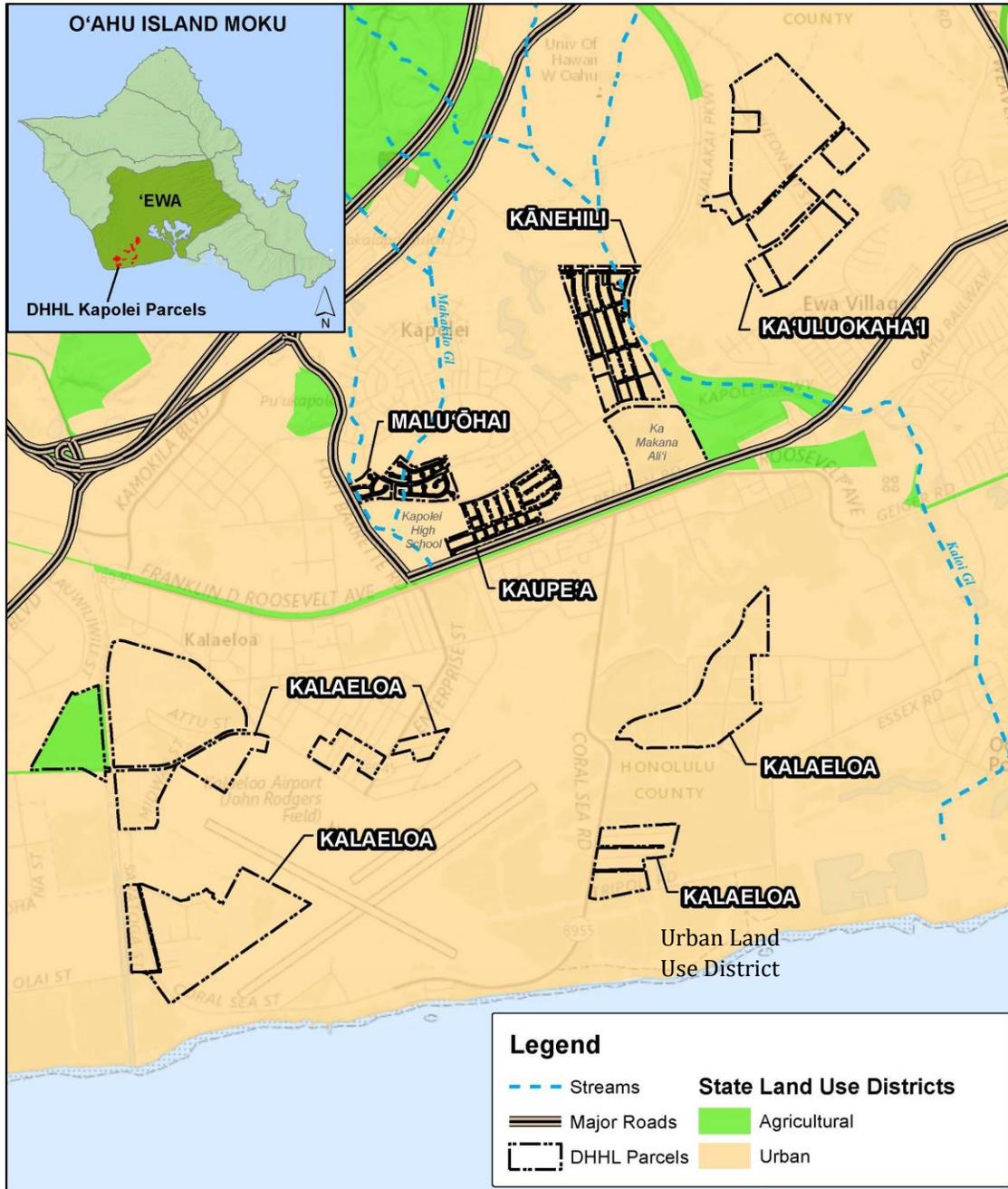
The DHHL land inventory in the Kapolei region is the largest source of DHHL’s revenue from leases, licenses and permits in the State. There are a variety of land uses that generate revenue through annual lease rent payments to the Department. The following table lists the types of land uses, respective acreages and annual lease rents included in the 2019 DHHL Annual Report. This table excludes revenue and acreage from homestead residential uses, as well non-revenue generating acreage for lands used for community use, easements, and public service. This table only includes lands that generated revenue for the Department according to the DHHL Annual Report for 2019. Approximately 296 acres of the DHHL land inventory in the Kapolei region generated a total of \$7,568,231. The total land inventory for General Leases and Licenses on O’ahu is 6,059.88 acres, with Kapolei’s 296 acres making up approximately 5% of the lands generating revenue on the island. Total revenue from all DHHL General Leases and Licenses Statewide is \$9,756,889.32, with Kapolei generating approximately 77.5% of this revenue.

**TABLE 1 - KAPOLEI REGIONAL REVENUE IN 2019**

Land Use	Acres	Annual Lease Rent
Agricultural	78.64	\$18,540
Alternative Energy	69.85	\$376,480
Commercial	72.96	\$4,853,806
Industrial	58.64	\$2,135,564
Office	0.31	\$12,578
Public Service	10.11	\$168,383
Recreation	0.51	\$480
Stabling	5	\$2,400
<b>TOTAL</b>	<b>296.02</b>	<b>\$7,568,231</b>

*Source: 2019 DHHL Annual Report*

FIGURE 8 - STATE LAND USE DISTRICTS MAP



Kapolei Regional Plan Update  
**STATE LAND USE DISTRICTS**  
 June 2021

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



FIGURE 9 - KALAELOA COMMUNITY DEVELOPMENT DISTRICT ZONING MAP

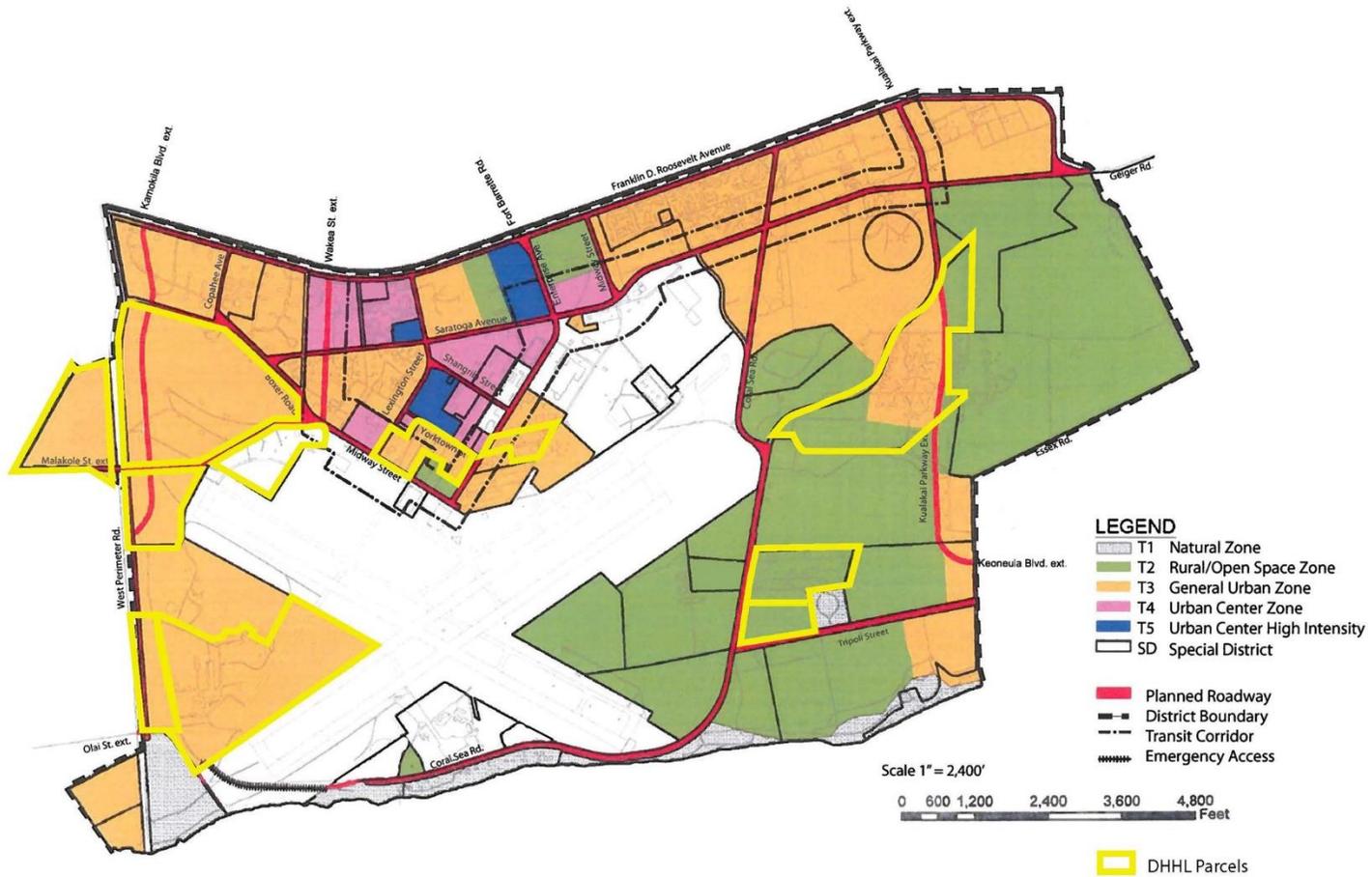
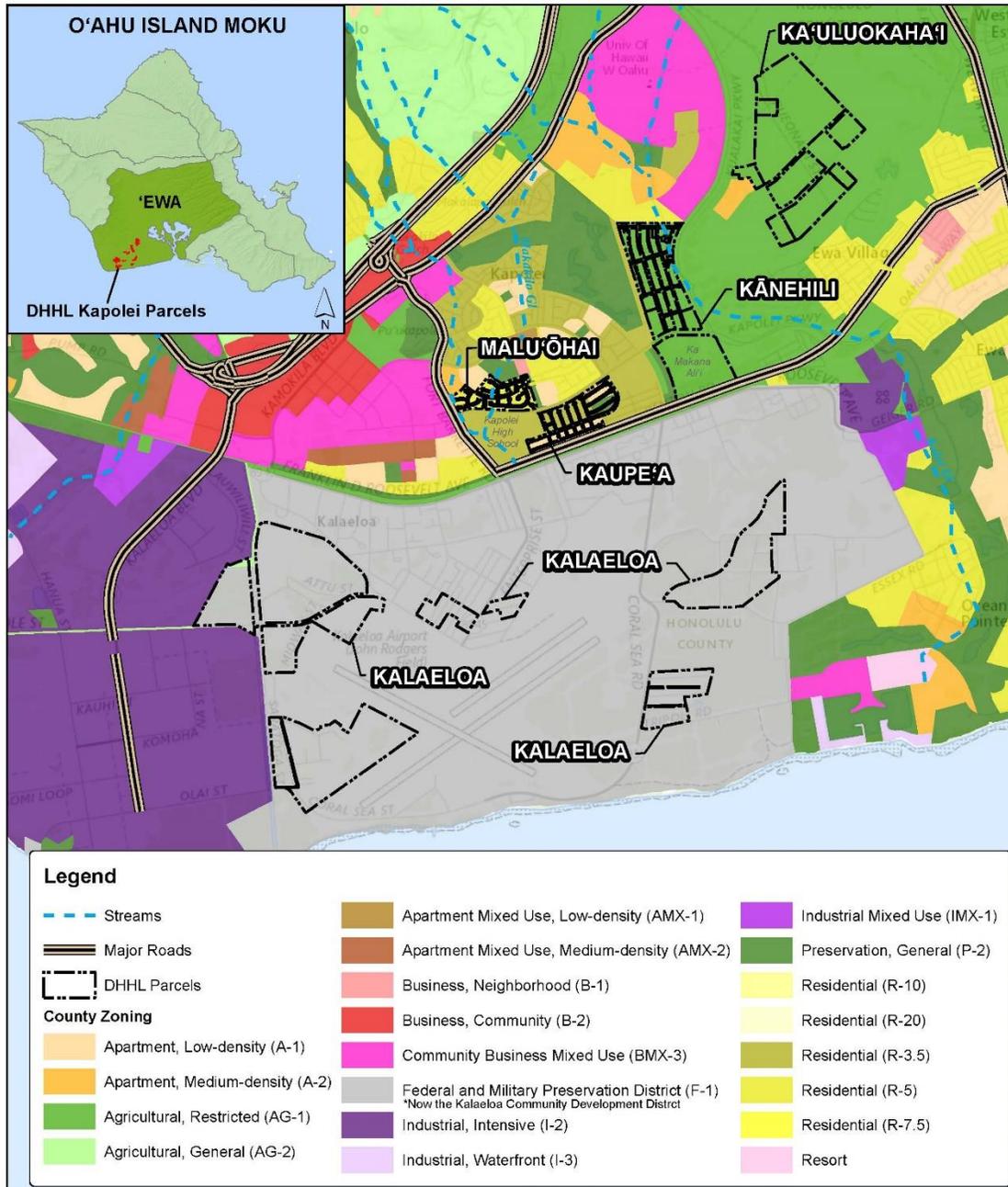


FIGURE 10 - COUNTY ZONING MAP



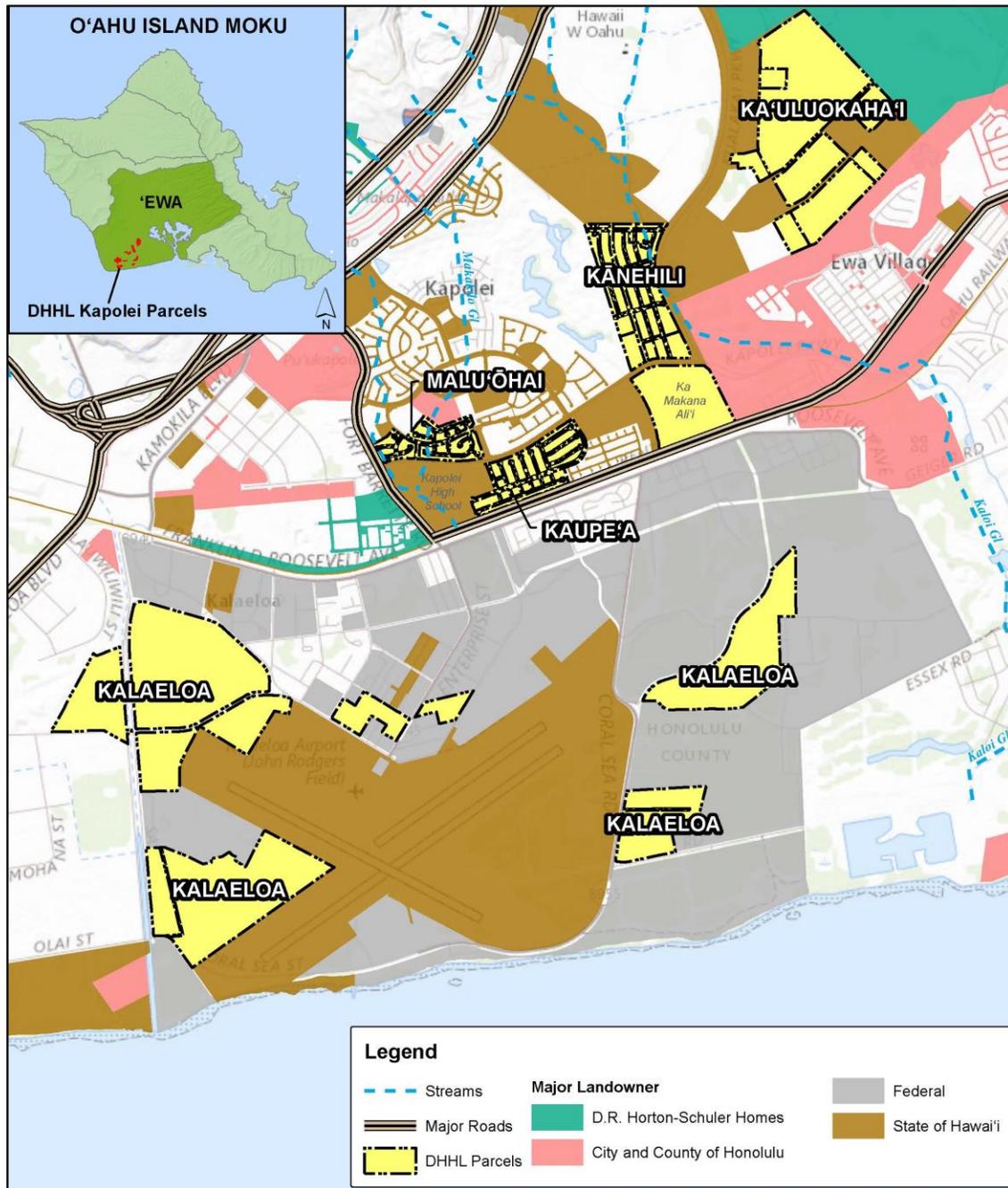
**Kapolei Regional Plan Update  
COUNTY ZONING  
August 2021**

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



Gov't County of  
Honolulu Lands

FIGURE 11 - LARGE LANDOWNERS MAP



**Kapolei Regional Plan Update**  
**LARGE LANDOWNERS**  
 June 2021

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



DRAFT

[This page left blank intentionally]

## Infrastructure

### City and County Wastewater System

Malu'ohai, Kaupe'a, Kānehili, Ka'uluokaha'i, and Ka Makana Ali'i Shopping Center are serviced by the City wastewater system, though the City has yet to accept them for operation and maintenance. DHHL is responsible for the maintenance of the pipes and intakes until the City accepts these duties. Much of Ka'uluokaha'i's infrastructure has been constructed, with the infrastructure for utilities for each increment that will be installed during construction of the roads and grading of the lots. Much of the undeveloped DHHL lands in Kalaeloa do not have wastewater infrastructure and will need to have it developed to support future uses.

There are three Wastewater Pump Stations located in the Kapolei Region: Makakilo City Pump Station, Kapolei Business Park Pump Station, and an additional Pump Station located in the Kapolei Region makai of the Kalaeloa Airfield that is currently owned by Hawai'i Water Company, LLC. Honouliuli Wastewater Treatment Plant, the regional wastewater treatment plant, and Honouliuli Water Recycling Facility, the City's largest water recycling facility, are also located in the 'Ewa plain near the Kapolei region.

### Other Wastewater Infrastructure

There are a number of cesspools located on DHHL lands in Kalaeloa, and near the Kaupe'a and Malu'ohai homesteads. See Figure 13, Wastewater Infrastructure Map, below. No cesspools are located in the Kānehili homestead, community use lots or commercial lots. No cesspools are located in E. Kapolei parcels or Ka'uluokaha'i homestead. There are approximately 88,000 cesspools statewide, most of which are small capacity cesspools. The Hawai'i State Department of Health Wastewater Branch oversees and permits all wastewater systems in the islands, including cesspools. Current regulations require that all cesspools be upgraded, converted or closed by January 1, 2050 due to the environmental impacts associated with cesspools. Property owners, operators and lessees will need to comply with all federal and state requirements for cesspools.

Water and wastewater systems located in the Kalaeloa area have been privatized into the Kalaeloa Water Company (KWC) which is owned by Hawaii Water Company, LLC and operated by Pural.

### Electrical Infrastructure

All of the DHHL land inventory located in Kapolei and East Kapolei is connected to the Hawaiian Electric Company (HECO) power grid, which supplies electrical power to most of O'ahu island. In Kalaeloa, the majority of the electrical system is still owned by the United States Navy. There are several sectors that are connected to the HECO grid. The Coral Sea Road is energized and connected to HECO. DHHL land holdings along Coral Sea Road can request electrical service directly from HECO.

The Enterprise Energy Corridor Project is a project in partnership with the Hawaii Community Development Authority (HCDA) and the Department of Transportation (DOT). The HCDA portion of the project was completed in January 2020 and included installation of underground duct work between Kapolei Parkway and Midway Road fronting the Kalaeloa Airport. The DOT portion of the project to energize the duct lines is still in the design phase and HECO has a contract to complete this portion of the project by Summer 2021.

Hunt Development is pursuing the development of a Department of Veteran's Affairs Multi-Specialty Outpatient Clinic located their lands on the west side of Kalaeloa near Kamokila Boulevard by the developer VA Aloha, LLC. In order to complete this project, new electrical power from the HECO grid will need to be routed to the west side of Kalaeloa.

## Road System – Existing and Planned

The Kapolei Region has extensive roadway networks developed in the central area. Vehicular access to this side of the island is primarily from the H1 freeway system which travels from the moku of 'Ewa to the moku of Kona, where the primary urban center is located. Another major roadway in the Kapolei Region is Farrington Highway, which stretches from the moku of 'Ewa to the moku of Waialua on the North Shore of the island.

Kapolei Parkway and Franklin D. Roosevelt Avenue are major east-west access roadways in the region. Makakilo Drive/Ft. Barrette Road, Kualaka'i Parkway and Fort Weaver Road are major mauka-makai access roadways. Much of the Kalaeloa roadway network is underdeveloped and underused. Current major roadways in Kalaeloa include Coral Sea Road, Roosevelt Avenue, and Enterprise Street. Future increased use and development in the Kalaeloa area will require additional roadway infrastructure.

Hunt Development is pursuing development of a Veteran's Affairs Multi-Specialty Clinic located on its lands in the west side of Kalaeloa. This development will require construction of an extension to Kamokila Boulevard. Plans for this project show the extension of Kamokila Boulevard into the west side of the Kalaeloa Community Development District. VA Aloha, LLC is the developer for this project.

In consultation with the State of Hawai'i Department of Transportation, there are several planned projects within the Kapolei region which will have impacts on DHHL land holdings and Kapolei beneficiaries. These projects are listed below.

### Short-range Planned Projects:

- **Interstate Route H-1, Kapolei Interchange Complex, Phase 3.** The project would widen Farrington Highway, enlarge the H-1 Freeway loop offramp to Kalaeloa Boulevard, construct the Mauka Frontage Road from Makakilo Drive to Kapolei Interchange, and construct Pālailai Interchange.
- **Fort Barrette Road Railroad Crossing Improvements.** The project includes upgrading the existing railroad crossing from asphalt to concrete, replacing existing wooden tracks and ties, and installing new automated crossing gates and signals which will be synced to the new traffic signal at Franklin D. Roosevelt Avenue.
- **Harbor Access Road.** The scope of this project could include, but is not limited to, the design and construction of a new four-lane divided concrete roadway, auxiliary lanes, sidewalks, bike lanes, traffic signals, intersections, associated utilities, grading, landscaping, and connections to future Department of Transportation roadways and drainage canal bridge crossing.

### Mid-range Planned Projects:

- **Interstate Route H-1, New Interchange, Kapolei Interchange.** This project is for the construction of a new interstate route H-1 Kapolei Interchange between Pālailai Interchange and Makakilo Interchange. This project is proposed to be constructed in multiple phases.

### Long-range Planned Projects:

- **Fort Barrette Road (Route 901).** This project is for the widening of Fort Barrette Road from two- to four-lanes between Farrington Highway and Barbers Point Gate.
- **Kualaka'i Parkway (Route 8930) Extension, Interstate Route H-1 to Franklin D. Roosevelt Avenue.** This phase of this project is for the extension of Kualaka'i Parkway between Franklin D. Roosevelt Avenue and Saratoga Road.
- **Kualaka'i Parkway (Route 8930) Extension, Interstate Route H-1 to Franklin D. Roosevelt Avenue.** This phase of this project would widen and extend Kualaka'i Parkway as follows: 1) Expand

from three- to six-lanes between Kapolei Parkway and Interstate Route H-1, and 2) Extend Kapolei Parkway to Franklin D. Roosevelt Avenue (six-lanes).

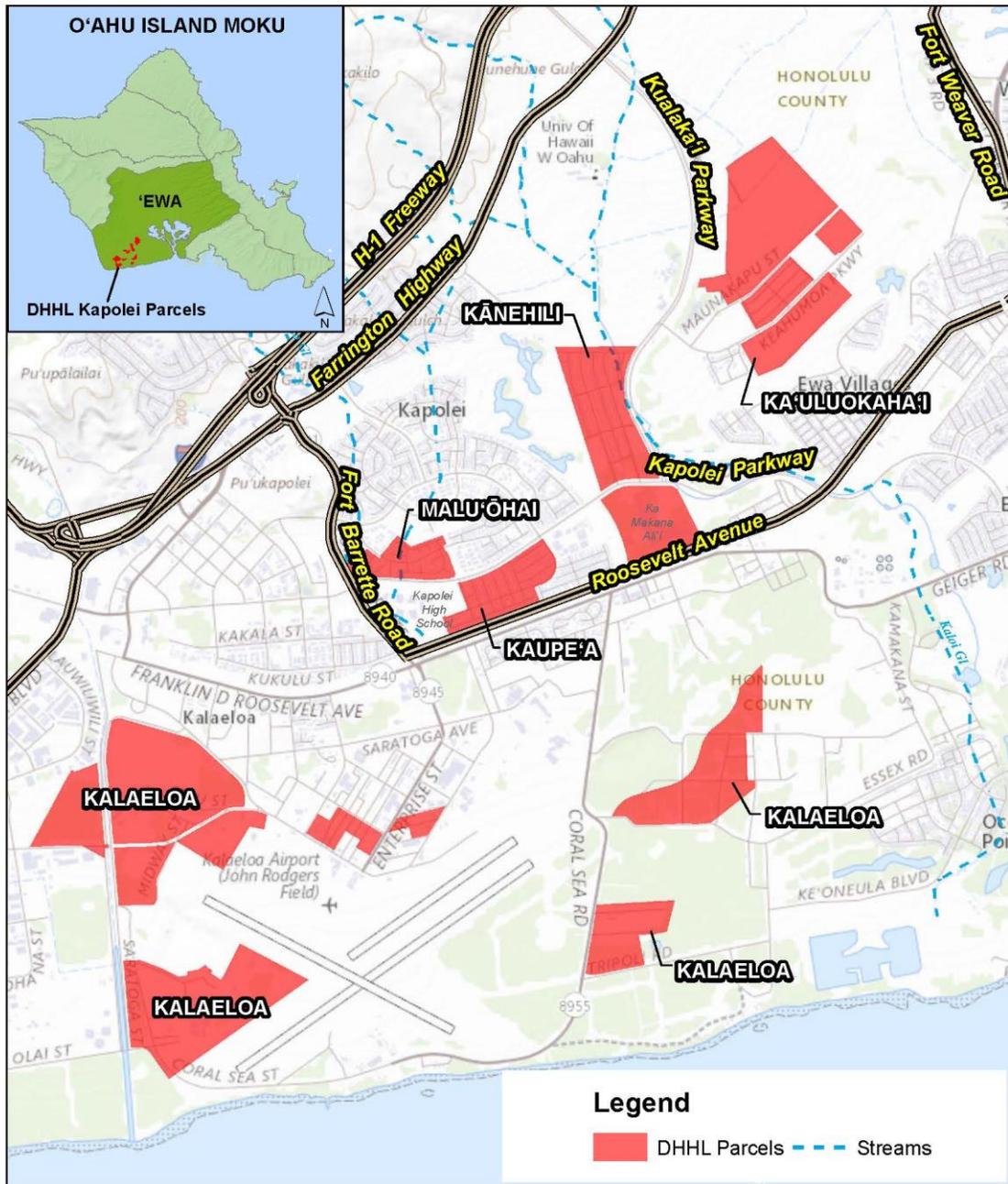
## Kalaeloa Airport

The Kalaeloa Airport is approximately 750 acres which was originally a part of the Barbers Point Naval Air Station and has been owned and operated by the O'ahu District of State Airports System since 1999. The airports functions as a general aviation reliever airport for the Daniel K. Inouye International Airport. It has air traffic control functions from 6:00am to 10:00pm daily. Major users of Kalaeloa Airport include the US Coast Guard, Hawaii National Guard and the general aviation community. This airport acts as a launch site for Coast Guard Search and Rescue operations, aviation training, emergency response, and as an alternate landing site for airlines and the military.

In consultation with the State of Hawai'i Department of Transportation, the Airports Division advised that any planned projects located within 5 miles of Kalaeloa Airport may have restrictions on development and use and may require further review and permits. This could have impacts on future use and development for DHHL land holdings in the surrounding area.

DRAFT

FIGURE 12 - ROADWAYS MAP

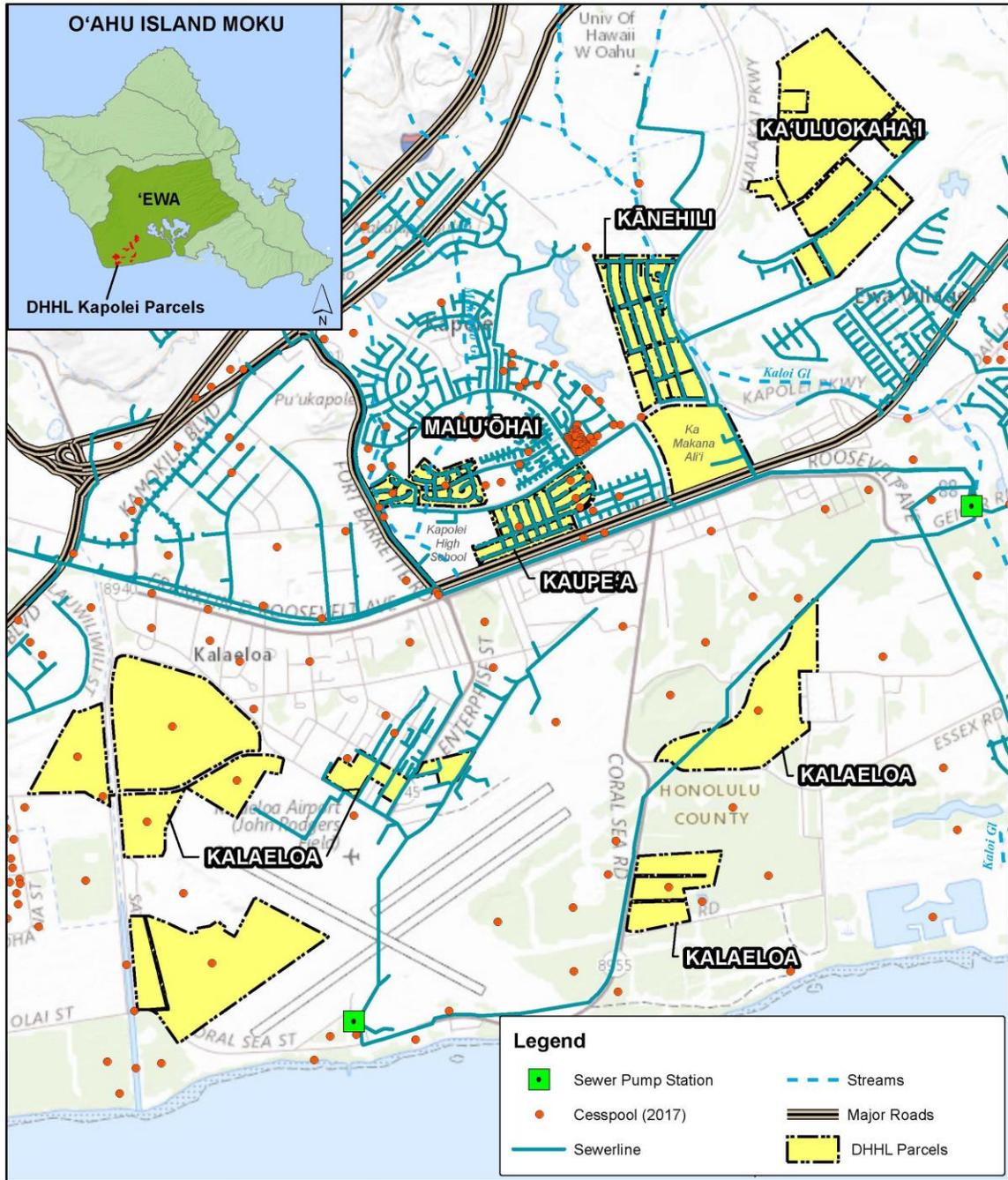


**Kapolei Regional Plan Update  
ROADWAYS  
August 2021**

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



FIGURE 13 - WASTEWATER INFRASTRUCTURE MAP



**Kapolei Regional Plan Update**  
**WASTEWATER INFRASTRUCTURE**  
 June 2021

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



DRAFT

[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 Beneficiary Consultation #1. Priority projects identified in the 2010 Kapolei Regional Plan were discussed by participants in Beneficiary Consultation #2 in order to determine the relevance those priority projects to the community today. In addition to the previously identified priority projects, the community discussed issues that were not addressed by the existing list of projects and suggested additional projects that might address those issues. All project ideas considered by the community are described in the following two sections.

### Previous Priority Projects

The first Regional Plan for Kapolei was completed in 2010. The five priority projects identified in that plan and their status updates are described below.

Kapolei Regional Plan Priority Project	Project Champion	Status
Support Heritage Center and Community Commercial Development	KCDC	<p>This item remains a priority. Phase I of the Kapolei Heritage Center was completed in 2016 and is open for community use. This space includes two classrooms, restrooms, and a certified kitchen. Phase II and III of the Heritage Center are yet to be completed.</p> <p>Planning and design for the Community Commercial Development, called Ho'omaka Marketplace, is complete. The project is in the permitting phase and is expected to break ground in 4<sup>th</sup> quarter 2021, barring further delays from the COVID-19 pandemic. Ho'omaka Marketplace includes commitments from the following vendors: Long's, Hele gas Station, 7-Eleven, and Chick-Fil-A. The construction phase is anticipated to take approximately 12 months.</p> <p>The completion of the Kapolei Heritage Center including full build-out of Phase II and III are contingent on revenue generation from Ho'omaka Marketplace. This commercial development is meant to provide an on-going funding source to the community for community-based development, and the operation and maintenance of community spaces.</p>
Support New School Development	DOE	<p>This item remains a priority. Plans for a new elementary located near Ka'uluokaha'i will help to accommodate the growing population in Kapolei. Phase I of a new middle school have been completed and is operational.</p>

<b>Kapolei Regional Plan Priority Project</b>	<b>Project Champion</b>	<b>Status</b>
Engage Beneficiaries in a Planning Charette Process	DHHL	This project was completed in 2012. A design charette with the homestead community discussed development in E. Kapolei.
Develop Pedestrian/Bike Path Network to Community Resources	City & County of Honolulu	The O’ahu Bike Plan update was completed in December 2019. This plan is meant to guide future planning to better integrate bicycling into the islands transportation system.
Preserve and Develop Parks to Service the Homestead Community	DHHL/Community organizations	This item remains a priority. A 4.59 acre parcel located near Kānehili homestead is licensed to Kānehili Community Association for use as a park. Phase I of this park was completed in 2019. Future phases are in the planning process. A total of 13 acres is designated for open space/parks within the Ka’uluokaha’i master planned community.

## Final Project Ideas List

The following project ideas list came from the discussions in Beneficiary Consultation #1 and #2. These project ideas are meant to address the needs and concerns of the community. A draft project list was refined by participants at Beneficiary Consultation #2. This project list was shared in an online survey on the project website, and beneficiaries were asked to select their top five priority projects for the Kapolei Regional Plan Update from this list of 14 items.

- **Support Heritage Center and Community Commercial Development**
- **Support the Development of a Hawaiian Focus/Immersion School**
- **Create More Open Spaces, Park Spaces, and Recreation Spaces to Support the Homestead Community**
- **Create a Kūpuna Living Community**
- **Establish a Place of Worship and a Place of Rest/Cemetery for the Homestead Community**
- **Create a Community Garden/Agricultural Space/Farmer’s Market for Homesteaders**
- **Create Multi-Family and Rental Housing Developments for Homesteaders in Kapolei**
- **Hawaiian Culture Center**
- **Create Entrepreneurial and Business Opportunities**
- **Support Music**
- **Nurture Kapolei-Based Community Health Workers and Build Partnerships and Community Capacity to Help Address the Findings of Recently Completed Kapolei Homestead Health Survey**
- **DHHL to Address Post-build Issues in the Homesteads**
- **DHHL to Provide More Options for Communication in the Homesteads instead of only Sandwich Isles Communication**
- **Establish and Grow Inclusive Housing Programming for native Hawaiians with disabilities**

## Priority Projects

The community was asked to select five priority projects from the above list of project ideas. The selection process consisted of an online survey link that was available on the project website where beneficiaries could choose the five projects that they felt should be priorities for the region. The survey was open for beneficiary participation between Wednesday, May 5 and Wednesday May 19, 2021 following Beneficiary Consultation #2 on Tuesday, May 4, 2021. A total of 60 responses to the survey were collected.

The top two projects and last two projects out of the top five priority projects that were selected received the same number of votes from participants in the selection poll. These projects will appear as “1./2.” and “4./5.” as they are tied in votes. The top two projects each received 32 votes each, the third project received 31 votes, and the final two projects of the top five priority projects received 30 votes each.

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

### 1./2. Create more open spaces, park spaces, and recreation spaces to support the Homestead Community

#### PROJECT DESCRIPTION

The Kapolei homesteaders desire more open space for parks and recreation throughout the region. These spaces would provide safe environments to support programs and activities for youth and leisure spaces for 'ohana to gather and enjoy the outdoors. Open spaces for parks and recreation are key to a thriving and healthy homestead community.

Currently, the park and recreation space available to the homesteaders in the region are as follows:

- Kānehili Community Association Park
- Kapolei Heritage Center
- Villages of Kapolei Association (VOKA) common spaces (available to homesteaders in Malu'ohai and Kaupe'a who pay dues to VOKA)
- The Salvation Army Kroc Community Center (available to the general public through memberships)

According to the O'ahu Island Plan (DHHL 2014), a total of 35 acres of the DHHL land inventory has been identified for Community Use in the Kapolei region. This includes parcels located on DHHL lands in Kānehili and East Kapolei. Some of these parcels have been licensed to community organizations for use and are in varying stages of development. Approximately 15 acres on three separate parcels in East Kapolei are currently vacant and additional planning and design will be needed for future development of these lands.

Kānehili Community Association Park is located on a 4.59-acre parcel in the Kānehili Homestead at the corner of Kekāhili Street and Kamakāhelei Street. It is maintained by the Kānehili Community Association (KCA). This parcel is a part of the DHHL land inventory and is licensed to and managed by the KCA. Phase I of Kānehili Community Association Park includes a basketball/volleyball court, keiki play area, picnic tables, benches, bicycle rack, trash receptacles, landscaped areas, irrigation system and native trees for the community to enjoy. Phase I of the park opened for use in July 2020.

The Association has partnered with SHADE institute and their collaborators at G70 and Ki Concepts to design Phase II of the park. A community design workshop was hosted virtually in May 2021 to discuss a working concept site plan for Phase II of the park and to form small working groups for the ongoing design of park programs and amenities. A survey was conducted in June 2021 to gather feedback from Kānehili Community



residents to better understand the needs and wants of the community for the park space. A second design workshop took place in August 2021. Some features of the proposed Phase II design concept include: a community center facility, splash pad, imu, imu shed, playfield, hula mound, lei garden, crafts pavilion, and parking lot. Once the design and planning for Phase II are complete, KCA will then need to focus on fundraising for the permitting and construction to complete Phase II.

Another gathering and recreation space available to Kapolei homesteaders is the Kapolei Heritage Center. This space is licensed to Kapolei Community Development Corporation (KCDC) and has completed Phase I of three planned phases for development and construction. Phase I was completed in 2016 and includes a commercial kitchen, two classrooms, restrooms, and some parking. Phase II is the hālau space or gathering space. Phase III is office space and a gallery dedicated to Prince Jonah Kūhiō Kalanianaʻole. The Kapolei Heritage Center is located adjacent to the DHHL administrative building. Upon completion, the Heritage Center will provide space for gathering and recreation. Utilizing the spaces available with Phase I, the Heritage Center currently hosts programming such as Alu Like and Keiki o ka ʻĀina. With further construction, the Heritage Center will be able to increase their capacity for programming space and services provided to the homestead community.

The Villages of Kapolei Recreation Center 1 and Recreation Center 2 are private recreation centers that are on parcels owned by the Villages of Kapolei and are approximately 4 acres and 2 acres in size respectively. These recreation centers are located in the heart of the Villages of Kapolei and are open to use by members of the association. Each center has a recreation hall that includes indoor and outdoor gathering/event space and a kitchen area. These spaces are a part of the amenities available to VOKA members, which includes Maluʻōhai and Kaupēʻa homesteaders who pay monthly dues to VOKA.

Kapolei Community Park is a public park that is located on 12 acres of City and County of Honolulu lands that is adjacent to the Villages of Kapolei Recreation Centers. This park features a large open grass space, athletic courts, restrooms and playground area.

Aʻeloa Park is a private park owned by the VOKA and located on a 1.89 acre parcel in Village 2/Aʻeloa. This park features open space and has a small restroom facility.

Kapolei Regional Park is a 73 acre park that was donated to the City and County of Honolulu from the James Campbell Estate. This park features large open spaces, restroom facilities, and an archery facility, and is also the location of Puʻuokapolei, a heiau and important historical space in native history.

The Kauluokahaʻi master-planned community is an ongoing development on DHHL lands, located east of Kualakaʻi Parkway surrounding Keahumoa Parkway to the north and south. This development includes three planned park spaces. Two of the planned park spaces are located on Keahumoa Parkway to the south and are 4.3 acres and 2.8 acres in size, respectively. A third park space is located north of Maunakapu Street and is 5.9 acres in size. Combined, these planned park spaces will provide 13 acres of open space and park space on DHHL lands to serve the East Kapolei homestead communities.

The Salvation Army Kroc Community Center is located on a 12-acre parcel within Kauluokahaʻi. Recreational facilities include an athletic center with an NCAA-regulation gymnasium; a state-of-the-art health and wellness center with workout equipment and facilities for individual and group fitness; an aquatics center featuring a competition pool and a recreation pool with giant water slides; and a 3-acre multipurpose field for outdoor programs. Membership is open to the general public and scholarships for reduced rates are available.

Potential sites for these types of spaces, as discussed by participants in beneficiary consultations, could include: an open lot adjacent to Kapolei High School and Kaupēʻa Homestead that is currently owned by the HHFDC, the “Varona parcels” adjacent to Ka Makana Aliʻi Shopping Center which may potentially be

transferred to the DHHL land inventory (a transfer that is currently under review by the Department of the Interior), and East Kapolei undeveloped parcels owned by DHHL.

## PAST ACTIONS

### Kānehili Community Association Park

- 2018 – Licensing to KCA for the Kānehili Community Association Park for planning, design and construction.
- 2020 – Kānehili Community Association Park Phase I completed and opened for use by Kānehili homesteaders in “good standing” with the Association.
- 2021 – KCA partnered with SHADE Institute for the design of Phase II of the park.

### Kapolei Heritage Center

- 2008 – Licensing to KCDC for the Kapolei Heritage Center for planning, design and construction.
- 2013 – KCDC launched a funding campaign to support the completion of Phase I of the Heritage Center.
- 2014 – Fundraising completed for Phase I of the Heritage Center, permitting and construction began.
- 2016 – Phase I of the Heritage Center completed and the facility opened for community use.

### East Kapolei/Kauluokaha’i Planned Parks

- 2021 – The Kauluokaha’i master-planned community includes three planned park spaces for community use totaling 13 acres. Development of these parks will require partnerships.

## COMMUNITY INPUT

Beneficiaries that participated in the Kapolei RPU Beneficiary Consultations #1 and #2 indicated that spaces are needed for keiki and youth to recreate, participate in programming and organized sports and enjoy safe areas to play. Parks and open spaces are important for ‘ohana to safely access and enjoy. There is a need for spaces for the community and ‘ohana to gather outdoors. Having safe spaces for walking and exercising that are nearby to the homesteads is a priority. According to the Trust for Public Land, their park program looks to provide park spaces located within a 10-minute walk for all residents. This metric of a 10-minute walk or a half a mile distance may be a good reference for homesteaders access to park or open spaces.

## OBJECTIVE

Development of open spaces, parks and recreation spaces within the Kapolei Region helps to fulfill the Community Values of preserving “Natural, Cultural and Agricultural Resources”, and prioritizing “Keiki” and “Kūpuna.” This project idea also helps the region to reach its vision of establishing “*wahi pana and kīpuka...[that can be] celebrated and stewarded for future generations.*”

## IMPLEMENTATION ACTION STEPS

- 1) **Establish a parks committee.** A committee of members of the various community associations/organizations is needed to explore development of park spaces in Kapolei to serve the homesteads. An new organization will need to be established or an existing organization or partnership of organizations will need to champion this project in order to move it forward. An established nonprofit organization is needed in order to engage in discussions with DHHL regarding licensing, operation and management of designated park space within the homestead. Also, having a recognized community organization/entity allows access to legislative funding to support planning and construction, as opposed

to only relying on DHHL trust funds. DHHL trust funds are primarily meant to fund the development of homestead lots for beneficiaries in accordance with its mission. Use of funds for projects other than this primary need are limited. It may take DHHL an extended period of time to be able to respond to funding needs outside of homestead development uses. Other funding sources are available such as: OHA, State and County GIA funds, etc.

- 2) **Survey the community.** Confirm the types of programs and uses that community members would like to see as a part of this project by reaching out to community members.
- 3) **Develop planned park space.** If park space is already planned for a parcel on DHHL lands, then these are the steps for the development of the planned park space:
  - a) Funding. Funding is needed for planning and design for the space. Potential funding sources include: the Legislature, DHHL grants, and/or private funding sources.
  - b) Pre-application process. A project proposal and an application for a Right of Entry Permit for the 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.
  - c) DHHL HHC approves Right of Entry permit. 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 and an Environmental Assessment. Prior studies may be updated if needed.
  - d) Master Plan/Special District Plan & Environmental Assessment prepared. The Applicant will prepare due diligence studies of the site, including a master plan and an environmental assessment. The environmental assessment will be published based on HRS Chapter 343 requirements.
  - e) 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.
  - f) Permitting and other entitlements. The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
  - g) Site Preparation and Construction. All Best Management Practices (BMP's) and mitigation measures as outlined in the Final EA are to be followed during site preparation and construction.
  - h) Operations and Maintenance. The project is to be operated and maintained as described in the Master Plan and Final EA.
  - i) Monitoring & Reporting. This includes site visits and periodic reporting of site use.
- 4) **Identify potential locations outside of planned parks.** Locations within the homestead community located on lands not currently designated for community use or on available adjacent lands that are not a part of the DHHL land inventory should be identified as potential sites for a park.
- 5) **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.

6) **Develop park space on non-DHHL lands.** For locations that are outside of the DHHL land inventory, these are the steps to develop park space for homesteaders in these locations.

- a) The Community and the Landowner will need to reach an access agreement.
- b) Is this land on State/County lands? Private lands? Identify the specific permitting and other entitlements needed to use non-DHHL lands.
- c) Project Planning and Design.
  - i) Establish long-term administration and community management of the site.
  - ii) Develop budgets for acquisition, development and maintenance of the site.
- d) Funding: Potential funding sources:
  - i) Legislature
  - ii) DHHL grants
  - iii) Private funding
- e) Develop the amenities of the space.
- f) Conduct on-going operation, maintenance, and security.

DRAFT

## 1./2. Create a Kūpuna Living Community

### PROJECT DESCRIPTION

Kapolei homesteaders would like to see an alternative living option for kūpuna within the region so that they may have access to all the facilities and services needed for them to comfortably age in place. As kūpuna age, they may wish to leave their larger home and downsize to a living space that is more suited for their needs. The development of a vibrant kūpuna living community that provides not just residential spaces, but also support facilities and services for kūpuna would allow beneficiaries to live out their lives in Kapolei, surrounded by their families and community.

One model for the envisioned Kūpuna Living Community in Kapolei is the Waimānalo Kūpuna Project, Kūlanakauhale Maluhia o Nā Kūpuna. This project is an 8-acre development that consists of 85 apartments, a resident manager's apartment, and common areas. This housing development is located on DHHL lands off of 'Ilaulohole Street in Waimānalo. Rental apartments are available to elderly or senior (55 years of age or older) DHHL beneficiaries at rates affordable to low or moderate income families. The project cost approximately \$11.5 million and was financed by a combination of funds from the Office of Hawaiian Affairs (OHA), Federal Home Loan Bank of Seattle grants, Low Income Housing Tax Credits, the State Rental Housing Trust Fund, private lenders and loans from DHHL. Pacific Housing Assistance Corporation was selected to both develop and manage the rental project. Construction began in September 2000 and was completed in March 2002, with the first tenants able to move-in the following month in April 2002.

Another potential model for the Kapolei Kūpuna Living Community is the planned DHHL development in Mō'ili'ili on the site of the Old Stadium Bowl-o-Drome. This project is for a 23-story high-rise building and accompanying low-rise townhomes that will offer a total of 270 units. This project will include: an apartment tower with studios, one-bedroom, two-bedroom and three-bedroom units; seven three-bedroom townhouse units; and a parking structure. The project will also include 4,680 square feet of commercial space at ground level with at-grade parking stalls. This commercial/retail component will help to subsidize the costs of operating and maintaining of the development. Part of this development includes units available to kūpuna beneficiaries. Stanford Carr Development was selected by DHHL as the developer for this project in early 2020. Construction is likely to be completed in mid-2024. This project is estimated to cost \$137 million in total.

A 2014 report completed for DHHL by PlanPacific, Inc. looks at alternative housing development models, including Kūpuna Housing. This report mentions that there is a strong preference for living in extended family/multi-generational households. Staff at Lunalilo Home shared that the care home model is an unsustainable model due to the difficulty in raising money to develop, operate and maintain the facility, and also because smaller-scale facilities or in-home care are more desirable, especially for those of modest means. There is a preference to integrate care into families and communities rather than separating elders from their families and communities. Lunalilo Home staff mentioned establishing a physical hub in Kapolei or the leeward region to provide support services such as meal preparation and delivery, eldercare training, nursing assistance, licensing assistance, housekeeping, and substitutes when primary home-based caretakers are on vacation or leave.

This report also looked at options for kūpuna who may wish to live independently but would like to be in a community with age-peers and nearby family and friends. A housing community designed to accommodate kūpuna aged 55 years of age and above could help to reach beneficiaries who do not have the financial means to purchase a single-family dwelling in a DHHL homestead.

The Kūpuna Living Community in Kapolei is envisioned to have small residential units designed for single or double occupancy. These may potentially be affordable rental units, similar to the Kūpuna Rental Units that are located in Waimānalo or the units that are planned for Mō'ili'ili. Support facilities may include a

commissary to shop, a cafeteria to eat, outdoor spaces to garden, and on-site laundry facilities. Spaces for indoor and outdoor recreation would be found throughout the Kūpuna Living Community. This place ideally would be located within the Kapolei region and would provide long-term living opportunities for kūpuna beneficiaries. Additional facilities may include a place of worship and a place of rest or cemetery.

## PAST ACTIONS

- 2002 – Kūlanakauhale Maluhia o Nā Kūpuna (Waimānalo Kūpuna Project) completed & first tenants occupy units.
- December 2014 – PlanPacific, Inc. completed a report on Alternative Housing Development Models for DHHL, including Kūpuna Housing options.
- 2020 – Stanford Carr Development selected for Mō'ili'ili Affordable Rental project to include kūpuna housing options.
- January 2020 – Beneficiary Consultation for Kauluokaha'i TOD station with Kapolei beneficiaries. Participants discussed a need for kūpuna housing options in Kapolei.

## COMMUNITY INPUT

At Beneficiary Consultations #1 and #2, participants discussed the importance of kūpuna in the region and in the community and identified a need for a community and housing development to serve kūpuna needs. The vision for this Kūpuna Living Community includes a vibrant community with housing and support facilities that allows kūpuna to age in place within their community in Kapolei. This development would serve kūpuna such as, (1) those who wish to downsize from a larger single-family dwelling into something smaller and more manageable and convenient and (2) kūpuna beneficiaries on the waitlist who do not have the financial resources to secure financing for a single-family dwelling.

## OBJECTIVE

This project helps to fulfill the community value of Kūpuna: *“Traditionally, kūpuna held an important role and place in native Hawaiian society. Spaces and resources in Kapolei are used to create full and healthy lives for kūpuna as they age in place.”* Creation of a Kūpuna Living Community would help to create full and healthy lives for Kapolei kūpuna to age in place. This project also helps to achieve part of the vision for the region: *“Kapolei is a growing region that looks to its history, mo'olelo, 'āina and kūpuna to build a strong foundation for the homestead communities.”* This vision prioritizes kūpuna within the Kapolei community and identifies how important kūpuna are to building strong foundations for homestead communities.

## IMPLEMENTATION ACTIONS STEPS

- 1) **A project champion is identified.** The Waimānalo Kūpuna Housing project was initiated by the Waimānalo Community and OHA, and was developed by DHHL. The Bowl-o-Drome redevelopment project is not explicitly a kūpuna housing project. This project was initiated by DHHL. A developer was hired by DHHL to design, build, finance and manage the facilities. The Ho'omaka Marketplace is licensed to KCDC, and KCDC secured a developer to partner with its organization for the design, development and funding of the project. A community organization or DHHL may be the project champion for this project.
- 2) **Outreach with kūpuna.** It is important to outreach to kūpuna beneficiaries in order to confirm the physical and programmatic components of this project. A commercial component may be included in order to off-set the rental income needed for on-going maintenance of the facilities.

- 3) **Develop criteria.** Criteria is needed to identify the types of spaces that would best fit the proposed physical and programmatic needs for the kūpuna living community as identified by kūpuna beneficiaries.
- 4) **Identify potential locations.** Locations within the homestead community or on available adjacent lands should be identified as potential sites for a kūpuna living community.
- 5) **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.
- 6) **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.

### 3. Support Heritage Center and Community Commercial Development (Previous Priority Project).

#### PROJECT DESCRIPTION

The Kapolei Heritage Center is operated and managed by the KCDC. This project was developed to fulfill the community's need for space for programming, gathering, cultural practices and more. Support for the Heritage Center and a community commercial development was selected by Kapolei beneficiaries as a priority project in the 2010 Kapolei Regional Plan and remains a priority in the region today.

A funding campaign began in 2013 to secure funds for the development of the first phase of the Kapolei Heritage Center. Phase I of the Heritage Center includes two classrooms, restrooms, a small parking area, and a commercial kitchen space. Phase I was completed in 2016 and the Heritage Center opened for community use in July of that same year. Phase II and Phase III of the Heritage Center are planned to include a hālau, or large covered gathering space, and an administrative building which will provide more classrooms and a gallery dedicated to celebrating Prince Jonah Kūhiō Kalanianaʻole.

Funding for Phases II and III are planned to come from revenue generated from a community commercial development that will also be located in Kapolei. KCDC has a license agreement for a five-acre parcel at the corner of Kualakaʻi Parkway and Kapolei Parkway. This site is adjacent to the Kānehili Community Association Park and located mauka of Ka Makana Aliʻi Shopping Center. This commercial development is called Hoʻomaka Marketplace, and is expected to feature the following anchor businesses: Longs Drugs, Chic-fil-A, 7-Eleven, and Hele gas station. There will be other retail spaces available in the marketplace, as well as an eleemosynary space for community use. Revenue generated from the tenants of Hoʻomaka Marketplace will be used to fund the build out of Phases II and III of the Heritage Center. It is important to understand that these two spaces go hand in hand; revenue generated from the community commercial development is critical for the on-going development of the Kapolei Heritage Center.

The projected cost for design and construction of Phase II and Phase III of the Kapolei Heritage Center will be \$3-\$5 million for each phase. The projected timeline for the build out of these phases is linked to the completion and successful operation of Hoʻomaka Marketplace. The Hoʻomaka Marketplace is expected to break ground in 4<sup>th</sup> quarter of 2021. Construction is estimated to take approximately 12 months to complete. Hoʻomaka Marketplace could be open for operation as early as late 2022.

The Kapolei beneficiaries would like the Heritage Center to continue its ongoing and planned programming and would also like to see additional programming such as: youth and young adult education programs, cultural and historical education programs, a program to make the built environment more reflective of Kapolei's unique native roots (ex: murals, art, native landscaping, etc.), support for cultural celebrations in common spaces, and programs to support economic development for homesteaders.

#### PAST ACTIONS

- 2008 – KCDC established. KCDC acts as champion for the development of the Kapolei Heritage Center and Community Commercial Development (Hoʻomaka Marketplace). Licensing agreement for Kapolei Heritage Center and Hoʻomaka Marketplace.
- 2010 – “Support Heritage Center and Community Commercial Development” selected as a priority project in the 2010 Kapolei Regional Plan.
- 2013 – Funding campaign to support Phase I planning, design, development and construction.
- 2015 – Construction of Phase I of the Heritage Center.
- 2016 – Kapolei Heritage Center Phase I completed featuring classrooms, restrooms, parking and a commercial kitchen.

## COMMUNITY INPUT

- Supporting the Heritage Center supports programming in the region. The Heritage Center should provide these types of programs in addition to the resources and programming that is already available:
  - Create youth and young adult education programs
  - Support programs that provide cultural and historical education
  - Create a program to make the built environment more reflective of Kapolei's unique native roots (ex: murals, art, native landscaping, etc.)
  - Support cultural celebrations in common spaces
  - Support economic development for homesteaders

## OBJECTIVE

This project helps to fulfill the community values of wahi pana and self-sufficiency. "Wahi pana, of old and new, throughout the region are used by the community to gather and practice their culture." The Kapolei Heritage Center is a wahi pana in the region and completion of the Center's planned phases helps the region to reach its goal of having wahi pana available to the homesteads. "All the things that homesteaders need to have a healthy, thriving community can be found within the region" is a part of the value of self-sufficiency. Completion of the Ho'omaka Marketplace and the Kapolei Heritage Center helps to further the community's goal for self-sufficiency. Ho'omaka Marketplace offers commercial and retail spaces and services for the community, and revenue generated from this commercial development will be used to help develop the Kapolei Heritage Center fully and to fund necessary programming to support the homestead communities.

## IMPLEMENTATION ACTIONS STEPS

- 1) **Permitting and construction.** KCDC to complete the permitting and construction of Ho'omaka Marketplace, Kapolei homesteads' community commercial development.
- 2) **Open Ho'omaka Marketplace.** KCDC to open Ho'omaka Marketplace to the public including retail spaces, restaurants/food vendors, gas stations, etc.
- 3) **Funding.** Development of Phase II and Phase III of the Heritage Center is contingent on collecting revenue generated from the Ho'omaka Marketplace. Potential other funding sources include:
  - a) Legislative Grant-in-Aids
  - b) DHHL grants
  - c) OHA grants
  - d) Federal grants
  - e) Private funding (grants and/or financial products)
- 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.** All Best Management Practices (BMP's) and mitigation measures as outlined in the Final EA, EIS or EA Exemption are to be followed during site preparation and construction.
- 6) **Operations and Maintenance.** The project is to be operated and maintained as described in the Master Plan and Final EA, EIS or EA Exemption.
- 7) **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

## 4./5. Support the development of a Hawaiian-Focus School/Hawaiian Immersion School

### PROJECT DESCRIPTION

Kapolei homesteaders would like to see the creation of a Hawaiian-Focus/Immersion School for children and youth in the region. This school could be a part of the Department of Education (DOE) current or planned schools in the Kapolei region and would include a partnership with the DOE for development and operation. Currently phase 1 of the new middle school located in East Kapolei is operational, and phase 2 is in designs. There are parcels designated for a new elementary school in the Kauluokaha'i Master Plan. The Hawaiian-Focus School/Hawaiian Immersion School could also be a public charter school which focuses on native language and culture as pillars of the curriculum. This may include a partnership with or creation of an educational entity capable of establishing and operating such a school.

There are currently no educational opportunities for Hawaiian language immersion or Hawaiian culture-focused schools within the Kapolei region. The nearest Hawaiian Language immersion schools are for grades K-6 at Nānākuli Elementary in Nānākuli/Wai'anae and Wai'au Elementary in Pearl City. Pū'ōhala Elementary in Kāne'ohe offers immersion from grade K-8. There are two immersion schools that offer high school education on O'ahu: Kahuku High & Intermediate in Kahuku on the North Shore and 'Ānuenu located in Honolulu. The nearest Hawaiian-focused charter schools are Ka Wai'hona o ka Na'auao and Kamaile Academy, both located on the Wai'anae Coast.

The Kapolei Heritage Center is interested in supporting the development of a Hawaiian Immersion/focused school to serve the homestead communities. In recent conversations with Pūnana Leo, the Hawaiian immersion program for pre-k students, the Kapolei Heritage Center facilities were found to be unable to meet the needs of the program at this time. There is not enough space for added programming during weekday/daytime hours. Completion of Phase II of the planned development for the Heritage Center will double and triple the programming space available. Once Phase II is completed, the Kapolei Heritage Center may have enough space to support a Pūnana Leo program at its facilities.

As a growing community with native Hawaiian families, Kapolei should provide more educational opportunities to support native Hawaiian youth in education. Kapolei is projected to be the largest concentration of native Hawaiians in the world at full build-out with 2,000 homesteads currently planned in the region. A school to provide curriculum to educate native students in the region is critical in building a thriving native community.

### PAST ACTIONS

- n/a

### COMMUNITY INPUT

There is a critical need for a school in Kapolei that can offer focused curriculum on 'ike and 'ōlelo Hawai'i, or Hawaiian culture and language. This would offer benefits to the community in Kapolei and offer more support for native keiki and youth. This project is envisioned to be a full school with a Hawaiian immersion/focused curriculum, and not just a class or small program offered in the community. This would be an option for students in the region who would rather seek this type education rather than the traditional public schools that offer a standard curriculum.

## OBJECTIVE

This project will fulfill the community value of Keiki. “Resources for ‘ōpio and keiki are a priority. There are... programs for them to learn...near their homes.” This project would help to create a place for homestead children to be educated in their native language and culture. This project also helps to fulfill the vision for Kapolei: “Kapolei is a growing region that looks to its history, mo‘olelo, ‘āina and kūpuna to build a strong foundation for the homestead communities.” A Hawaiian immersion/focused school would be a part of the strong foundation needed for homestead communities in the region.

## IMPLEMENTATION ACTIONS STEPS

- 1) **Form a committee.**
- 2) **Identify potential partnerships.** Organization/committee to identify potential partnerships to support the development of this project in Kapolei.
- 3) **Develop criteria.** Criteria is needed to identify the types of spaces that would best fit the proposed physical and programmatic needs for the kūpuna living community as identified by kūpuna beneficiaries.
- 4) **Identify potential locations.** Locations within the homestead community or on available adjacent lands should be identified as potential sites for a kūpuna living community.
- 5) **Locate at the Kapolei Heritage Center.** If located at Kapolei Heritage Center, then the following steps should be followed:
  - a) KCDC to formalize partnership agreement with Pūnana Leo to provide educational opportunities at the Kapolei Heritage Center.
  - b) KCDC to complete Phase II of its Heritage Center Development.
- 6) **Select a site.** If a different site is selected, these are the steps to be followed:
  - a) The Community and the Landowner will need to reach an access agreement.
  - b) Review specific permitting and entitlements needed for compliance with use of selected lands.
  - c) Funding. Potential funding sources include:
    - i) DOE funding
    - ii) Legislature
    - iii) DHHL grants
    - iv) OHA grants
    - v) Kamehameha Schools
    - vi) Private funding
  - d) Planning and construction.
  - e) Operation and maintenance.

## 4./5. DHHL should provide more options for communication in the homesteads other than Sandwich Isles Communications (SIC) contract

### PROJECT DESCRIPTION

Homesteaders in Kapolei have expressed that they are dissatisfied with the quality of their telecommunications service from Sandwich Isles Communication. They would like to solicit service from other telecommunications providers on-island such as Hawaiian Telcom, Spectrum, etc. Kapolei homesteaders would like the option to seek telecommunications services elsewhere to better fit their needs.

### COMMUNITY INPUT

At Beneficiary Consultation #2, participants identified service issues with SIC. Homesteaders stated that the quality of their service from SIC is poor, and they would prefer to seek service from other telecommunications providers who are better able to meet their needs.

### OBJECTIVE

This project helps to fulfill the community value of self-sufficiency, “Kapolei is a place where people can live, work and play. All the things that homesteaders need to have a healthy, thriving community can be found within the region.” The ability to obtain quality telecommunications services in Kapolei would further the objective of having what is needed to have a healthy, thriving community. Access to good quality telecommunications services is a critical need for Kapolei homesteaders.

### IMPLEMENTATION ACTION STEPS

#### **For Commercial Lessees:**

- 1) Abide by the terms of the lease agreement, including limitations to telecommunications providers until a resolution to the constraints of the *perpetual license agreement with exclusivity jurisdiction* is implemented.

#### **For Homestead Lessees:**

- 1) Beneficiaries can start to keep a diary and/or documentation of service issues, requests and outcomes to illustrate their communication needs and challenges and share such information with regulatory authorities like the Public Utilities Commission or Federal Communications Commission that may have jurisdiction over telecommunication or broadband services and providers like Sandwich Isles Communications.