Community Information Meeting
Nānākuli Community
December 20, 2021
Agenda

• Welcome
• Planning Office Update
• Ground Water Management Area
• Construction Status Updates
• Homestead Associations
Meeting Kuleana

1) Be respectful of the person talking – please do not interrupt the person that is talking;

2) Wait for the facilitator to call on you or type your question into the chat box

3) When addressing other participants (verbally or in the chat box), be respectful, show aloha, treat others how you would like to be treated;

4) Agree to disagree — accept that others may have different perspectives and opinions.

5) Have an open mind — take home new ideas or new information.
DHHL Planning Office

STATUS UPDATE - PLAN IMPLEMENTATION
IN THE WAIʻANAE MOKU, ISLAND OF OʻAHU
DHHL Planning System

Tier 1
General Plan
Statewide, 20-year timeframe

Tier 2
Strategic Program Plans
Statewide, 3-6 year timeframe
Island Plans
Regional, 20-year timeframe

Tier 3
Regional Plans
Developed Areas, 2-4 year timeframe
Development Plans
Undeveloped Areas, 10-year timeframe

Implementation Tools
Funding
CIP, Operating Budget, 2-5 year timeframes
Legislation
Administrative Rules, Amendment Process
Land Use
Designations, Reviews, Amendment Process

Evaluation Program
DHHL O`ahu Island Plan

Figure ES-1 DHHL Lands on O`ahu
DHHL Landholdings: Waiʻanae Moku, Oʻahu

Nānākuli

Waiʻanae and Lualualei
## DHHL Landholdings: Waiʻanae Moku, Oʻahu

<table>
<thead>
<tr>
<th>Land Use Designation (LUD)</th>
<th>Waiʻanae</th>
<th>Lualualei</th>
<th>Nānākuli</th>
<th>Total Acres</th>
<th>Percent of LUD in Waiʻanae</th>
<th>Percent of LUD on Oʻahu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special District</td>
<td>95</td>
<td>10</td>
<td>-</td>
<td>105</td>
<td>3%</td>
<td>42%</td>
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<tr>
<td>Conservation</td>
<td>75</td>
<td>190</td>
<td>825</td>
<td>1,090</td>
<td>32%</td>
<td>42%</td>
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<tr>
<td>General Agriculture</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Residential</td>
<td>130</td>
<td>125</td>
<td>745</td>
<td>1,000</td>
<td>30%</td>
<td>61%</td>
</tr>
<tr>
<td>Pastoral</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Subsistence Agriculture</td>
<td>50</td>
<td>140</td>
<td>-</td>
<td>190</td>
<td>6%</td>
<td>86%</td>
</tr>
<tr>
<td>Supplemental Agriculture</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Industrial</td>
<td>-</td>
<td>3</td>
<td>-</td>
<td>3</td>
<td>0.8%</td>
<td>0.4%</td>
</tr>
<tr>
<td>Community Use</td>
<td>10</td>
<td>75</td>
<td>55</td>
<td>140</td>
<td>4%</td>
<td>45%</td>
</tr>
<tr>
<td>Commercial</td>
<td>-</td>
<td>-</td>
<td>10</td>
<td>10</td>
<td>.2%</td>
<td>11%</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>360</strong></td>
<td><strong>638</strong></td>
<td><strong>2,340</strong></td>
<td><strong>3,338</strong></td>
<td><strong>100%</strong></td>
<td><strong>50%</strong></td>
</tr>
</tbody>
</table>
Māʻili Homestead Community Residential Plans

- Property: 40 acres, former Voice of America Site
- Alternative 1: 200 single-family homes
- Alternative 2: 330 single-family & multi-family homes
- June 22, 2021: Beneficiary Consultation #1
- Early 2022: Draft Environmental Assessment
Community Based Renewable Energy: Nānākuli

- August 2020: HHC authorizes Chairman to solicit interested developers
- August 2020: DHHL Publishes Request for Proposals (Nānākuli, Moloka`i, Kawaihae, Kona)
- October to December 2020: Beneficiary Info. Meetings (Nānākuli, Moloka`i, Kawaihae)
- Developer ICAST (International Center for Appropriate Sustainable Technology) selected for Nānākuli
- April to November 2021: ICAST due diligence studies
- ICAST Conclusion: Project is infeasible
- November 2021: DHHL acknowledges ICAST withdrawal from project
PRIORITY PROJECTS:

1. Disaster Preparedness
2. Improve Community Access to Non-Homesteading Areas
3. Street Repairs and Improvements for Health and Safety in the region
4. Establish Community-Based Education Programs
5. Identify and Pursue Opportunities for “Pono Economic Development” and Community Action
# 1. The Nānākuli Regional Plan (July 2018)

<table>
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<th>Priority Project</th>
<th>Current Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Disaster Preparedness</strong></td>
<td>The State Department of Transportation (DOT), Highways Division, completed the Farrington Highway Corridor Study in March 2021. The corridor study identified interim measures to keep Farrington Highway functioning acceptably while the long-term plans to widen Farrington Highway is completed (estimated completion date 2035).</td>
</tr>
<tr>
<td><strong>B. Improve Community Access to Non-Homesteading Areas</strong></td>
<td>A blessing for the Nānākuli Village Center was held in November 2019. On April 27, 2021, Kamehameha Schools opened the Kalanihookaha Community Learning Center, that will provide ʻāina-based programs, career development and training. The Nānākuli Village Center is a joint effort of the Nānākuli Hawaiian Homestead Community Association and the Hawaiian Community Development Board. DHHL also initiating repairs to the Nānākuli Cemetery. See HHC Agenda Item E-1 for more information.</td>
</tr>
<tr>
<td><strong>C. Street Repairs and Improvements for Health and Safety in the Region</strong></td>
<td>DHHL continues to work with the City &amp; County of Honolulu (City) to assume responsibility for proper roadway maintenance and improvement within homesteads. DHHL Nānākuli Traffic Calming Project in progress. See HHC Agenda Item E-1 for more info.</td>
</tr>
<tr>
<td><strong>D. Establish Community-Based Education Programs</strong></td>
<td>Community led initiatives are ongoing.</td>
</tr>
<tr>
<td><strong>E. Identify and Pursue Opportunities for “Pono “Economic Development” and Community Action</strong></td>
<td>Community led initiatives are ongoing.</td>
</tr>
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PRIORITY PROJECTS:

1. Increase Capacity for Specific Community-Based Projects
2. Improve Community Access to Non-Homesteading Areas
3. Homestead Infrastructure & Maintenance
4. Safety & Community Enforcement
5. Disaster Preparedness & Coordination
### Priority Project

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<td>Increase Capacity for Specific Community-Based Projects</td>
<td>Community led initiatives are ongoing.</td>
</tr>
<tr>
<td></td>
<td>DHHL offering capacity building grants for associations in its FY 22 Grant solicitation</td>
</tr>
<tr>
<td>Improve Community Access to Non-Homesteading Areas</td>
<td>Community led initiatives are ongoing.</td>
</tr>
<tr>
<td>Homestead Infrastructure &amp; Maintenance</td>
<td>DHHL continues to work with the City &amp; County of Honolulu (City) to assume responsibility for proper roadway maintenance and improvement within homesteads. DHHL coordinates recurring meetings with the City to help keep the focus on collaboration, aligning priorities and addressing issues.</td>
</tr>
<tr>
<td></td>
<td>DHHL working on West O`ahu Sewer System Improvements. See HHC Agenda Item E-1 for more information.</td>
</tr>
<tr>
<td>Safety &amp; Community Enforcement</td>
<td>Community led initiatives are ongoing.</td>
</tr>
<tr>
<td>Disaster Preparedness &amp; Coordination</td>
<td>The State DOT Highways Division completed the Farrington Highway Corridor Study in March 2021. The corridor study identified interim measures to keep Farrington Highway functioning acceptably while the long-term plans to widen Farrington Highway is completed (estimated date 2035).</td>
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<td></td>
<td>DHHL coordinating WCEAR. See HHC Agenda Item E-1 for more information.</td>
</tr>
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</table>
DHHL Waiʻanae Moku Future Water Needs and Possible Designation of a Wai`anae Ground Water Management Area (GWMA)
Nānākuli / Waʻianae

Project Updates

Land Development Division
ULU KE KUKUI REDEVELOPMENT

- Developer: Hawaiian Community Development Board

- Convert 80 transitional housing units into 40 affordable rental units

- Finalizing construction plans and securing financing

- Department of Human Services, Homeless Programs Office contract with Catholic Charities Hawaii completed 11/24/21

- Rent-up scheduled to start 2023
DHHL New Residential Community

- Approximately 40 acres
- Mixture of single-family lots and multi-family townhouses; approximately 250-340 units
- Legislative Appropriations - $800,000 (Planning, Designs)
- Estimated site construction cost $48 million

- June 2021: Beneficiary Consultation
- Feb 2022: Draft Environmental Assessment
- 2023 to 2024: Infrastructure Design
- 2025 to 2026: Infrastructure Construction
- 2026 to 2027: House Construction / Multi-family Development
Nānākuli Drainage Channel Improvements

**PHASE 1**
Scope: Re-line channel walls – 5,000 linear feet
Cost: $3.2 million
Schedule: Construction completed - Summer 2021

**ADDITIONAL PHASES**
Scope: Additional repairs to lateral channels
Budget: $2.2 Million CIP funding required
Schedule: Designs in progress; bid in Fall 2021
Traffic calming, to include flashing beacons, speed humps and tables, crosswalk signals, curbs, striping and signage.

Locations to include, but not limited to:
1. Nānākuli Ave & Pua Ave
2. Haleakalā Ave & Mano Ave
4. Nānākuli Ave & Ilimapapa Ave.
5. Haleakalā Ave. & Opuhe St.
6. Haleakalā Ave. & Mokiawe St.
7. Haleakalā Ave. & Pililaau St.
8. Mano Ave fronting Nānāikapono Elementary School
9. Nānākuli Ave. outside Nānākuli High School

DHHL Trust funds: $315,000 (Design)
Legislative Appropriation: $1,000,000 (Construction)
Phase 1: Construction of flashing beacons and crosswalk improvements to start in first Quarter 2022.

Phase 2: Designs in progress for speed humps and other traffic calming measures
Nānākuli Cemetery Repairs

Proposed Repair Scope:
- Fencing installation: 1,000 linear feet
- Wall Repair: 700 linear feet
- Remove excess excavated soil
- Repair water line

Cost estimate:
- $370,000 Operating Fund

Schedule
- Permit approval in progress
- Open Bids: January 2022
Nānākuli Cemetery Repairs

LEGEND:
- **Red**: New fence and grade differential wall
- **Yellow**: Improve fence and boundary wall
- **Purple**: Remove dirt pile
- **Blue**: Improve access roads
- **Green**: Stabilize slope, provide maintenance access, new fence for safety
- **Blue**: Provide additional irrigation lines

**NANAKULI CEMETERY IMPROVEMENTS**

HALEAKALA AVENUE (DHAL-CITY MAINTAINED)

DEPARTMENT OF HAWAIIAN HOME LANDS – INFORMATION & COMMUNITY RELATIONS OFFICE
8 new residential lots with water, sewer, electric and communication available for award.

Lots range from 7,071 square feet to 9,274 square feet.

Project Construction Cost: $1,325,243.00

Contractor: Close Construction, Inc.

Estimated Construction Schedule:
- Start Construction: December 2019
- Completion: December 2021
Waʻianae Coast Emergency Access Road

- Legislative CIP funding: $3,000,000
- Assess routes, conduct research, analyze alternatives, consult with community.
- No viable routes through Nānākuli community.
- No further assessments to be conducted.
West Oahu Sewers Assessment

PURPOSE:
Improve existing sewer collector lines to City and County standards

LOCATIONS:
DHHL Sewerlines in Wai`anae, Princess Kahanu Estates, and Nānākuli.

SCOPE OF WORK:
• Replace non-conforming sewer lines, manholes, laterals and cleanouts
• Reconnect sewer laterals
• Paving restoration

• STATUS:
• Video-camera inspection, smoke testing and cleanout survey completed.
• Designs in progress for Wai`anae and Princess Kahanu Estates.
• Initiate designs for Nānākuli area in 2022.
Wai‘anae Sewer Assessment

Construction Scope:
- Replace 2,580 feet of 8” to 15” sewerline
- Replace 66 sewer laterals
- Construct/Reconstruct 33 sewer manholes

Construction Timetable:
- Prefinal design completed; under City review.
- Construction bid in 2nd Quarter 2022.

Construction estimate: $4.5 Million
Princess Kahanu Estates Sewer Assessment

Construction Scope:
- Replace 6,160 feet of 8” to 12” sewerline
- Replace 180 sewer laterals
- Convert 2,300’ of 6” sewer laterals to 8” sewer mains
- Construct/Reconstruct 41 sewer manholes

Construction Timetable:
- Design in progress
- Construction bid: First Quarter 2023

Construction estimate: $15 Million
Construction Scope:
- Replace 18,500 feet of 6” to 15” sewerline
- Replace over 300 sewer laterals
- Construct/Reconstruct 126 sewer manholes

Construction Timetable:
Design start in mid-2022, subject to Leg CIP funding.
Construction start estimated early 2024.

Construction estimate: $40 Million
Project Description

• **Background:**
  
  Act 125, Session Laws of Hawaii 2017 mandates upgrade, conversion, or sewer connection of all cesspools by 2050.

• **Project Objectives:**
  1) Identify existing DHHL lots with cesspools
  2) Assess options for connections to the public sewer

• **General Scope of Work:**
  - Identify and conduct physical survey DHHL lots with cesspools in Waiʻanae, Nānākuli and Waimānalo
  - Prepare Assessment report and recommendations for upgrade, conversion or connection to public sewers
Nānākuli & Waʻanae Cesspool Assessment

Source: Hawaii Statewide GIS Program - On-site Sewage Disposal Systems (OSDS)
Lots without dot: connected to public sewers or undeveloped
Two-Phased Project Approach

• **Phase I**
  - Background desktop research
  - Public notification
  - Field verify Onsite Sewage Disposal System (OSDS) lots and identify cesspools

• **Phase II**
  - Phase II topographical survey of OSDS lots
  - Connection option assessment
  - Design for sewer connection: gravity sewer or pump station connection
Nānākuli & Waiʻanae Cesspool Assessment

Pre-survey Desktop Research

Waiʻanae Subdivision Results

Pink parcel: no sewer billing
Dot: OSDS per State GIS

Nānākuli Subdivision Results

Kepauula Place & Punaaula St

Dot: Lot on OSDS per State GIS

Red: Lot on OSDS per City ENV Records (no sewer billing)
Nānākuli & Wa‘ianae Cesspool Assessment

Construction Budget Estimates

Cost to convert to gravity sewer or low pressure sewer system (LPSS)
Wa‘ianae: $12 million (gravity sewers)
Nānākuli: $17 million (gravity sewers + LPSS)

Construction Schedule Estimates

Preliminary Completion Schedule (subject to CIP appropriations)
Wa‘ianae: Late- 2025
Nānākuli: Mid- 2027
Phase I Field Survey

• Notification Letter: inform lessees of the project and schedule

• Lessee Questionnaire:
  o Preliminary OSDS information
  o Contact information to inform lessees of lot survey
  o Consent to enter lot agreement

Successful project progress is highly dependent on kokua from lessees to enter lot to conduct field survey.
Homestead Associations

• Homestead Community Updates
DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov