



2022

# KAPŌHŪ

REGIONAL PLAN



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	345 acres
Community Use	7 parcels	35 acres
Commercial	4 parcels	80 acres
Industrial	10 parcels	550 acres
<b>Total:</b>	<b>2,017</b>	<b>1,010 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 five projects received 32 votes, 32 votes, 31 votes, 30 votes and 30 votes. The order of the priority projects was determined by the poll results and by guidance provided by Kapolei beneficiaries who attended Beneficiary Consultation #3.

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, 2021. Beneficiary Consultation #3 was held virtually via Zoom on December 9, 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>Provide More Options for Quality Telecommunications Service to Homesteads</b></p>	<ul style="list-style-type: none"> <li>• Document service issues</li> <li>• Participate in meetings and consultations</li> </ul>	<ul style="list-style-type: none"> <li>• Assistance and coordination as needed</li> </ul>
<p><b>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>

Priority Project	Action Steps	Required Resources
<b>Create a Kūpuna Living Community</b>	<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>
<b>Support the Heritage Center and Community Commercial Development</b>	<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>
<b>Support the Development of a Hawaiian-Focus School/Hawaiian Immersion School</b>	<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>

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## 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
‘ike	knowledge, referring to knowledge and traditions of the indigenous people of Hawai‘i
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
mākua	plural of makua, parent
mo‘olelo	traditional stories, tales, myths, histories and legends
‘ohana	family
‘ōlelo	language, referring to the indigenous language of Hawai‘i
‘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

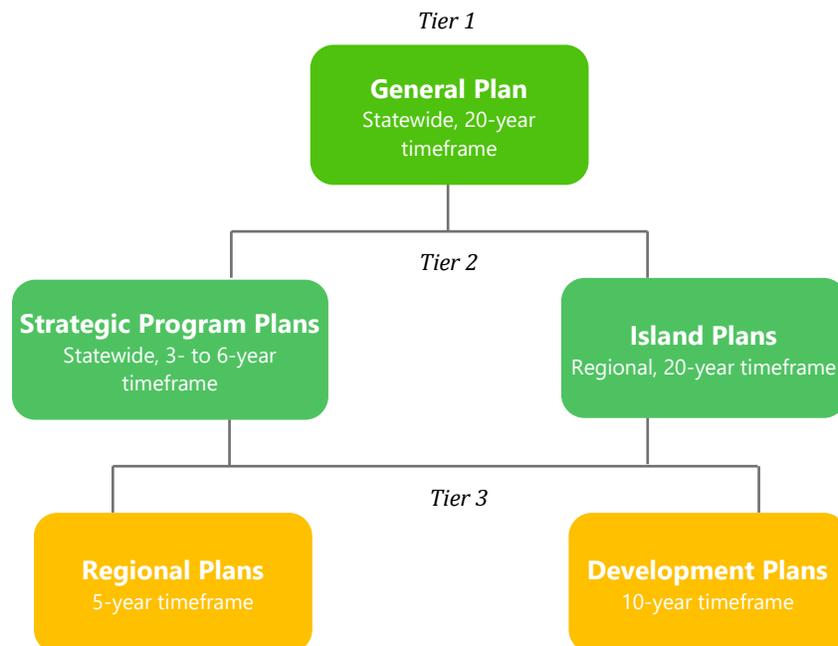
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Regional Plans provide an opportunity for DHHL to work closely with existing lessees and native Hawaiian beneficiaries to clarify a vision for their community and to build partnerships with government 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.

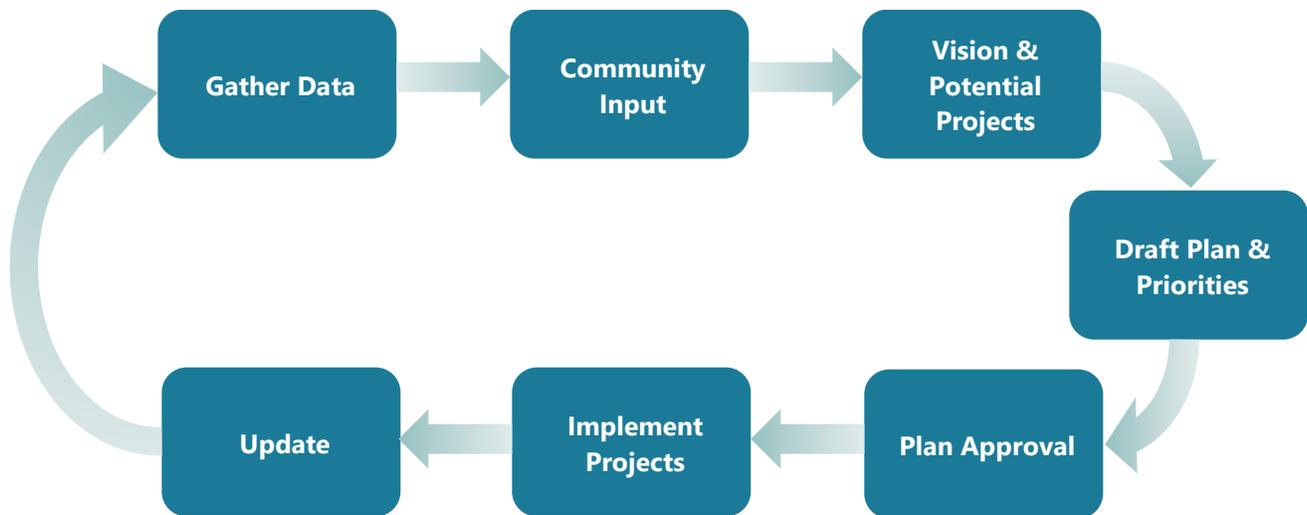
FIGURE 1: DHHL'S PLANNING SYSTEM



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 Community Organization and Development 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.

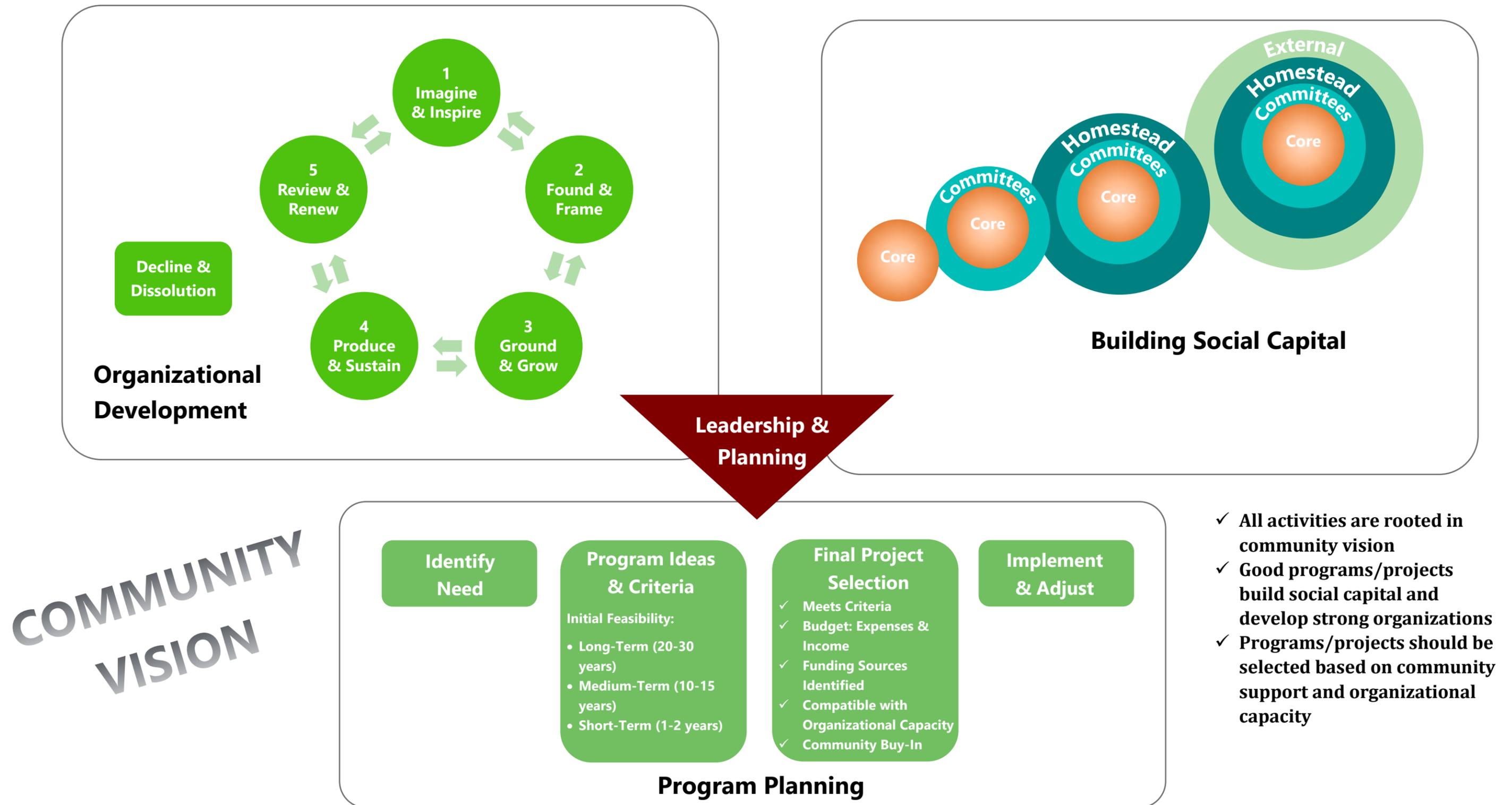
#### **Requests by Non-Profit Organizations for Long-Term Use of DHHL Lands**

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.

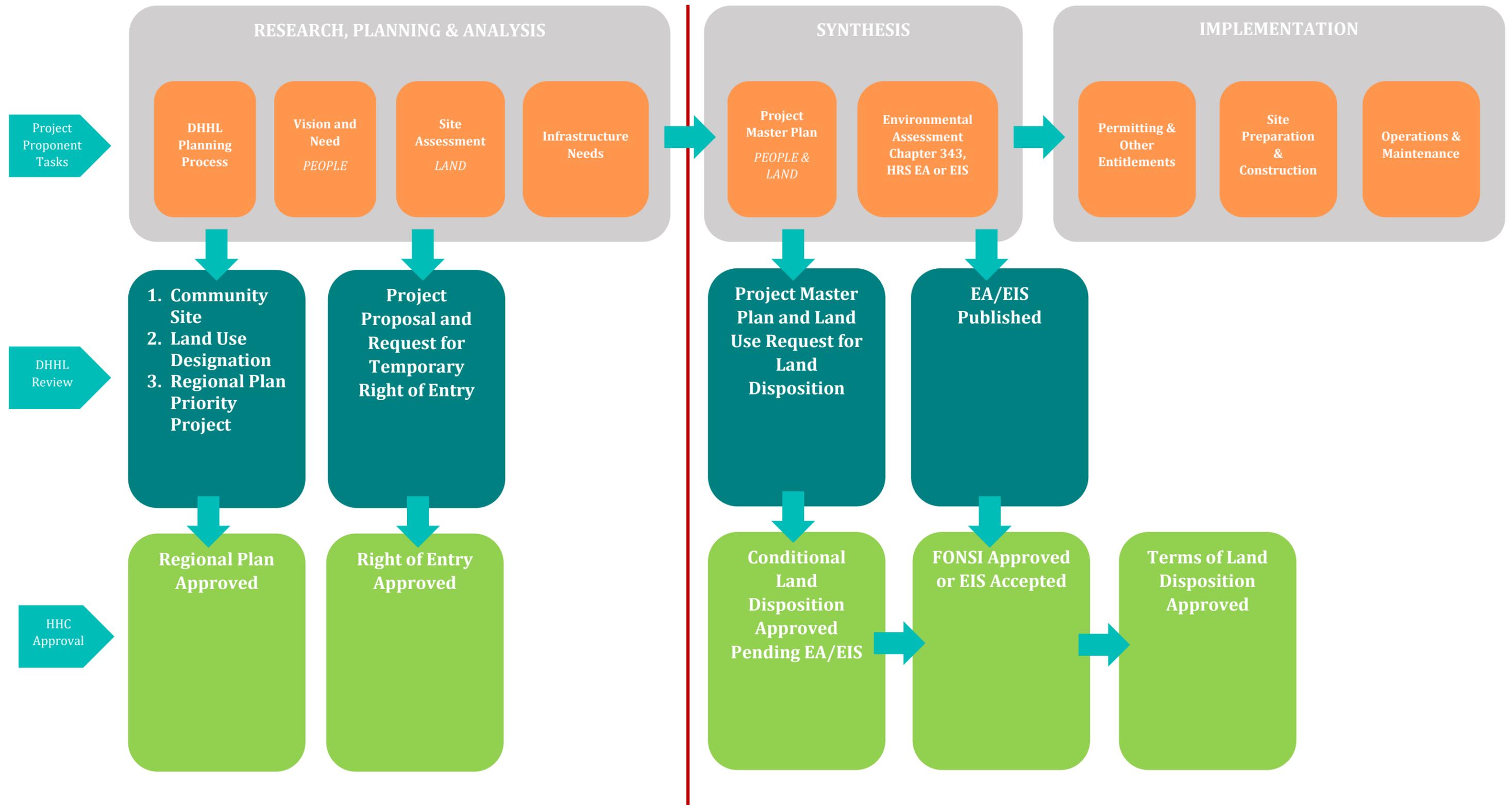
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FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT



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



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## 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.

**November 15, 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 9, 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 March HHC Meeting.

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## 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**

*Kūpuna hold an important role and place in native Hawaiian society. Spaces and resources in Kapolei will be used to support kūpuna so they can pursue full and healthy lives 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. We strive for a Kapolei that offers an affordable lifestyle where people have time to enjoy their homes and their 'ohana.*

## 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 1,043 residential homestead lots constructed, 130 residential homestead lots have been awarded as undivided interest lots within the region. Of the 1,046 homestead residential lots constructed in the region, Malu'ohai has 226, Kaupe'a has 326, Kānehili has 404, and Ka'uluokaha'i 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:

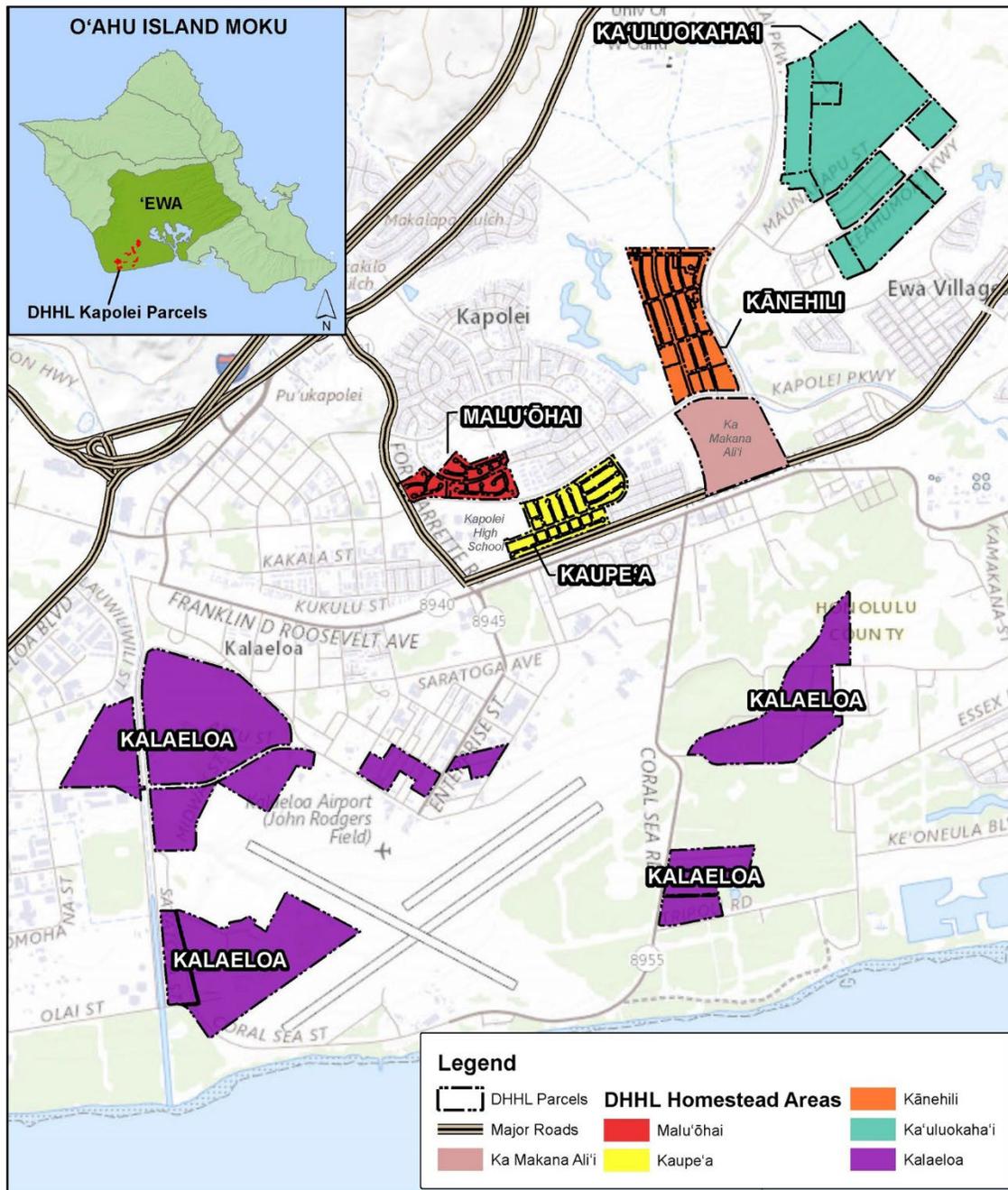
- Residential,
- Community Use
- Commercial, and
- Industrial.

It is important to note that all of the existing DHHL landholdings in the Kapolei Region are the result of an administrative initiative by the State of Hawai'i in 1994 and the Hawaiian Home Lands Recovery Act (HHLRA) enacted by the US Congress in 1995 to settle claims against the State and Federal governments regarding the loss of use of lands initially designated under the Hawaiian Homes Commission Act of 1920. Prior to this administrative initiative and the HHLRA, the Hawaiian Home Lands (HHL) Trust did not include lands located in the Kapolei Region. The State, in settling past land claims, found that thousands of acres of Hawaiian home lands were allegedly used, disposed of, or withdrawn from the HHL Trust by territorial or State executive actions since the Hawaiian Homes Commission Act (HHCA) was passed in 1920 by the US Congress. The lands in Kapolei located north of Roosevelt Avenue and East of Fort Barrette Road, which includes the four existing homesteads, were a part of the 16,518 acre settlement with the State of Hawai'i in 1994.

The HHLRA is a land settlement to account for the US's continued retention of lands that were initially available under the HHCA. The DHHL Kalaeloa lands were transferred to the HHL Trust as a result of the HHLRA following the closure of the Barbers Point Naval Air Station.

Since 2000, DHHL has focused on planning and development of the Kapolei region 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

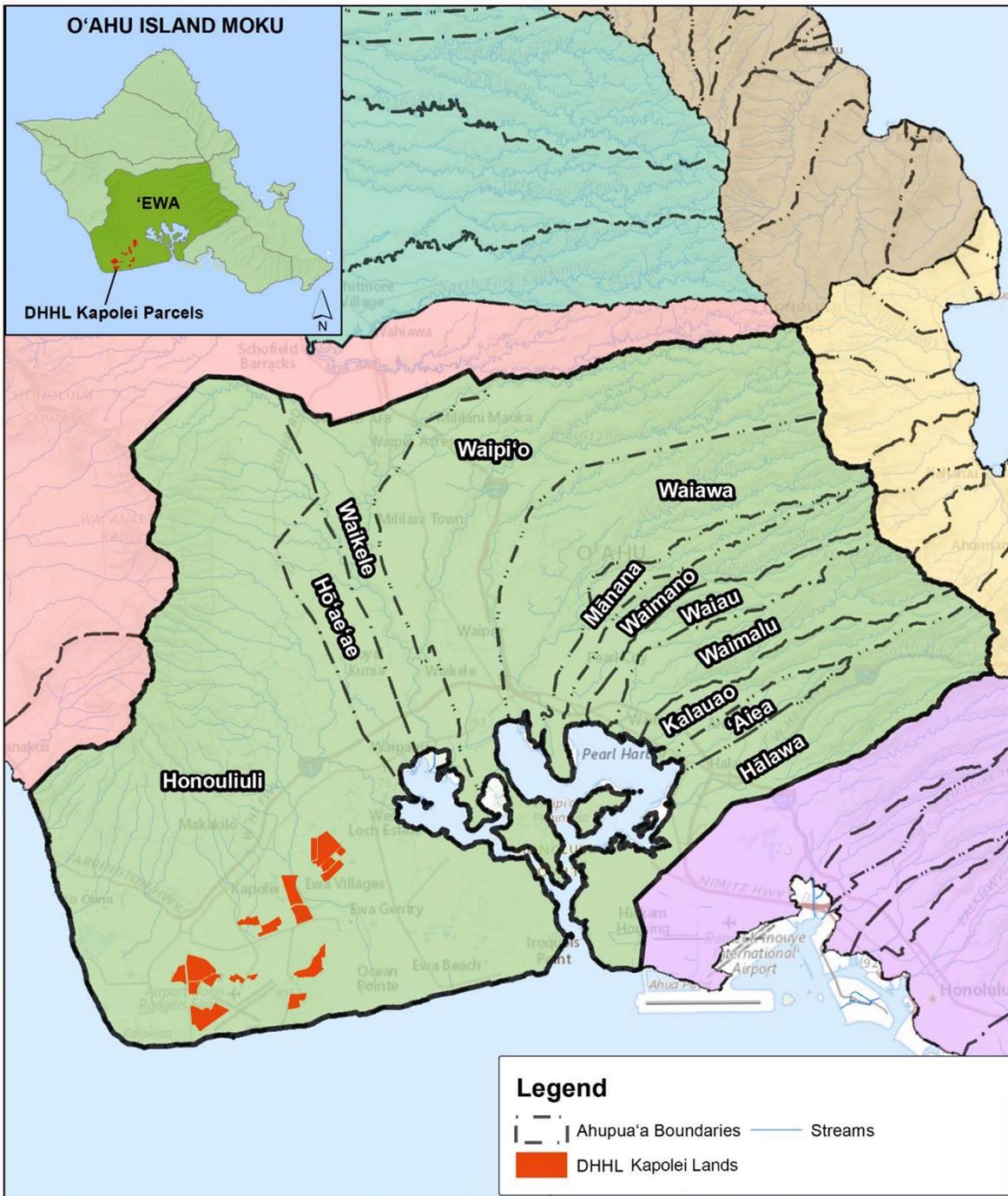


Kapolei Regional Plan Update  
**PLANNING AREA MAP**  
 November 2021

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FIGURE 6 AHUPUA'A MAP



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

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### 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.

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## 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/Units/Parcels	Total Acreage
Residential	1,116 homestead lots	205.5 acres
Proposed Residential	705 homestead lots 550 multi-family units	177.4 acres
Community Use	7 parcels	35 acres
Commercial	4 parcels	80 acres
Industrial	10 parcels	550 acres
<b>Total:</b>	<b>1,821 homestead lots</b> <b>550 multi-family units</b> <b>21 parcels</b>	<b>1,047.9 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 111 turnkey and 45 self-help homes.

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 404 homestead residential total lots. Gentry Kapolei Development, LLC completed all 375 turn-key lots which are now occupied. There are 8 owner-builder lots with 6 that are occupied and 2 that are pending award. The Council for Native Hawaiian Advancement assisted with 10 self-help lots which are all occupied. Habitat for Humanity is assisting with 11 self-help lots, 8 are occupied and 3 are in progress.

Ka'uluokaha'i is the fourth homestead to be developed in the Kapolei Region. Ka'uluokaha'i homesteads are the first to be built in this region that are located east of Kualaka'i Parkway, between Keahumoa Parkway and Maunakapu Street. Ka'uluokaha'i homestead includes 160 single-family lots. These homestead lots are located near the planned Rail Transit Station along Kualaka'i Parkway. A total of 139 turnkey homes were developed by Gentry. 135 of these turnkey homes are occupied. The construction on the remaining 4 lots is complete, and these homes will be occupied pending the buyer's loan processing. There are a total of 21 owner-builder lots in this homestead that are in various stages of completion. A planned elementary school will be built to the east of Increment IIB. The new middle school has completed construction on Phase I and opened for classes in August 2020. This middle school is located to the west of the homestead. Additional homestead development is planned for the surrounding DHHL lands.

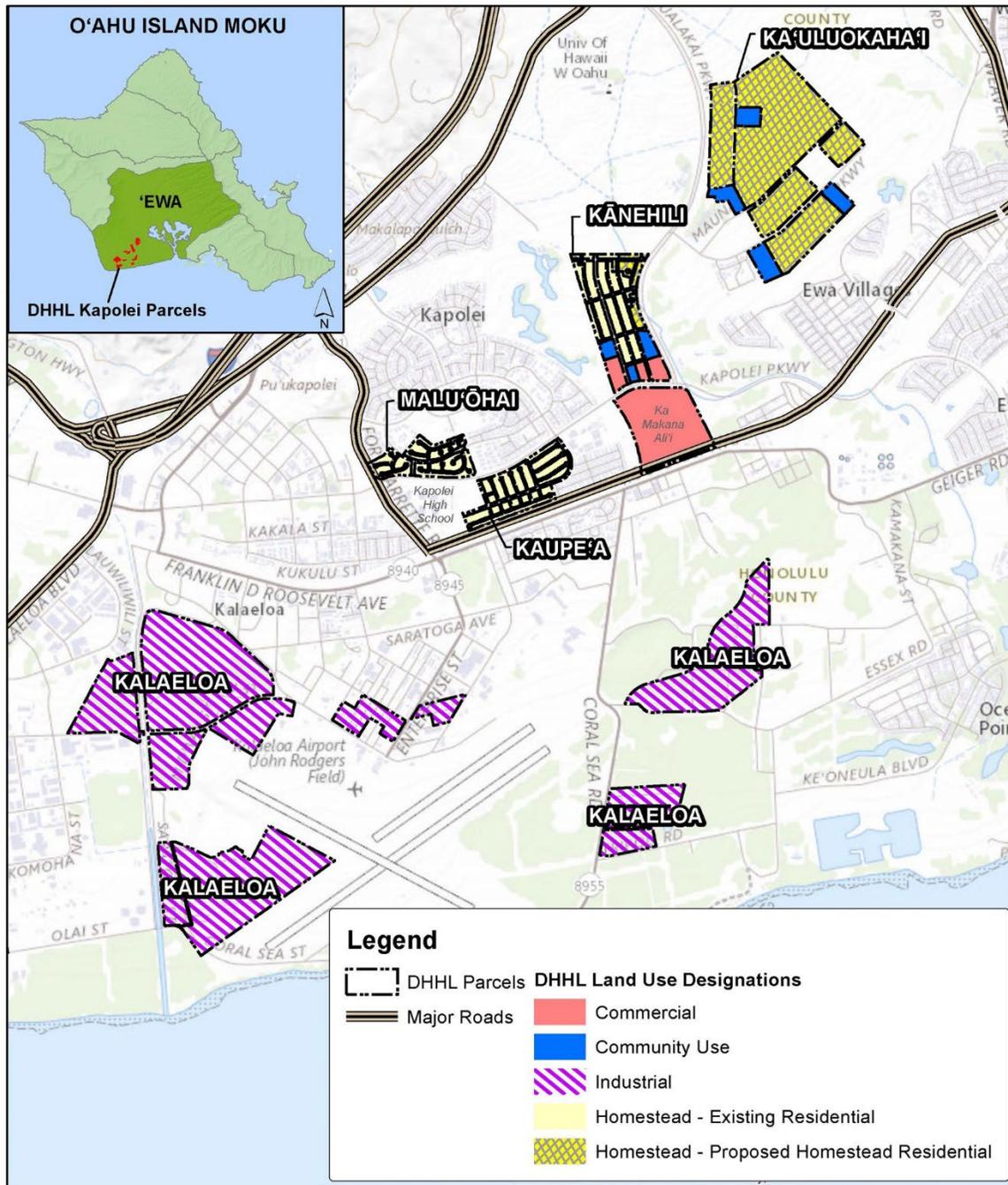
Construction plans for Increment IIC, 130 single-family lots, are pending approval by City & County of Honolulu agencies and construction is scheduled for summer 2022 to late 2023. Increment IIA is a Transit Oriented Development that will consist of multi-family rental units. DHHL anticipates the release of request for development proposals in late 2023. This development will likely be for 250 units, though the exact number is dependent upon the proposals received. Increment IIA is a development of 182 single-family lots, and design work for this development will start mid-2022. Increment IID is planned for 167 single-family lots. Increment IIF is planned for 226 single-family lots. And Low Density Apartments (LDA) 3 is planned for multi-family and/or retail use. LDA3 is estimated to have 250 multi-family rental units, though the exact number of units is dependent on the proposals received.

## 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 Kalanianaʻole and the Hawaiian Homes Commission Act of 1921.

FIGURE 7- DHHL LAND USE DESIGNATION MAP



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

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## 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 3<sup>rd</sup> quarter of 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 as a result of the

HHLRA land settlement. 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 supersede 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. 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'ohai, 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,

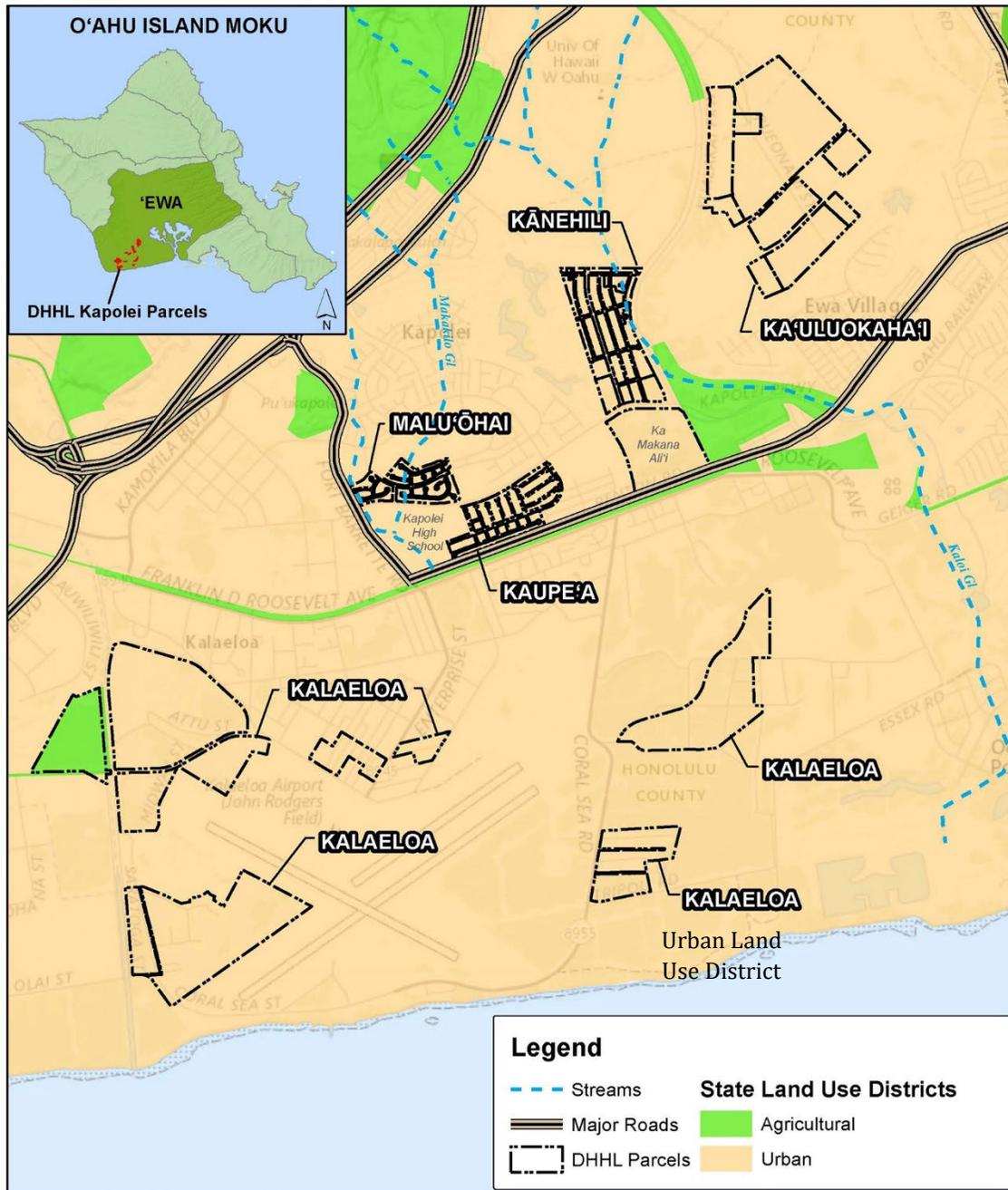
with Kapolei generating approximately 77.5% of this revenue.

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

<b>Land Use</b>	<b>Acres</b>	<b>Annual Lease Rent</b>
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

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FIGURE 9 - KALAELOA COMMUNITY DEVELOPMENT DISTRICT ZONING MAP

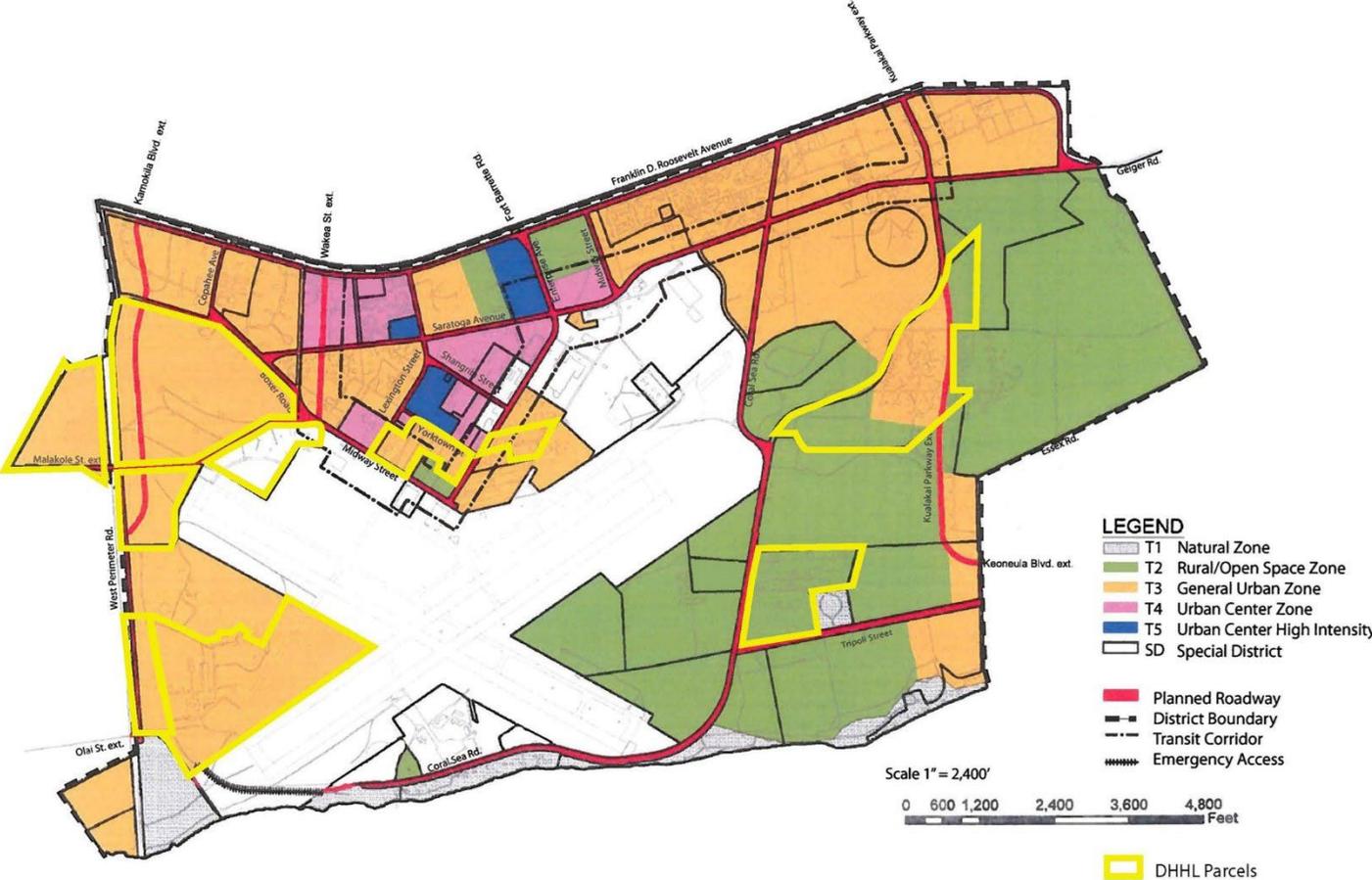
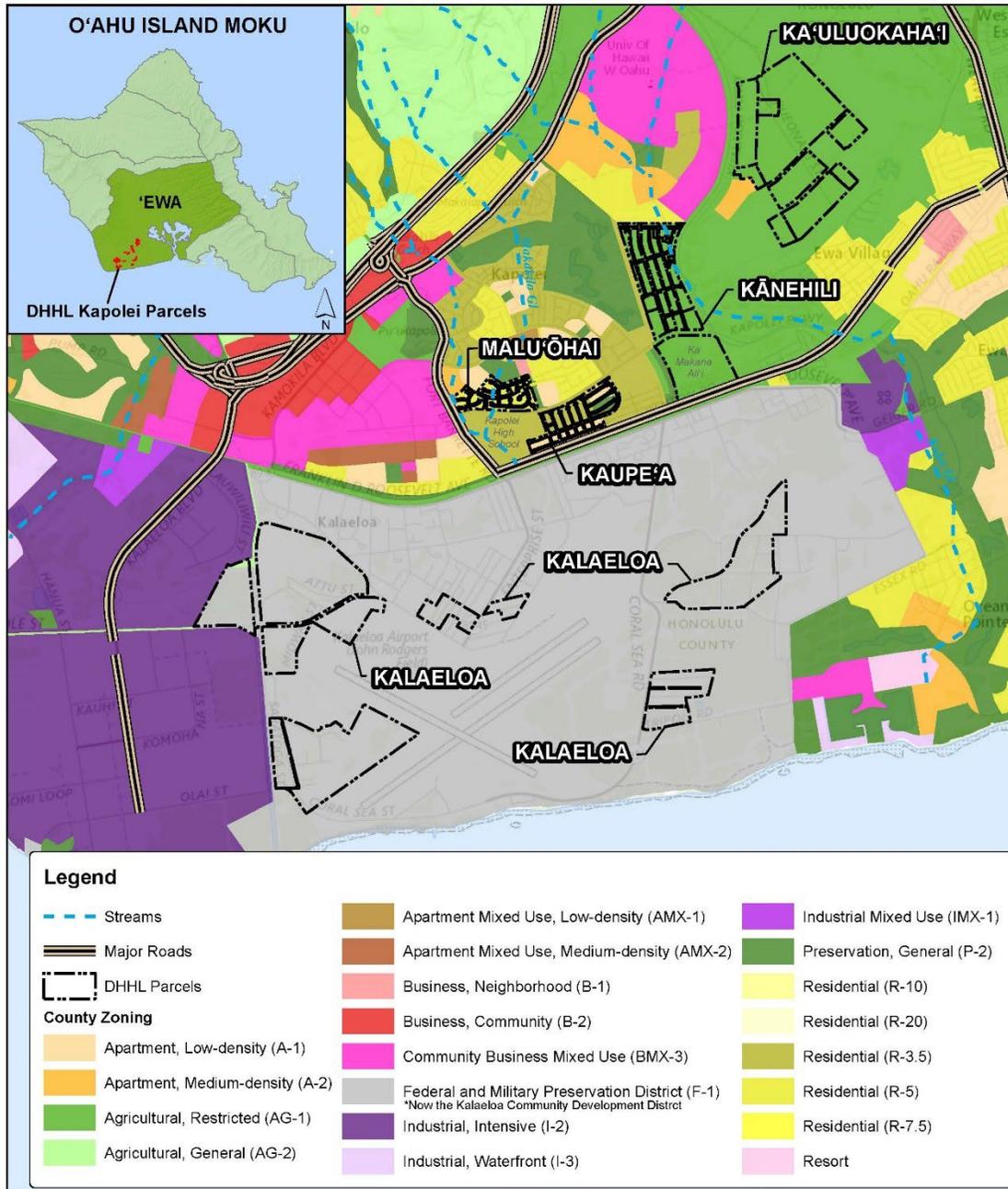


FIGURE 10 - COUNTY ZONING MAP

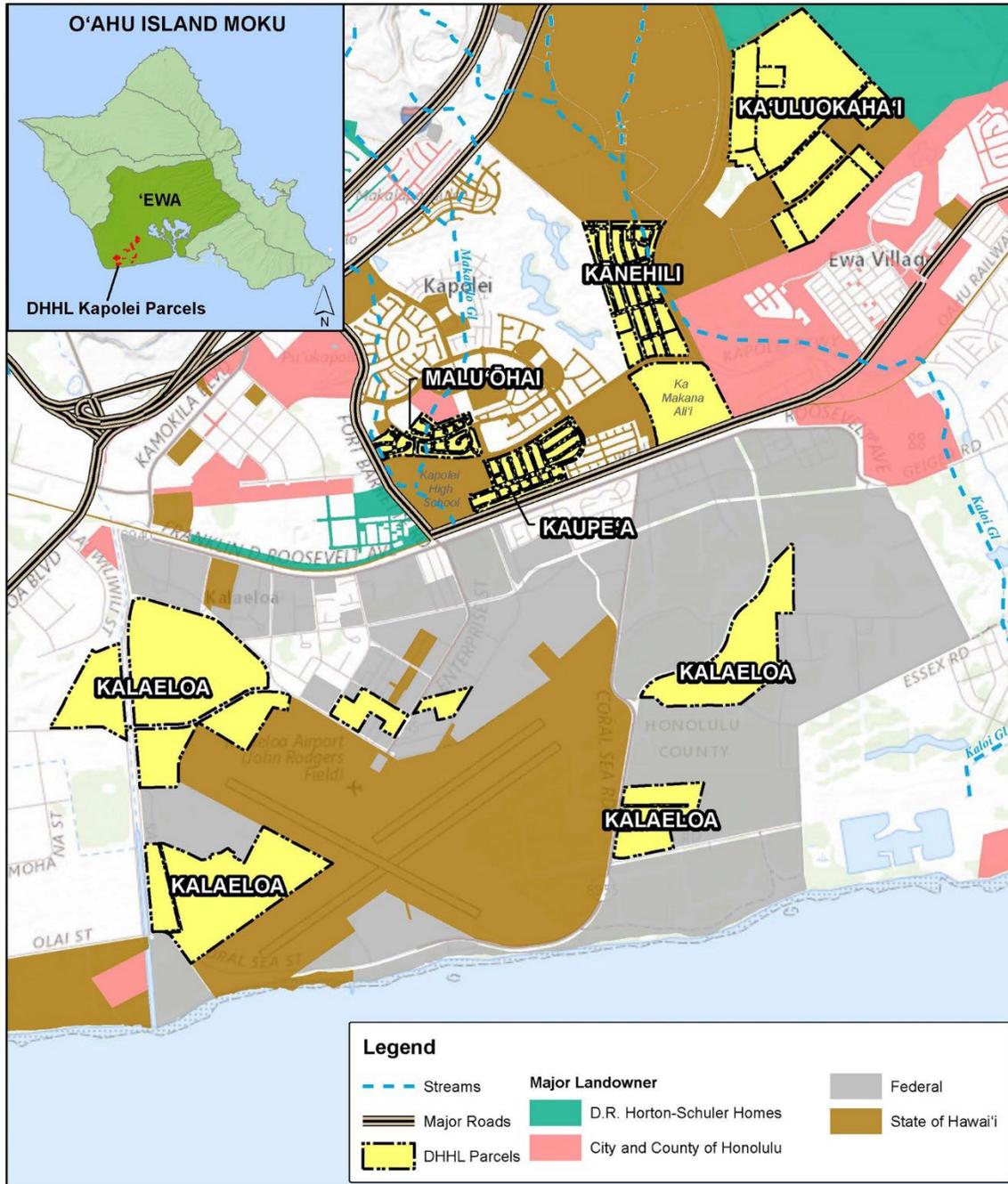


**Kapolei Regional Plan Update**  
**COUNTY ZONING**  
 August 2021

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FIGURE 11 - LARGE LANDOWNERS MAP



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

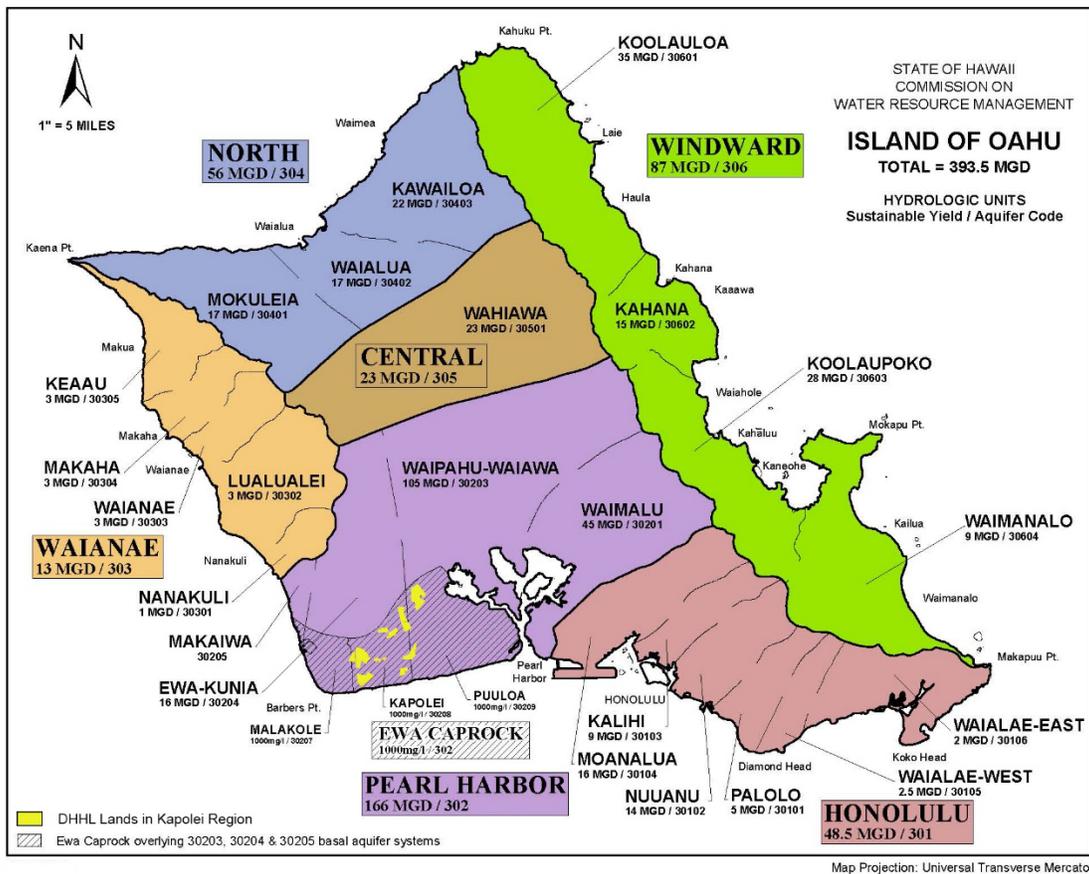
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# Infrastructure

FIGURE 12 - O'AHU ISLAND AQUIFER MAP



## Water Source and System

### Potable Water

Potable water needs for DHHL’s Kapolei homesteads and the Ka Makana Ali’i Shopping Center are serviced by the City and County of Honolulu Board of Water Supply (BWS). DHHL’s East Kapolei water needs were identified in the East Kapolei Development Master Plan Water System Study (revised, 2007) and improvements to the existing BWS water system were cost shared with other owners/developers to be serviced by the same system. The main water infrastructure is already in place and servicing DHHL homesteads.

The potable water system for Kapolei falls within two BWS water service areas: 215-foot and 440-foot, with most of DHHL’s development lying within the 215-foot service area. Water for these systems is drawn from

BWS ground water wells in the 'Ewa and Waipahu-Waiawa Aquifer System Areas, which roughly extend from Makaīwa to Waipi'o.

Kalaeloa water needs are provided by Hawai'i Water, formerly the Kalaeloa Water Company, which gets its water from the Barber's Point Shaft. Hawai'i Water is a subsidiary of California Water Service Group, and they acquired the Kalaeloa Water Company from Hunt Development in November 2020. Hunt Development had acquired the Kalaeloa Water Company from the Navy in 2017.

### Non-Potable Water

Non-potable R-1 recycled water is planned for irrigation of large, landscaped areas, parks, and street landscaping from the Board of Water Supply Honouliuli Water Recycling Facility. This facility treats effluent from the City's Honouliuli Wastewater Treatment Plant, which services 'Ewa and Central O'ahu. A storage reservoir is planned at a spillway elevation of 215-feet and irrigation mains are planned within the Kapolei Parkway and Kualaka'i Parkway corridors.

### Wastewater Systems

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.

Hawai'i Water provides wastewater services to Kalaeloa, the former Barber's Point Naval Air Station. 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. Cesspools formerly on DHHL lands near the Kaupe'a and Malu'ohai homesteads were removed during the construction phases of the homesteads and replaced with connections to the City sewerlines. 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:

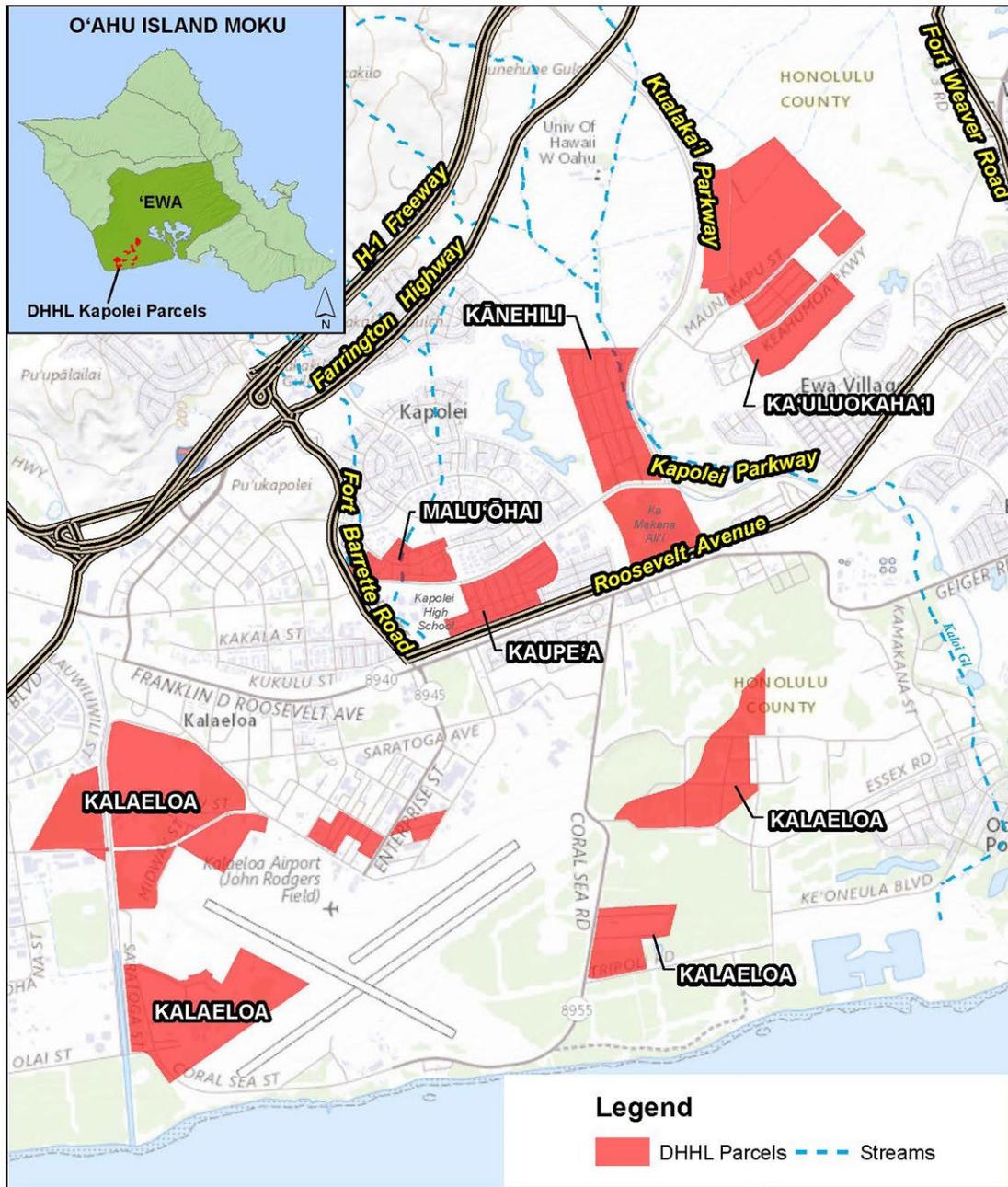
- **Fort Barrette Road (Route 901).** This project is for the widening of Fort Barrette Road from two- to four-lanes between Farrington Highway and Barbers Point Gate.
- **Kualaka'i Parkway (Route 8930) Extension, Interstate Route H-1 to Franklin D. Roosevelt Avenue.** This phase of this project is for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

FIGURE 13 - 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.





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## 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 has been completed and is operational.</p>

Kapolei Regional Plan Priority Project	Project Champion	Status
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, 2021 and Wednesday May 19, 2021 following Beneficiary Consultation #2 on Tuesday, May 4, 2021. A total of 60 responses to the survey were collected. Based on the responses received, the projects were ordered 1-5 and identified in the Draft Plan that was shared with the HHC and Kapolei beneficiaries in November and December 2021.

At Beneficiary Consultation #3 on December 9, 2021, attendees described the priority project pertaining to Telecommunications as an issue of great importance for the community and therefore requested that this project be placed as the highest priority project. This request has been accommodated in the Final Draft of this document.

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

### 1. Provide More Options for Quality Telecommunication Service to Homesteads

#### 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.

Sandwich Isle Communications, Inc. (SIC) was the sole provider of broadband telecommunications services under DHHL License No. 372, which was issued on May 9, 1995 to SIC's parent company Waimana Enterprises, Inc. On June 30, 2017, the Federal Communications Commission (FCC) adopted a Memorandum Opinion and Order which determined that all exclusivity claims related to the aforementioned license are preempted by Federal law and are therefore unenforceable. Since that time DHHL has been working through the complex issues associated with transitioning from broadband telecommunications services for lessees (both homestead lessees and general lessees) provided exclusively through a single entity to broadband services provided competitively through multiple vendors that will give lessees choice. This transition has been complicated and delayed by several overlapping issues including lawsuits in both Bankruptcy Court and the U.S. District Court; sale of a portion of the telecommunications infrastructure installed in and on Hawaiian home lands and takeover of this infrastructure by a new owner; competing interpretations of license 372 and its applicability post-sale of the telecommunication infrastructure; license negotiations with the new carriers; etc.

Although lessees were informed in January 2022 that they could seek service with any provider, increasing the number of providers (and therefore telecommunications options) available to lessees on the home lands has been slow due to the complexity, noted above, and infrastructure challenges.

## 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.

During Beneficiary Consultation #3, attendees expressed some of the issues that they have been experiencing with the ability to access quality telecommunications services. In Malu'ōhai homestead, fiber optic infrastructure was never brought into the homestead and homesteaders do not have the option for connection to fiber optic broadband service at this time. According to homesteaders in Kaupe'a, fiber optic cables were installed in the homestead, but homesteaders have not yet been able to access this infrastructure for use. Homesteaders in Kānehili and Ka'uluokaha'i mentioned that they have challenges with the quality of their broadband services.

Kapolei beneficiaries in each of the homesteads shared that the challenges that came as a result of the pandemic further aggravated homesteaders already limited access to quality broadband telecommunications services. State and City & County stay at home orders and restriction of in-person work and school forced many homesteaders to change to attending work and school virtually. Slow and inconsistent broadband connections made this a huge challenge for homesteaders and highlighted the critical need for access to quality telecommunications for the homesteads.

## 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

- 1) **Document service issues.** This may be service issues experienced with SIC or any related company and communicate concerns in writing to DHHL and to the regulatory entities that have jurisdiction over telecommunication services including the Public Utilities Commission and the Department of Commerce and Consumer Affairs Division of Consumer Advocacy. If any action is to be taken by these regulatory entities, documentation regarding the service concerns experienced by lessees will be necessary. DHHL's license 372 Item #5 indicates: “Licensee shall provide at a minimum the same level of telecommunication service being provided in adjacent areas not subject to this license...” Documentation regarding the level of service received by lessees is critical if DHHL is to take any action under this section of the license.
- 2) **Participate in meetings and consultations.** This includes participating in Hawaiian Homes Commission meetings and any beneficiary consultations that may be conducted for proposed licenses being offered to other telecommunication providers to express their desire for other telecommunication options on Hawaiian home lands.

## 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'ōhai and Kaupē'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 Kamakahahei 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. The third and final workshop took place on February 19, 2022. 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 leased 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 Kaupeʻa 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.

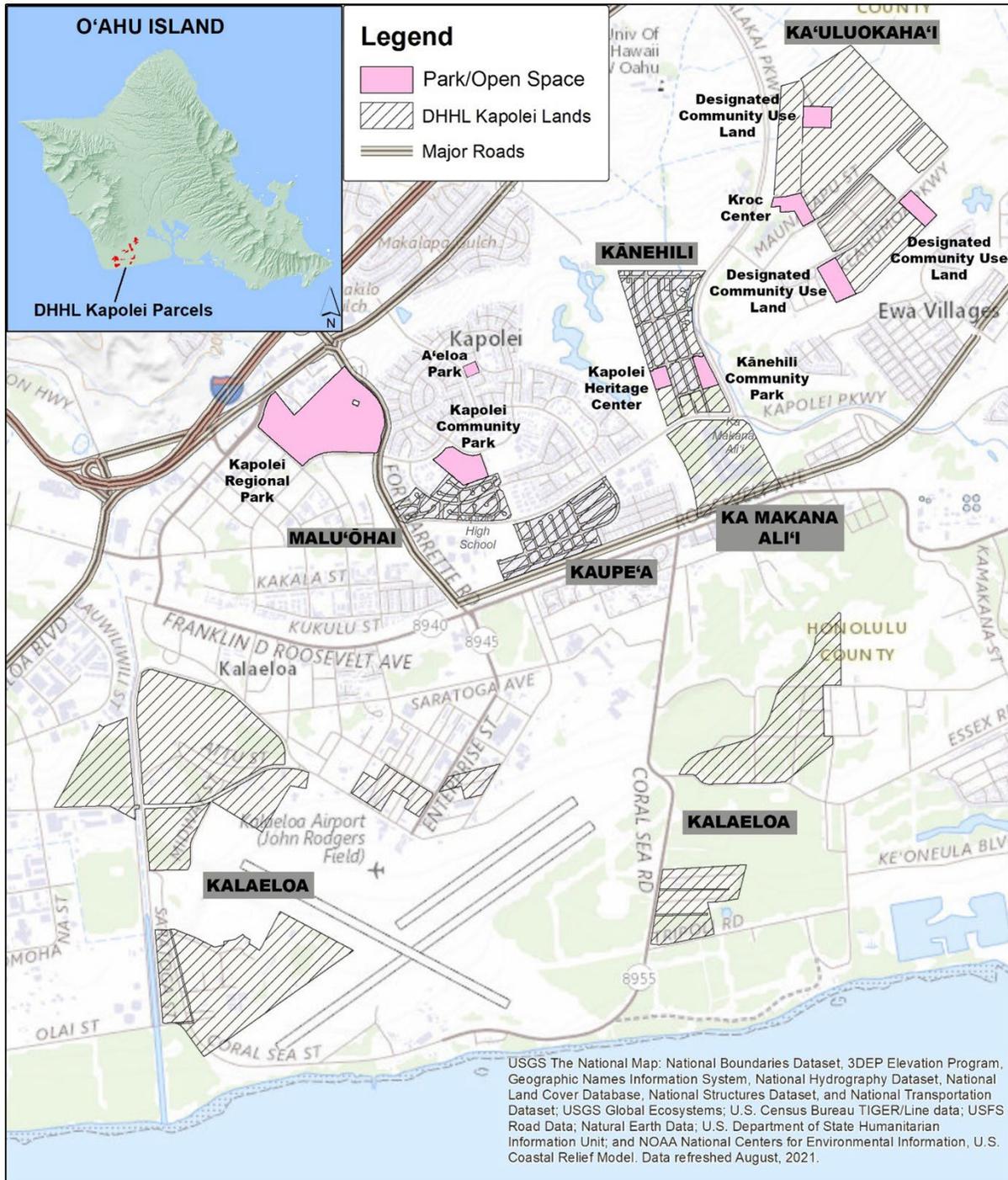
Kapolei Regional Park is a 73 acre park that was donated to the City and County of Honolulu from the James Campbell Estate. This park features large open spaces, restroom facilities, and an archery facility, and is also the location of Puʻuokapolei, a heiau and important historical space in native history.

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 Kaupeʻa 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.

FIGURE 15 - PARKS/OPEN SPACE MAP



**Kapolei Regional Plan Update**  
**KAPOLEI PARKS 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.



## 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 – Lease 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.

### 3. 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 ‘Ilauhole 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: “Kūpuna hold an important role and place in native Hawaiian society. Spaces and resources in Kapolei will be used to support kūpuna so they can pursue full and healthy lives 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.

## 4. 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 Kalaniana'ole.

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 Kualaka'i Parkway and Kapolei Parkway. This site is adjacent to the Kānehili Community Association Park and located mauka of Ka Makana Ali'i Shopping Center. This commercial development is called Ho'omaka 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 Ho'omaka 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 Ho'omaka Marketplace. The Ho'omaka Marketplace is expected to break ground in 3<sup>rd</sup> quarter of 2021. Construction is estimated to take approximately 12 months to complete. Ho'omaka Marketplace could be open for operation as early as late 2023.

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 (Ho'omaka Marketplace). Lease agreement for Kapolei Heritage Center and Ho'omaka 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.

## 5. Support the development of a Hawaiian-Focused 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 would be both Hawaiian 'ike (knowledge) and 'ōlelo (language) focused. 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 'ike and 'ōlelo 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'anae Elementary in Pearl City. Pū'ōhala Elementary in Kāne'ōhe 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 'Ānuenue 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.

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 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 within the Kapolei region.

Education is one of the tenets of KCDC's mission. KCDC is interested and supportive of the development of a Hawaiian-Focused School/Immersion School to serve the homestead communities in the Kapolei region. The design of the Heritage Center does not include adequate space and infrastructure to support the development of a K-12 school. Though the Heritage Center is designed to accommodate programming, a pre-K or Pūnana Leo program would likely be the extent of KCDC's capacity to provide a Hawaiian-Focused/Immersion school

program to homestead keiki. At present, Phase I of the Heritage Center is at capacity for its programming, and could only provide a potential space for a Pūnana Leo program after the completion of Phase II.

The Kapolei beneficiaries have clearly expressed a desire for access to Hawaiian-Focused/Immersion for K-12 education, not just for pre-K, to serve the Kapolei region. Ideally, this school would be located within a 4-mile radius of the four homesteads in Kapolei to provide an enriching experience for haumāna into the future. Beneficiaries envision a school to serve Kapolei keiki, 'ōpio, mākua and kūpuna that will teach the language and knowledge of their Hawaiian ancestors.

### 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 school of this type 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) **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.

# Appendix A

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Beneficiary Consultation #1 – Meeting Recap



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kapolei Regional Plan Update  
Beneficiary Consultation #1  
VIRTUAL Meeting via Zoom  
WEDNESDAY, DECEMBER 9, 2020  
7:00 P.M. – 8:30 P.M.**

**MEETING RECAP**

**Attendance:** 21 (digital sign-in via Google Forms)

**DHHL:** Pearlyn Fukuba (Planning Office and Project Manager), Andrew Choy (Planning Office), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), Lillie Makaila (Townscape, Inc., Consultant), Nolan Hong (Pop Creative Media, Technical Assistance).

**Digital Handouts:**

1. Beneficiary Consultation #1 Agenda
2. Slideshow Presentation

**Presentation:**

Lillie Makaila opened the meeting with welina, Aunty Homelani Shaedel offered opening pule and Pearlyn Fukuba shared introductions of the staff and consultants. Lillie Makaila gave a slideshow presentation to share the purpose of Beneficiary Consultation #1, the background on DHHL Regional Plans, and the Regional Plan Update project for the Kapolei Regional Plan (2010). Lillie Makaila introduced the Visioning Exercise and the attendees were split up into three virtual breakout rooms using the Zoom platform to participate in the Visioning Exercise. Lillie Makaila facilitated discussion for Breakout Room #1. Sherri Hiraoka facilitated discussion for Breakout Room #2. Andrew Choy facilitated discussion for Breakout Room #3, and Pearlyn Fukuba assisted with notetaking for Breakout Room #3 as well.

**Breakout Room #1**

**Facilitator: Lillie Makaila**

**Vision Exercise Part I**

*Attendees were asked to share with the group their answers to the following questions:*

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

Discussion:

- Pu'u o Kapolei & other wahi pana should be preserved for the future generations.
  - o These are important places for everyone: homesteaders and others who live in the region.
  - o Many of the homesteaders living in the Kapolei area are not from this place but have moved here from elsewhere. It is important that we all learn about the important places in the region.
  - o Even though Pu'u o Kapolei does not sit on DHHL lands, it is still an important resource for the DHHL beneficiaries in the region. We need to give folks a sense of place and give young folks reasons to stay here and not move away.
- The Heritage Center is important to community folks.
  - o It is a place to gather, to have celebrations and is the direct result of a survey done in the Malu'ohai homestead and part of the Kaupe'a homestead that asked lessees what the needs of the community are.
  - o The Heritage Center will be the wahi pana for all the homesteads in the Kapolei Region.
- Pueo are an important resource to be preserved and protected. They used to be more frequently seen but are very rarely seen today.
- Agricultural Lands are a resource in the area. Kapolei is a unique community with residential areas that are surrounded by agricultural and commercial lands. There is a sense of Town, but it is still Country. It is important to preserve open spaces and to work towards being more self-sustaining by prioritizing the agricultural industry in the region.
- More community engagement is needed in the region.
  - o We are concerned about the young folks in the community and ensuring that there are positive things for them to be engaged in, such as team sports, canoe clubs, etc.
  - o If there were opportunities for the old and the young to participate in engagement together it would allow them to spend time with each other, and the older folks could help to guide the youth into their future.
- We would like the homesteads to be cleaner and neater.
  - o Abandoned vehicles clutter up the roadways and make the community look bad. There are folks who live in the community who have cars parked on the road that haven't run in 5 years. These vehicles need to be removed. Homesteaders should make more of an effort to keep the homestead looking neat.
  - o Enforcement for these types of things can be complicated. Assistance from DHHL would be appreciated.
  - o Malu'ohai & Kaupe'a Associations and their lessees are under the master association of the Villages of Kapolei (VOKA). VOKA assists in sending notices to homeowners that are in violation of the association rules and policies. It is a very complex issue, but it is helpful to have assistance from a master association in regulating the neatness of the homesteads.
  - o One challenge is that it is not always clear if it is a homesteader who is responsible for the vehicle or if it was brought in by someone outside of the community.
- We envision a place of worship that is completed in the next 10 years and serves as a sanctuary for the region. Example: Moloka'i has many churches in the older homesteads, and there are ample places of worship for the community.

- We envision a place of rest, like a cemetery, in a serene and peaceful setting near the place of worship.
- We also envision a kūpuna living facility for kūpuna in Kapolei that is similar to the senior living apartments located in Waimānalo.
  - o There are many challenges for kūpuna, and sometimes maintaining a large homestead lot is not the most ideal situation for them. They may not be able to keep up with a larger home or yard.
  - o They may even be put into a back room of the house as their family takes over the space and they may not get the support or services that they need.
  - o We need a great kūpuna living facility so that they have a more suitable place to go as they age.

## **Visioning Exercise Part II**

*Attendees were asked, "If a documentary film crew comes to your community in 2050, what will they capture on film?" What does Kapolei look like?*

1. *What does Kapolei feel like?*
2. *What should they highlight about your community?*

### **Discussion:**

- There are more open spaces for the keiki.
  - o Kānehili Homestead is in the process of planning phase II of the Kānehili Area Park, but funding is an issue and is the Association's main priority right now.
  - o There should be soccer parks, baseball parks, and other places for keiki to go. There aren't many open spaces here for the community, but the Department (DHHL) has a lot of land in the region, and they need to put some grass down on those open lands and let the keiki go and use the spaces.
- There are spaces for the Homestead Community to have gardens or farming beyond just their homestead lot.
  - o The lots are small and don't offer much space for agriculture. There should be additional areas for each family to have a plot to grow vegetables and food to sustain themselves and to feed their 'ohana. We should also create more awareness about being sustainable.
- There is ample parking for the homesteads.
  - o Parking is needed for each family and their vehicles. Parking is also needed for other types of vehicles including boats, work trucks and other vehicles.
  - o Having safe and secure storage places to park would help keep the homesteads from being overwhelmed with parked vehicles.
- There is a thriving, sustainable Kūpuna Village filled with a community of native Hawaiian kūpuna.
  - o The design of these homes would be small, 1 bedroom/1 bath single family homes. There would be enough room for kūpuna to live comfortably, but not have such a large home and yard to care for. Everything would be close and easily accessible for the kūpuna. There would be spaces to garden, a commissary to shop, a cafeteria to eat, and even laundry services available.

- Kūpuna beneficiaries should be able to lease until they pass, and their spouse should be able to stay until they pass too regardless of whether they are a beneficiary or not. Their rent would be based on their income to ensure that it is truly affordable for them. Visitors are welcome, but there is no long-term family that is allowed to live in the kūpuna housing.
- There are health clinics, social and supportive services, volunteers to care for the kūpuna, and security to keep them safe and monitored.
- There are golf carts available for them to get around, sustainable energy like solar panels used, a recreation center, gym, places for them to shop, and more.
- People in the community run the community so it is cost effective. Native Hawaiian organizations are able to get involved and provide support to the kūpuna.
- Having a kūpuna village would free up the other types of homestead lots so they can be passed on to other beneficiaries when the kūpuna move into the village.
- Our kūpuna used to be better cared for in our history, and we need to include this as a priority in the planning for the future of our community.
- The people are self-governed.
  - This can mean a lot of different things but think about what this means to you and what you would want to see in a self-governed future.
- There is a neighborhood watch organization to spot things happening in the area and keep an eye on the community.

## **Breakout Room #2**

**Facilitator: Sherri Hiraoka**

### **Vision Exercise Part I**

*Attendees were asked to share with the group their answers to the following questions:*

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

Discussion:

- Intentional naming – preserve the names of this place.
  - Call out the ancestral names, be mindful of how we select names for buildings, places. Research!
- How do we have the visual landscape depict the native spaces; where might we look to create community gardens and invest in Hawaiian landscaping, native plants. The visual landscape should help us to reacclimate ourselves with this place. This should not be “Anyplace, USA.” We should know that we are in Kapolei, Honouliuli, etc. There are certain elements and native animals and plants that are specific to this place. We used to see owls flying, but don’t see them anymore. Ensure that trees that are in our communities are native to Kapolei, even those that serve a function.
- How do we ensure that our footprint and the stories that we tell our keiki are still relevant?

- Have space for gathering, activities, youth, for example the Pā hula at Pu‘u o Kapolei for cultural events, for music, for gathering. It is important that we have these places to activate and activating them is important for the community. Happy to have the attention at Pu‘u o Kapolei and that the young generation will always know it as a place for hula. Preserve names, traditional practices of this place.
- Happy that there are lots of non-profits and partnerships producing events for ‘ohana.
- Community use areas are important.
- Kapolei Heritage Center – a place for the homestead to call its own, managed by its homesteaders.
  - It would be good to have the Heritage center completed and fully built out and be the gathering place that was envisioned in 2008.
  - Lots to do to get Phase II (hālau) built. Need support.
- Kapolei at full buildout will be the largest concentration of native Hawaiians in the world – how do we plan for that growth? Is the Heritage Center enough? Do we need more? How do we service more homesteaders? How do we incorporate the cultural landscape into planning for community areas?
- The 35 acres of community area that DHHL put into the plans – what could they be? Our community will grow and will need places to gather and practice culture, celebrate, do things as a community. Those needs will exceed what we currently have planned.
- Historically, kalo and ‘ulu have their origins here. It reminds me of the nourishment that Kapolei has to make available to the homesteads. Nourishment as a concept or as physical food to survive for this and future generations. Nurture our people: food, health, well-being, spiritual.
- Great homestead leadership in Kapolei! We communicate and work together well as a region. Special for a region, especially as big as Kapolei. How do we encourage our youth to become engaged and be involved. What is the succession of stewardship and leadership to the next generation and beyond.
- We enjoy the neighborhood!
- Realize the “Live, Work, Play” Concept. A lot of our families commute to town for work, then get back into their cars and drive 1.5 hours back home. We have a lot of amenities but still find ourselves commuting to work and back. Expand from an economic development standpoint – how do we support that effort so our people can stay within this ahupua‘a to live, work, play? How to convert from a bedroom community to a thriving community with economic opportunities?
- Kānehili – teens and young adults need programs, e.g., Boys and Girls Club
  - This age group competes for space with the younger keiki in the parks. Need more places, programs for the teen/young adults. Something for them to do.
  - They tell us that there are not enough things for them to do.
  - Have neighborhood security watch program – watches out for drug or alcohol use and talks to young people so drugs and alcohol are not really a problem; just need productive activities for youth.
- Artists painting electrical boxes, murals – can we add art to buildings that is reflective of this space? Partner with others and engage youth to be a part of this.

- Perhaps even something that is dynamic, like in Kaka‘ako where the art changes every year.
- “The Great Wall of Kapolei” (on Kūalaka‘i) – gets tagged and cleaned, but could be used for art that the community will want to care for and police.
- Waipahu High School provides adult education programs. Perhaps Kapolei High School could also provide youth and young adult programs – what programs are needed?

## **Visioning Exercise Part II**

*Attendees were asked, “If a documentary film crew comes to your community in 2050, what will they capture on film?”*

1. *What does Kapolei look like?*
2. *What does Kapolei feel like?*
3. *What should they highlight about your community?*

### **Discussion:**

- Beautiful artwork that tells us that this is a place for the community, by the community.
- Community is engaged in these places of cultural learning. Puu o Kapolei, etc.
- We are not just hosting people, but teaching and nurturing and sustaining the knowledge of this place for future generations.
- Young homeowners, families moving into a home. See youth engaged in meaningful ways in a variety of settings.
- Multi-cultural celebrations in our common spaces.
  - Celebrating events that become signature events for Kapolei, like when we talk about Kapu‘uola Hula festival, people know that this is a Kapolei event.
  - Celebrations that span generations and are known in this place.
- “Neva have Kapolei when I was young!” Highlight the kūpuna who established the sense of place: their names, their contributions, and their trajectory. This is how Kapolei started, and this is where we are in 2050. Herald these stories!
- Story: the Hawaiian club in Okinawa held events where everyone learned and continued to practice culture: how to pound poi, imu pig, etc. Can we do something like that for the Heritage Center so we don’t forget how to do things, the traditions?
- Heritage Center will be important for the Hawaiian community and for transplants moving in. Do they have a connection to the Hawaiian culture? Are they learning about who we are and what we’re about? It’s important to integrate newcomers into our Hawaiian culture so they can learn. In 2050, they will know that their community was built on unity, culture.
- What can we bring to Kapolei for our children so they can remain here to live: jobs, Hawaiian culture. We’re losing too many children to the mainland.
- Availability of videos, etc. So newcomers can get a little bit of history and understanding and how to be active in the community?
- There are a lot of military families moving in and they are interested in the culture. We should take the opportunity to share our culture, our place and to ask for respect for our

culture and values so they learn about who we are so we are not dismissed 50 years from now.

- When anyone comes into our community, they should know that this is Hawai'i, our community. How does it look different from other communities? What is the story of this community?
- A place to come and learn.
- By 2050, Kapolei Heritage Center is built! A second site is built! Ho'omaka is built!
- Communities are thriving. Kapolei Community Development Corporation is servicing our communities with programs. A second site is emerging to expand services.

### **Breakout Room #3**

**Facilitator: Andrew Choy**

**Notetaker: Pearlyn Fukuba**

#### **Vision Exercise Part I**

*Attendees were asked to share with the group their answers to the following questions:*

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

Discussion:

*What special things about this place do you want to preserve for future generations?*

- 'Ohana, relationship with neighbors.
- Heritage and culture.
- Community benefits, e.g., Ka Makana Ali'i.
- Land preserved for farming, cultural and self-sustaining purposes – preservation is needed, especially for the keiki.
- Preserving the community spaces like the parks and Kapolei Heritage Center (KHC), including expansion of those pieces.
- Preservation of the landscape, including food plants.

*What do you want to create in this community, in this place?*

*What do you want to change in this community, in this place?*

*(NOTE: both questions were simultaneously answered)*

- The current road design only allows parking on one side of the street, therefore it doesn't accommodate families with 4 or 5 cars. Can it be designed so that parking is allowed on both sides of the street?
- Streets are too narrow, homesteaders need to drive on their lawn to turn around vehicles.
- Can DHHL set aside land for a cemetery, including a place for urns (columbarium) in the Kapolei region (the closest cemetery is in Nānākuli).
- A park in their neighborhood that can be reached by walking or bicycling, green space, basketball park, etc.
- Current tree choices create too much rubbish, still waiting for a park to be built at the 9-acre vacant parcel near the high school.

- Traffic light and crosswalk at the intersection of Pū'ainakō and Kapolei Parkway
- Develop homestead youth leadership (gang prevention measures), charter schools, continue expansion of KHC and Kānehili park, install lights for night-time use.
- Roads are narrow, reduce 25 mph to 15 mph speed limit in the homestead areas
- Finish license agreement with VOKA to manage homesteads.
- Install green growth along Kūalaka'i Parkway to provide a barrier from fires that could jump the parkway to the homestead areas.

### **Visioning Exercise Part II**

*Attendees were asked, "If a documentary film crew comes to your community in 2050, what will they capture on film?"*

1. *What does Kapolei look like?*
2. *What does Kapolei feel like?*
3. *What should they highlight about your community?*

Discussion:

*What does it look like?*

- Mature trees, children playing at the park, garden spaces.
- A place where people don't have to work 3 or 4 jobs and have time to enjoy their homes
- Kamehameha West O'ahu campus and Punahou campus.
- People live, work and play in the same region, and don't have to commute so far for work.
- Home gardens and a community farmer's market where they could buy products from one another.
- Healthy and resilient community where families have open spaces and opportunities to thrive.
- Drug and substance-free community.
- Community center for youth/kupuna, community center (a piko for the community),
- Live music, jam sessions, community imu.

The virtual Breakout Rooms were closed, and all attendees were brought back together into a large group discussion. Facilitators were asked to share highlights from each Breakout Room's discussion with the large group. Participants in each Breakout Room were asked to correct any errors in what was shared by Facilitators and/or to add in anything that was left out. Lillie Makaila began a large group discussion about the highlights that were shared.

### **Large Group Session:**

**Facilitator: Lillie Makaila**

DISCUSSION:

*What are some of the major themes from the Breakout Room Discussions?*

- Kūpuna Village:
  - Comprehensive/full service
  - Affordable
  - Everything in one place
  - Cultural activities
  - Health maintenance

- Aging needs – health needs, activity needs, exercise needs
- Safe place
- Dementia friendly
- Supportive services for people to age in place
- Agriculture/Community Garden space:
  - Space for each 'ohana to garden or farm
  - Space to share the produce – farmers market or co-op
  - Promote the idea of a circular economy
    - Grow produce
    - Retail produce
    - Work with others in the economy
    - Getting mulch
    - Working with kūpuna village, schools, restaurants
  - Workshops to help people build knowledge on how to garden
  - Lā'au Lapa'au – medicines, feed the circular economy
  - Look at the historical setting to better understand what to place these things
- Youth – places and spaces and programs to engage and groom to become active in the community
  - Already have resources – elementary schools, other schools, UHWO
  - Get youth active, higher education, trades. How do we connect the dots?
  - Types of activities: community sports, intramurals, cultural programs, paddling, clubs, baseball, volleyball, softball
  - Everyone get out there with a team – inter-homestead Olympics!
  - Biggest population of Hawaiians – we gotta do something!
- Community spaces within the homesteads – plan out all spaces.
  - Kaupe'a needs the 9 acres by the HS and Pū'ainakō. We need to get control of this. It's HHFDC land – how does DHHL get it? For a gathering Space?
  - Own up to promises.
  - What should a gathering space look like?
  - Assess the needs of the community. Build out the spaces we have and assess future needs.
- Traffic light! At Pū'ainakō and Kapolei Parkway

**Presentation:**

Lillie Makaila concluded the presentation covering next steps, the proposed timeline for completion of the update to the Kapolei Regional Plan, and shared contact information with the attendees. The meeting was adjourned at 8:45pm.

**Comments submitted outside of Beneficiary Consultation #1:**

- A lessee in Ka'uluokaha'i was unable to attend Beneficiary Consultation #1 and shared the following:

- Wider roads to accommodate parking. Many homesteaders have multiple families in one home. Thus, having several cars, and many turn their garages into a living space like a man cave or children's play zone. O have been told that narrower roads allow for more homes but if overcrowding of vehicles parked illegally are causing dangerous safety issues such as children in danger of not being seen if running from behind a car that is parked illegally, or blocking driveways which makes it difficult to back out of your driveway, and blocking sidewalks that wheelchairs have to go on the road to get by.
- A cemetery or columbarium like they have in Nanakuli. Not everyone has a plan for when we leave this earth.
- A park with space to allow children to play safely. The park could be multi use with an open covered building, certified kitchen, and an imu.
- All 3 requests require DHHL to change focus from single family Homes to multi family structures like condominiums.
- Rentals also are needed with long term leases for 99 years which would get people off the list.

*Email sent to DHHL and Townscape, Inc.*

- A lessee in Ka'uluokaha'i homestead requested a community bulletin board be placed near where the mailboxes are located. *Telephone request to DHHL.*
- A lessee in the Kaupe'a homestead discussed the various issues related to cluster mailboxes located closely to certain residences in the homestead. Some of these issues include:
  - Cluster mailboxes are for 100 individual mailboxes, and cause traffic and congestion where they are placed in front of the homes of the lessees.
  - This causes distress and frustration for the homes affected.
  - There was a recent car accident where someone checking their mail hit a parked car on the street.
  - The lessees were not notified that they would have a cluster mailbox in front of their home.
  - This is an added layer of difficulty that is shouldered by only a small percentage of those in the community.

# Appendix B

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Beneficiary Consultation #2 – Meeting Recap



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kapolei Regional Plan Update  
Beneficiary Consultation #2**

**Virtual Meeting via Zoom**

**TUESDAY, MAY 4, 2021**

**6:30 P.M. – 8:30 P.M.**

***MEETING RECAP***

**Attendance:** 10 (digital sign-in via Google Forms); 27 (count on Zoom)

**DHHL:** Pearlyn Fukuba (Planning Office and Project Manager), Andrew Choy (Planning Office), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), Lillie Makaila (Townscape, Inc., Consultant), Nolan Hong (Pop Creative Media, Technical Assistance).

**Digital Handouts:**

1. Beneficiary Consultation #2 Agenda
2. Slideshow Presentation
3. Draft Values
4. Draft Vision Statement
5. Draft List of Projects

**Presentation:**

Lillie Makaila opened the meeting with a welina, Aunty Homelani Schaedel offered opening pule and DHHL staff and the consultants introduced themselves. Lillie gave a slideshow presentation on the background of DHHL Regional Plans, the current update to the 2010 Kapolei Regional Plan, and what was discussed during Beneficiary Consultation #1 (BC#1) held on December 9, 2020. Notes from BC #1 may be found on the project website:

<https://dhhl.hawaii.gov/po/oahu/kapolei-regional-plan-update-2020-2021/>.

The purpose of Beneficiary Consultation #2 (BC#2) was to review and revise the draft values and vision statement that were developed after BC#1, review and amend the draft project list, and explain how the projects will be prioritized. Lillie facilitated a large group discussion on each of these topics. The following are summaries of the questions and comments that were raised.

## DRAFT COMMUNITY VALUES

A list of draft community values was developed from the discussion in the visioning exercises conducted in BC#1. Each of the draft values is presented below with the **general topic in bold font** and a *description of the value in Italics*. Where appropriate, edits to the topic or descriptions are captured in Ramseyer format with additions underlined and ~~deletions struck through~~. Summaries of the discussion are presented as bullet points under each value. Some of the ideas are taken directly from the chat function in Zoom. These draft values will be further refined based on the discussion and presented in the Draft Kapolei Regional Plan Update (Kapolei RPU).

### General Comments on Values

- Kāko’o for values so far. Need more participation on these calls. Gatherings are very important. Having spaces to gather are a priority. Important to instill values in the keiki.
- Hawaiian values are important and are important to be a part of our daily lives. We are forgetting about our values and replacing them with social media and influencers who are not rooted here. Younger generations are forgetting and not always practicing these values. A school that could teach etiquette and manners to our younger generations. Healing aspects of ho’oponopono, lomilomi.
- Would cover safety of community. We are community based, ‘ohana. We gather and feel the most comfortable in places we gather. Could do practices.
- Take the values taught by our kūpuna and bring that forward and share.
- Do we have anywhere mentioning the pledge to the health and wealth of our community?
- Are there other community partners in Kapolei that have similar values?
- Serving all of our people in all of our homesteads. The values that each of us were taught. Open it up: what do we need vs. want. What is the priority?
- We no longer have a sense of being Hawaiian. Now we have to be Hawaiian in the white world. We’ve been told what we can and should be. We are teaching our children that we have a bigger loss and stake that the lands that have been taken away. It’s our sense of self being.
- Hope that all the ideas are looked at. We know that it is not always possible to keep the agricultural history/lands, and that things are changing. This used to be swamp, not solid foundation. The roads are sinking. Makes you think about what will happen in the future, if the homes will start to sink.
- Health & wealth of the community.
- All the various communities have their own ideas about how they want to be. This is our little niche to be reflective of what we want to see

- City has ordinance that all new street names will be Hawaiian. Running out of words. A street in Kaupē'a was named Kānehili before there was a Kānehili homestead.
- There may be more homesteads in the next 20 years.

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

~~Incorporate reminders of~~ Preserve Kapolei's rich natural, cultural, and agricultural history into new land uses and programs ~~whenever possible~~. Kapolei is a Town that has grown in what was once Country. That Country-feel should be incorporated wherever appropriate.

- The natural, cultural, ag resources is Kapolei's story.
- Everyone is from somewhere else. It's our keiki who are truly going to call Kapolei home.
- Kapolei is a new community with its people coming from somewhere else but now call Kapolei home. Our Keiki will be the first generation that can truly say they are from Kapolei. Together we are learning about this place we call now call home. We are learning new mo'olelo and mele. This is a tremendous opportunity to uncover Kapolei's rich history, learn its mo'olelo and share Kapolei's story...add to it...and build our community.
- We're still building and growing. We're still finding ourselves. Exciting times! We're building a community and a homestead.
- Natural, cultural & ag..."whenever possible" could we talk about rephrase wording? it feels like its optional.
- I think that the "whenever possible" is implied as with all of the other values. "whenever possible" doesn't belong in a value statement. 'O ku'u wahi mana'o kēia.
- Basic needs need to addressed. Give people hope. "when can" doesn't give you hope, it takes away.
- If can have enough space to grow food, it helps if there are no jobs. Basic needs need to be addressed. One of the basic needs is to give hope. To say "when possible," that takes away hope.
- However we choose to define our values, that is how we should articulate it.
- Don't think that it forces anything.
- Inside of "Incorporate reminders" of Kapolei's rich...replace with "Preserve"....

### **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 are 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 are used to create full and healthy lives for kūpuna as they age in place.*

- Place for kūpuna that is serene in setting that provides them quality of life with assistance and care.

## **Keiki**

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

- Emotional safety. Safe spaces.
- We've lost students in neighborhood to suicide and we need to do more. Our rates are higher than national average.
- Lots of fights at the park after school and the school doesn't do anything.
- Everyone is coming from somewhere else. The children who are transplanted are already at an age that they're trying to figure out who they are, and the transplanting doesn't help. They end up fighting for no reason.
- Need a better way to help kids and guide them in and out of school. Community cohesiveness and teach them how to be the next leaders in our homesteads. Build youth leadership. Physical leadership, emotional safety.

## **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.*

- Include safety. Think about not just feeling safe to go home or go out at night, but safety in the infrastructure itself: safe roads, streets. Roadways are so small and parking is restricted. Need more open space & parks for children to play.
- Ka'uluokaha'i is growing now and in the next few years the children who are playing now, they will be driving. The roads are so small that it restricts parking. People are fighting over parking already. There will also be children playing with even more cars and parking. There's no place for kids to play. Illegal parking.
- There's new construction going on and workers are blocking the roads. Garbage trucks won't go through if the road looks blocked.
- No parking on this side of road with arrows. Police will ticket and tow if the curb is painted red.

- DHHL enforcement branch needs more resources, and the teeth or ability to actually enforce these issues.
- People want more support in entrepreneurial and business opportunities – it's a part of independence.

### **DRAFT VISION STATEMENT**

A draft community vision statement was developed from the discussions in BC#1 and is presented below *in Italics*. Where appropriate, edits to the vision statement are captured in Ramseyer format with additions underlined and ~~deletions struck through~~. A general comment on the vision statement is summarized in the bullet point. This draft vision statement will be further refined based on the discussion and presented in the Draft Kapolei RPU.

*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 ~~the~~ 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*

- Should the reference be to "Pu'u" in general or to a specific pu'u? There are many pu'u. Pu'u Hāpapa is the highest point, but it is not as well known as Pālehua, Mauna Kapu, or Pu'u o Kapolei. General consensus was to keep the reference general.

### **DRAFT LIST OF PROJECTS**

A draft list of projects was put together from the needs and desires raised in BC#1. The first five projects in the draft list (indicated by an asterisk\*) were the top five priority projects from the 2010 Kapolei Regional Plan. Projects were not listed in any particular order and used the alphabet (A, B, C, etc.) to easily refer to projects during the discussion. Based on that discussion, some projects were deleted, some projects were added, and some projects were combined or revised.

General comments on the projects are listed below in bullet point format with some comments taken directly from the chat function in Zoom. The project list following the general comments uses Ramseyer format to show additions and ~~deletions~~. Where comments related directly to a specific project, they are listed in bullet point format below the project title.

## General Comments

- When I think of our family home in Nānākuli, that home was established in the 1940s/50s. Growing up in Wai'anae, it is not that different from what we are experiencing here in Kapolei. They were new to the place and they built their communities. We have a wonderful opportunity to look at what kind of projects and programs are needed in order for us to support the needs of our community from keiki to 'ōpio to kūpuna. The Heritage Center was meant to provide this space. The voices that I have been hearing in my community have been to bring in a Hawaiian immersion school that focuses on 'ōlelo Hawai'i and 'ike Hawai'i. Place for kūpuna, serene in setting, provides a quality of life in a comfortable setting that provides assistive care if they need it.

## A Support Heritage Center & Community Commercial Development\*

- Supporting the Heritage Center supports programming. The Kapolei Heritage Center (Heritage Center) should provide these types of programs (former projects):
  - 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
- Hawaiian cultural center to practice all of these things
- Hearing programs needed to support 'ōpio, keiki, kūpuna .
- In the last Regional Plan, the Heritage Center as the place to provide the wahi pana to provide these programs.
- Will Heritage Center accommodate the future of our homesteading growth?
- So the Heritage Center is run by the homesteaders?  
Yes. The Heritage Center is run by homesteaders who volunteer on the Kapolei Community Development Corporation (KCDC) Board. The mission of KCDC is to serve the homesteaders in the Kapolei region.

## B ~~Support New School~~ the Development of a Hawaiian Focus/Immersion School\*

- Papa 'ōlelo school in Kapolei
- Absolutely! Culture/'ōlelo based charter school in Kapolei!
- Immersion School to focus on 'ike and 'ōlelo Hawaii.
- A papa 'ōlelo school in Kapolei would be a good improvement to the community.
- Please add Hawaiian Focus Charter School to Hawaiian language Immersion School.

- Hawaiian focus school can cover language, culture, music, and programs to support keiki and young adults.
- I think a Hawaiian-focused charter school is needed in for our keiki. 'Ōlelo is part of curriculum as well.
- I respectfully disagree with reducing 'ōlelo to a papa.

**~~C Engage Beneficiaries in a Planning Charette Process\*~~**

- Completed

**~~D Develop Pedestrian/Bike Path Network to Community Resources\*~~**

- Department of Transportation project

**~~E Preserve & Develop Parks to Service Create More Open Spaces, Park Spaces, and Recreation Spaces to Support the Homestead Community\*~~**

**F Create a Kūpuna Living Community**

**G Establish a Place of Worship and a Place of Rest/Cemetery for the Homestead Community**

**~~H Establish a place of rest/cemetery for the homestead community~~**

- Combine with “Establish a place of worship”

**I Create a Community Garden/Agricultural Space/Farmer's Market for Homesteaders**

- Maybe a part of the region could be a coop part of land where people can grow food or have a swap meet. There is an example in Kekaha on Kaua'i. This helps with the entrepreneurship, pop-ups, etc,

**~~J Create a farmer's market~~**

- Combine with “Create a Community Garden/Agricultural Space”

**~~K Create More Open Spaces, Park Spaces, and Recreation Spaces to Support the Youth in the Community~~**

- Combine with “Create more open spaces, park spaces, and recreation spaces to support the youth in the community”

**~~L Create youth and young adult education programs~~**

- Move under “Support Heritage Center & Community Commercial Development”

**~~M Support programs that provide cultural and historical education~~**

- Move under “Support Heritage Center & Community Commercial Development”

**~~N Create a program to make the built environment more reflective of Kapolei’s unique native roots (ex: murals, art, native landscaping, etc.)~~**

- Move under “Support Heritage Center & Community Commercial Development”

**~~O Support cultural celebrations in common spaces~~**

- Move under “Support Heritage Center & Community Commercial Development”

**~~P Support economic development for homesteaders~~**

- Move under “Support Heritage Center & Community Commercial Development”

**Q Create Multi-Family and Rental Housing Developments for Homesteaders in Kapolei**

**R Hawaiian Culture Center**

- Hawaiian culture center. Place to practice values. It would cover safety of the community, it could be a space to gather and showcase our culture. We could have resources.

**S Create Entrepreneurial and Business Opportunities**

**T Support Music**

**U Nurture Kapolei-Based Community Health Workers and Build Partnerships and Community Capacity to Help Address the Findings of the Recently Completed Kapolei Homestead Health Survey**

## **V DHHL to Address Post-Build Issues in the Homesteads**

- Actions should include:
  - Find opportunities for more parking in homesteads
  - Create a crosswalk and traffic light at the intersection of Pū'ainakō and Kapolei Parkway
  - Reduce the speed limit from 25MPH to 15MPH within the homesteads
  - Install green growth projects along Kualaka'i Parkway
  - Finish Villages of Kapolei Association (VOKA) license agreement to manage homesteads
  - Preserve trees
  - Place cluster mailboxes in better locations (not fronting homes or blocking driveways)
- Examples include plumbing in washed-out lots in Malu'ōhai, speed signs, the need for additional safe parking, cluster mailboxes in poor locations, and the need for retaining walls in Ka'uluokaha'i.
- The slope issue seems to be a specific issue to Ka'uluokaha'i and not a regional plan issue per se. However, it seems that each development has had post-build issues that have arisen. Maybe a better way to phrase as regional issue ...would be for DHHL to make it a priority to address post-build issues in area such as the plumbing in wash-out lots in Malu'ōhai, the sound wall in Kānehili, etc. Speed signs I think would fall under post-build issues as well.

## **W DHHL to Provide More Options for Communication in the Homesteads instead of only Sandwich Isles Communications**

- Yes we need to get Sandwich Isles out lol, I work from home & have them coming out multi times, I'm sure we're all experiencing that.

## **X Establish and Grow Inclusive Housing and Programming for native Hawaiians with Disabilities**

### ~~**Y Establish a Neighborhood Watch organization**~~

- There are already watch groups established

### ~~**Z Find opportunities for more parking in homesteads**~~

- Move under "DHHL to address post-build issues in the Homesteads"

**~~AA Create a crosswalk and traffic light at the intersection of Pū‘ainakō and Kapolei Parkway~~**

- Move under “DHHL to address post-build issues in the Homesteads”

**~~BB Reduce the speed limit from 25MPH to 15MPH within the homesteads~~**

- Move under “DHHL to address post-build issues in the Homesteads”

**~~CC Install green growth projects along Kualaka‘i Parkway~~**

- Move under “DHHL to address post-build issues in the Homesteads”

**~~DD Finish Villages of Kapolei Association (VOKA) license agreement to manage homesteads~~**

- Move under “DHHL to address post-build issues in the Homesteads”

**~~EE Create multi-family housing developments for homesteaders in Kapolei~~**

- Combine with “Create Multi-Family and Rental Housing Developments for Homesteaders in Kapolei”

**~~FF Create more homestead rental projects in Kapolei~~**

- Combine with “Create Multi-Family and Rental Housing Developments for Homesteaders in Kapolei”

**~~GG Place cluster mailboxes in better locations (not fronting homes or blocking driveways)~~**

- Move under “DHHL to address post-build issues in the Homesteads”

## **PROJECT PRIORITIZATION**

The revised project list was posted to a Google form where Kapolei Beneficiaries can vote for their top five priority projects. Priority projects inform DHHL as to what is important to the Beneficiaries in a homestead region. The Department offers grants to communities to implement projects on a Regional Plan Priority Project list and since these projects have been vetted through the regional plan process, priority projects are considered to have gone through required beneficiary consultation. Projects that are not on the priority list may still be implemented, but additional steps may be necessary.

### **PRIORITY PROJECTS SELECTION POLL:**

Voting instructions and eligibility were described during BC#2 and included in the Google Form instructions. Participation in priority project selection was limited to DHHL Kapolei beneficiaries, or DHHL lessees in Kapolei, DHHL undivided interest lessees in Kapolei, applicants on the DHHL waitlist who have a Kapolei mailing address, or a representative participating on behalf of one of the above persons. Only one submission was allowed per beneficiary. All participants were required to include a full name and valid form of contact for verification purposes. Additional household members were not eligible for participation unless they too could verify themselves as a Kapolei beneficiary. Submissions that could not be verified and duplicate submissions were excluded from the poll results. Prioritization was open until WEDNESDAY, MAY 19, 2021 (extended from May 18, 2021 at 8:30pm).

### **NEXT STEPS**

Lillie concluded the presentation covering next steps, the proposed timeline for completion of the update to the Kapolei Regional Plan, and shared contact information with the attendees.

- Develop Draft Kapolei Regional Plan Update
- Hawaiian Homes Commission: present for review and comment (Aug 2021)
- Beneficiary Consultation #3 (Sep 2021)
- Hawaiian Homes Commission: present Regional Plan Update for adoption (Oct 2021)

The meeting adjourned at approximately 9:15 pm.

### **Contact Information**

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### **Project Website**

<https://dhhl.hawaii.gov/po/oahu/kapolei-regional-plan-update-2020-2021/>

# Appendix C

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Beneficiary Consultation #3 – Meeting Recap



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kapolei Regional Plan Update  
Beneficiary Consultation #3  
Virtual Meeting via Zoom  
THURSDAY, DECEMBER 9, 2021  
6:30 P.M. – 8:00 P.M.**

**MEETING RECAP**

**Attendance:** 7 (count on Zoom)

**DHHL:** Pearlyn Fukuba (Planning Office and Project Manager), Andrew Choy (Planning Office), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), Lillie Makaila (Townscape, Inc., Consultant)

**Digital Handouts:**

1. Beneficiary Consultation #3 Agenda
2. Slideshow Presentation
3. Draft Kapolei Regional Plan Update (available online)
4. Online Comment Form

**Presentation:**

The purpose of Beneficiary Consultation #3 (BC#3) was to review the Draft Kapolei Regional Plan Update with Kapolei beneficiaries and to gather beneficiary comment on the Draft Plan. Lillie Makaila opened the meeting with a welina, Aunty Homelani Schaedel offered opening pule and DHHL staff and the consultants introduced themselves. Lillie gave a slideshow presentation with a review of the Draft Kapolei Regional Plan Update and a summary of the planning process. Lillie facilitated a large group discussion following the slideshow presentation. The following are summaries of the questions and comments that were discussed.

**VISION STATEMENT:**

The following Vision Statement was shared with BC#3 participants:

*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.*

Participants were asked for any suggested changes or corrections needed to the vision statement. One comment was shared via the chat and stated that the vision represents Kapolei. No other revisions were suggested during BC#3.

### **GUIDING PRINCIPLES/COMMUNITY VALUES:**

Each of the five guiding principles were shared with BC#3 participants. Participants were asked to comment on each of the principles and share any suggested revisions that they may have. Participants in BC#3 only shared comments on two of the five guiding principles/values. These comments are summarized below. Changes to the language of these guiding principles/values based on beneficiary comments are included in this section. Added language is underlined and language that is removed is recorded with a ~~striketrough~~.

#### *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, k~~ Kūpuna hold 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.*

#### Beneficiary comments:

- The word “held” makes it seem past tense. Suggest changing the language so that it shows the special place that kūpuna continue to hold for us as a people.

#### *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. We strive for a Kapolei which offers an affordable lifestyle where people have time to enjoy their homes and their 'ohana.*

#### Beneficiary comments:

- The lifestyle is not so affordable now. Suggest adjusting the language so it is more aspirational about what folks want for Kapolei.

**PRIORITY PROJECTS:**

Each of the five priority projects selected by the Kapolei beneficiaries in the Priority Project Poll (see BC#2 Meeting Recap for more details about priority project selection) were shared with BC#3 attendees. Beneficiaries were given the opportunity to provide comments for each project. Participants in BC#3 only shared comments on Project #4 and Project #5. These comments are summarized below. Comments provided by DHHL staff are also found below the relevant priority project.

*PRIORITY PROJECT #1: Create More Open Spaces, Park Spaces, and Recreation Spaces to support the Homestead Community.*

*PRIORITY PROJECT #2: Create a Kūpuna Living Community.*

*PRIORITY PROJECT #3: Support the Heritage Center and Community Commercial Development*

*PRIORITY PROJECT #4: Support the Development of a Hawaiian-Focus School/Hawaiian Immersion School*

Beneficiary comments:

- Ensure that the school is both 'ike and 'ōlelo based and is not just a native charter school.

*PRIORITY PROJECT #5: Provide More Options for Telecommunications Service to Homesteads*

Beneficiary comments:

- Is it enough that this project is a priority project in the regional plan or does the community need to draft a resolution or take further action in order to emphasize the importance of this project to the Hawaiian Homes Commission?
- Maybe the community can do a survey of the homesteaders to better understand the scale of those that are affected.
- Has DHHL staff looked at the conditions of the contract that Sandwich Isles Communication (SIC) has failed to uphold as a way to terminate the license agreement? A solution for this issue in my homestead and other Kapolei homesteads was needed long ago.
- It is unfortunate that the Department is caught in this web of legality because they cannot communicate with us other than to say that they are working on this.
- 2020 was a huge wake up call for all of us, and it was horrible for many of our families. It has accelerated the need for SIC to do something for us to get quality services.
- Malu'ōhai does not have fiber optic cables, so there are limitations for the quality of service that the homesteaders will have access to.

- In Kānehili we have always had Oceanic/Spectrum for broadband services, and I don't understand why its all different. Getting everything more uniform would help.
- From a Kaupe'a standpoint, this is more than Priority Project #5. We are working with other agencies because there have been situations where our SIC lines have been compromised. There has been tampering and unauthorized use in Kaupe'a since 2018. This is something that should be looked at because we need our opportunities to be opened up for us. It scares me to see compromising of utilities, it is like having a prison without a guard.
- I hope that DHHL can look at this. In order for us to be self-sufficient we need this resolved.
- I am one of the first residents in Ka'uluokaha'i, and when we came in we started under this contract with DHHL for SIC. I feel like we should have had the option to choose and not be dictated what we should be getting. We do not have fiber optic and SIC is not putting out enough bandwidth for me to get our entire house covered with wifi, and it's a small house. They want us to get WiFi extenders and upgrade routers, but we are already paying for service.
- Before SIC only offered phone services and we went to Oceanic for internet. Around 2010 or 2012, SIC offered computer services and bundles. Some people switched over completely to SIC and those of us who stayed with Oceanic for internet did not experience the same problems as those who changed over to SIC. Those who did have issues wanted to go back to Oceanic. There was an agreement between Oceanic and SIC that services would not be transferred (back to Oceanic). Spectrum, formerly Oceanic, was not aware of the agreement but once they found out they stopped allowing homesteaders to switch to their services.
- I thought that Kaupe'a did not have fiber optic, but now I hear that they do have fiber optic but it is not being used to provide services to homesteaders. There are gaps in services in the homesteads.
- This is a priority project and it may need to be moved to a higher position. If we do this as a region, our voices are stronger than as individuals so we need to work together. This project has affected our families on a daily level and I don't appreciate our people being pawns on the checkerboard. Regardless of what number priority it is, our homestead leadership should still come together and not just as individuals.

DHHL staff comment:

- We are very aware of this issue, not just in Kapolei, and especially during the pandemic. The Department is currently pursuing legal remedies to try to address these options. It would help the Department if it could have more examples of beneficiary problems to bolster their case.
- By legal remedies, we mean how we can get out of our contract with the existing service provider. Because it is a legal matter, we have to be cautious.
- It always helps to remind the HHC about issues, so periodic testimony on the conditions helps.
- We can reflect the urgency of this issue in the writeup of the plan.

- We can reorder the projects and put it in a higher priority in the plan.

## **NEXT STEPS**

Lillie concluded the presentation covering next steps, the beneficiary comment period and relevant information and deadlines, and shared contact information with the attendees.

- The beneficiary comment period is open from **Thursday, December 9, 2021 to Monday, January 10, 2022 at 8pm.**
- Beneficiaries may access the Draft Kapolei Regional Plan Update online or in-person at the DHHL Kapolei Offices.
- Comments may be submitted online via Google Form (link shared via chat and posted on the project website), via email to [dhl.planning@hawaii.gov](mailto:dhl.planning@hawaii.gov) or [lillie@townscapeinc.com](mailto:lillie@townscapeinc.com), or via telephone at (808) 550-3893.
- The Final Kapolei Regional Plan Update is expected to be up for adoption by the Hawaiian Homes Commission in March 2022.

The meeting adjourned at approximately 8:15 pm.

## **Contact Information**

Lillie Makaila, Planner  
Townscape, Inc.  
[lillie@townscapeinc.com](mailto:lillie@townscapeinc.com)  
(808) 550-3893

Pearlyn Fukuba, Planner  
DHHL Planning Office  
[dhl.planning@hawaii.gov](mailto:dhl.planning@hawaii.gov)  
(808) 620-9279

## **Project Website**

<https://dhl.hawaii.gov/po/oahu/kapolei-regional-plan-update-2020-2021/>

# Appendix D

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Leadership Meeting & Site Visit Recap



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kapolei Regional Plan Update**

**Leadership Meeting**

**Via ZOOM**

**October 14, 2020, 6:30 P.M. – 7:30 P.M.**

**Attendance:** Kānehili

Randy Akau  
Antonio Bale

Kaupe‘a

Michelle Kauhane  
Colleen Aiwohi  
Iwalani McBrayer (connection issues)  
Uncle Lono (connection issues)

Ka‘uluokaha‘i

Kimo Palakiko (joined at 8:00 pm)

Malu‘ōhai

Homelani Schaedel

KCDC

Scott Abrigo

**DHHL:**

Pearlyn Fukuba (Planner, Project Manager)

**Townscape, Inc:**

Lillie Makaila (Project Manager)  
Sherri Hiraoka

**Meeting Purpose:** To introduce the Kapolei Regional Plan Update and planning team to the leadership of the Kapolei homestead associations and Community Development Corporation (CDC) and to ask for their assistance and guidance in preparing and planning for the update process.

**Background on Regional Plans and Process**

Please see handout “What is a Regional Plan.”

- What is the timeframe to update each Regional and Island Plans?
  - Regional Plans are generally updated every 10-20 years. The current Kapolei Regional Plan was completed in 2010.
  - Island plans are updated every 20 years
- Homestead Associations will prepare our communities ahead of time by sharing information and meeting agendas ahead of meetings.

**DHHL KAPOLEI REGIONAL PLAN UPDATE  
LEADERSHIP MEETING  
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- Priority Projects from 2010 Kapolei Regional Plan Update  
Please see handout “2010 Kapolei Regional Plan Review and Update.”
  - Heritage Center and Community Commercial Development
  - New School Development
    - This seems to be a State-led project, as opposed to a community project.  
We should focus our priorities on projects that are led by the community.
  - Planning Charrette
    - A charrette was held in 2012 for the non-residential parcels, but the process was postponed after that.
  - Pedestrian/Bike Path
    - There has been no coordination with the O’ahu Bike Plan to date.
    - Traffic calming for all homesteads in the region might be preferable over a bike or pedestrian path.
    - There is too much traffic on Kapolei Parkway; a crosswalk is needed near Kapolei High School. A stoplight is needed near the proposed park parcel at the intersection of Kapolei Parkway and Pū’āinakō Street. DHHL is responsible for installing it. May not be needed until more houses are built in the vacant lot, but it will be needed eventually for children to get to the high school. A crosswalk is needed now at a minimum. Parks
    - Our community and children need parks and playgrounds to play. The discussion went from a regional park to a park managed by the Kānehili Homestead Association.
    - Today, the Kānehili Homestead Association has a license to manage the park and has obtained a Homestead Community Benefits agreement assistance with DeBartolo for \$500,000 to start a park for residents.
      - Came about from a survey of residents in 2014 to identify the need and priorities.
      - So far, have developed 30,000 square foot (sf) of a 4.5-acre parcel.
      - A basketball court, volleyball court, and keiki playground have been completed. A land area about 2,500 sf has been secured and the community has a plan for future improvements.
    - Kaupe’a also wanted a park in their homestead.
      - There was supposed to be a park at Kaupe’a, not just for Kānehili.  
Supposed to be a regional park but because of the DCCRs it ended up being in the Kānehili area.
      - At the Kaupe’a lot selection, a 9-acre lot on Hawai’i Housing Finance and Development Corporation (HHFDC) land was identified as a potential location for community use. A portion of this area was identified for use as a park. It is land-locked by DHHL. Outside of DHHL lands, it is only accessible by Kapolei Parkway.

**DHHL KAPOLEI REGIONAL PLAN UPDATE  
LEADERSHIP MEETING  
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- DHHL previously tried to acquire the parcel but were unsuccessful.
- HHFDC put out an RFP to develop the parcel for affordable housing but the lot has no sewer capacity or access. DHHL provided a right-of-entry to HHFDC, allowing them to put forth the RFP, but there is still no sewer capacity, so it is still undeveloped. Kaupe'a would still like to acquire the parcel as a park.
- HHFDC did try to sell the parcel for \$1 million. OHA was offered the right of first refusal to acquire the parcel, but they declined.
- Priority projects from the 2010 DHHL Kapolei Regional Plan will be considered for prioritization, along with any new projects identified during this update.

**Beneficiary Consultations**

- The leadership agreed that the regional plan update process should continue and find a way to plan while accommodating COVID-19 protocols. Some organizations have reported increased participation in on-line meetings.
- The best days to hold meetings: middle of the week, Wednesday or Thursday
- Best time for meetings: 7:00 pm or 7:30 pm start
- Recommended outreach:
  - DHHL postcard mailouts. Timing of the notifications is important. Lessees need to get the notifications at least two weeks prior to the meeting.
  - Homestead Association email lists
  - Homestead Facebook pages
  - Road signs
  - Some kūpuna do not have computers, so we will need to think about how to reach out to them.
  - Homestead Associations can help with meeting reminders and encouraging lessees to participate.
  - The Kapolei Community Development Corporation (KCDC) will host a Kapolei Regional Plan Update website that has the same information as the DHHL project website: meeting announcements, meeting notes, draft materials, etc. This website will also allow for comments to be tracked.
  - DHHL will try to set up the Kapolei Regional Plan Update website the week of October 19 and will send out a notice when it is live. KCDC will coordinate with the DHHL Information and Community Relations Office. Links to both websites (DHHL and KCDC) will be on Regional Plan Update materials.
  - Each Homestead Association President and the KCDC President will serve as the contact for Regional Plan Update materials and announcements.

**DHHL KAPOLEI REGIONAL PLAN UPDATE  
LEADERSHIP MEETING  
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- Format
  - All homesteads in the Kapolei Region will be included.
  - Three meetings to complete the plan update feels rushed.
    - Meeting #2 is supposed to cover issues, opportunities, projects, and prioritization. Is it possible to hold four meetings? Sample outline of a four-meeting format:
      - Meeting #1: Introduce Regional Plan update, discuss community vision and values and develop draft statement, discuss and summarize issues and opportunities.
      - Meeting #2: Review draft community values and vision statement, summarize issues and opportunities, discuss projects to address issues and opportunities.
      - Meeting #3: summarize project ideas, develop project writeups, prioritize projects.
      - Meeting #4: Present draft Regional Plan Update and collect comments.
    - Four meetings may cause participation fatigue. What other options can we think of?
      - Homestead can take the projects back to their Associations and identify priorities.
      - Get input online for some things, rather than at a meeting.
      - Surveys to supplement feedback solicited during meetings.
- Beneficiary Consultation #1
  - December 9, 2020
  - 7:00 pm
- Schedule: We will aim to take this update to the Hawaiian Homes Commission (HHC) at their meeting in the June/July 2021 time frame, which are typically in Kapolei. The community meeting in Kapolei is usually in February, so that will be too soon.

**Additional Discussion and Information Needed**

- It's hard to plan when we don't know where we're starting. Information that we need to get us all at the same starting point:
  - What is the acreage of land held by the Trust in Kapolei?
  - How much revenue do those lands generate for the Trust?
  - What are the community benefits derived from those lands?
  - Which parcels are under consideration for a change in disposition?
  - What lands are in the DHHL inventory and what is planned for those lands?

**DHHL KAPOLEI REGIONAL PLAN UPDATE  
LEADERSHIP MEETING  
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- 2018 DHHL Annual Report – Kapolei region stats
  - Seven leases, 160.8 acres, brought in \$5,435,325 revenue
  - 16 licenses, 18 acres, \$361,000
  - 35 rights-of-entry (ROE), 147.7 acres, \$2.2 million
  - TOTAL leases, licenses, ROE: 326 acres, brought in ~\$8 million in 2018
- Rail, parking, Kroc Center: there is angst among the community regarding what has happened and what will happen with DHHL lands. What land was traded? For what? Was the Kroc center DHHL land that was swapped?
- Kalaeloa should be discussed in the Kapolei Regional Plan Update.
  - What is the history of the Kalaeloa lands? How did they get into the Trust? How did all of the Kapolei lands get into the Trust? Which lands were original Trust lands?
  - We need a better understanding of what is going on, relative to Kapolei. What is the disposition of those lands? What is being planned?  
\*\*\*As a note:
    - None of the Kapolei or Kalaeloa lands were original Trust lands, both were part of Federal and State settlements/exchanges.
- Ka‘uluoaokaha‘i: what is the status of this homestead? How many units have been built? What is the total number to be built? Is there a master plan? What is the timing for the buildout?
- Has a committee been selected for the DHHL General Plan update?
  - As a note: The DHHL General Plan Committee consists of Commissioners: Randy Awo - Maui, Zachary Helm - Moloka‘i, Russell Kaupu - O‘ahu and Chair William Aila.
- Planning should be bottom up! Our input should inform the Island Plan and General Plan.
- The Regional Plan should be simple and easy to understand, stripped down to the essential information on DHHL lands.
- The Regional Plan doesn’t have to be about specific places or things like individual schools; it can be about issues, like getting the City to take over the infrastructure.
- The City should take over maintenance of infrastructure. How can we get the City to take over maintenance of the streets? Both Mayoral candidates were asked about this and they both said that they are committed to accepting conveyance.
- Everything should be open for discussion. If it’s important to a beneficiary, then it should be heard.
- The meeting concluded at 8:15 P.M.



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kapolei Regional Plan Update  
Site Visit Discussion Recap  
via Caravan**

**October 27, 2020, 10:00 A.M. – 1:00 P.M.**

<b>Attendance:</b> Kaupe‘a	Colleen Aiwohi Uncle Lono
Ka‘uluokaha‘i	Kimo Palakiko Matt Palakiko
Malu‘ōhai	Homelani Schaedel
KCDC	Scott Abrigo
<b>Townscape, Inc:</b>	Lillie Makaila (Project Manager) Sherri Hiraoka

**Site Visit Purpose:** To orient the planning team with the Kapolei homestead lands and to learn about community concerns regarding specific parcels.

**Sites Visited or Driven Through/By**

- Kapolei Heritage Center
- Kānehili Homestead
- Ho‘omaka – Commercial parcel
- Ka‘uluokaha‘i Homestead
- Varona Village Makai site
- Ka Makana Ali‘i
- Kaupe‘a Homestead
- Malu‘ōhai Homestead
- Kalaeloa Solar I & II
- Arion Energy
- Pasha Hawai‘i

**The following is a discussion recap from the participants that attended the site visit.**

### **Kapolei Heritage Center**

#### **Managed by the Kapolei Community Development Corporation (KCDC)**

- Heritage Center: 20,000 sf Community Parcel
  - Timeline of Kapolei Heritage Center
    - 2008 KCDC created
    - 2014/2015 KCDC received State Grants-in-Aid to design and construct the Heritage Center.
    - 2016 Kapolei Heritage Center opens
  - Envisioned as a kauhale to be built in phases
    - Phase I: Classrooms and certified kitchen
    - Phase II: Great Hall (300-person capacity)
    - Phase III: Offices for KCDC and Homestead Associations, Gallery
  - Classrooms
    - Averages about 350 users per month, 16,000 users per year.
    - KCDC subsidizes use of the facilities for Homestead-affiliated groups. Types of users include: Keiki o ka 'Āina, Alu Like, 'ukulele and driving classes, community workshops and meetings, etc.
  - Certified kitchen was designed to service functions at the Great Hall and to be a business incubator.
    - It is the only commercial kitchen in Kapolei run by a community organization.
    - Pre-COVID-19, it served both long-term and short-term users.
    - It shut down due to COVID-19 and is evaluating when it will re-open.
  - The Council for Native Hawaiian Advancement (CNHA) has offices in the adjacent Hawai'i Maoli building. They and KCDC partner together on projects.
- Ho'omaka: 4.9 acre commercial parcel
  - Purpose: to generate revenue to sustain the Kapolei Heritage Center
  - KZ has a general lease to develop the property
  - Tentative tenant list: Longs Drugs, Chick-Fil-A, Hele gas station, 7-Eleven
  - KCDC to have 1,200 sf of eleemosynary space for community programming, community incubator, to lease out, or other purposes.
  - Expected to be completed in 2021-2022.
  - Did community consultation when developing the concept. Another consultation is planned for November 2020.

### **Kānehili Homestead**

- Used a community benefits grant from Ka Makana Ali'i to build phase I of the park, adjacent to Ho'omaka.

## **DHHL KAPOLEI REGIONAL PLAN UPDATE**

### **SITE VISIT DISCUSSION RECAP**

**October 27, 2020, 10:00 A.M. – 1:00 P.M.**

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- Two-acre vacant lot between the Fire Station and Ho'omaka designated for commercial use.
- The Fire Station is on DHHL land.

#### **Ka'uluokaha'i Homestead**

- Located near the East Kapolei Rail Transit Station and Kroc Community Center.
- A new middle school is under construction between the Kroc Community Center and Ka'uluokaha'i Homestead.
- The current homes on site are mostly turn-key homes. Awardees were able to select one of five options for home design that were built by Gentry Homes.
- The eastern section of the homestead includes developer-built homes, while the western-most section is mainly self-help homes.
- A new elementary school is sited on the vacant land east of the homestead.
- Keahumoa Parkway includes portions of the road that have sunken and have large bumps in the road that have yet to be repaired.
- There are cluster mailboxes located mauka of the homestead.
- Another issue is the unauthorized use of the "dead-end" roadways leading into the vacant land where the next phase of homestead development will take place. People are gathering and partying in these areas because there is space to park vehicles and hang out. Ka'uluokaha'i Homesteaders have requested that DHHL block off access to these spaces to deter unauthorized use.
- A vacant lot along Maunakapu Street adjacent to the Kroc Center and across from the Middle School development is sited to be a Special Olympics Facility.

The land where the Kroc Center sits currently was previously a part of the DHHL land trust inventory. DHHL approached the Kroc Center about partnership in the Kapolei region. Because they were not interested in opening a Kroc Community Center on site unless they owned the land fee simple, DHHL transferred the parcel to the State of Hawai'i, who then sold the land to the Kroc Center. There are no direct community benefits from the sale of this land for the DHHL trust outside of the community services provided by the Kroc Center itself. This transfer and sale of DHHL Trust lands to another entity was a cause for concern from beneficiaries and some other interested stakeholders.

#### **Varona Village Makai site**

- The Varona parcels, which include a mauka and a makai parcel, is being proposed to DHHL for exchange with the 'Ewa Drum site, near Leeward Community College.
  - The Department of the Interior is reviewing the land swap to ensure that DHHL is getting a fair deal.

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- The City has already built their maintenance yard on the 'Ewa Drum site, even though the deal is not final.
- Varona could be the fifth homestead in Kapolei.
  - Note: the Kealakehe-La'i'ōpua Regional Plan discussed what type of homestead development the homesteaders want the new villages to be, so there is precedent for a regional plan to address new homesteads as a priority project in the plan.
- Could Varona be used for kūpuna housing?
  - It is close to facilities and amenities.
  - Possible features: smaller space, no or a small yard, single story.
  - Waimānalo has a good kūpuna housing example. Easy access, small but big enough for a beneficiary and a caregiver.
  - There should be more options for kūpuna beneficiaries, especially those who cannot afford to purchase a larger, turnkey home.

#### **Ka Makana Ali'i**

- This shopping center is approximately 67 acres and it was leased to DeBartolo Development in 2014. DeBartolo has a general lease for 65 years and pays an annual lease rent of over \$4M to the DHHL Trust.
- There is a large open "hole" on the property where soil was harvested for fill in some of the other homestead developments. DeBartolo took on the property including this large open "hole" on the site and has chosen not to fill it.

#### **Kaupe'a Homestead**

- Kaupe'a is the second residential homestead village in Kapolei after Malu'ōhai. It is a turnkey development that borders Kapolei Parkway.
- There is a large open parcel of land that sits between Kapolei High School and Kaupe'a Homestead that is currently owned by HHFDC. The Kaupe'a Homestead Association has asked for DHHL to work on adding this parcel to the DHHL land inventory so that Kaupe'a can use it for a community park and potentially other community facilities.

#### **Malu'ōhai Homestead**

- It is the only homestead that has three housing products: turnkey, self-help, and rent-to-own.
- Ho'olimalima is what the rent-to-own housing development is called. This includes 70 homes that were built and managed by the developer. Homesteaders were given a fixed rent for a period of 15 years and during that time there were

## **DHHL KAPOLEI REGIONAL PLAN UPDATE**

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services made available to them to help build credit and prepare them to be able to purchase the home. At the end of the 15-year period, only two families were not able to purchase their home.

- According to DHHL records, the purchase price for each of these homes after the 15-year rental period was approximately \$75,000.

#### **Kalaeloa Parcels**

- Kalaeloa Solar I and II have solar panels installed.
- Arion Energy proposed an additional solar farm makai of Kalaeloa Solar II but pulled out before securing a lease.
- Pasha Hawai'i leases a large parcel for warehousing.
- How/why did DHHL get the Kalaeloa parcels that it did? They do not have infrastructure (electricity, water, sewer) and they are spread out and not connected. It would seem that it would have been better to select parcels that are closer to Roosevelt Avenue since they are further from the airport and industrial uses and closer to existing infrastructure.
- It will be difficult to develop any of the Kalaeloa lands for housing due to the airport noise and development restrictions around the airport. It is also not desirable to live next to heavy industrial uses and large vehicle traffic. Infrastructure development would be expensive because we'd have to pay to bring in lines over lands that do not belong to DHHL. Perhaps some of the parcels could be developed in the future after Hunt develops their residences, bringing infrastructure closer and creating adjacent residential land uses.

#### **General Discussion**

- One of the challenges that our community faces is the aircraft noise. There are aircraft going overhead all the time, disrupting our lives.
- I seek a place of worship and a place of rest in my community, and we currently do not have these spaces here.
- What is "affordable"?
  - Can we build homes that are attainable? Homes for our families, kūpuna?
  - Can DHHL look at package homes and solicit volunteer labor from the community? These homes are much cheaper than some of the housing products DHHL has offered and in some cases, is more functional and
- The homestead community is willing to help their neighbors with self-help products and have offered that help to DHHL.
- Kūalaka'i Parkway extends makai of Kapolei Parkway along the east side of Ka Makana Ali'i and is supposed to eventually connect with Renton Road/Roosevelt Avenue.

## **DHHL KAPOLEI REGIONAL PLAN UPDATE**

### **SITE VISIT DISCUSSION RECAP**

**October 27, 2020, 10:00 A.M. – 1:00 P.M.**

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- All Kapolei lands were not part of the original Trust but when fully developed, will be largest homestead region on O’ahu.
- How can we use the Regional Plan to drive the Island Plan and the General Plan from the bottom up?
- Internet is a problem in Kapolei. Most homesteads have to use Sandwich Islands Communications (SIC) and their service is terrible. Would it be possible to request grants to build mobile internet vans to provide reliable service for homesteads?
  - Estimated cost: \$3,000 + a vehicle
  - Scott will check with Kamehameha Schools to see how they operate their mobile internet service.