



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **Papakolea and Isenberg Project Updates**

**Item E-3  
For Information Only**

July 18 -19, 2022



# Papakolea, Kewalo and Kalawahine

**PAPAKOLEA**

**KALAWAHINE**

**KEWALO**







# Papakolea Sewer Improvements Purpose

- Repair and/or replace damaged and undersized pipes
- To upgrade sewer improvements and access which comply with City and County Standards





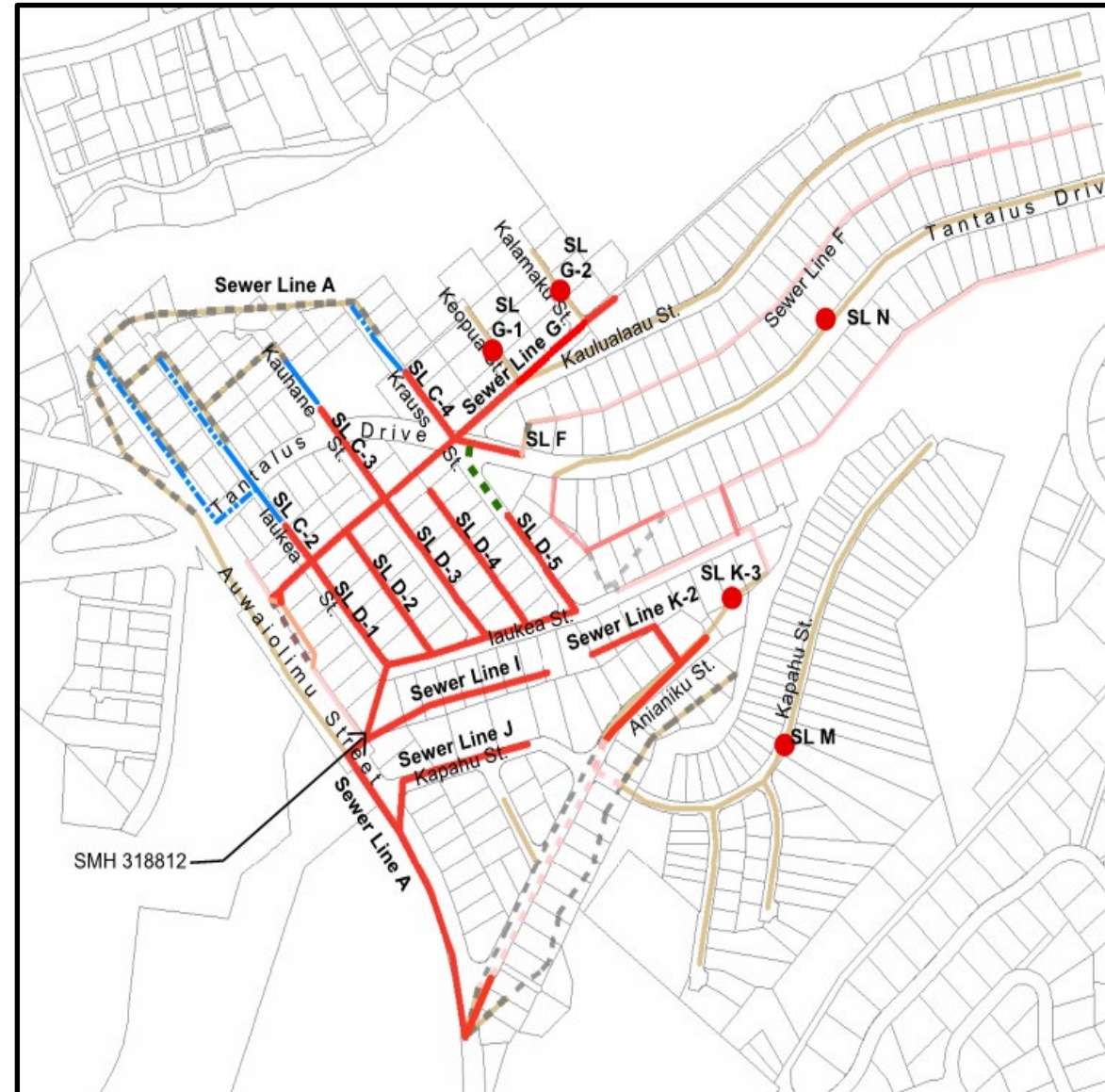
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This map illustrates the sewer infrastructure within the Kalamazoo River Watershed. It features several labeled sewer lines: Sewer Line A (blue), Sewer Line B (green), Sewer Line C (red), Sewer Line D (red), Sewer Line E (red), Sewer Line F (pink), Sewer Line G (red), Sewer Line H (red), Sewer Line I (red), Sewer Line J (red), Sewer Line K (red), Sewer Line L (red), Sewer Line M (red), and Sewer Line N (pink). The map also shows various streets including Tantalus Drive, Kalamazoo St., Keopua St., Krauss Drive, Kaulualau St., Laukea St., Anianiku St., Kapahu St., Auwailimu St., and Tantalus St. Manholes are indicated by red dots and labeled SL G-1, SL G-2, SL F, SL C-3, SL D-1, SL D-2, SL D-3, SL D-4, SL D-5, SL K-3, SL M, and SL N. A specific location is identified as SMH 318812 near Sewer Line A.

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION

# Papakolea Sewer Improvements Phase 2

- Initiate engineering designs in 2019
- Estimated Start of Construction 2022, subject to funding
- 12,000+ Linear feet, 8-in pipe sewer manholes & laterals
- Evaluate phasing and disposal options for Sewer Line A
- Cost: Approx. \$45 million









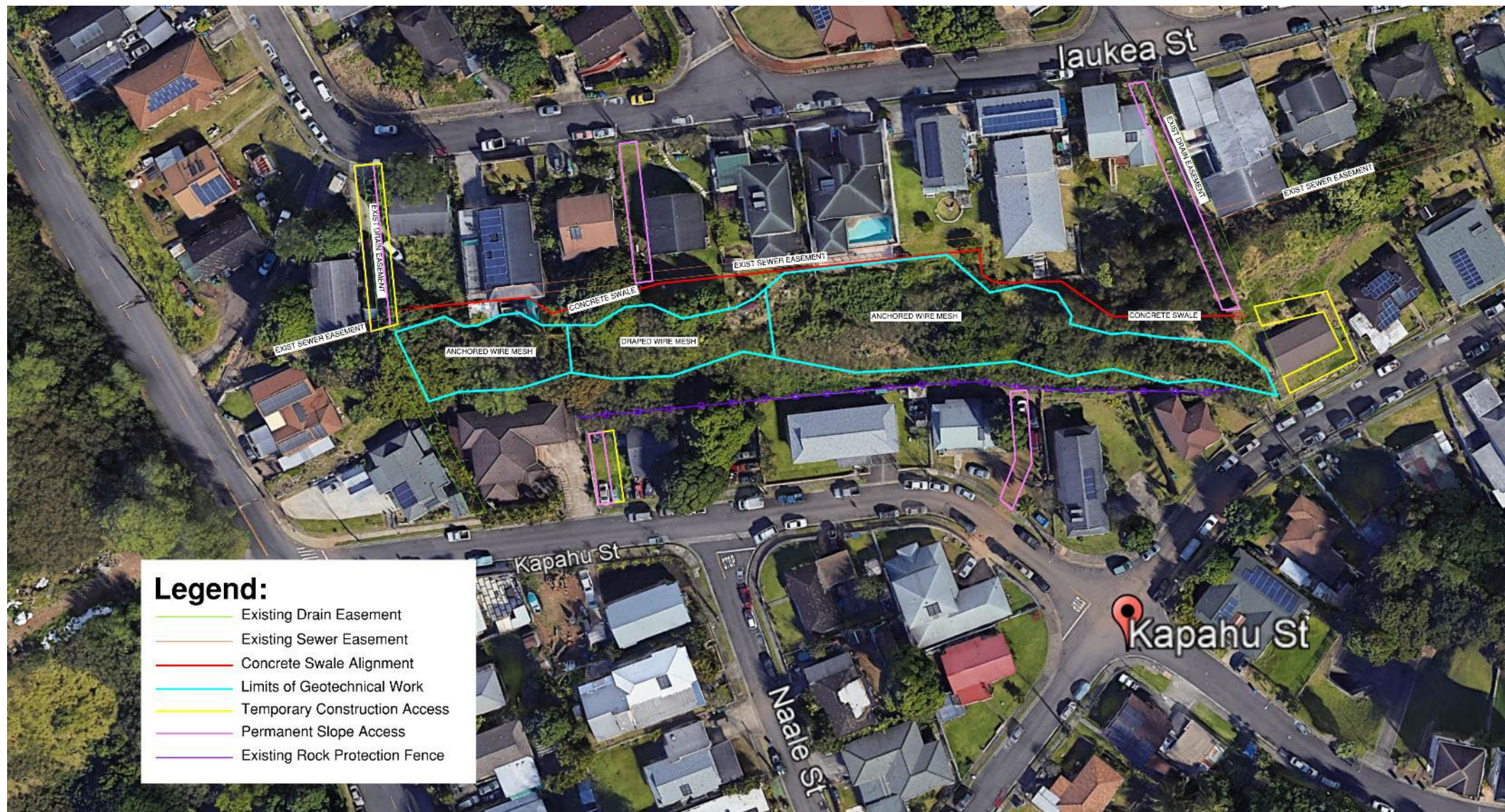
# Papakolea Sewer Improvements Sewer Easement Conditions

- **Lessees shall allow contractors access to repair or replace sewerlines.**
- **Lessees shall not block, build nor plant trees over sewerline and other improvements.**
- **Any improvements over the sewerline will NOT be replaced by the City or DHHL, should repair work be required.**
- **Sewer lateral maintenance, including blockage remediation is the responsibility of the Lessee.**
- **Hawaiian Homes Commission approval required to amend homestead leases with new sewer easements.**





# Papakolea Kapahu St Slope Improvements







# 2312 & 2316 Kapahu Street (Kema/ Nagasako)



- **Structure repairs**
- **Design to be completed mid 2021**
- **Funds Required: EST. \$500,000**





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# 440 & 444 Kauhane Street (Rowland/ Contreras)







# 440 & 444 Kauhane Street (Rowland/ Contreras)







An aerial photograph of a residential neighborhood in Hawaii. A red pin marks the location of 2147 Tantalus Drive. The map shows a network of streets including Kapaloala Pl, Pauoa Stream, Kalamaki St, Kaulaau St, Tantalus, Kauhane St, Kraus St, Iaukea St, Auwaiolimu St, Puowaina Dr, Kalili Pl, Hiliani St, and Kapahu St. Other landmarks include Pauoa Elementary School and a green area labeled 'uhaimalama'. The terrain is hilly with many trees and numerous houses with dark roofs.





# 2403 Kaululaau Street







# 2147 Tantalus Drive







# 820 Isenberg Re-development

## Background

DHHL acquired the property from DLNR in 1995.

Lot Area: 82,493 SF (1.893 acres)

Current use: None

August 2019: DHHL issued an RFP to demolish the former Stadium Bowl-o-drome bowling alley and redevelop the property as a multi-family residential affordable-rent facility for native Hawaiian beneficiaries.







# 820 Isenberg Re-development

Developer: Stanford Carr Development

Proposed Development:

- 210', 23-story, 270-unit high rise on the site's western edge
- 4-story, 277-stall parking structure lined with 7 townhouse units along the broad side adjacent to the park
- 4,680 SF of retail space along Isenberg Street, plus 18 on-grade parking stalls

Schedule:

- December 2021: Draft Environmental Assessment
- April 2022: Finding of No Significant Impact approved by HHC
- May 2022: HB 1600 (State Budget) includes \$41.5 million to HHFDC to provide financing for the project
- Late Q4 2022: Construction begins
- Late Q3 2024: Construction completed
- 3 – 6 months prior to end of construction: Offer of rental units to beneficiaries







# Mahalo



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