



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **Community Information Meeting**

## **Nānākuli Community**

December 20, 2021



# Agenda

- Welcome
- Planning Office Update
- Ground Water Management Area
- Construction Status Updates
- Homestead Associations



# Meeting Kuleana

- 1) Be respectful of the person talking – please do not interrupt the person that is talking;
- 2) Wait for the facilitator to call on you or type your question into the chat box
- 3) When addressing other participants (verbally or in the chat box), be respectful, show aloha, treat others how you would like to be treated;
- 4) Agree to disagree — accept that others may have different perspectives and opinions.
- 5) Have an open mind — take home new ideas or new information.



**DHHL Planning Office**  
**STATUS UPDATE - PLAN IMPLEMENTATION**  
**IN THE WAI‘ANAE MOKU, ISLAND OF O‘AHU**





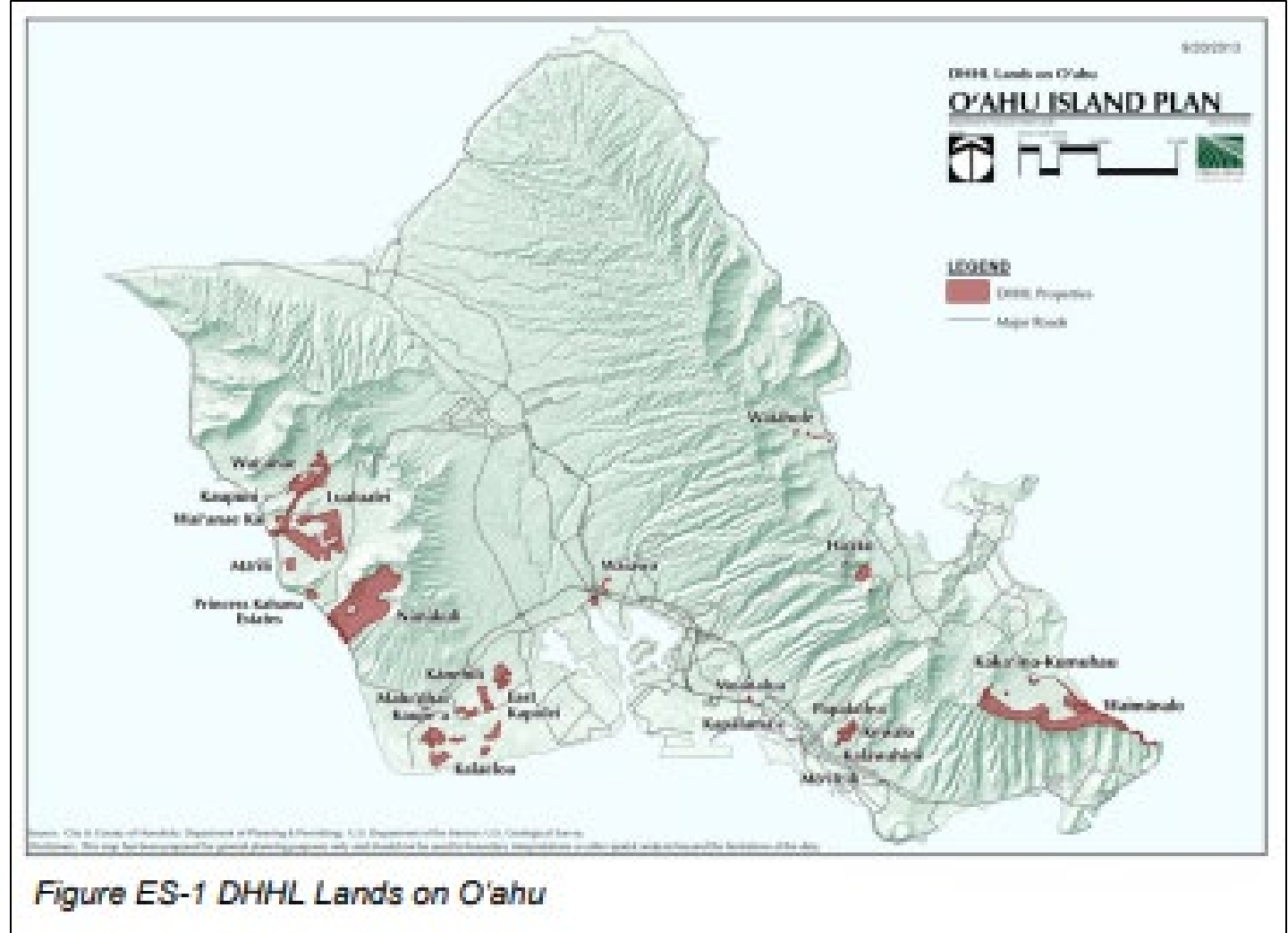
# DHHL Planning System

## DHHL Planning System





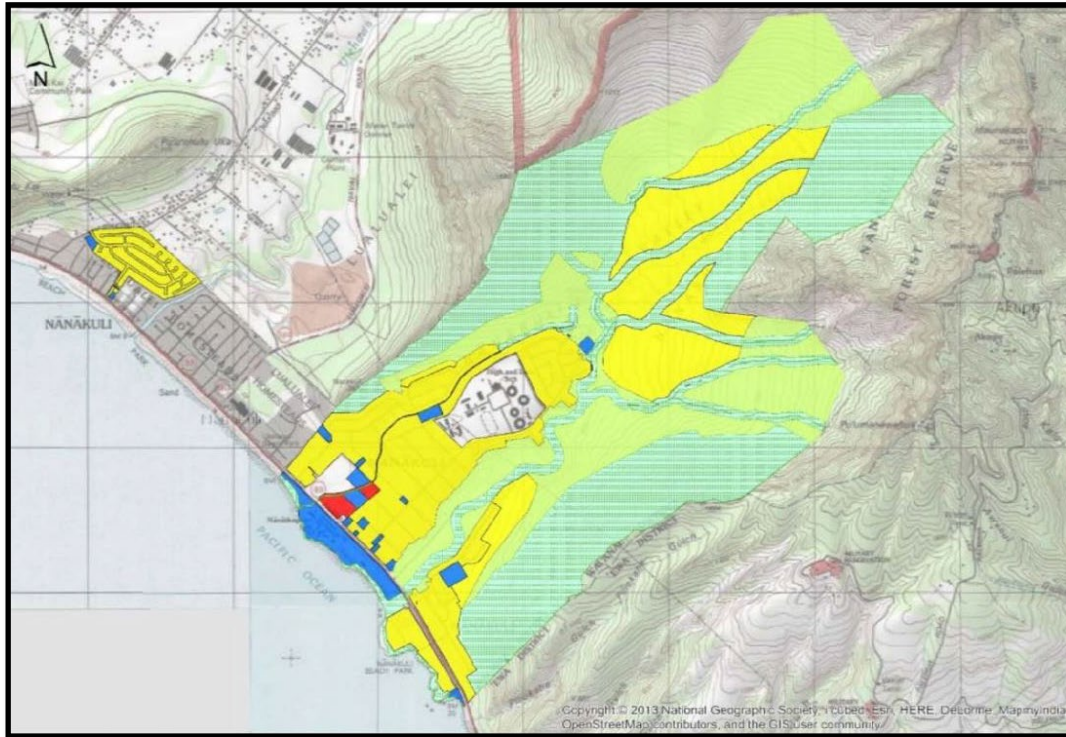
# DHHL O`ahu Island Plan





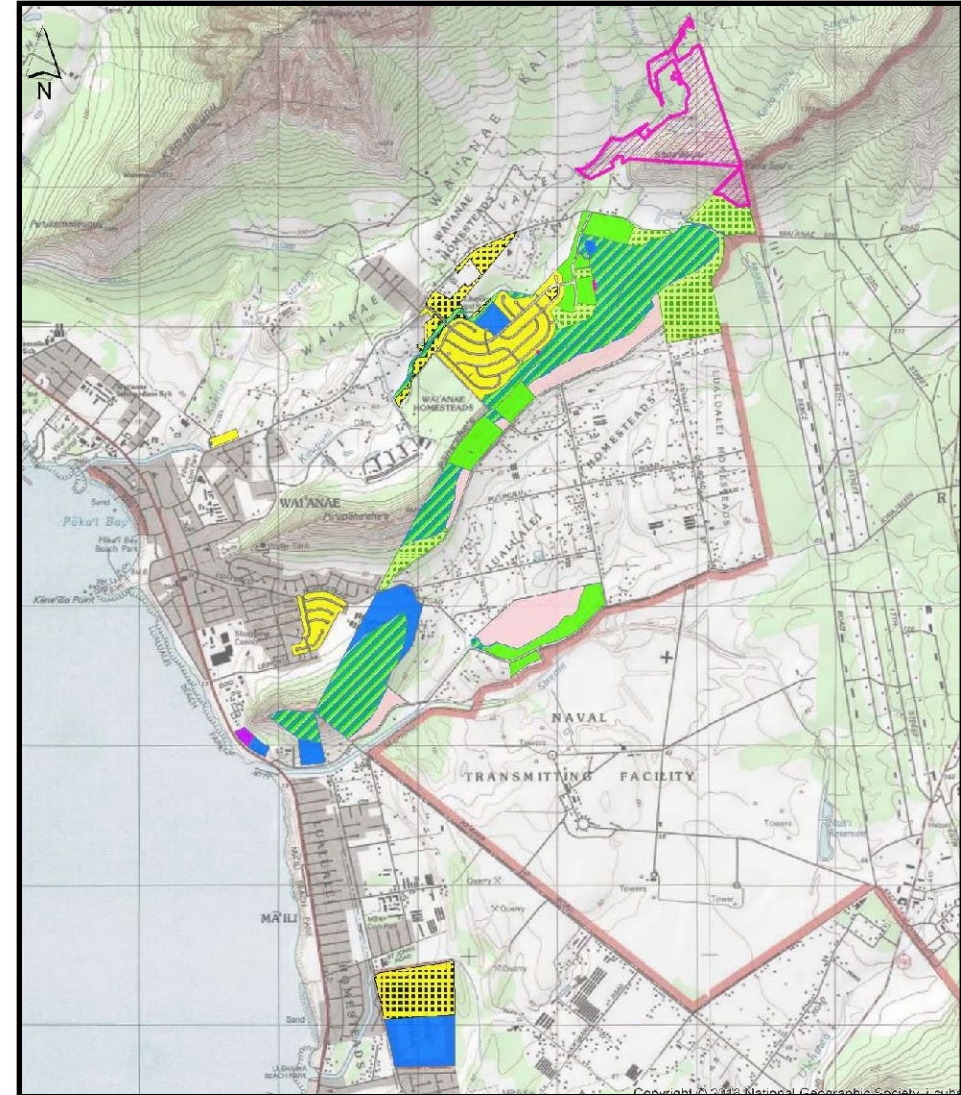


# DHHL Landholdings: Wai‘anae Moku, O‘ahu



Nānākuli

Wai‘anae and Lualualei





# DHHL Landholdings: Wai‘anae Moku, O‘ahu

Land Use Designation (LUD)	Wai‘anae	Lualualei	Nānākuli	Total Acres	Percent of LUD in Wai‘anae	Percent of LUD on O‘ahu
Special District	95	10		105	3%	42%
Conservation	75	190	825	1,090	32%	42%
General Agriculture		95	705	800	24%	88%
Residential	130	125	745	1,000	30%	61%
Pastoral	-	-	-	-	-	-
Subsistence Agriculture	50	140		190	6%	86%
Supplemental Agriculture	-	-	-	-	-	-
Industrial	-	3	-	3	0.8%	0.4%
Community Use	10	75	55	140	4%	45%
Commercial	-	-	10	10	.2%	11%
TOTALS	360	638	2,340	3,338	100%	50%



# O'ahu Island Plan: Wai'anae Projects



## Mā'ili Homestead Community Residential Plans

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



# Nānākuli Solar Project

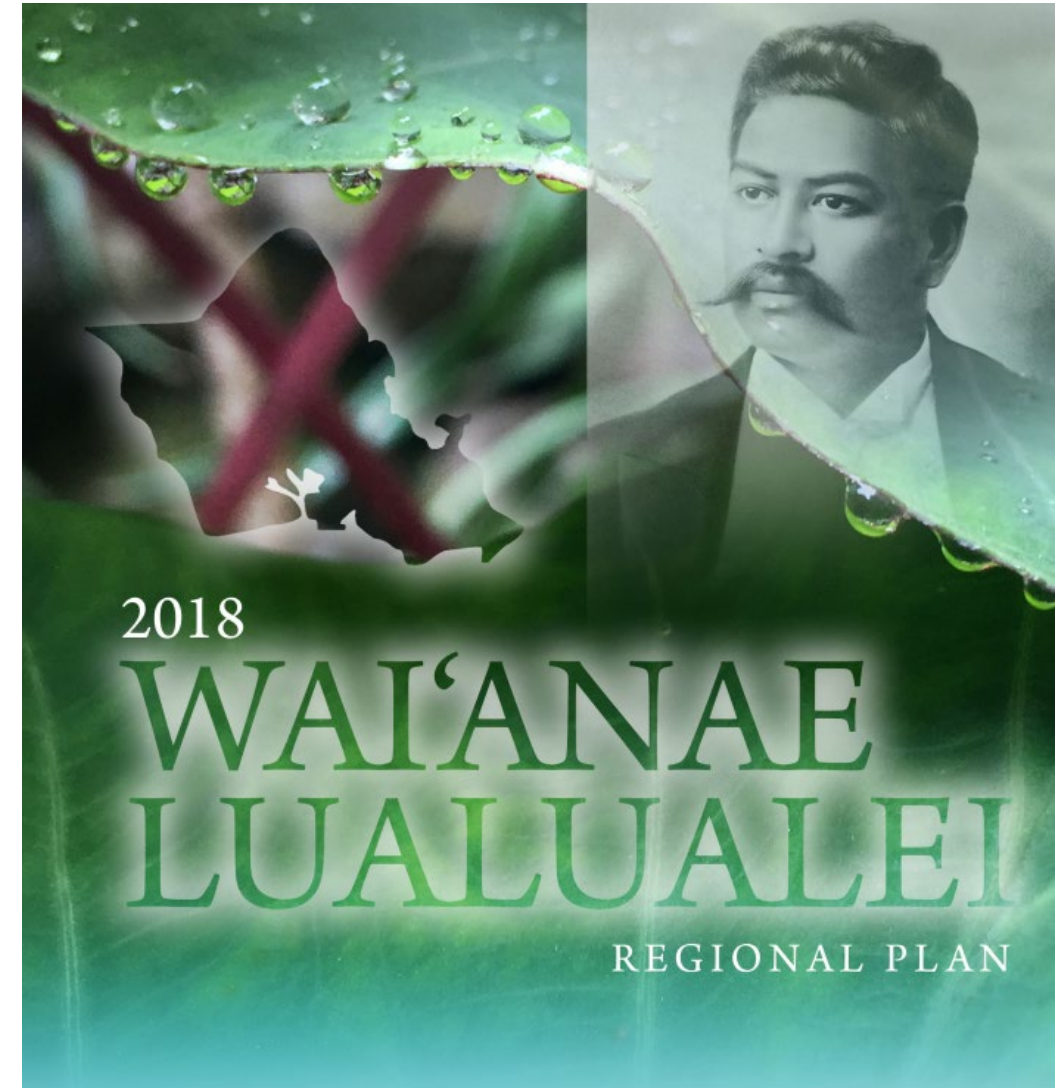
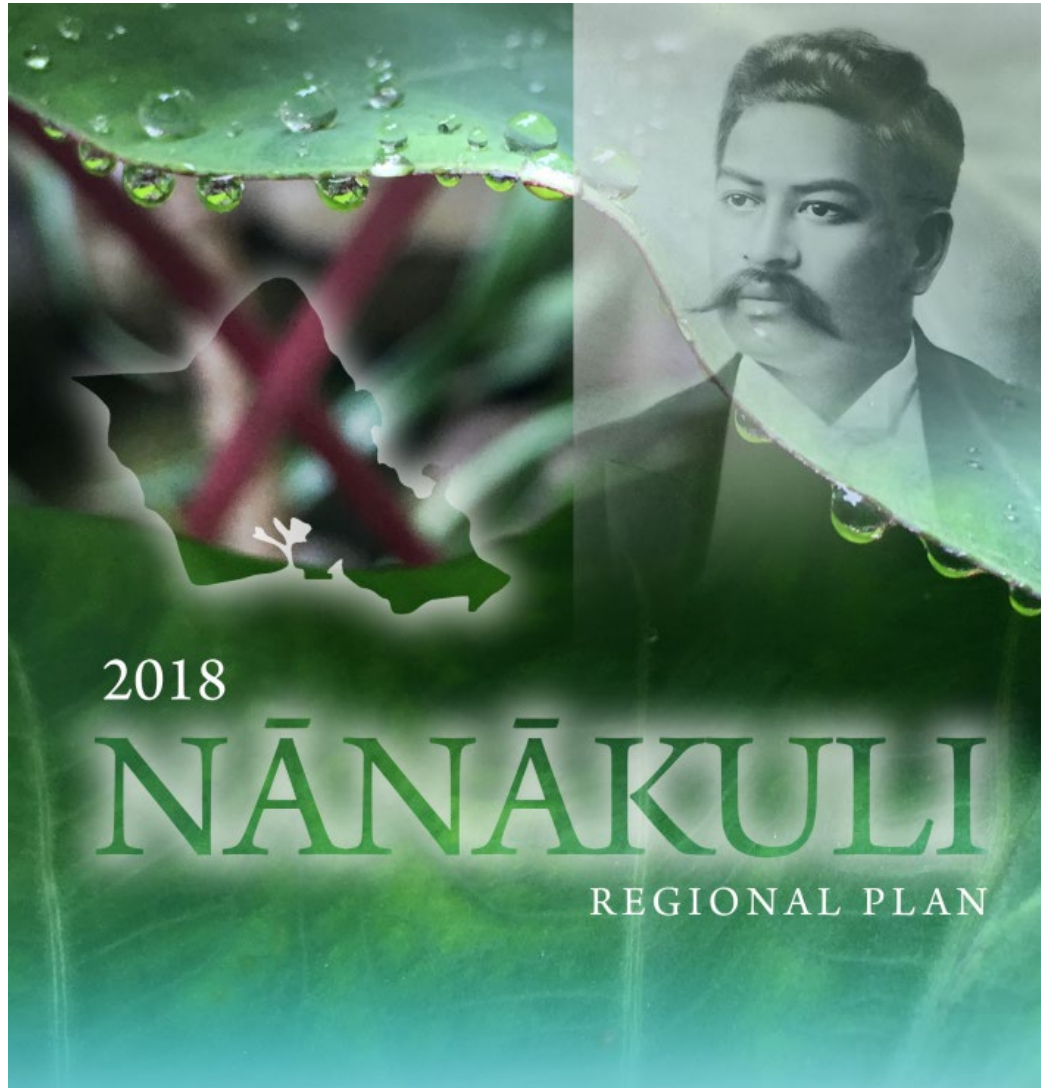
## Community Based Renewable Energy: Nānākuli

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





# Nānākuli & Wai`anae Regional Plans





# Nānākuli Regional Plan

## PRIORITY PROJECTS:

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





# Nānākuli Regional Plan

## 1. The Nānākuli Regional Plan (July 2018)

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



# Wai‘anae & Lualualei Regional Plan

## PRIORITY PROJECTS:

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



# Wai‘anae & Lualualei Regional Plan

Wai‘anae and Lualualei Regional Plan (December 2018)

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



# **DHHL Waiʻanae Moku Future Water Needs and Possible Designation of a Waiʻanae Ground Water Management Area (GWMA)**



# **Nānākuli / Wai‘anae**

# **Project Updates**

**Land Development Division**



# Former Voice of America Property, Mā'ili

## ULU KE KUKUI REDEVELOPMENT

- Developer: Hawaiian Community Development Board
- Convert 80 transitional housing units into 40 affordable rental units
- Finalizing construction plans and securing financing
- Department of Human Services, Homeless Programs Office contract with Catholic Charities Hawaii completed 11/24/21
- Rent-up scheduled to start 2023



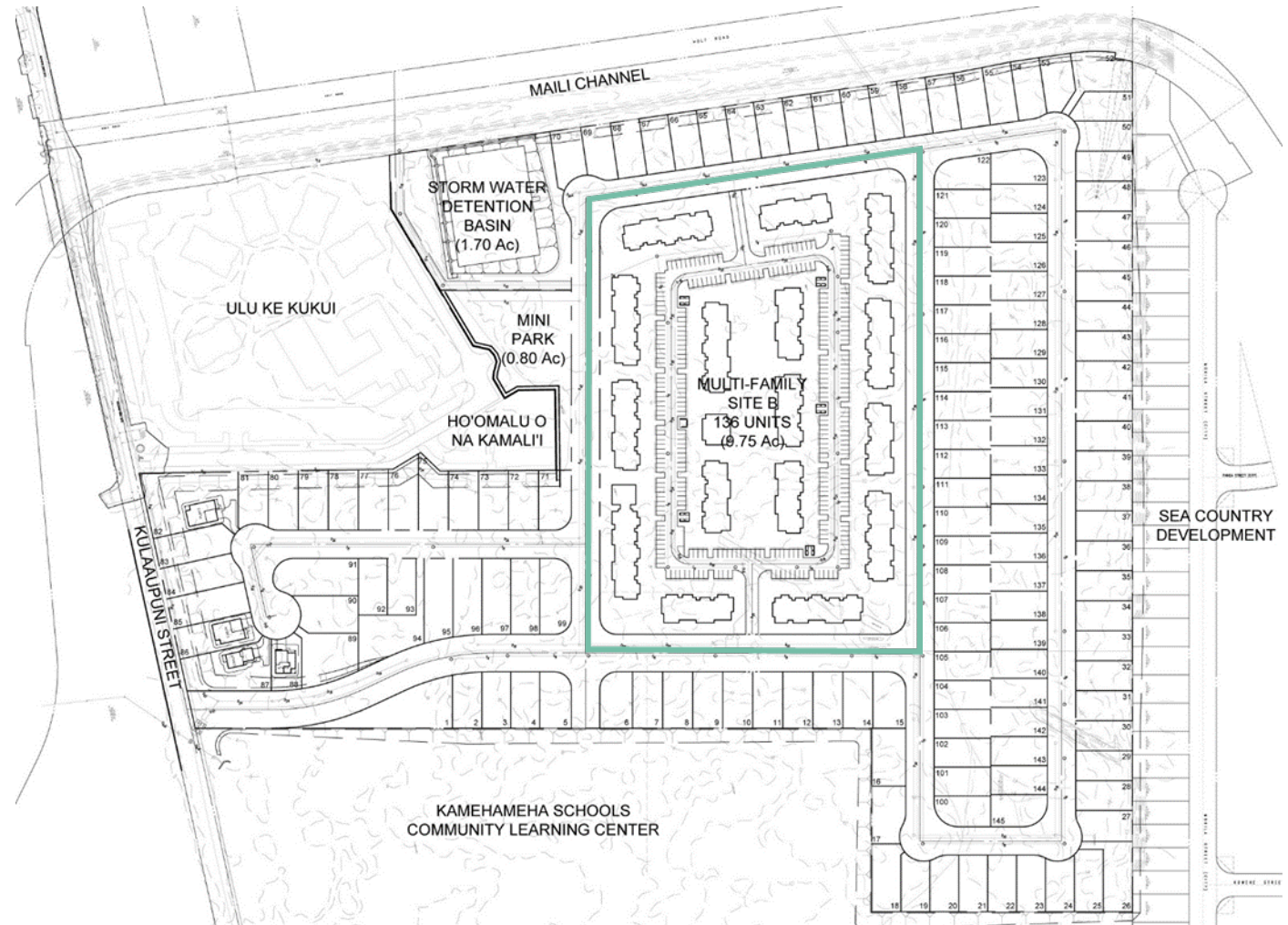




# Former Voice of America Property, Mā'ili

## DHHL New Residential Community

- Approximately 40 acres
- Mixture of single-family lots and multi-family townhouses; approximately 250-340 units
- Legislative Appropriations - \$800,000 (Planning, Designs)
- Estimated site construction cost \$48 million
- June 2021: Beneficiary Consultation
- Feb 2022: Draft Environmental Assessment
- 2023 to 2024: Infrastructure Design
- 2025 to 2026: Infrastructure Construction
- 2026 to 2027: House Construction / Multi-family Development







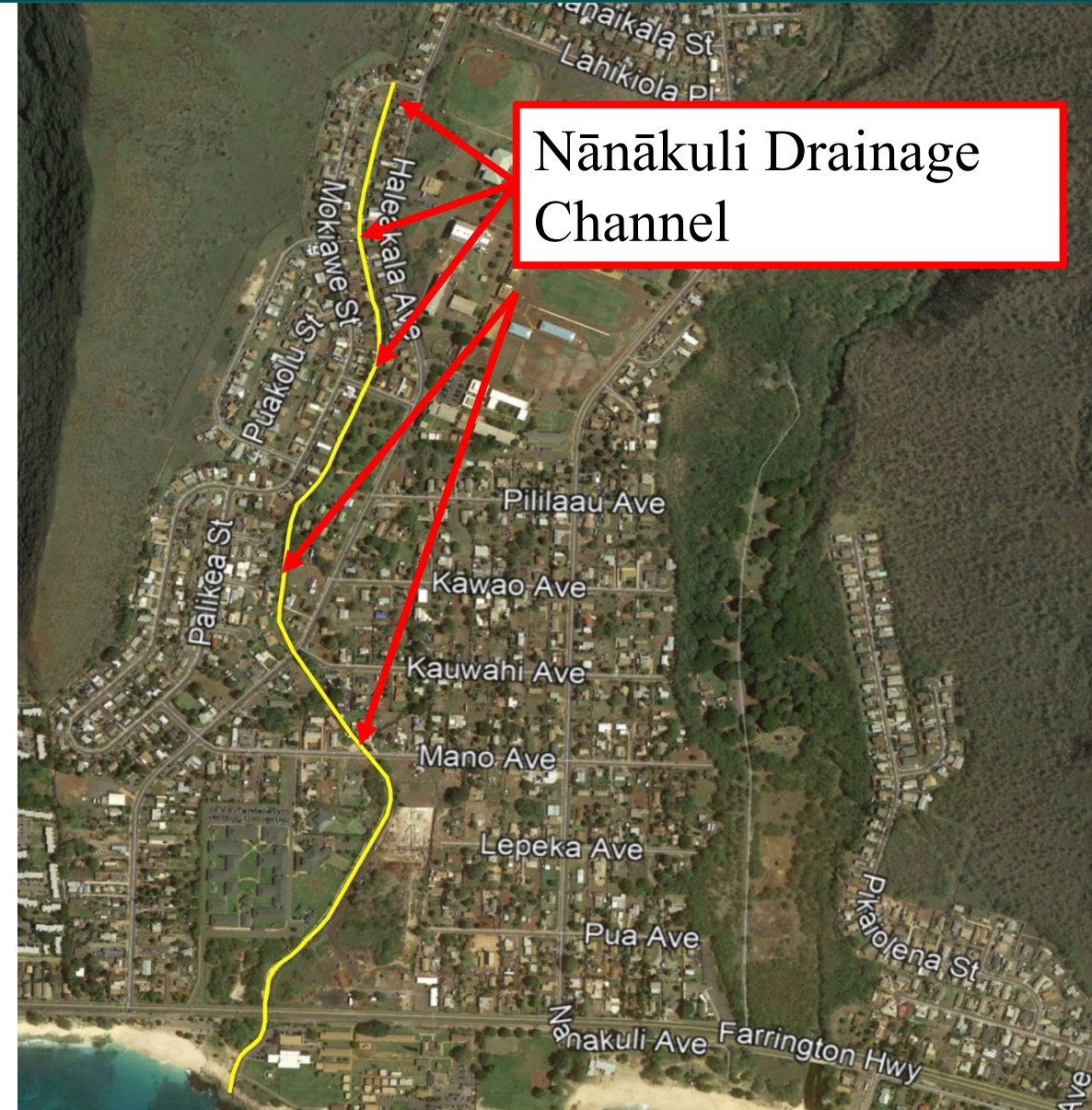
# Nānākuli Drainage Channel Improvements

## PHASE 1

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

## ADDITIONAL PHASES

Scope: Additional repairs to lateral channels  
Budget: \$2.2 Million CIP funding required  
Schedule: Designs in progress; bid in Fall 2021







# Nānākuli Traffic Calming

**Traffic calming, to include flashing beacons, speed humps and tables, crosswalk signals, curbs, striping and signage.**

Locations to include, but not limited to:

1. Nānākuli Ave & Pua Ave
2. Haleakalā Ave & Mano Ave
3. Nānākuli Ave & Pililaau Ave.
4. Nānākuli Ave & Ilimapapa Ave.
5. Haleakalā Ave. & Opuhe St.
6. Haleakalā Ave. & Mokiawe St.
7. Haleakalā Ave. & Pililaau St.
8. Mano Ave fronting Nānāikapono Elementary School
9. Nānākuli Ave. outside Nānākuli High School
10. Nānākuli Ave. & Lepeka Ave.

DHHL Trust funds: \$315,000 (Design)

Legislative Appropriation: \$1,000,000 (Construction)



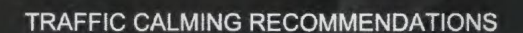




**Austin Tsutsumi**  
 & ASSOCIATES, INC.  
 Engineers & Surveyors

## Phase 2:

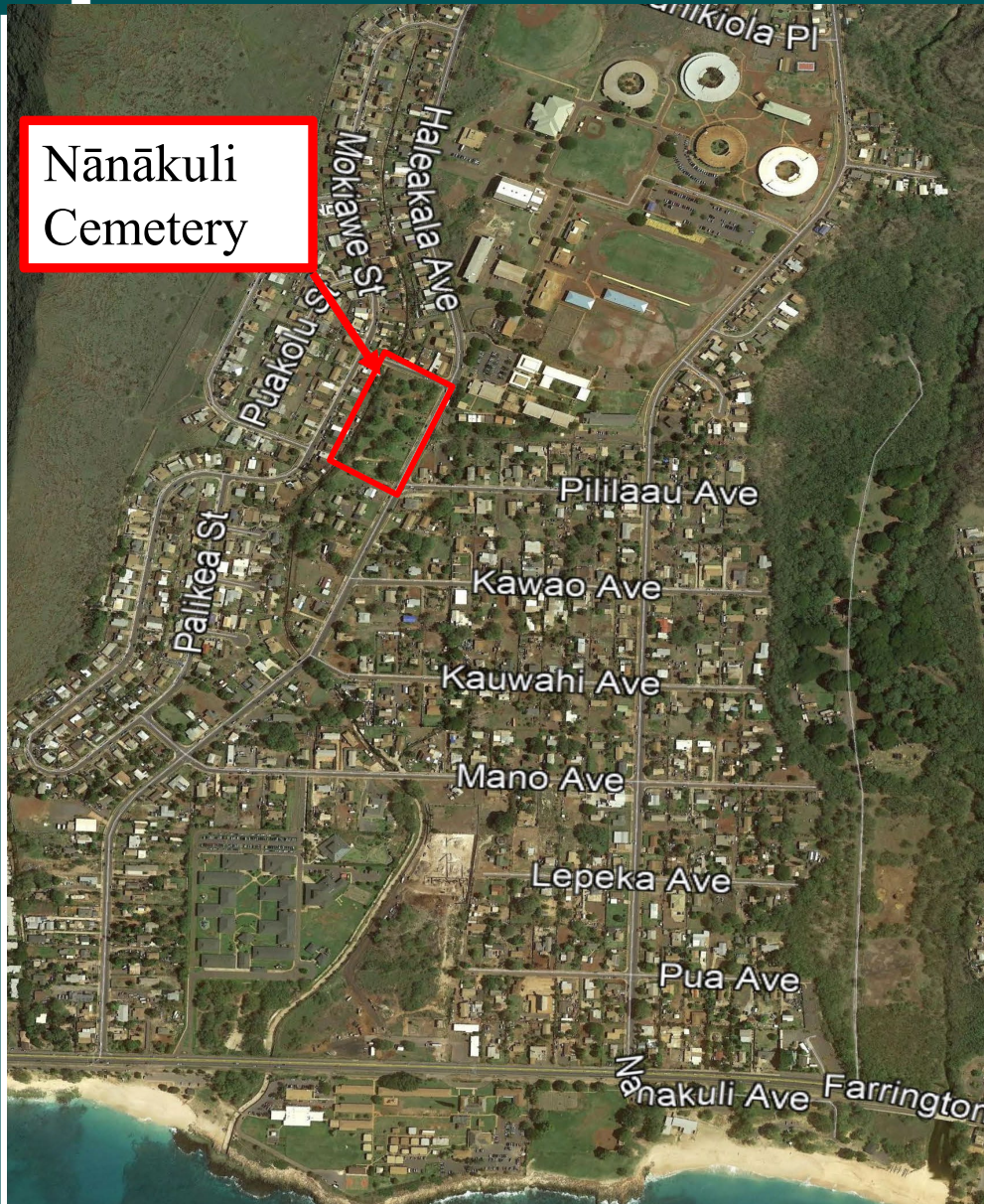
### Designs in progress for speed humps and other traffic calming measures







# Nānākuli Cemetery Repairs



Nānākuli  
Cemetery

## Proposed Repair Scope:

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

## Cost estimate:

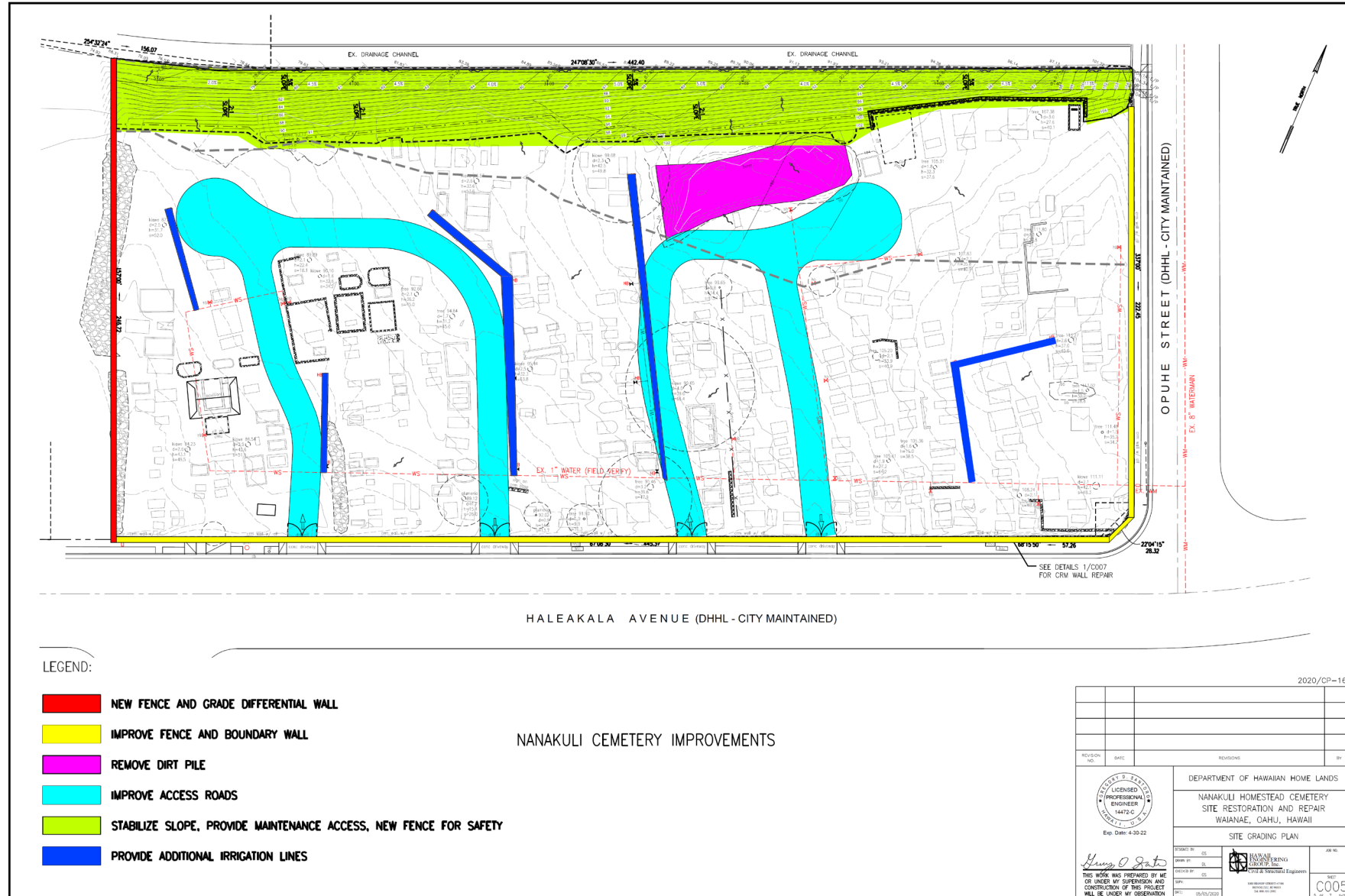
- \$370,000 Operating Fund

## Schedule

- Permit approval in progress
- Open Bids: January 2022



# Nānākuli Cemetery Repairs







# Wai'anāe Valley, Increment 4

Kaupuni  
Neighborhood  
Park

Wai'anāe Residence  
Lots

- 8 new residential lots with water, sewer, electric and communication available for award.
- Lots range from 7,071 square feet to 9,274 square feet.
- Project Construction Cost: \$1,325,243.00
- Contractor: Close Construction, Inc.
- Estimated Construction Schedule:
  - Start Construction: December 2019
  - Completion: December 2021





# Wai'anāe Coast Emergency Access Road



## Wai'anāe Coast Emergency Access Road

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



HAWAIIAN HOME LANDS  
HAWAIIAN HOME LANDS  
HAWAIIAN HOME LANDS



# West Oahu Sewers Assessment

## **PURPOSE:**

**Improve existing sewer collector lines to City and County standards**

## **LOCATIONS:**

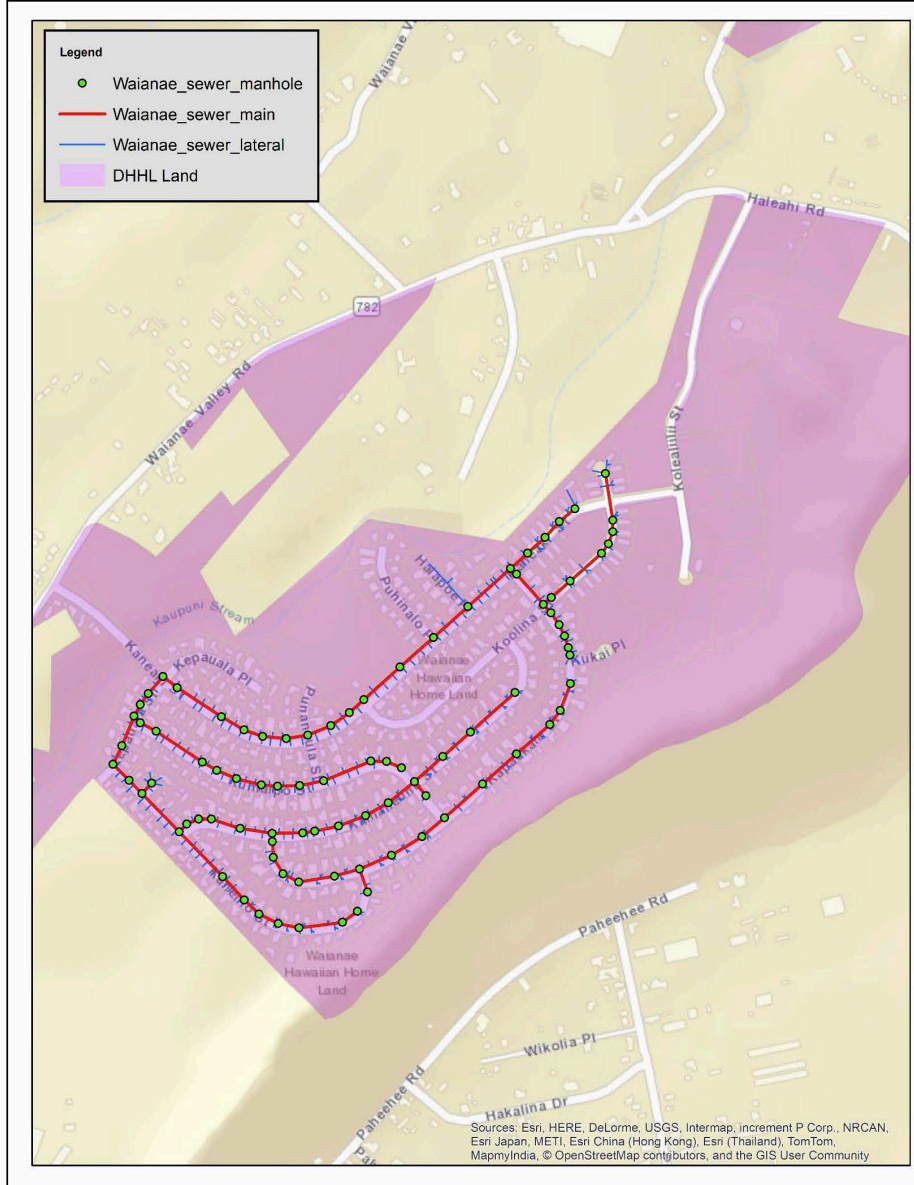
DHHL Sewerlines in Wai`anae, Princess Kahanu Estates, and Nānākuli.

## **SCOPE OF WORK:**

- Replace non-conforming sewer lines, manholes, laterals and cleanouts
- Reconnect sewer laterals
- Paving restoration
- **STATUS:**
- Video-camera inspection, smoke testing and cleanout survey completed.
- Designs in progress for Wai`anae and Princess Kahanu Estates.
- Initiate designs for Nānākuli area in 2022.



# Wai'anae Sewer Assessment



## Construction Scope:

- Replace 2,580 feet of 8" to 15" sewerline
- Replace 66 sewer laterals
- Construct/Reconstruct 33 sewer manholes

## Construction Timetable:

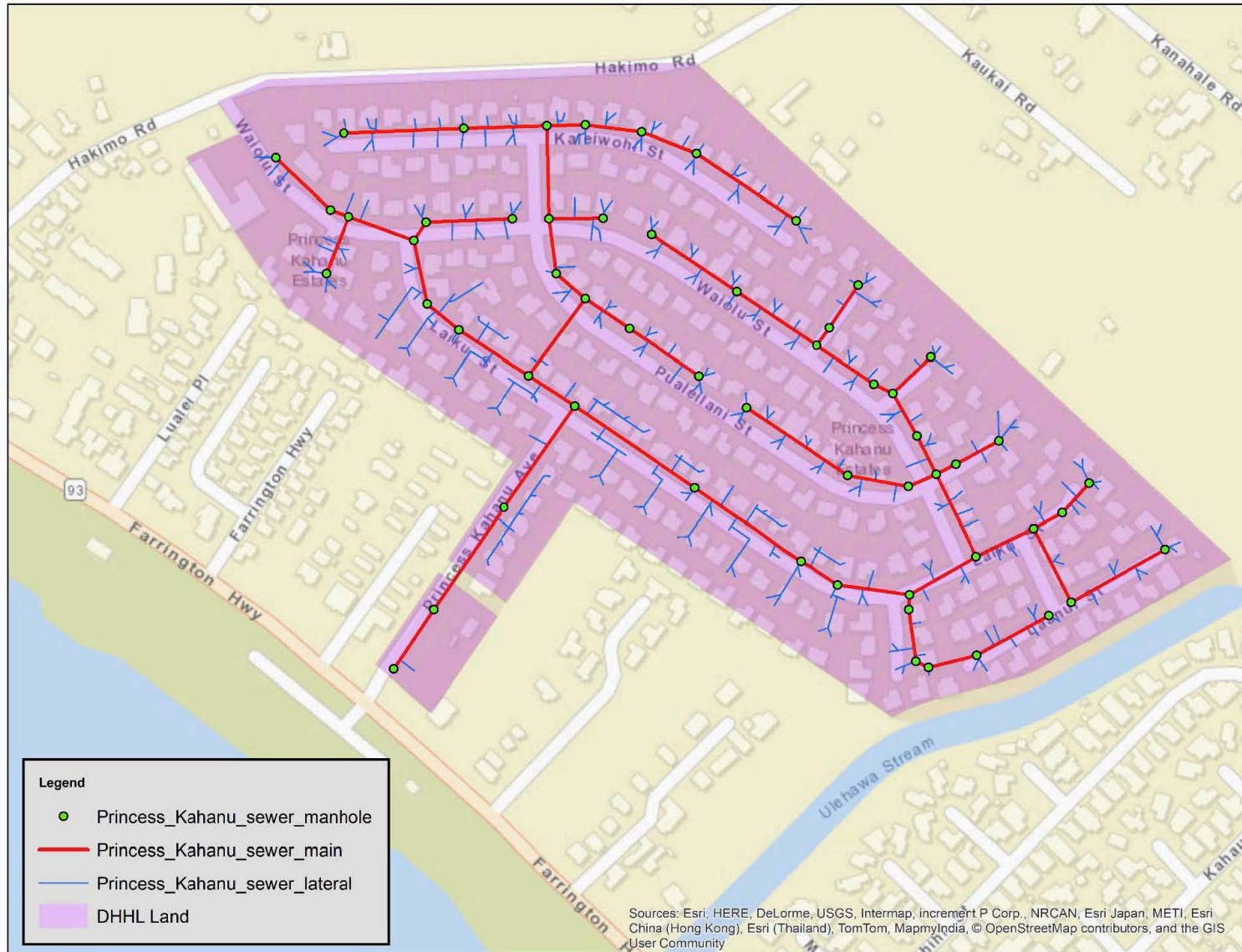
- Prefinal design completed; under City review.
- Construction bid in 2<sup>nd</sup> Quarter 2022.

Construction estimate: \$4.5 Million





# Princess Kahanu Estates Sewer Assessment



## Construction Scope:

- Replace 6,160 feet of 8" to 12" sewerline
- Replace 180 sewer laterals
- Convert 2,300' of 6" sewer laterals to 8" sewer mains
- Construct/Reconstruct 41 sewer manholes

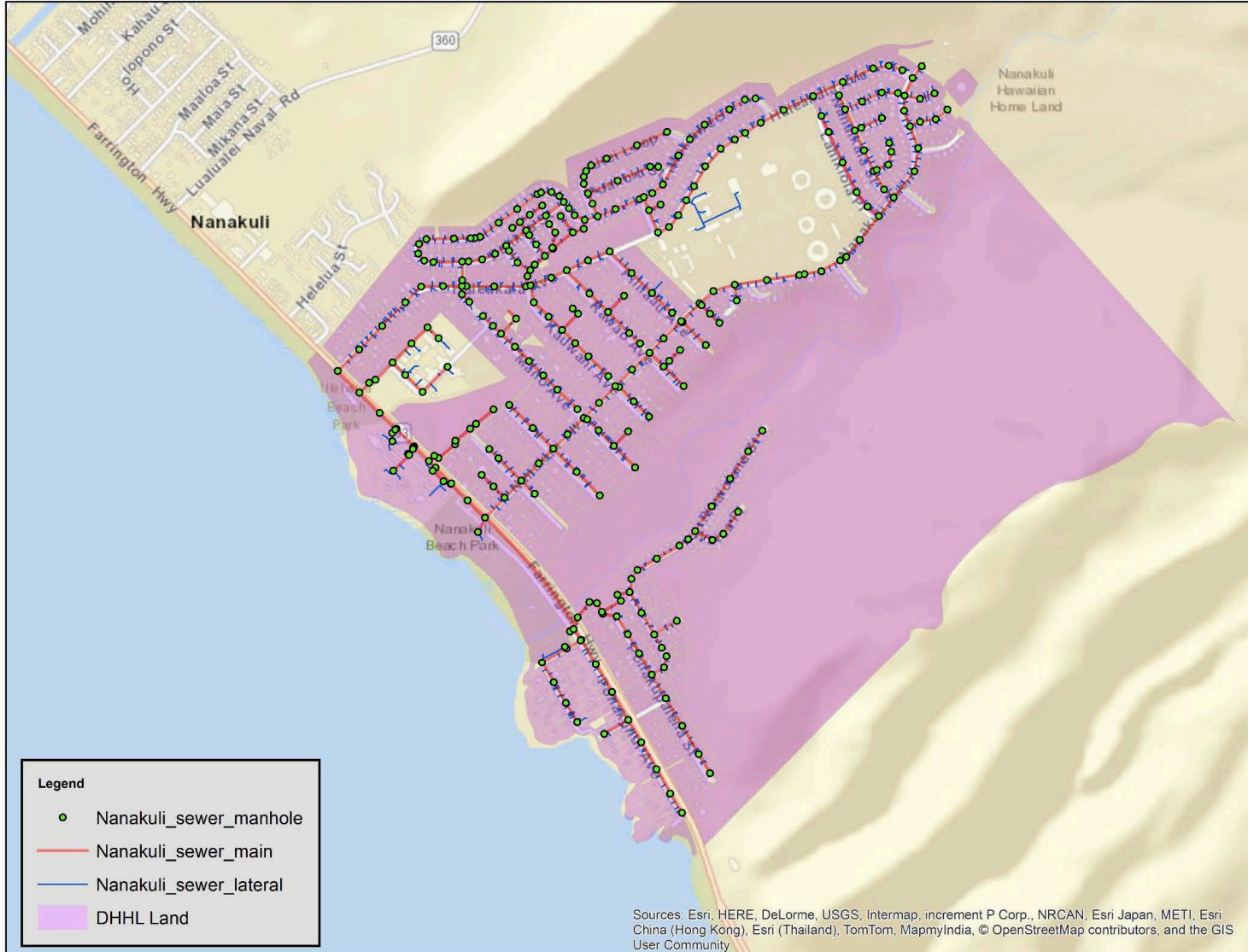
## Construction Timetable:

- Design in progress
- Construction bid: First Quarter 2023

Construction estimate: \$15 Million



# Nānākuli Sewer Assessment



## Construction Scope:

- Replace 18,500 feet of 6” to 15” sewerline
- Replace over 300 sewer laterals
- Construct/Reconstruct 126 sewer manholes

## Construction Timetable:

Design start in mid-2022, subject to Leg CIP funding.

Construction start estimated early 2024.

Construction estimate: \$40 Million



# Nānākuli & Waiʻanae Cesspool Assessment

## Project Description

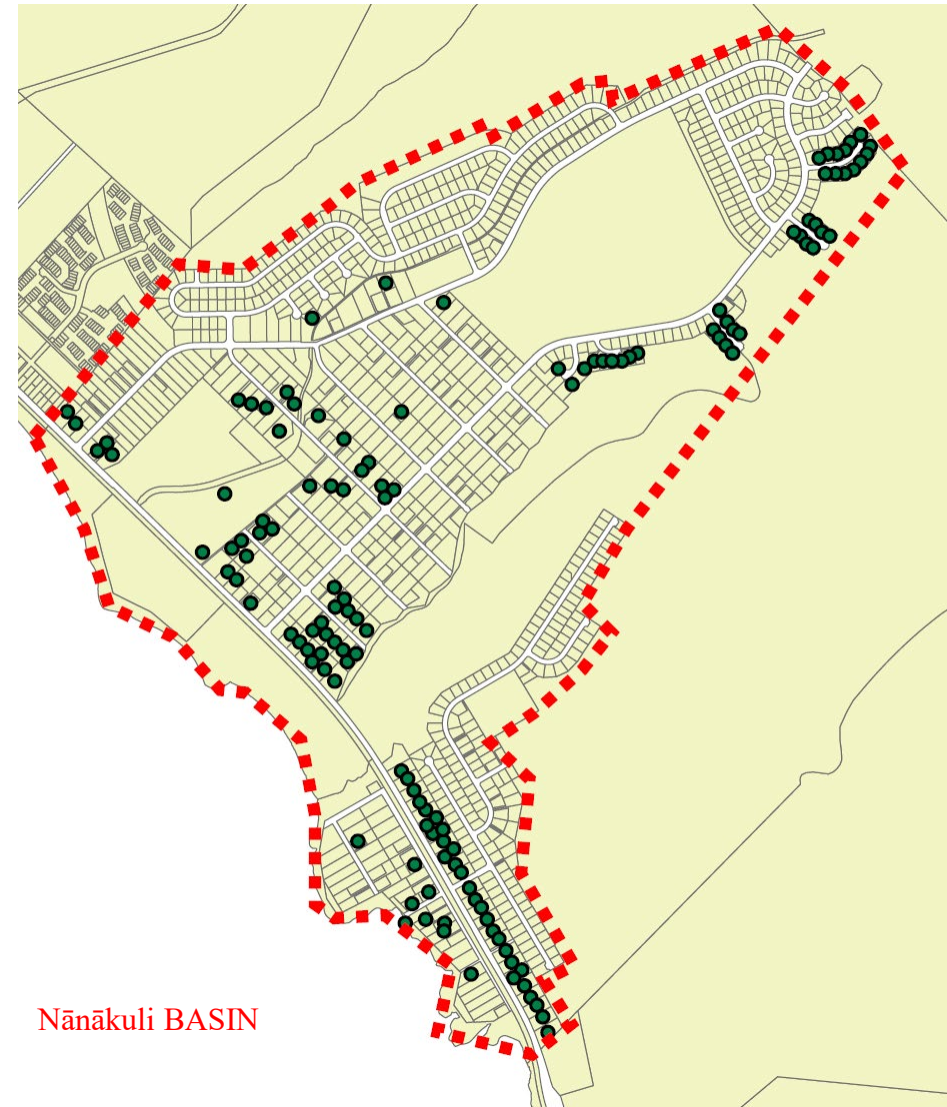
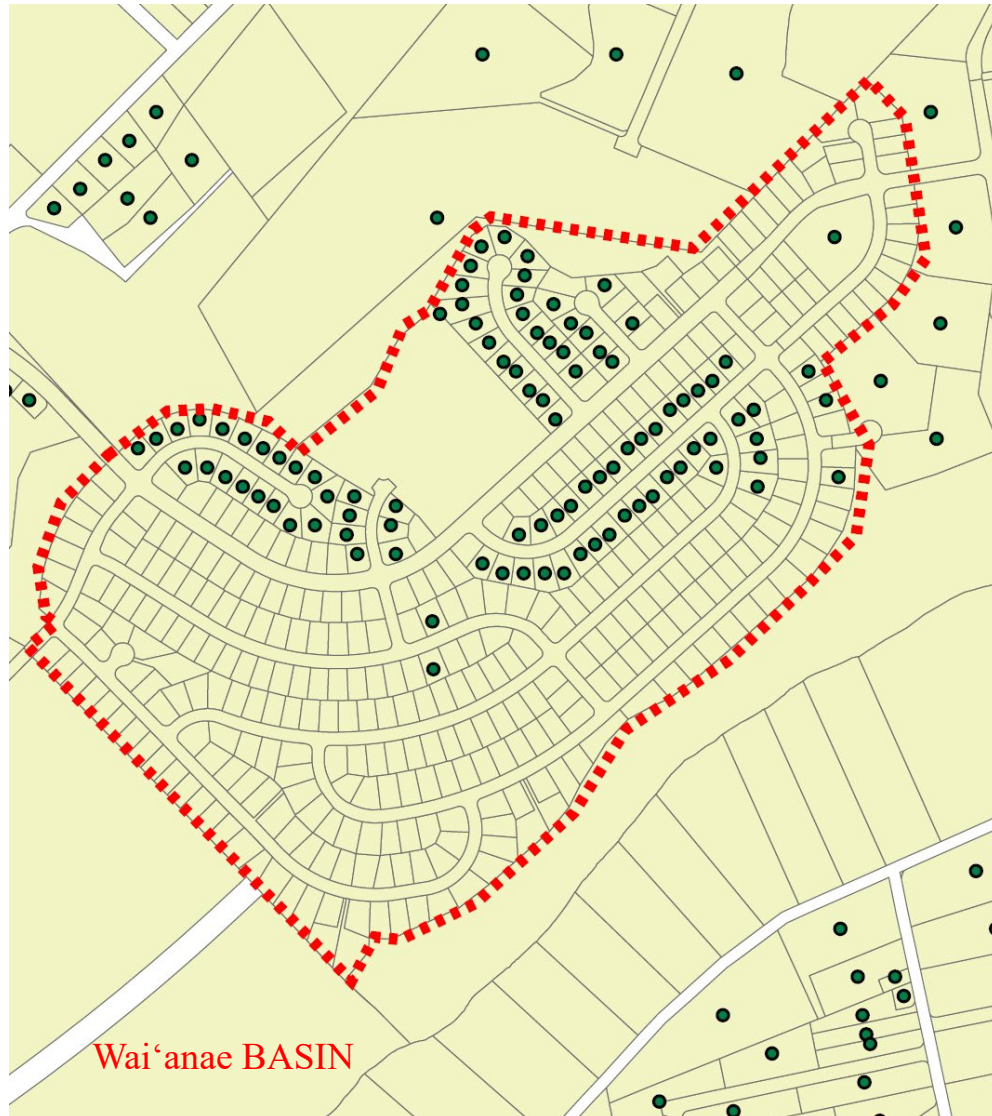
- Background:

Act 125, Session Laws of Hawaii 2017 mandates upgrade, conversion, or sewer connection of all cesspools by 2050.
- Project Objectives:
  - 1) Identify existing DHHL lots with cesspools
  - 2) Assess options for connections to the public sewer
- General Scope of Work:
  - Identify and conduct physical survey DHHL lots with cesspools in Waiʻanae, Nānākuli and Waimānalo
  - Prepare Assessment report and recommendations for upgrade, conversion or connection to public sewers





# Nānākuli & Waiʻanae Cesspool Assessment



Source: Hawaii Statewide GIS Program - On-site Sewage Disposal Systems (OSDS)

Lots without dot: connected to public sewers or undeveloped



# Nānākuli & Wai'anae Cesspool Assessment

## Two-Phased Project Approach

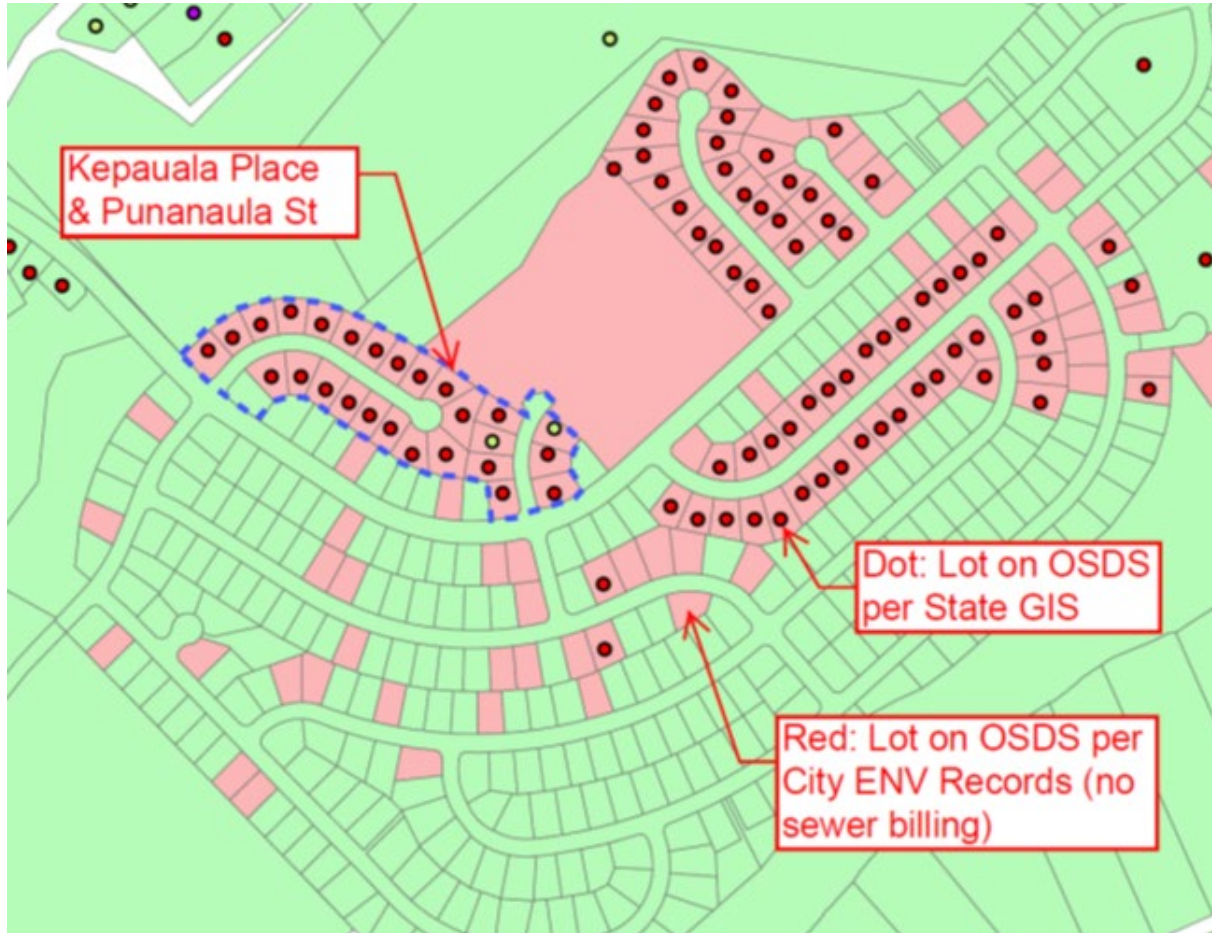
- Phase I
  - Background desktop research
  - Public notification
  - Field verify Onsite Sewage Disposal System (OSDS) lots and identify cesspools
- Phase II
  - Phase II topographical survey of OSDS lots
  - Connection option assessment
  - Design for sewer connection: gravity sewer or pump station connection



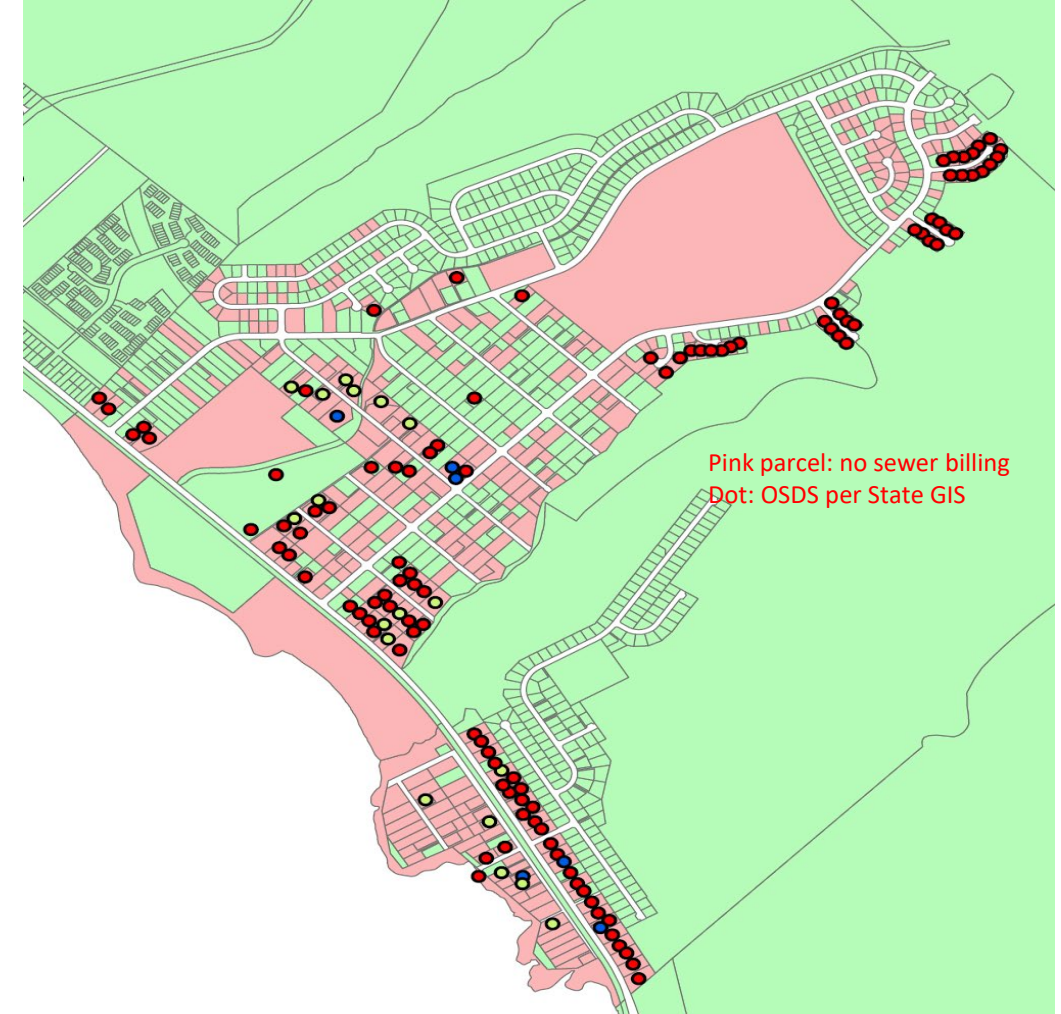


# Nānākuli & Waiʻanae Cesspool Assessment

## Pre-survey Desktop Research



Waiʻanae Subdivision Results



Nānākuli Subdivision Results



# Nānākuli & Wai‘anae Cesspool Assessment

## Construction Budget Estimates

Cost to convert to gravity sewer or low pressure sewer system (LPSS)

Wai‘anae: \$12 million (gravity sewers)

Nānākuli: \$17 million (gravity sewers + LPSS)

## Construction Schedule Estimates

Preliminary Completion Schedule (subject to CIP appropriations)

Wai‘anae: Late- 2025

Nānākuli: Mid- 2027



# Nānākuli & Wai'anae Cesspool Assessment

## Phase I Field Survey

- Notification Letter: inform lessees of the project and schedule
- Lessee Questionnaire:
  - Preliminary OSDS information
  - Contact information to inform lessees of lot survey
  - Consent to enter lot agreement

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





# Homestead Associations

- Homestead Community Updates



# Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

[www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov)