



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Papakolea and Isenburg 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**



[illegible]

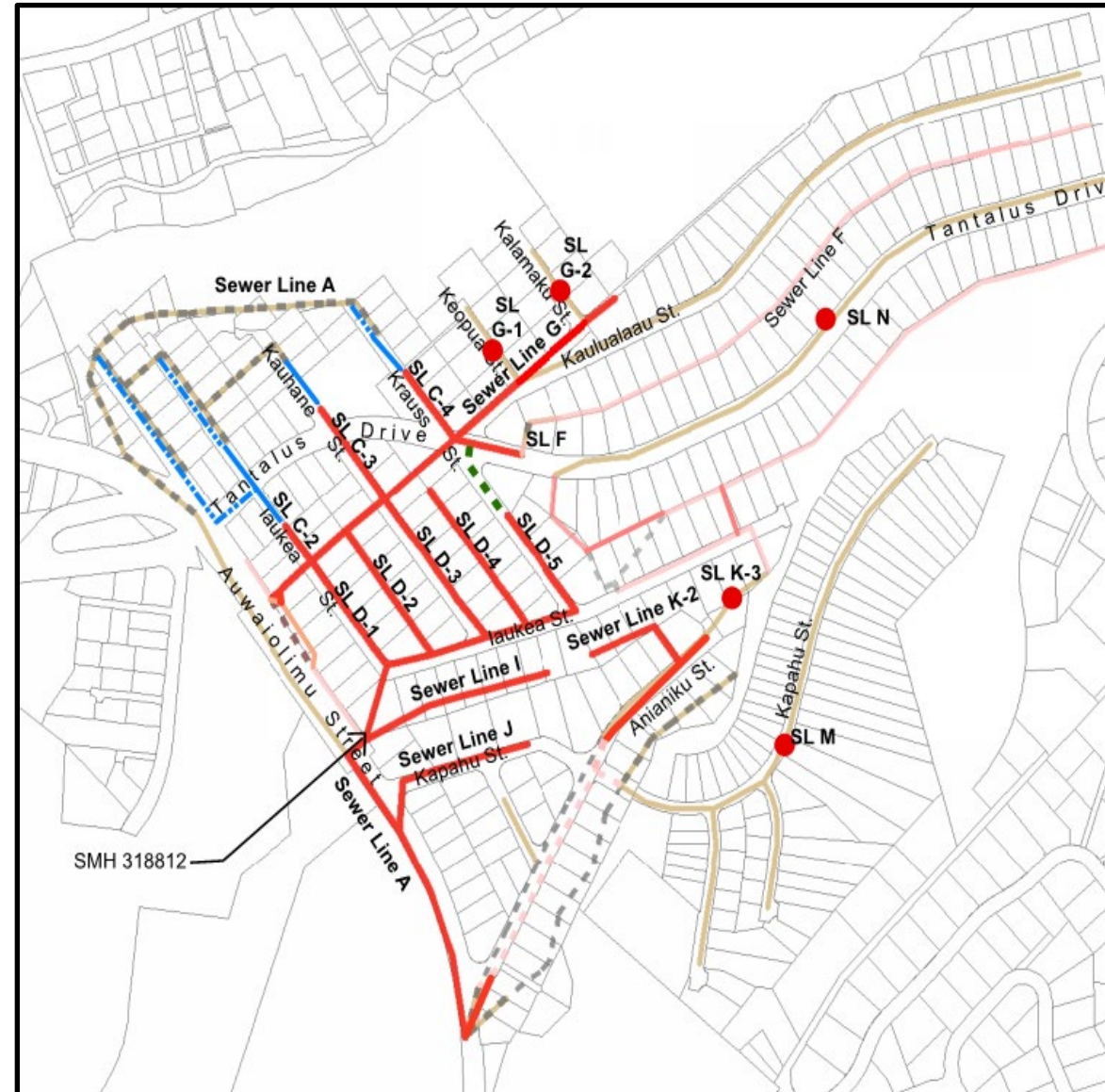
This map illustrates the sewer infrastructure within the Kalamazoo River Watershed. It features several labeled sewer lines: Sewer Line A (blue), Sewer Line B (green), Sewer Line C (red), Sewer Line D (red), Sewer Line E (red), Sewer Line F (pink), Sewer Line G (red), Sewer Line H (red), Sewer Line I (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 C-2, 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 marked with a blue dot and labeled SMH 318812.

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION

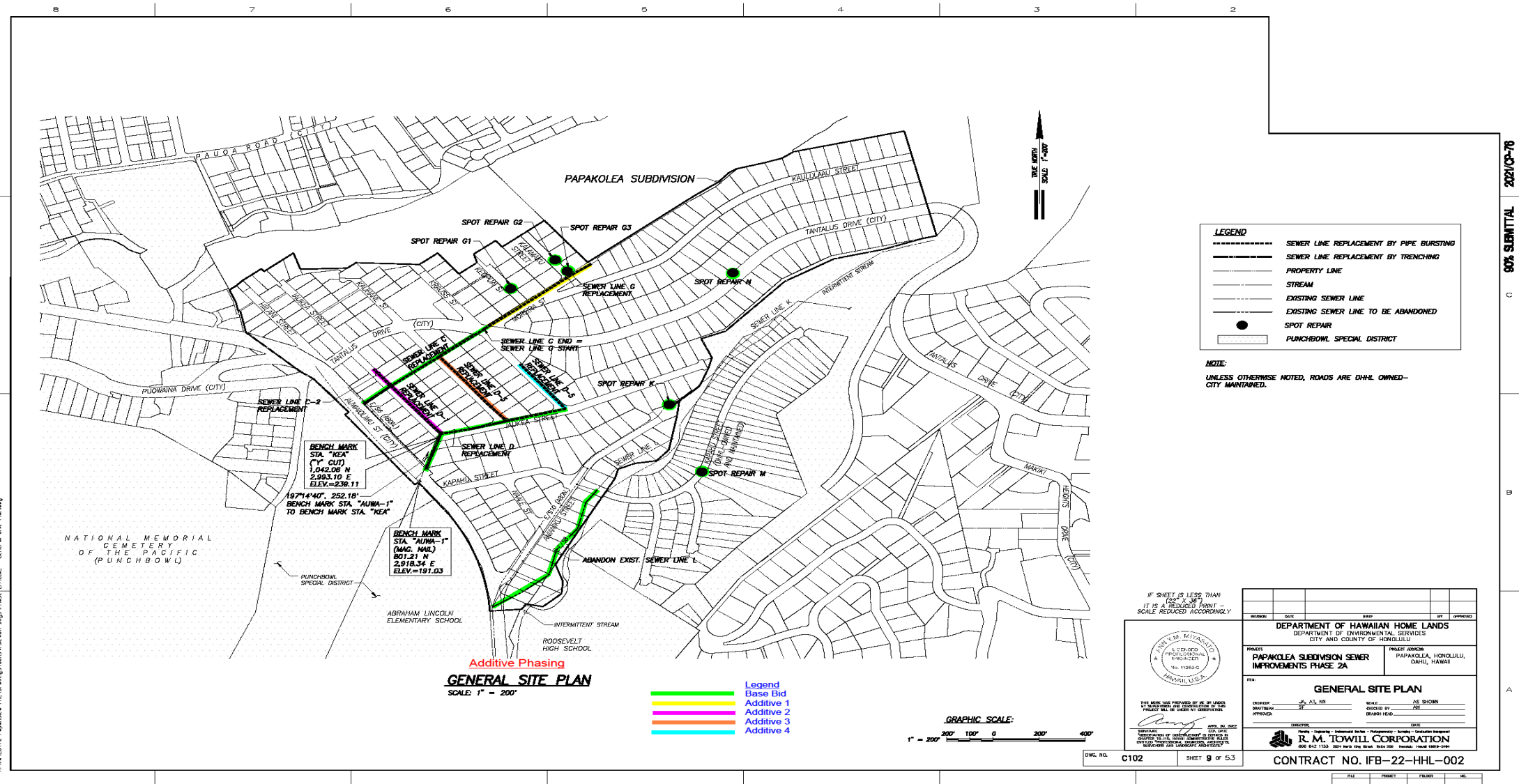


Papakolea Sewer Improvements Phase 2

- 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 Phase 2A – Estimate \$5M



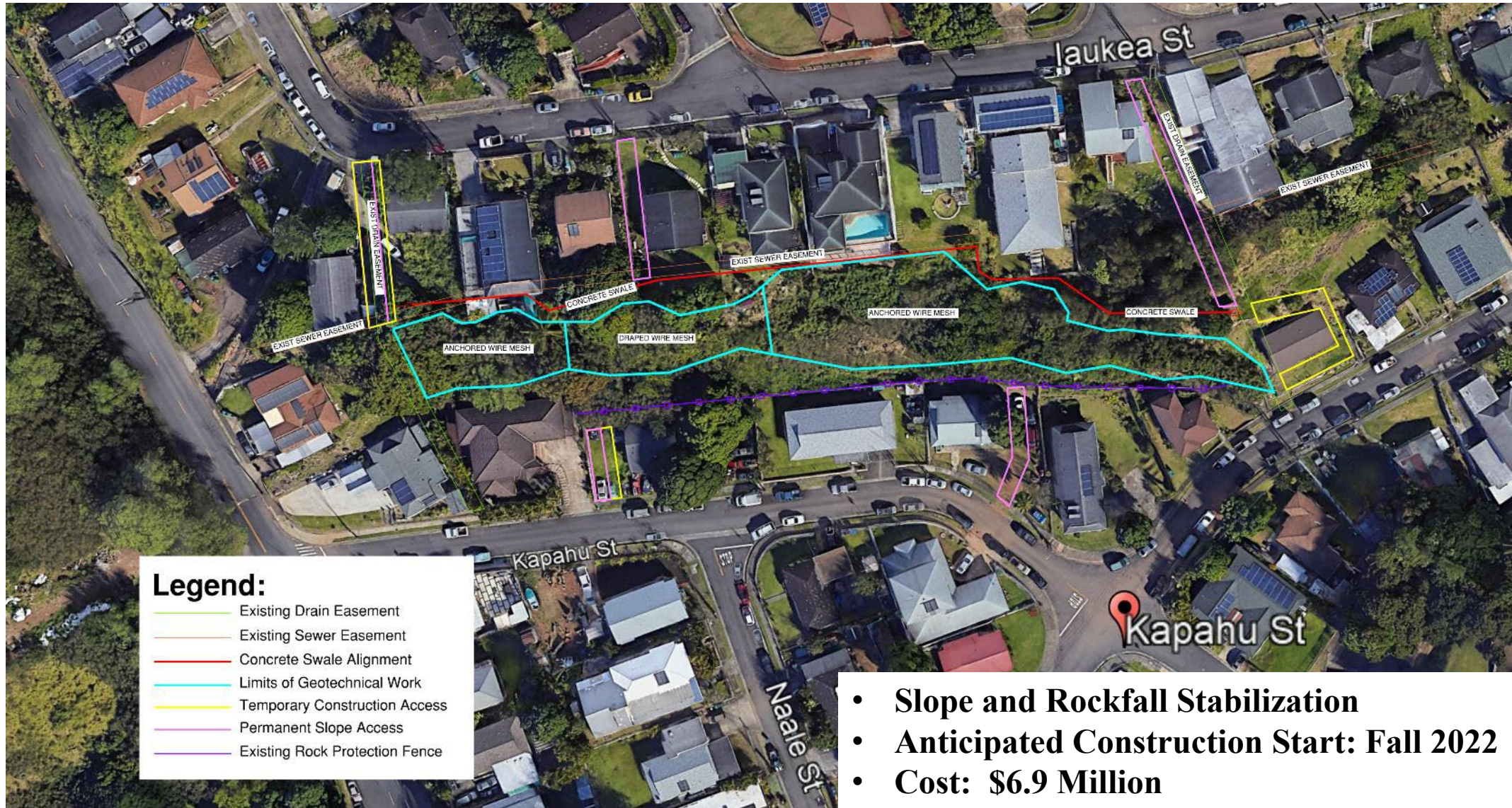


Papakolea Sewer Improvements Sewer Easement Conditions

- **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 approximately 46 leases with new sewer easements.**



Papakolea Kapahu St Slope Improvements





2312 & 2316 Kapahu Street (Kema/ Nagasako)



- **Structure Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$1.395 Million**



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440 & 444 Kauhane Street (Rowland/ Contreras)



- Slope stabilization
- Anticipated Construction Start: Fall 2022
- Cost: \$623,000



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2403 Kaululaau Street

Kaululaau St

Tantalus Dr

Hawaii Chauffeur Services

Retaining Wall Sta

Anticipated Const

Cost: \$966,000

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- An aerial photograph of a residential neighborhood in Hawaii. A red pin marks the location of 2147 Tantalus Drive. The map shows a dense cluster of houses with various roof colors, surrounded by lush green trees. Several streets are labeled, including Kapaloala Pl, Pauoa Stream, Kalamaku St, Kaulaau St, Tantalus, Kauhane St, Kraus St, Laukea St, Aluwaioimu St, Kapahu St, Naale St, Aluwaioimu St, Puowaina Dr, Kalili Pl, Hilani St, and Auwaioimu St. In the top left corner, there is a green pin icon and the text 'Pauoa Elementary School'. In the bottom left corner, there is a green pin icon and the text 'Puhaimalama'.

2147 Tantalus Drive



2403 Kaululaau Street



- **Retaining Wall Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$966,000**



2147 Tantalus Drive



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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

