



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

E-1
For Information Only
WEST and EAST OAHU
Project Updates

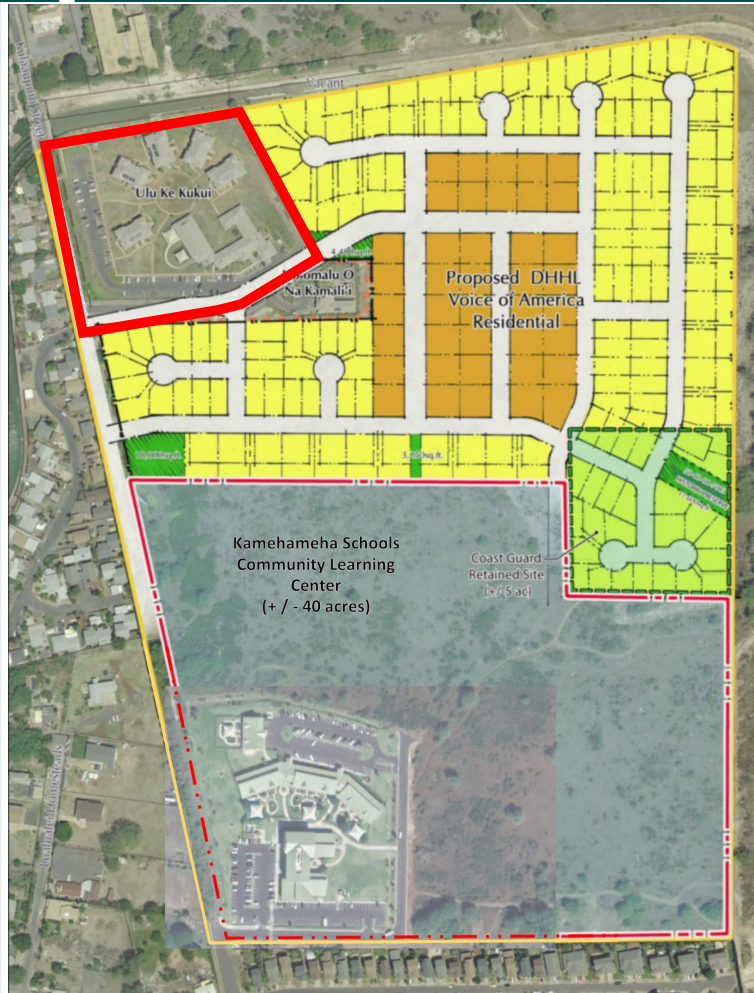
February 16, 2021

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION

Former Voice of America Property, Mā'ili

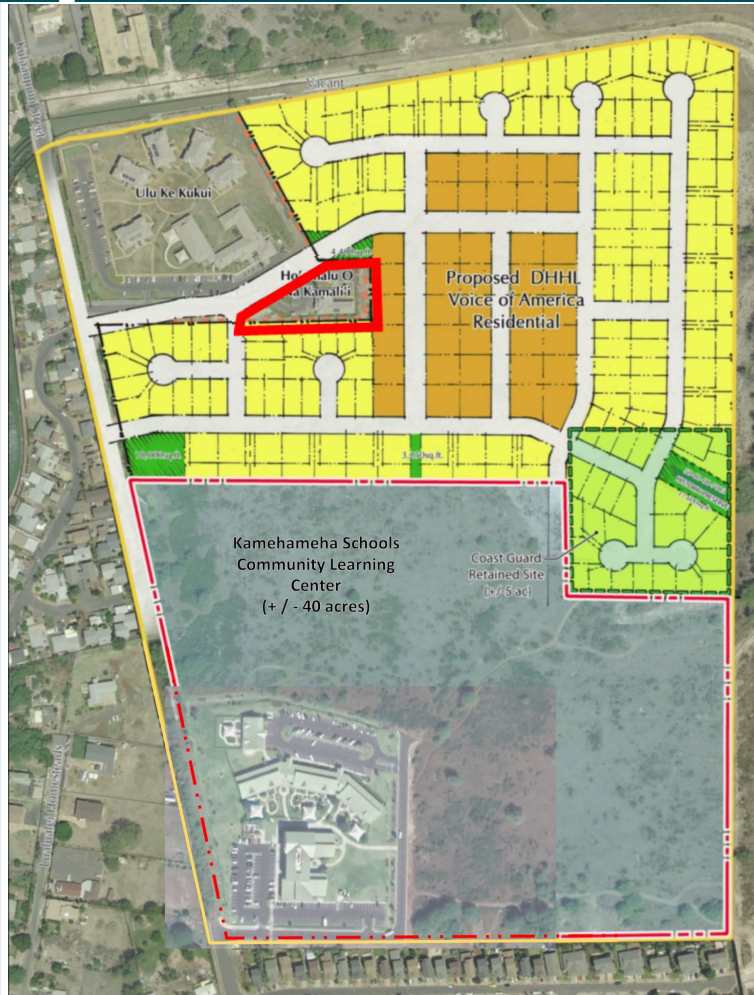
• Ulu Ke Kukui

Development agreement executed with Hawaiian Community Development Board, Inc.
Developer finalizing construction plans and securing financing.



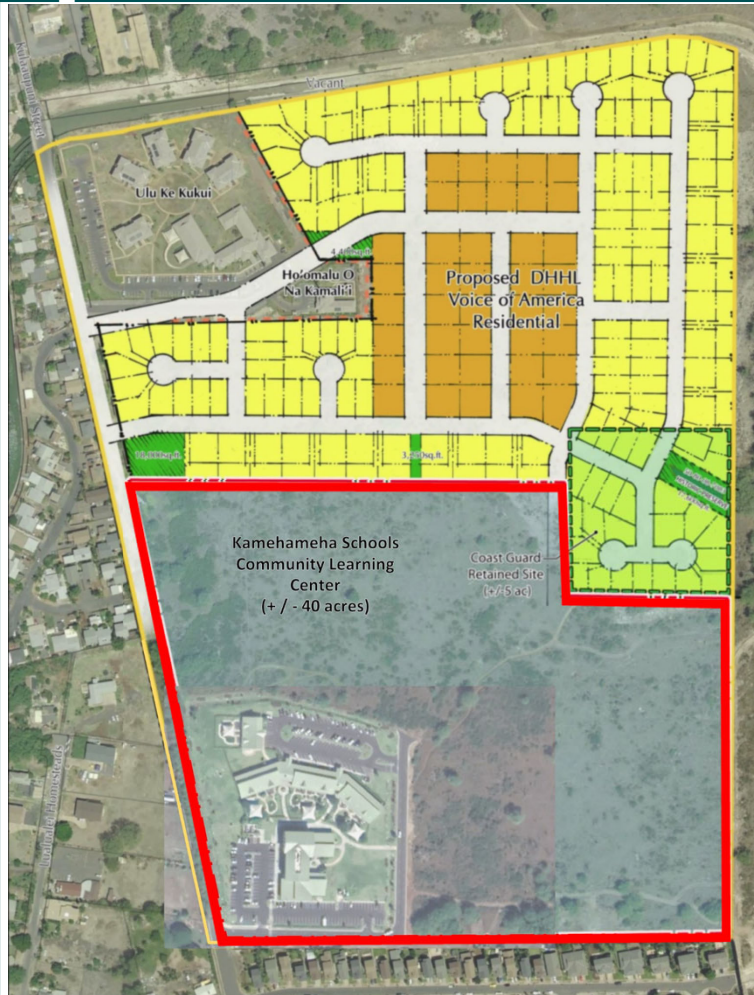
CONCEPT SITE PLAN
ULU KE KUKUI
APRIL 2020
WCITARCHITECTURE

Former Voice of America Property, Mā'ili



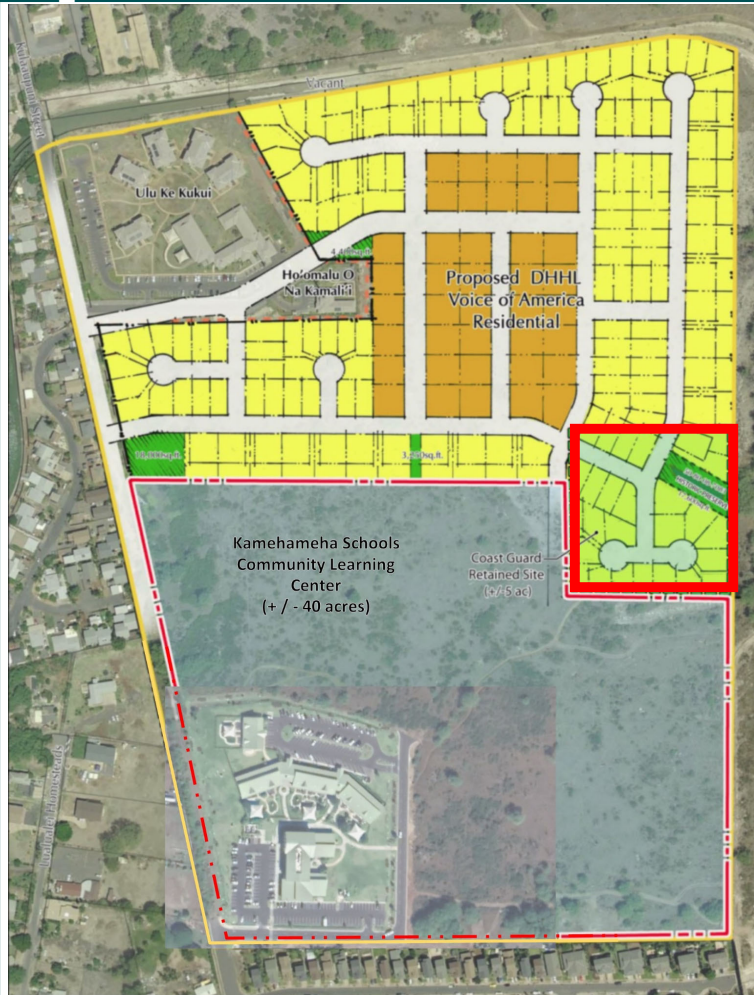
- Ulu Ke Kukui
- Ho'omalū O Nā Kamali'i
 - General Lease to Department of Human Services expires in 2028

Former Voice of America Property, Mā'ili



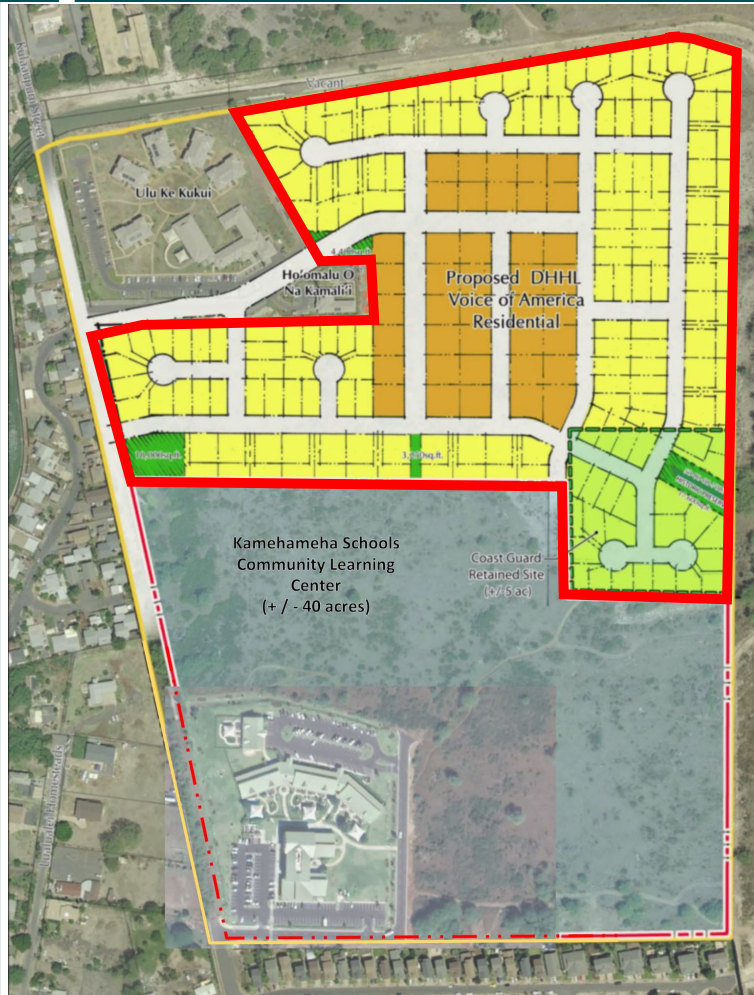
- Ulu Ke Kukui
- Ho'omalū O Nā Kamali'i
- Kamehameha Schools Community Learning Center
 - General Lease issued in 2012
 - Subject to land exchange

Former Voice of America Property, Mā'ili



- Ulu Ke Kukui
- Ho'omalulu O Nā Kamali'i
- Kamehameha Schools Community Learning Center
- USCG Retained 5-acre site
 - Clean-up completed
 - Conveyance document executed

Former Voice of America Property, Mā'ili



- Ulu Ke Kukui
- Ho'omalū O Nā Kamali'i
- Kamehameha Schools Community Learning Center
- USCG Retained 5-acre site
- DHHL Residential Community
 - Approximately 40 acres
 - Legislative Appropriations - \$800,000 (Planning, Designs)
 - Consultant preparing conceptual plans / alternatives
 - Next step: Beneficiary Consultation and Environmental Assessment
 - Approximately 250-340 units
 - Estimated construction cost \$48 million



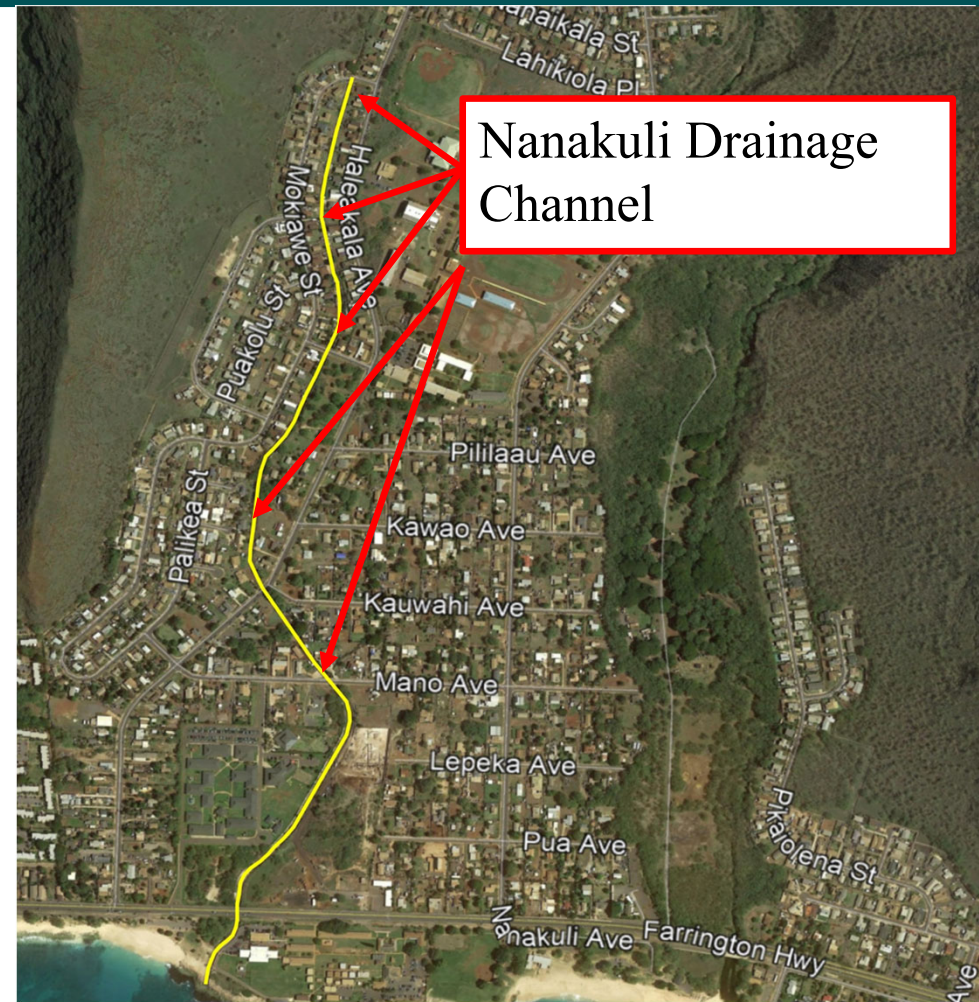
NANAKULI DRAINAGE CHANNEL IMPROVEMENTS

PHASE 1

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

ADDITIONAL PHASES

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





NANAKULI SECURITY FENCE



- Installation of Security Fence on the east side of the channel from Farrington Hwy to Lepeka Ave.
- 1,000 linear feet of fence
- Cost: \$270,000
- Schedule: Completed



NANAKULI TRAFFIC CALMING

Legislative Appropriation: \$1,000,000

Procure traffic engineering consultant to determine best means of traffic calming, to include speed humps and tables, crosswalk signals, striping and signage.

Locations to include, but not limited to:

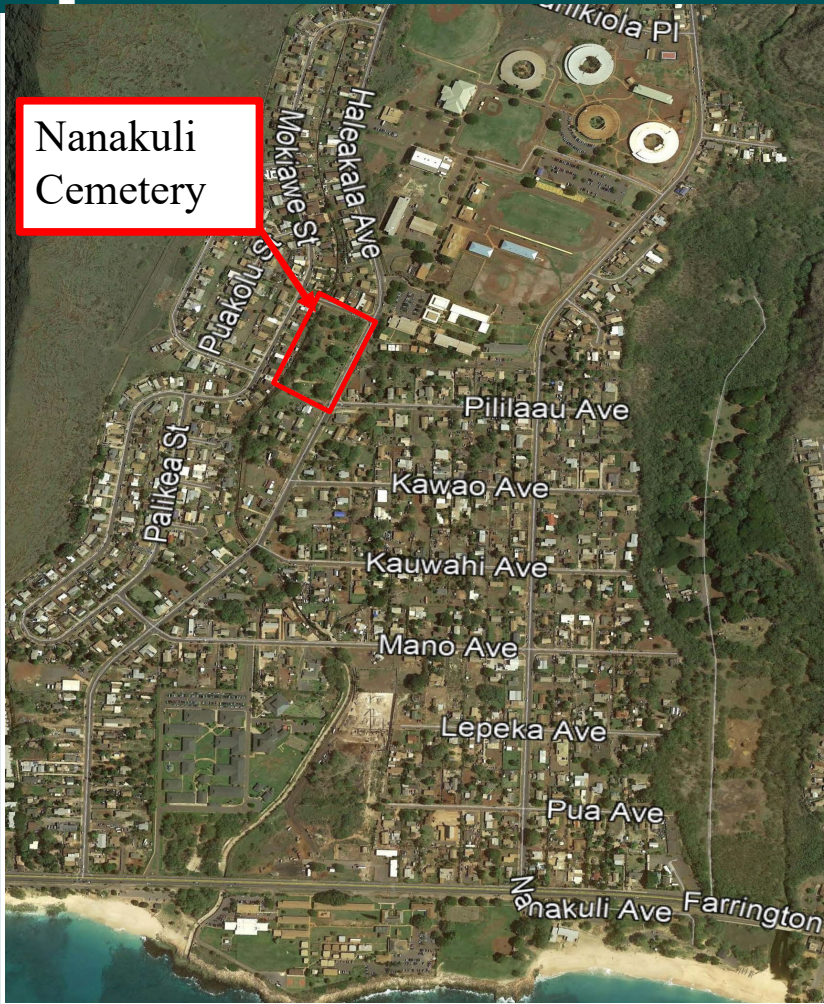
- 1. Nanakuli Ave & Pua Ave**
- 2. Haleakala Ave & Mano Ave**
- 3. Nanakuli Ave & Pililaau Ave.**
- 4. Nanakuli Ave & Ilimapapa Ave.**
- 5. Haleakala Ave. & Opuhe St.**
- 6. Haleakala Ave. & Mokiawe St.**
- 7. Haleakala Ave. & Pililaau St.**
- 8. Mano Ave fronting Nanaikapono Elementary School**
- 9. Nanakuli Ave. outside Nanakuli High School**
- 10. Nanakuli Ave. & Lepeka Ave.**

Designs in progress – review by City





NANAKULI CEMETERY REPAIRS



Nanakuli Cemetery

Proposed Repairs

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

Cost estimate: \$370,000

Schedule

- Permit approval in progress
- Request bids Spring 2021



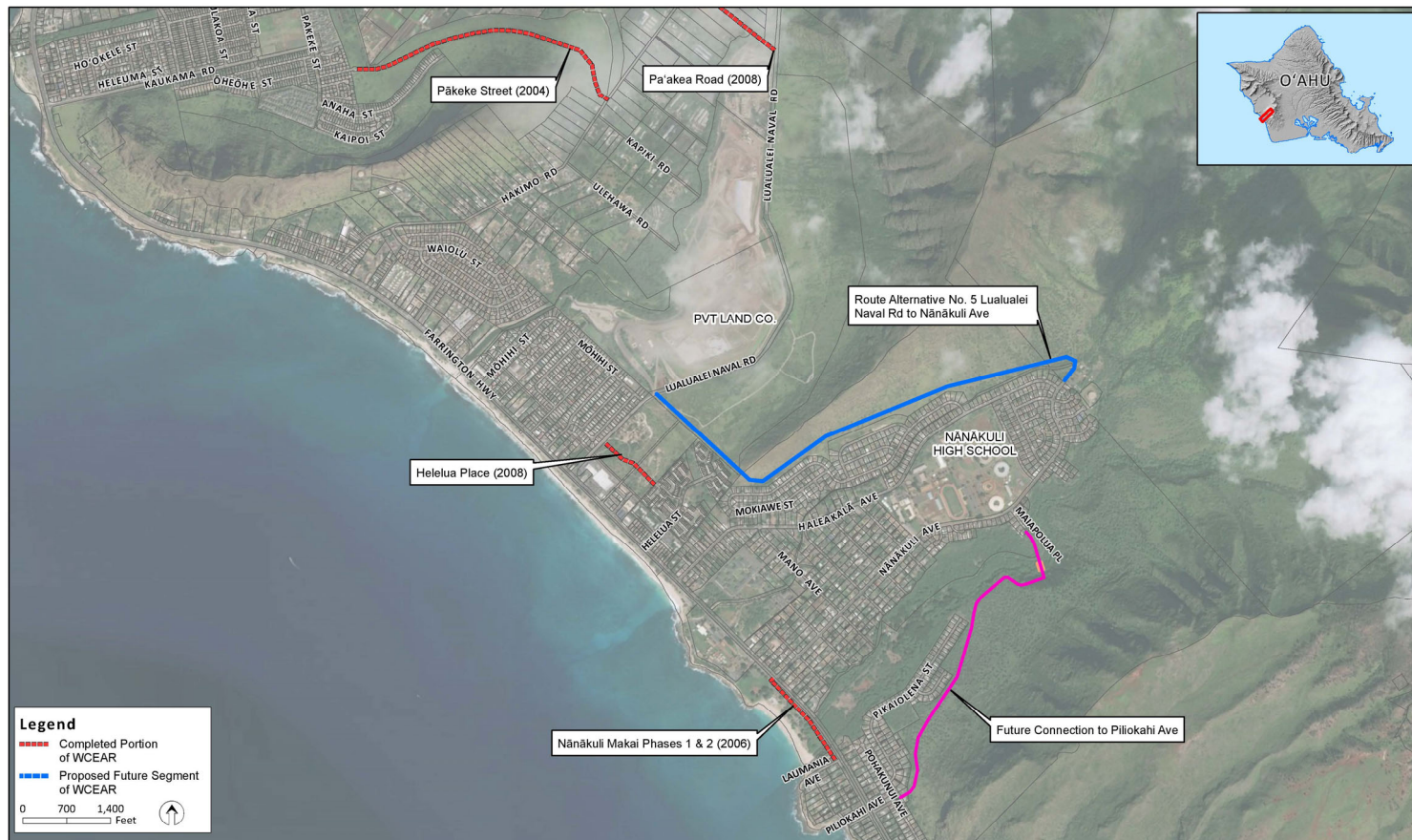
WAIANAE VALLEY, INCREMENT 4

Kaupuni
Neighborhood
Park

Waianae Residence Lots

- 8 Lots.
- Lots range from 7,071 square feet to 9,274 square feet.
- Project Construction Cost: \$1.275M (Close Construction, Inc.)
- Estimated Project Schedule:
 - Start Construction: March 2021
 - Estimated Duration: 270 calendar days
 - Estimated completion: December 2021

Waianae Coast Emergency Access Road



Waianae Coast Emergency Access Road
Proposed Route Alternatives through Nānākuli
June 29 2018



Waianae Coast Emergency Access Road

- Reassess routes, conduct research, analyze alternatives.
- DHHL is coordinating our research with the State of Hawaii, Department of Transportation (HDOT).
- Total funding: \$3,000,000



820 Isenberg Street Re-development

Development Team: Stanford Carr Development and Hawaiian Dredging Construction Company
Proposed Development

210-foot, 23-story, 270-unit high rise

23 studios

23 1-bedroom

201 2-bedroom

23 3-bedroom

4-story, 266-stall parking structure lined with 7 (3-bedroom) townhouse units

4,680 square feet of retail space

Environmental Assessment consultations – Fall 2021



DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION



Kaka'ina House Construction

Act 227 (SLH 2014) Implementation
Bill of Sale and License Easement to City

Kumuhau Subdivision (52 lots)
45 Turnkey (all completed & occupied)
7 Self-help (all completed & occupied)

**Kumuhau
Subdivision**

**Kakaina
Subdivision**

Kakaina Subdivision (45 lots)
15 Turnkey (all completed & occupied)
30 Vacant Lots (9 completed & occupied)



Waikupanaha Agricultural Lots

30 subsistence agricultural lots (0.5 - 0.7 acres)

Draft Environmental Assessment published November 2019

HHC approval of FONSI March 2020

Planning & Design terminated August 2020

The range of possible agricultural activities may be limited

Engineering consultant estimates a high per lot cost (\$600,000)

4-1-008:072 (16 acres)
Fee Owner: State of Hawaii

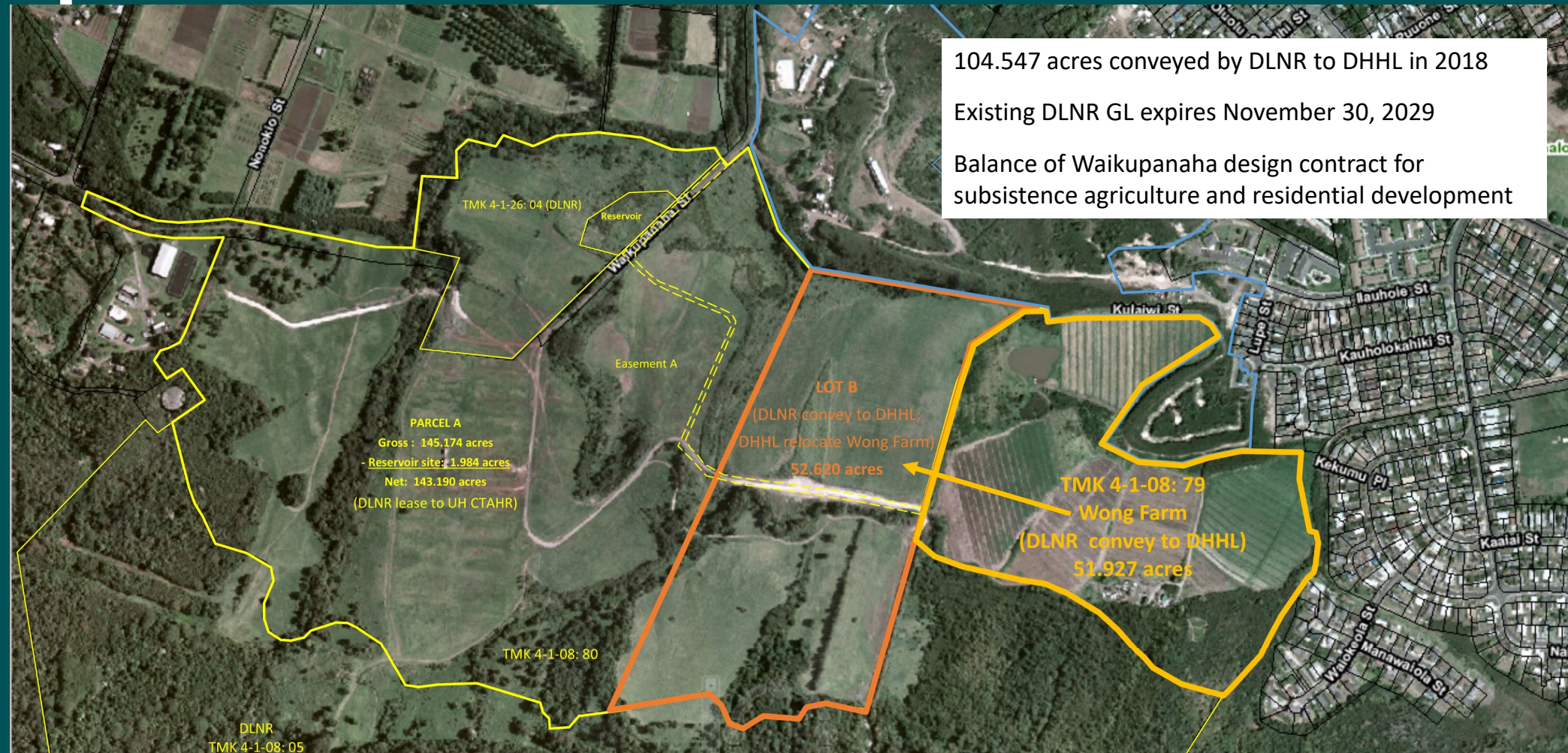


Wong Farm Land Acquisition

104.547 acres conveyed by DLNR to DHHL in 2018

Existing DLNR GL expires November 30, 2029

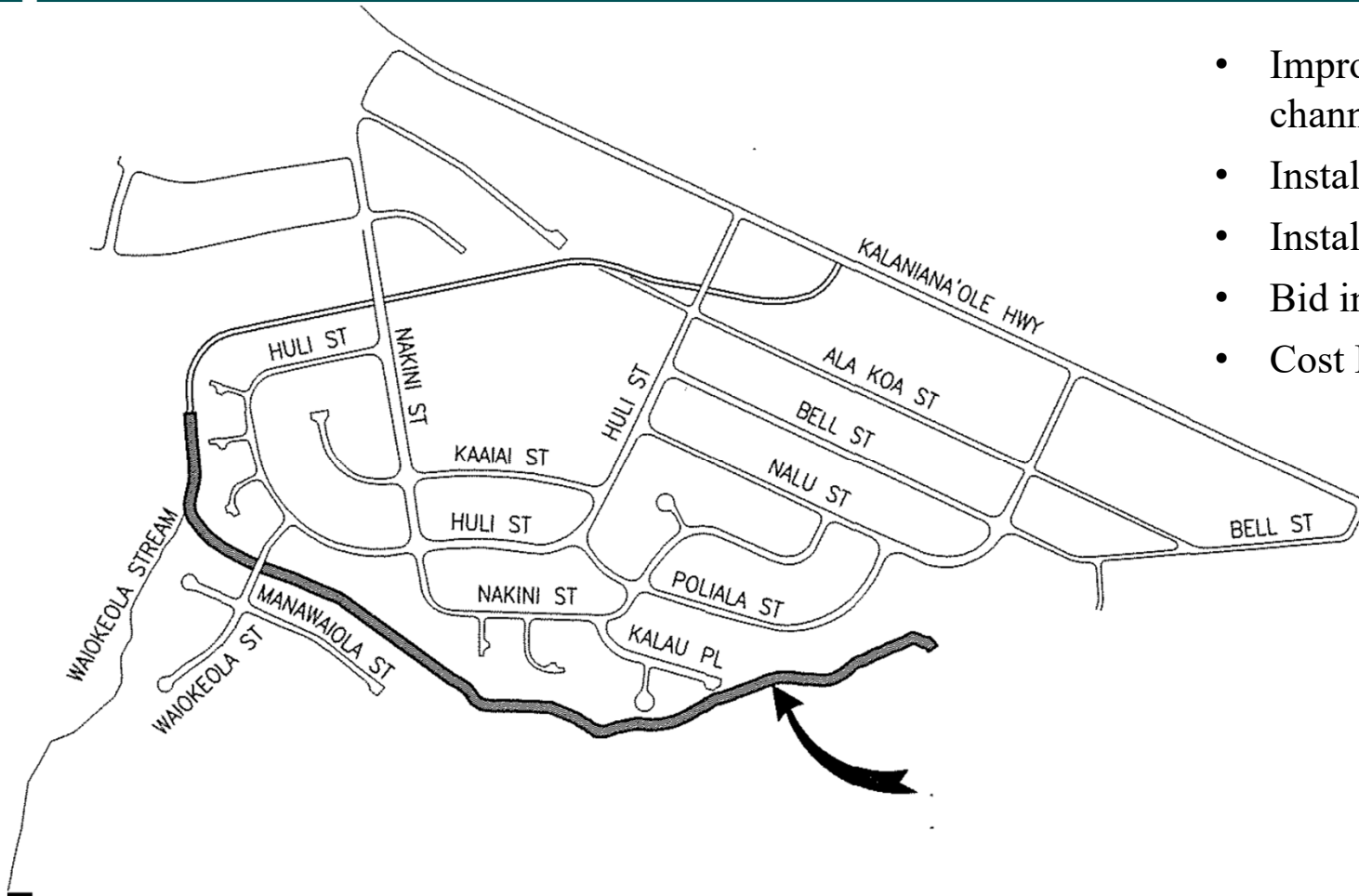
Balance of Waikupanaha design contract for subsistence agriculture and residential development



DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION




Waiokeola Stream & Drainage Channel Improvements



- Improvements to dirt drainage channel
- Install rip rap in various areas
- Install Fencing
- Bid in Summer 2021
- Cost Estimate: \$1.5 million




Waimanalo Flood Control Channel Improvements

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- Concrete lined channel (approximately 2,000 linear feet)
 - Runs from Kamauna Place down to Kalanianaʻole Highway
 - Improvements include:
 - Spall work
 - Crack Repair
 - Fence Repair
 - Tree Removal
 - Lining
 - Cost Est. \$ 3.0 Million
 - Advertise for bids in summer 2021



Bell Street Drainage Improvements

- 
- An aerial photograph of a residential neighborhood in Hawaii. A yellow line is drawn across the map, indicating the proposed drainage improvement project. The line starts at the bottom left, runs horizontally across the middle, and then curves upwards towards the top right. The area is filled with houses, green lawns, and trees. In the top right, there is a beach and the ocean. Street names like 'Ala Koa St' and 'Bell St' are visible.
- Design conversion to pipe drainage and new outlet (approximately 1,000 linear feet)
 - Design to be completed in summer 2021
 - Funds required: \$3 million

WAIMANALO WASTEWATER SYSTEM IMPROVEMENTS

Project Objectives

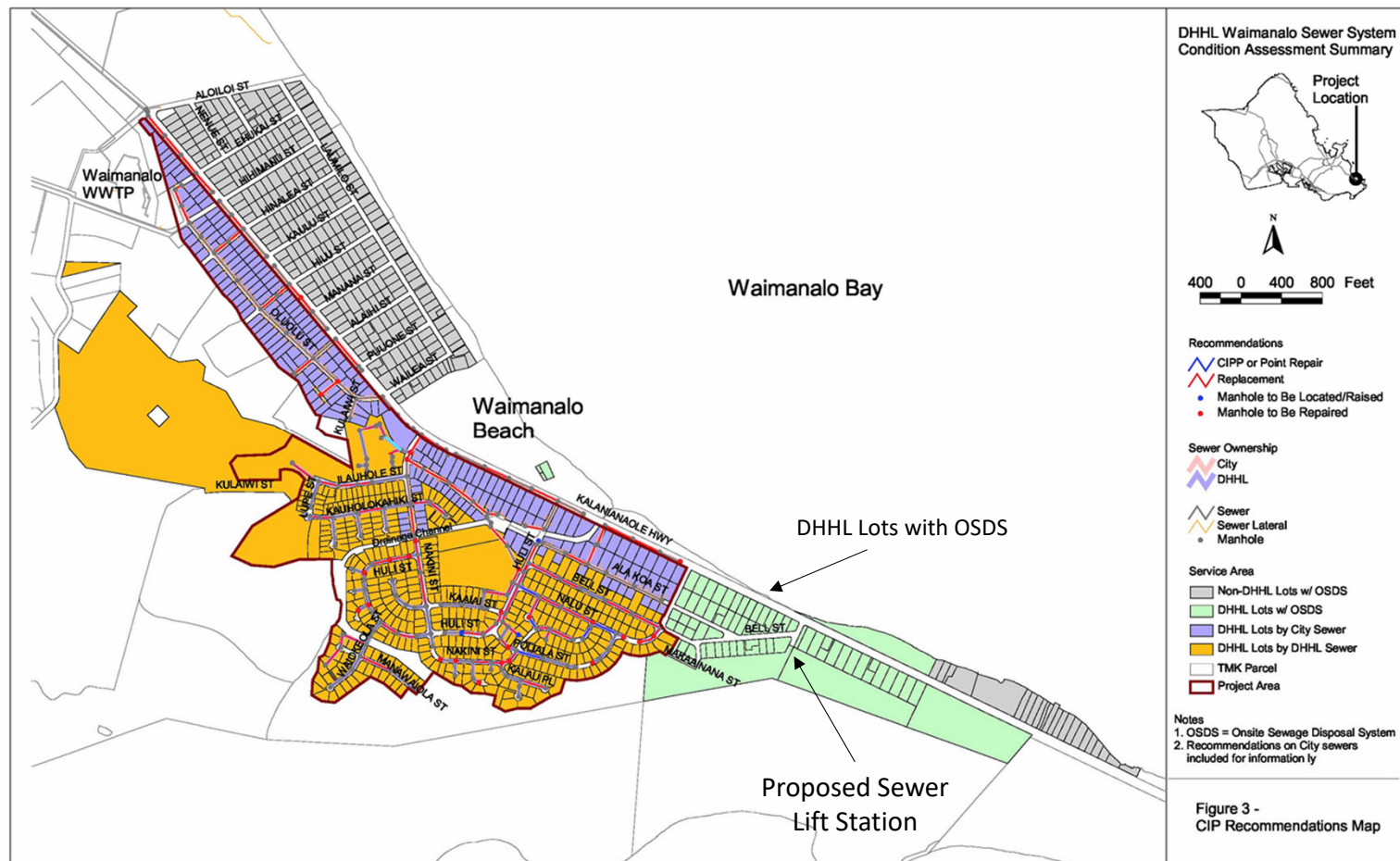
1. Fix sewer deficiencies identified through various field inspections
2. Upgrade existing DHHL sewers to the current City standards for ownership transfer to the City
3. Convert cesspools as required by Act 125 (SLH 2017) by 2050.

Summary

650 lots connected to City sewer system
80 individual onsite sewage disposal systems (OSDS)

Remedial Actions

Repair/replace existing DHHL sewers (\$18 million)
Conversion of OSDS with pump station and new collector (\$12+ million)





West Oahu Sewer System Assessment

PURPOSE:

Improve existing sewer collector lines to City and County standards

LOCATIONS:

DHHL Sewerlines in Waianae, Princess Kahanu Estates, and Nanakuli.

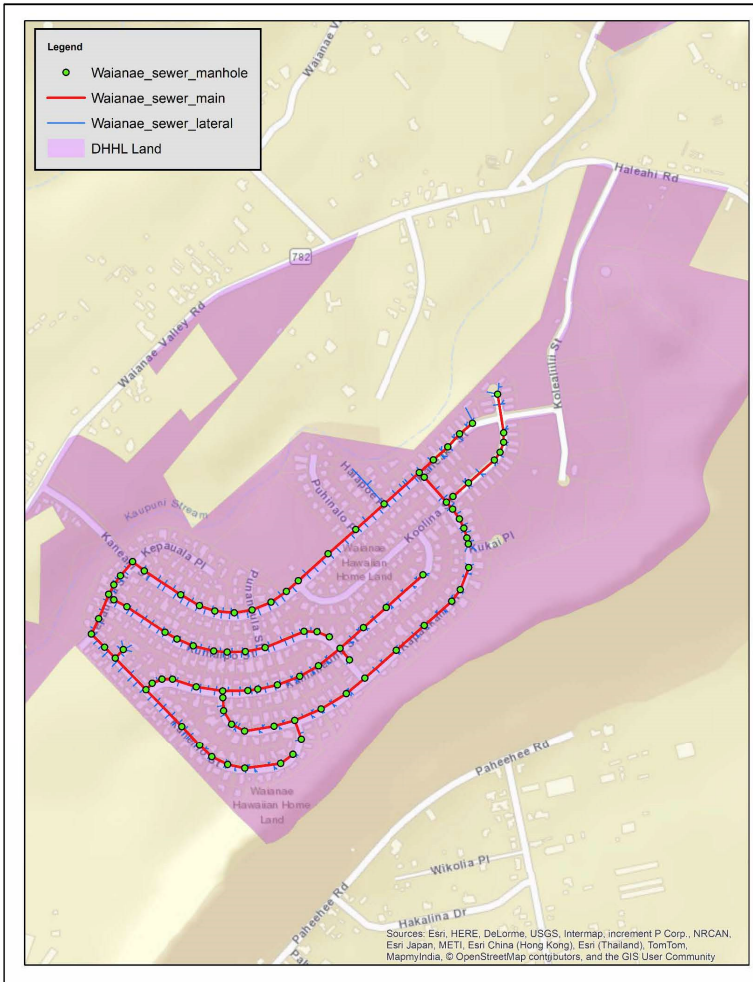
SCOPE OF WORK:

- Replacing sewer lines, manholes and cleanouts
- Reconnecting laterals
- Re-surface paving, and perform traffic control.

STATUS:

- Video-camera inspection, smoke testing and cleanout survey completed.
- Designs in progress.

West Oahu Sewer System Improvements



Waianae Sewer System

Approximately 100 lots impacted

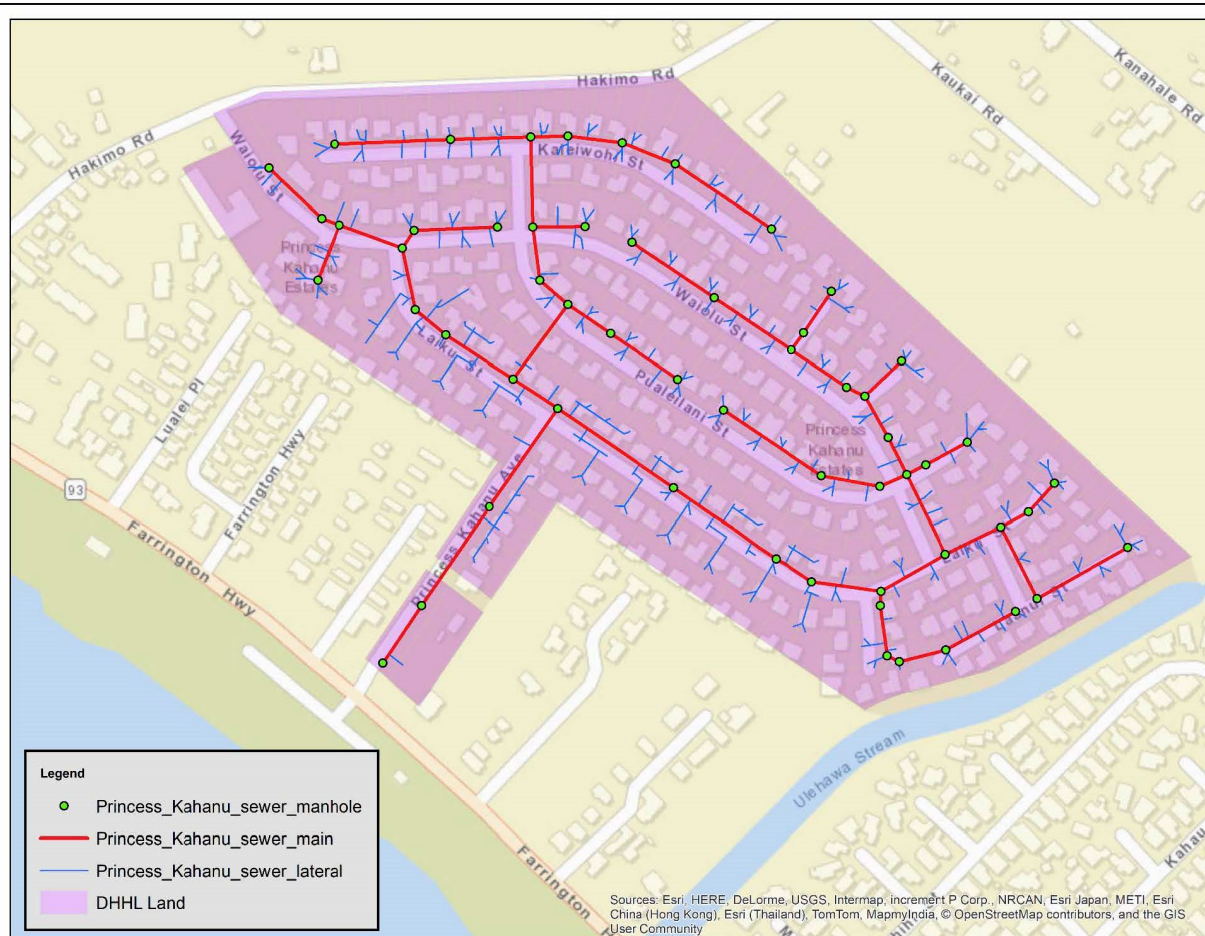
Estimated Costs of Construction: \$4.3 million

Inspections conducted mid-2020

Design complete – Spring 2021

Advertise for bids – Fall 2021

West Oahu Sewer System Assessment



Princess Kahanu Estates System

Approximately 80 lots impacted

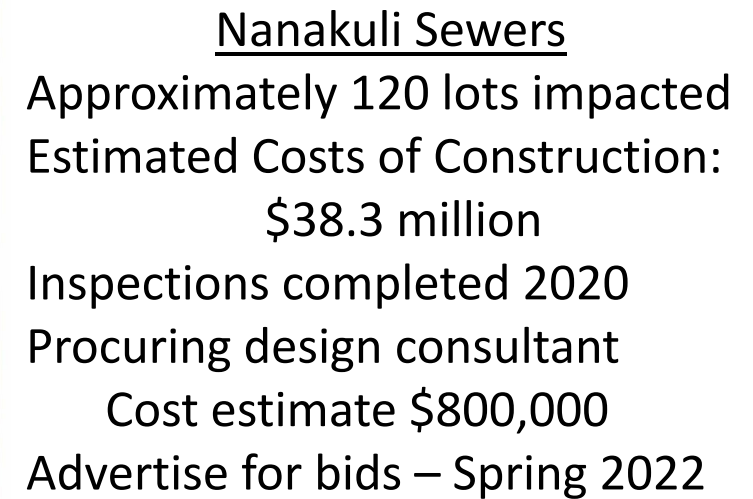
Estimated Costs of Construction:

\$14.3 million

Inspections conducted 2020

Design in progress

Advertise for bids – Fall 2021



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- 28 LPSS
- 4,725 ft, 8-in gravity pipes
- 1,350 ft, 3-in sewer force mains
- Upsize SL A to 12-in, Requires DHHL coordination with the City
- Estimated Cost: \$9.0 million
- Continue to work with City on sewer maintenance within DHHL lots (SL D-2, D-4, I, K-2)





Papakolea Sewer Improvements, Phase 2



Phase 2B – Alternative 2

- 21 LPSS
- 1,600 ft, 8-in gravity pipes
- 720 ft, 3-in sewer force mains
- Estimated Cost: \$4.0 million
- City will decline ownership and maintenance of sewerlines within DHHL lots and under homes



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov