

# *He'eia Plan*

Public Open House  
April 3, 2024





# Team



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# Agenda

1. Overview
2. Review Community Consultation Process
3. Share Community Input Collected
4. He'eia Plan Initiatives
5. Feedback
6. Next Steps & Questions





# Housekeeping

- **Questions will be addressed during Q&A Portion following the presentation.**
- **Please direct questions to the Chat OR ask verbally during Q&A Portion.**
- **Please allow kūpuna to share their mana‘o first.**
- **We kindly request verbal Q&A be limited to 2 minutes.**
- **Please respect all participants, regardless of differences in opinion.**

# Overview

## Purpose of the Plan

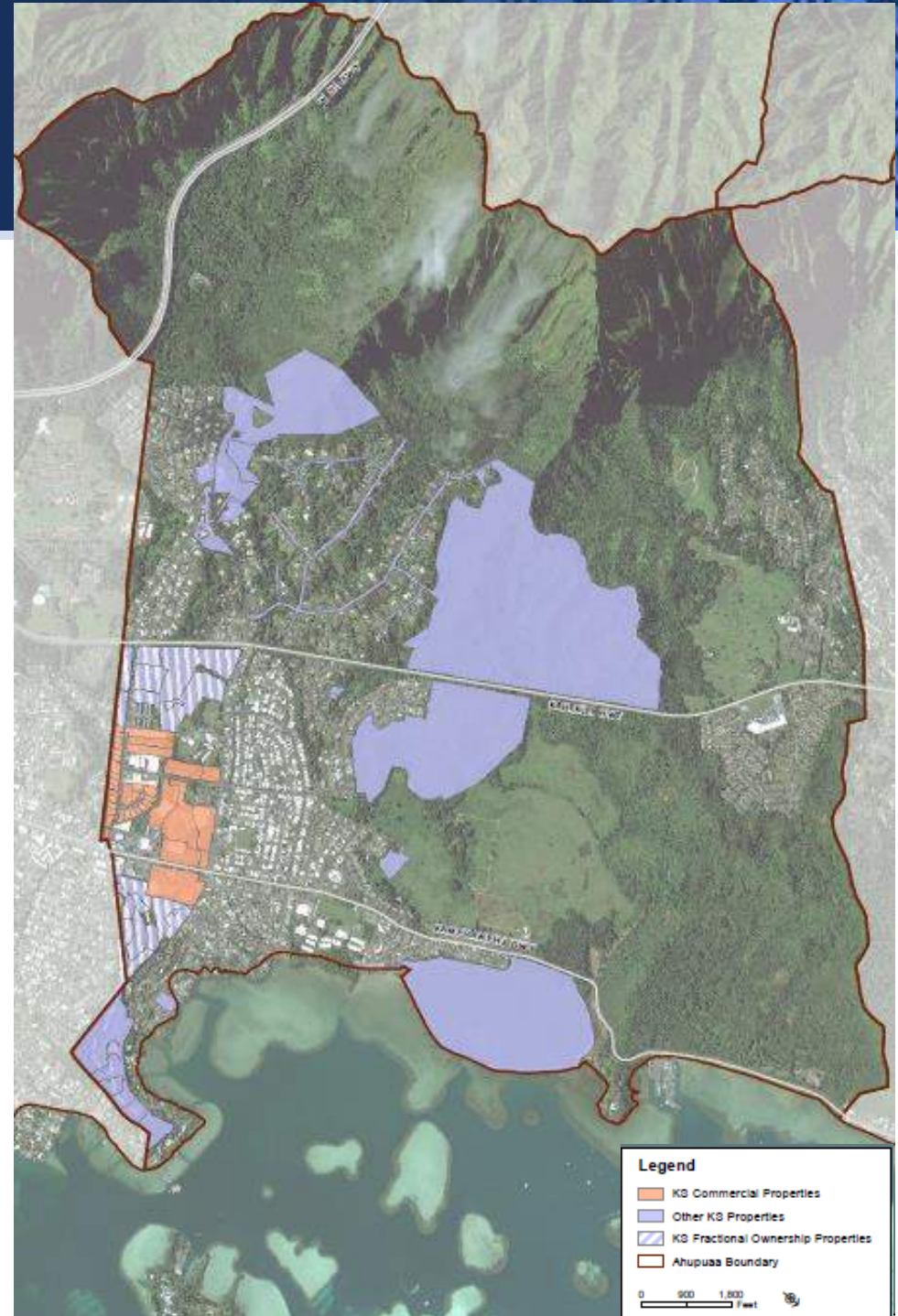
*To develop a vision, physical master plan, and implementation strategy that will guide and prioritize KS' actions for future planning, redevelopment, and operational use of 55 acres of commercial lands within the context of the greater He'eia ahupua'a.*

## Why He'eia and Why Now?

- Long-term ground leases are scheduled to terminate in the next 3-7 years.
- Commercial lands total ~55 acres
- Windward Mall is a "top 10" KS asset.

## Timeline

- Community Consultation
  - Phase 1 – August 2020 – Nov 2021
  - Phase 2 – October 2023 – Feb 2023
- Final He'eia Plan - Late Spring/Early Summer 2024

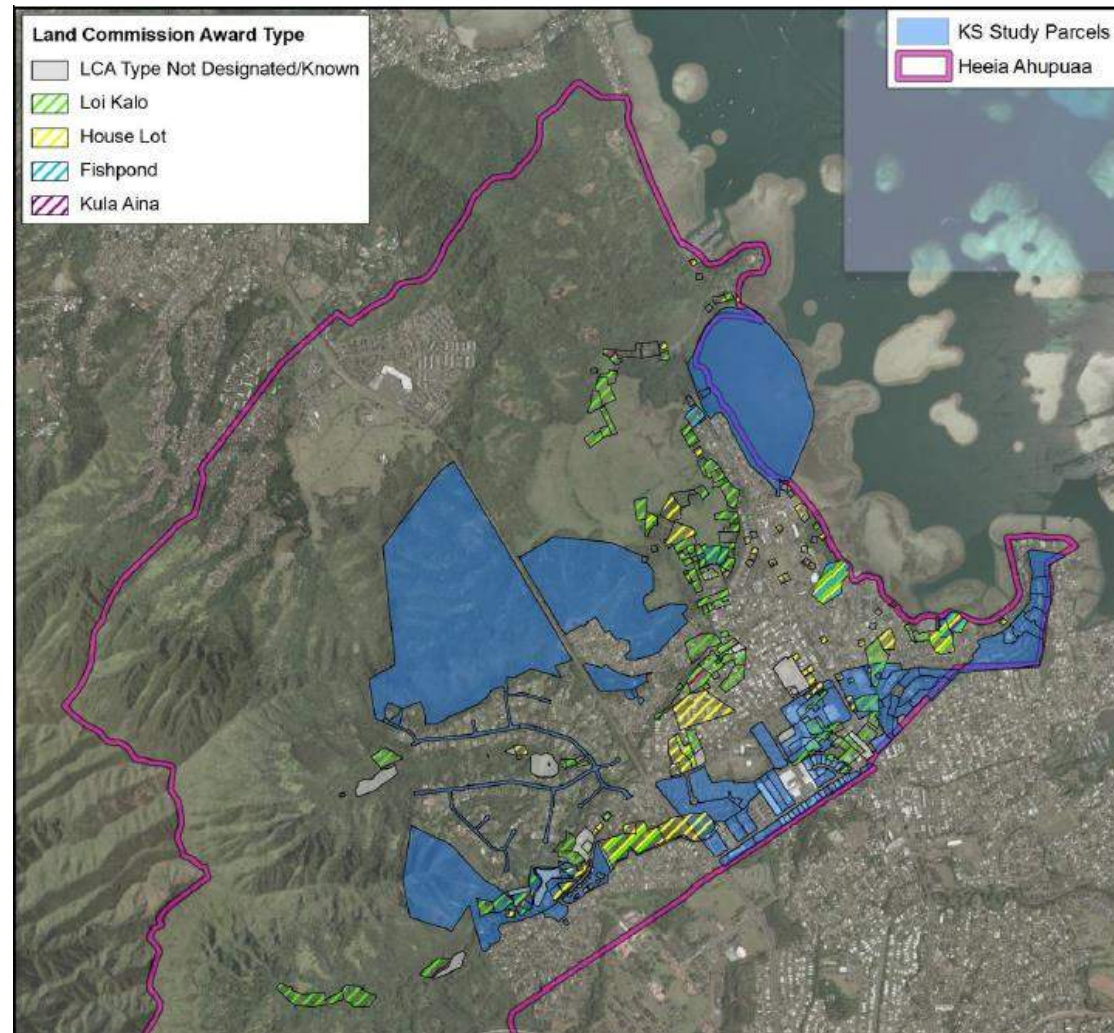




# Overview

## Land Legacy & Historic Context

- “The loko kuapā of He’eia, the ‘anae of Kalimuloa and Kealohi, the octopus fishing reefs of Malauka’a, the uhu and ‘ōhua fishing grounds, and the ‘umeke of Mōkapu” (1875)
- Mo’olelo of Kānehulihonua and Keakahuilani
- Home of La’amaikahiki
- Settlement patterns of ka po’e kahiko ~1040-1200 AD
- Intensified land and fisheries management evidenced by the landscape of loko i’a
- Connection through traditions and practices of kūpuna and kupa’āina that possess ancestral memory
- 45 ‘ili names in kuleana testimonies- ~220 designated lo’i kalo in Kikiwelawela ‘ili
  - All part of the living legacy that ensured native residents have and continue to thrive and abide on ancestral lands that have become known as ‘āina momona.



# Overview

## Land Legacy

### ABNER PĀKĪ

*ka makuakāne o Pauahi*

Kalanike'eaumoku (k) T Kamakaimoku (w)

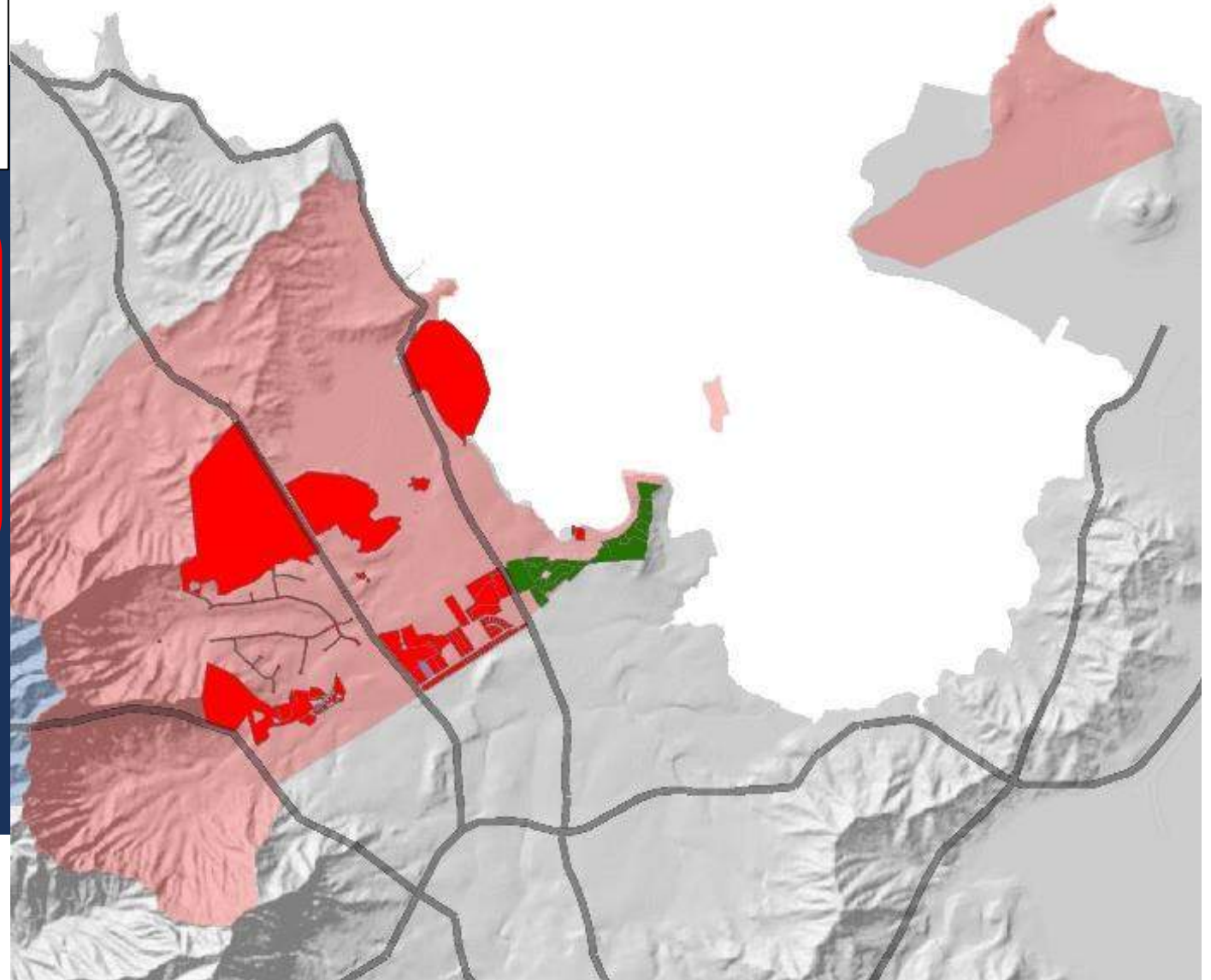
Kekuiapoiwa (w) T Keoua (k)

Kamehameha I (k) T Kānekapolei (w)

Ka'ōleiokū (k) T Luahine (w)

**Abner Pākī (k)** T Laura Konia (w)

Bernice Pauahi (w)



\* Kikiwelawela legacy is Victoria Kamāmālu (green)



# Overview

## Ahupua'a Context & Commercial Core Focus

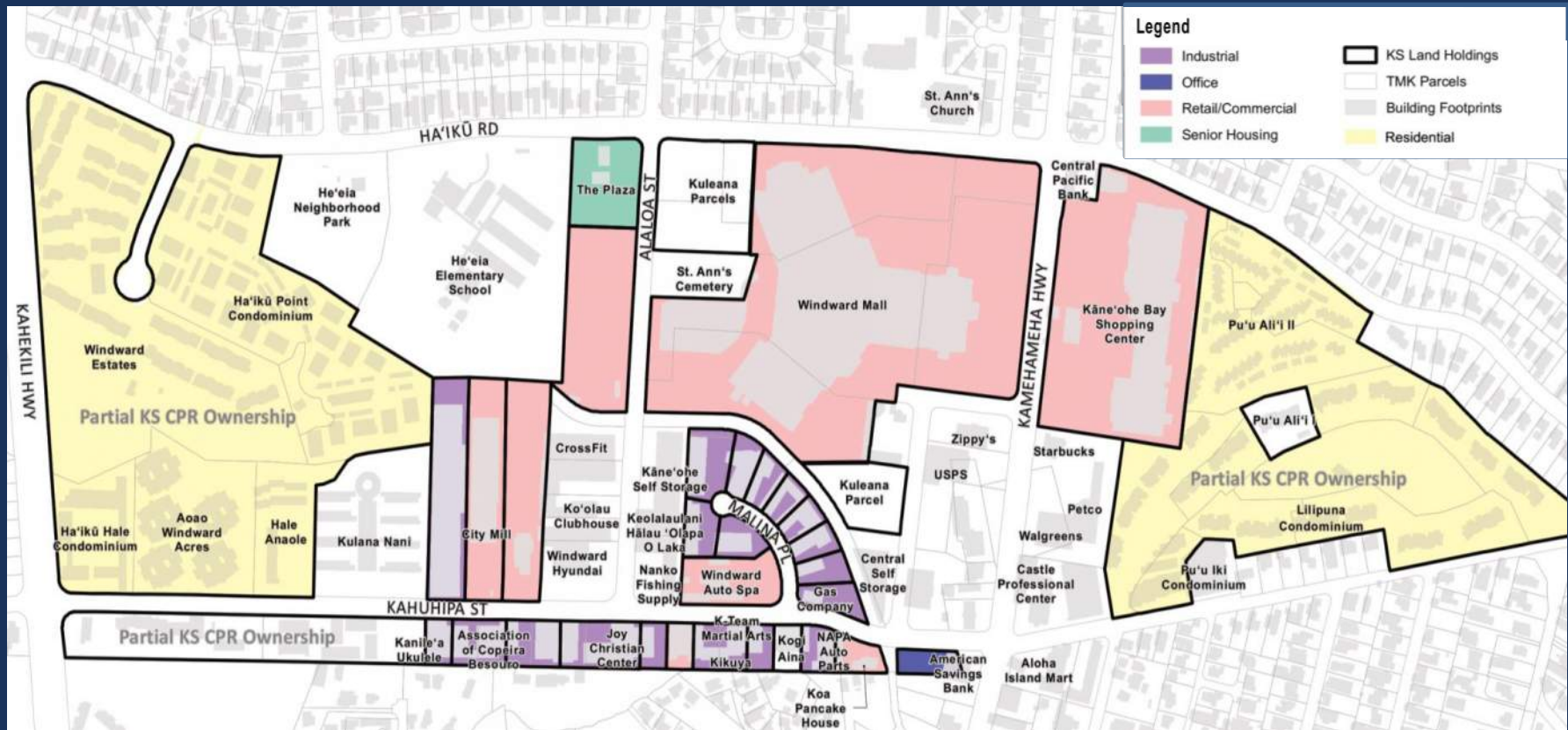




# Overview

## Commercial Core Lands

Approximately 30 properties (53 acres) of industrial, retail, office & senior housing





# Community Consultation Process

## Gathering Collective Intelligence



### KS Internal Stakeholder Meetings

Meetings with KS Staff throughout the course of the planning process



### One-on-One Interviews

Virtual interviews with 'Ohana stakeholders



### Digital Engagement

- Project website
- Online Surveys
- Social media strategies
- • e-Newsletter



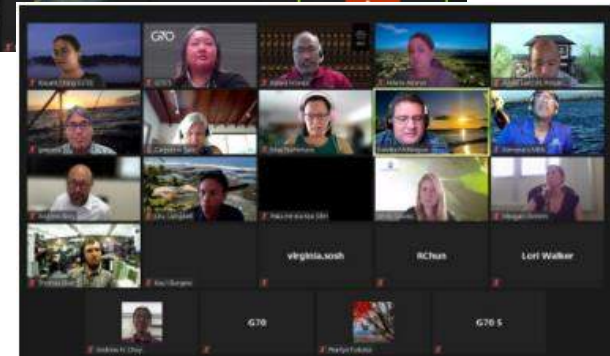
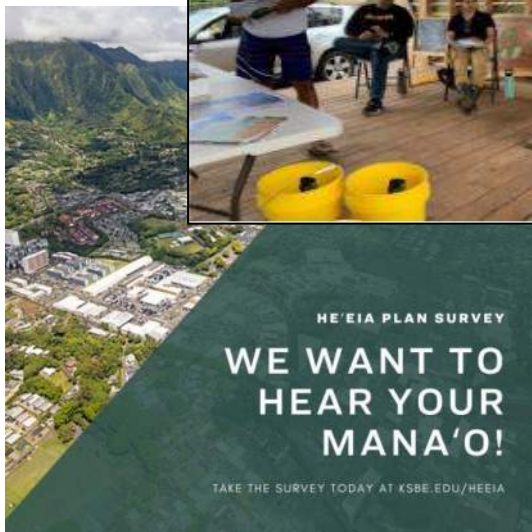
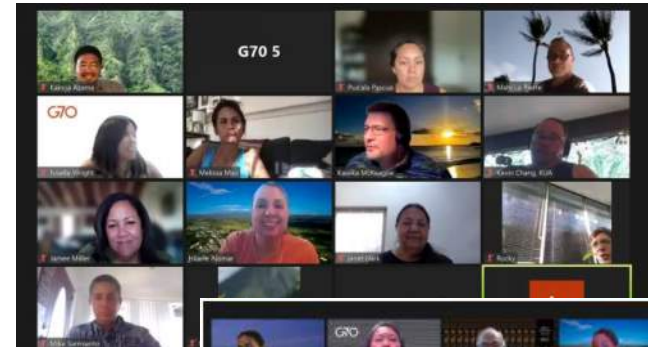
### Stakeholder Group Meetings

Small group virtual meetings building pilina and gathering mana'o with interactive "synchronous" exercises



### Public Meetings & Events

Kāne'ohe & Kāhala'u Neighborhood Board Meetings and a Virtual Open House.

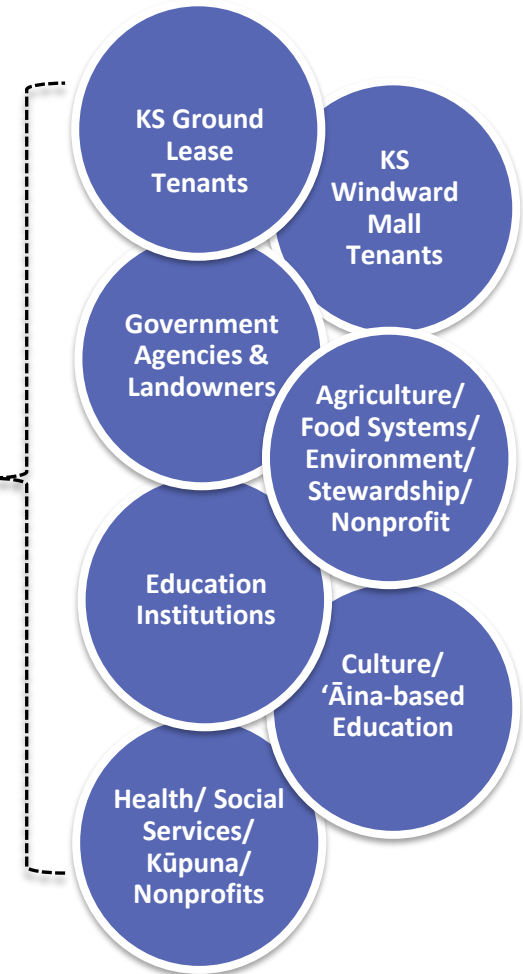
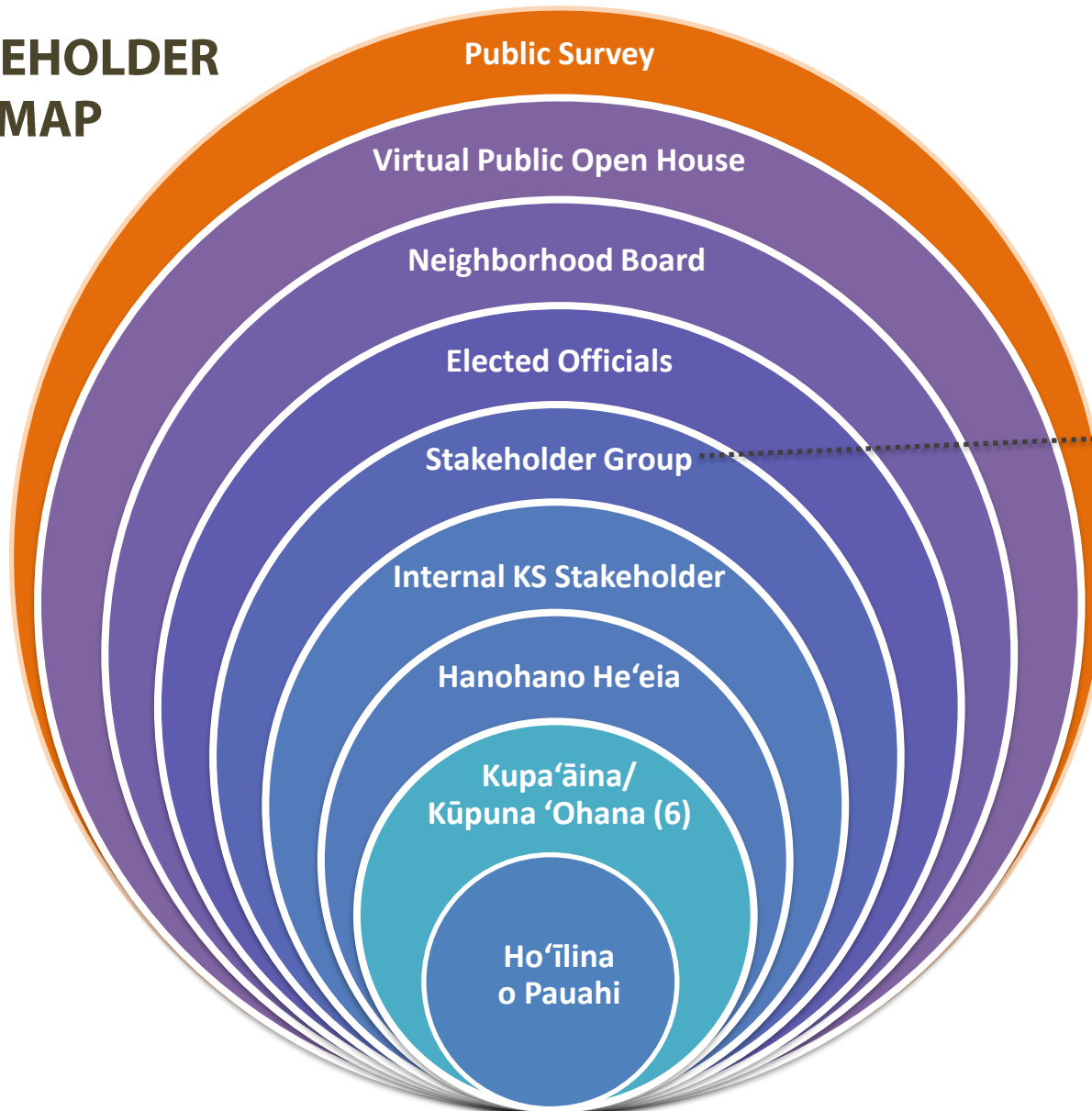




# Community Consultation Process

## *Gathering Collective Intelligence*

### STAKEHOLDER MAP

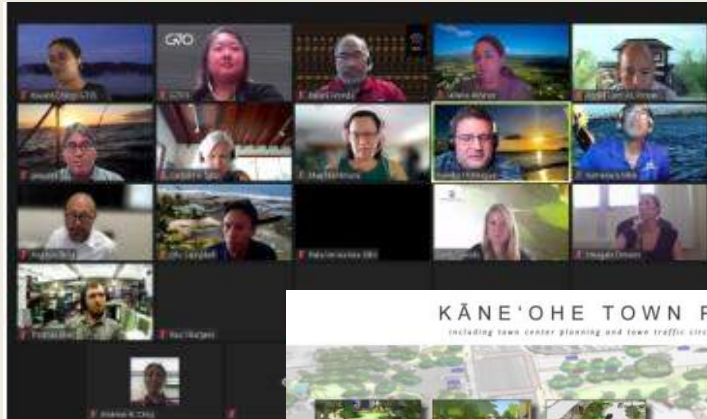


**~20 meetings**  
**Invited 400+ people**  
**600+ survey responses**

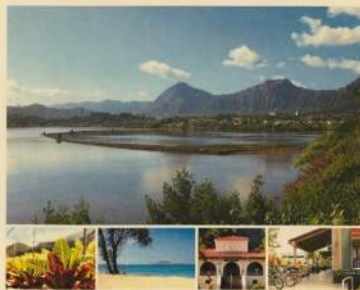


# Community Engagement

## Existing Community Challenges



### KO'OLAU POKO SUSTAINABLE COMMUNITIES PLAN



City and County of Honolulu • Department of Planning and Permitting | August 2017

### Kane'ohē Bay Master Plan



by the  
Kane'ohē Bay Master Plan  
Task Force

State of Hawaii  
Office of State Planning  
May 1992

## General Challenges

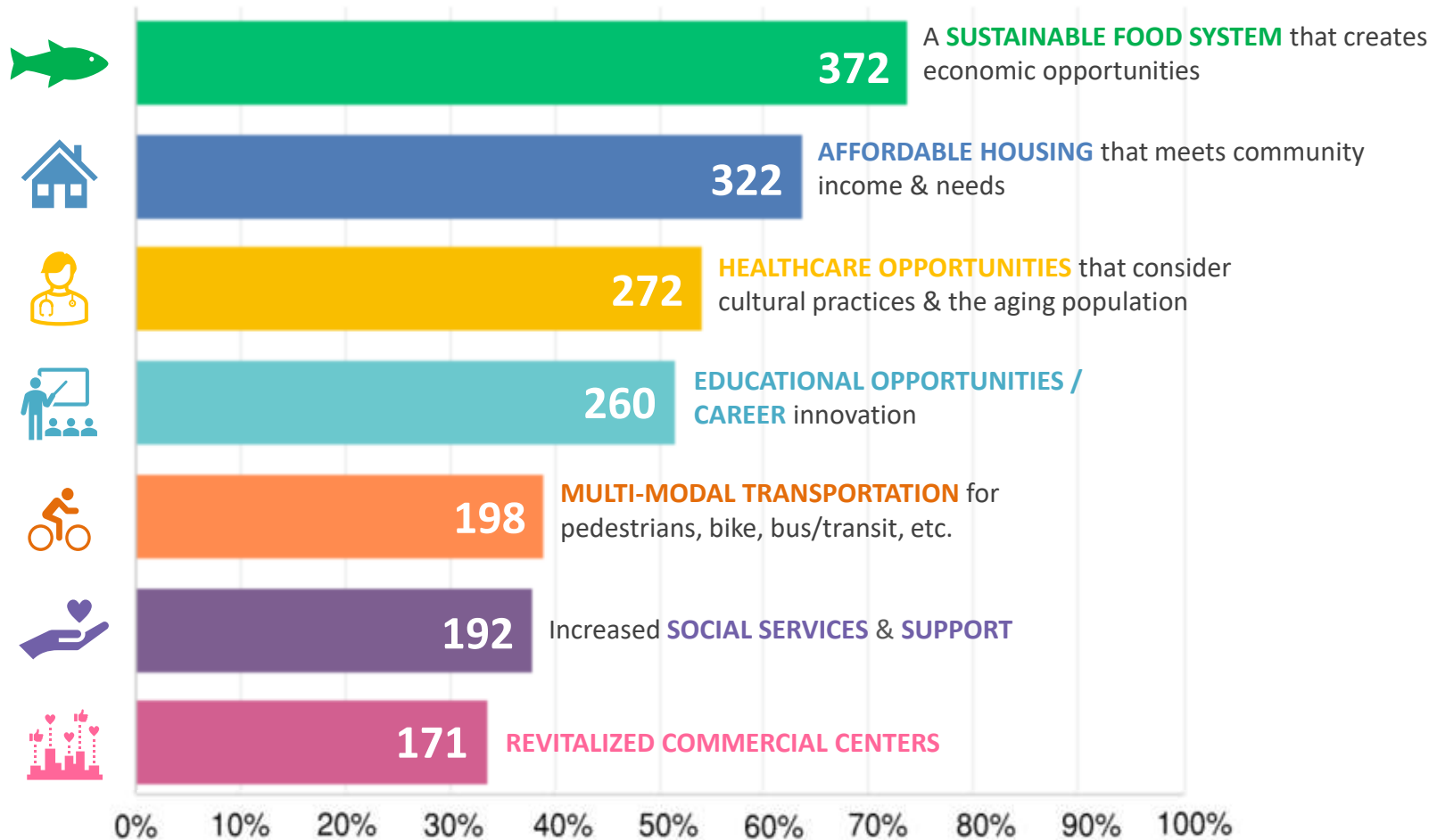
- **Houselessness**, drug abuse, mental health, and displacement due to redevelopment.
- **Traffic and Parking** along Kahuhipa Street.
- **Housing Affordability** for generations to come.
- **Diverse and Sustainable Economy**. Sustaining current jobs, creating more jobs, local businesses, and convenience
- **Managing Economic Development**. How He'eia can differentiate itself from other destinations, while maintaining the community's existing small-town character.
- **Balancing redevelopment with protection of 'āina**. Consideration of the 'āina, Ko'olau views and surrounding natural resources.

**Honolulu**  
COMPLETESTREETS

KANEOHE

# Community Engagement Survey Feedback

Which elements are critical to the future vision of He'eia? (check all that apply)

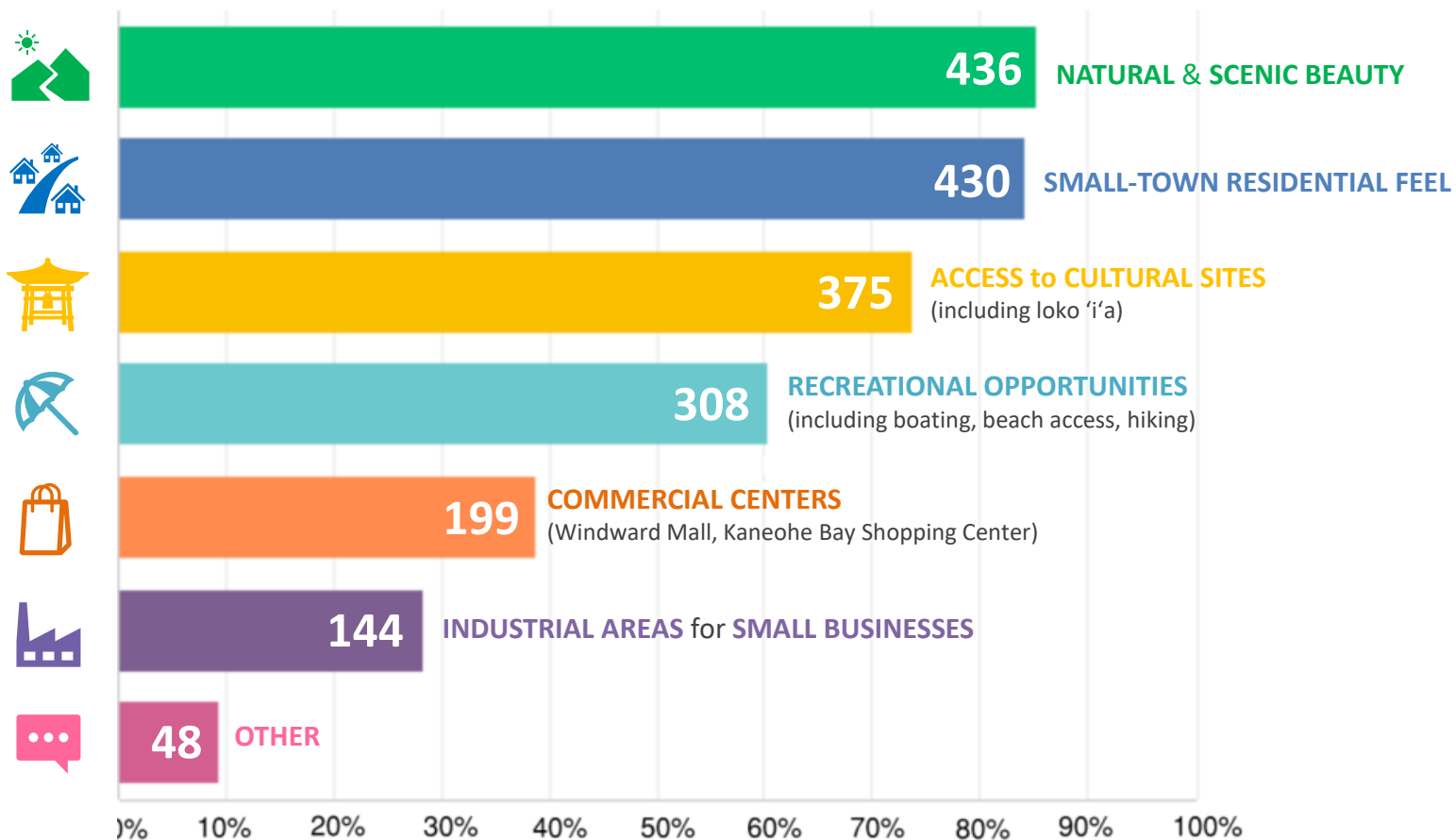


\* Based on 603 responses collected from December 2020 through March 2021



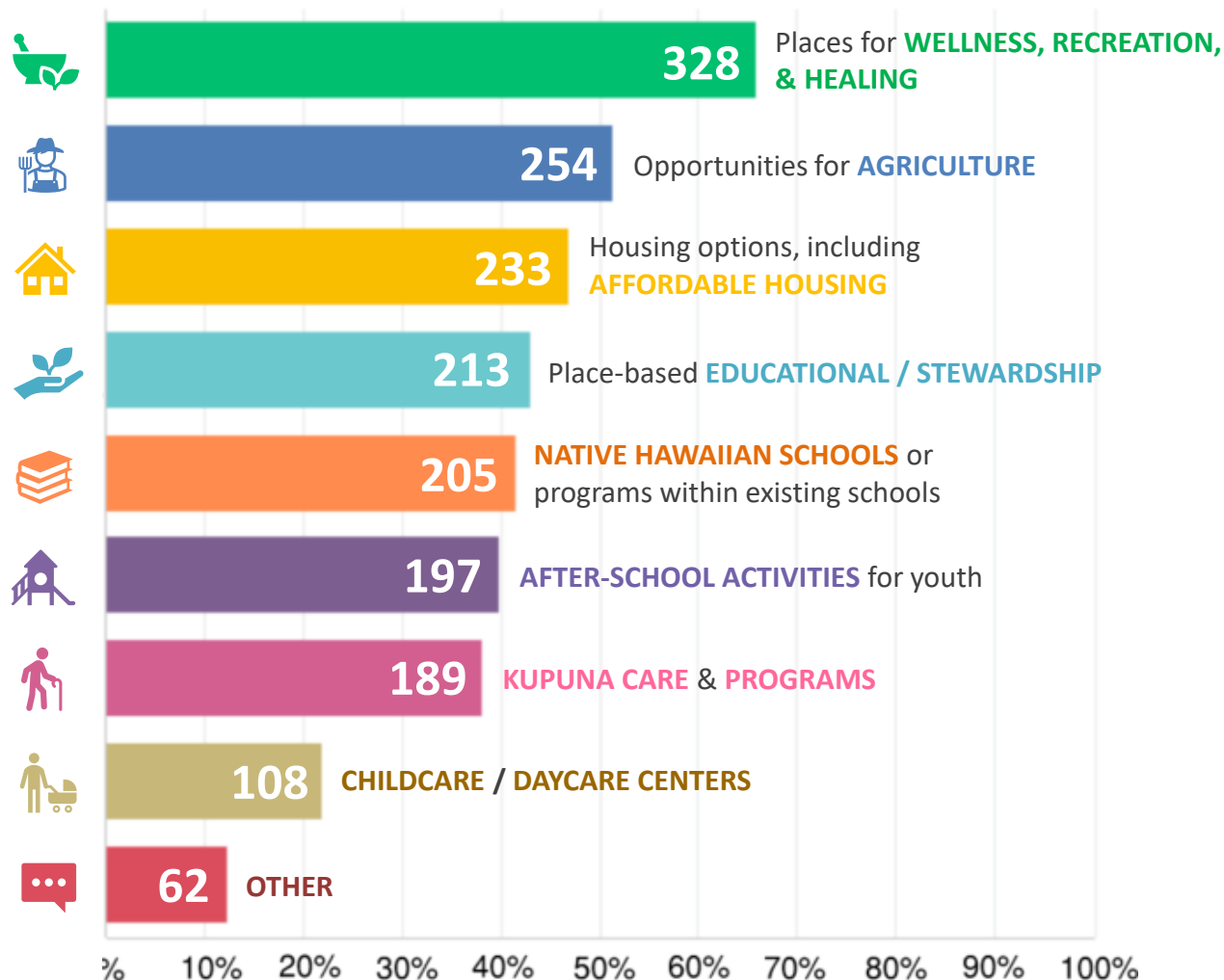
# Community Engagement Survey Feedback

I want to preserve the \_\_\_\_\_ of He'eia (check all that apply):



# Community Engagement Survey Feedback

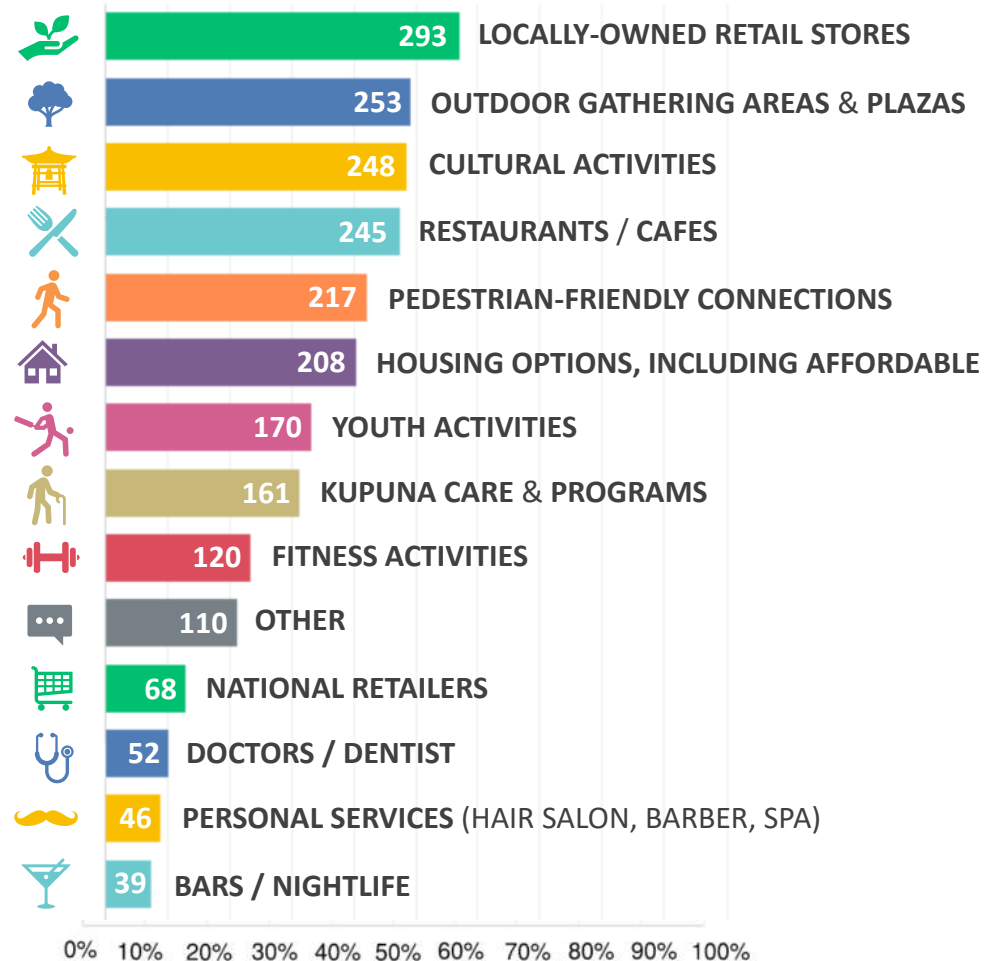
I wish there were more \_\_\_\_\_ in the ahupua'a of He'eia (check all that apply)





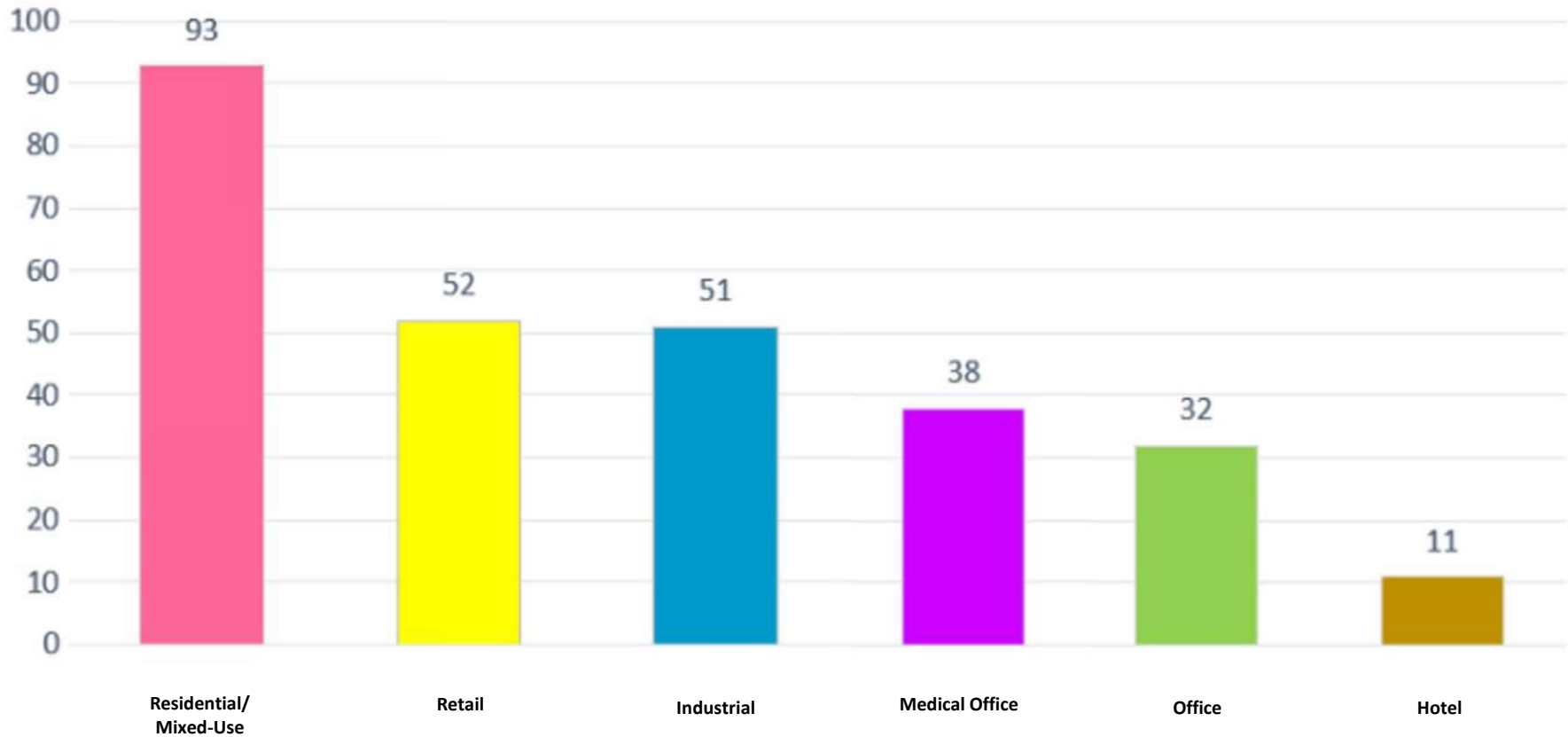
# Community Engagement Survey Feedback

I wish there were more \_\_\_\_\_ in He'eia/Kāne'ōhe Commercial Center(s)? (check all that apply)



# Community Engagement *Survey Feedback*

What future uses would be appropriate for the commercial core of He'eia?



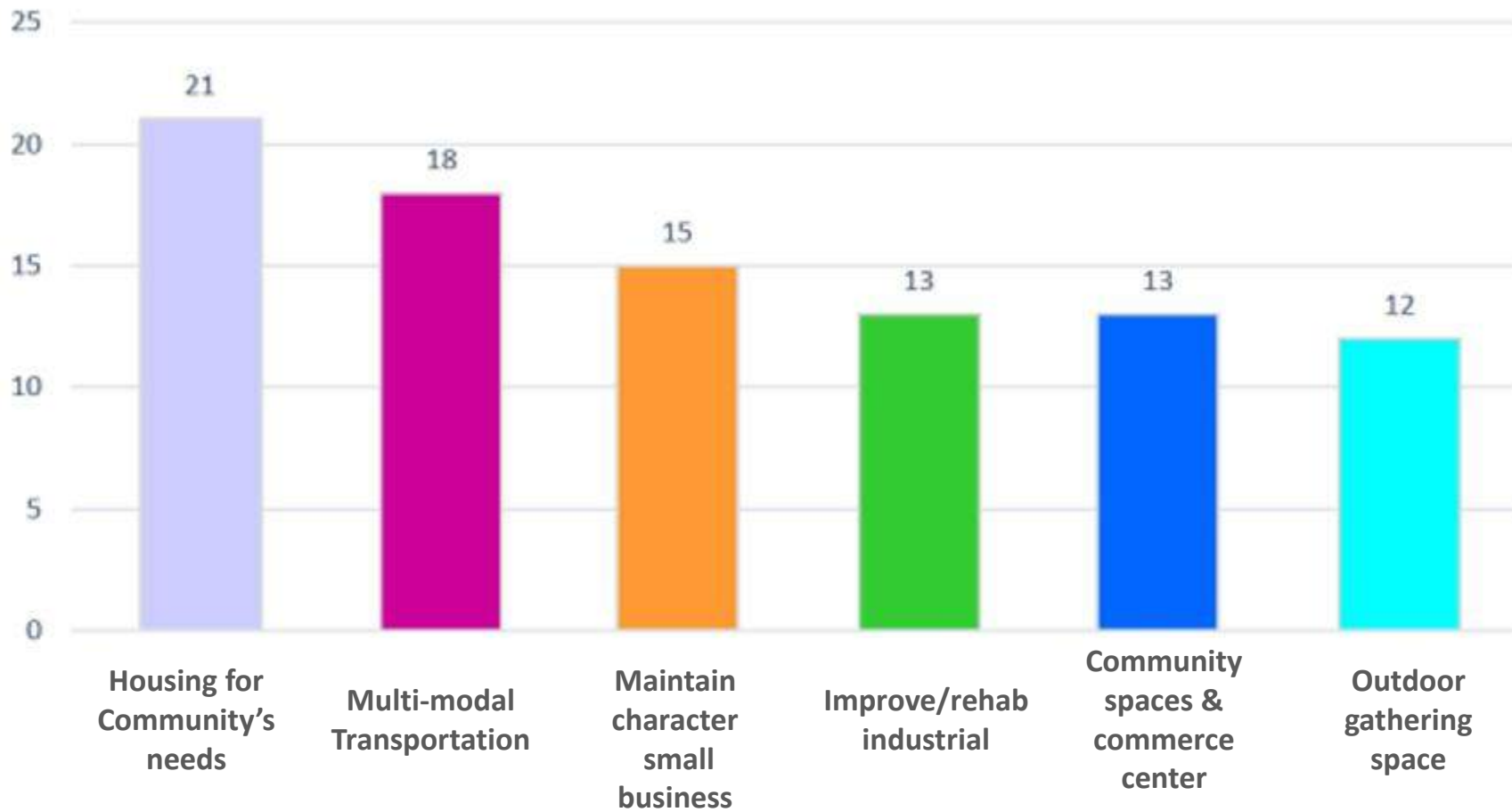
\*Based on results from eight (8) stakeholder meetings conducted during Community Outreach process



# Community Engagement

## *Survey Feedback*

Which of the following should be a priority for KS Commercial lands?



\*Based on results from eight (8) stakeholder meetings conducted during Community Outreach process

# Community Engagement

## Qualitative Feedback

- *“Pedestrian and **community friendly areas to congregate**...People here are not into "showiness" but into function.”*
- *“I’d like Kāne’ohe to develop its own **distinct personality and uniqueness**. I’d like it to be walkable. I’d like it to be landscaped. More trees and walkable streets.”*
- *“...Preserving the **natural beauty of He’eia**, ensuring that Kāne’ohe families can live here for generations to come, and **ensuring food sustainability** should be top priorities.”*
- *“Would love to see our community get a "face lift"; bring in native artisans like the Kaka'ako area, **update our buildings, bring color and culture to our aesthetic**. Our region is rich with mo'olelo...I'd like to see significant areas highlighted through signage.”*
- *“Keep the area in its present environment, that is the natural greenery, **be cognizant of traffic flow, include more walkable areas, etc.**”*
- *“Stay true to the **small town, country feel of Kāne’ohe.**”*





# Outreach Summary

## *Themes Across Meetings and Surveys*



### **Prioritize Placekeeping**

*Maintain He'eia's unique character, identity, and culture*



### **Honoring He'eia's legacy as an 'Āina Momona**

*Foster connections with agricultural partners in the ahupua'a*



### **Appropriate Uses for the Commercial Core**

*Mixed uses: affordable housing, industrial, retail, & community gathering spaces*



### **Industrial Rehabilitation**

*Enhance & improve properties while contributing to He'eia's character*



### **Affordable Housing**

*Create housing of appropriate design to allow generations to stay in He'eia*



### **Traffic and Parking**

*Address existing traffic concerns, provide sufficient parking and multimodal options*



### **Foster Healthy Lifestyles**

*Prioritize health and safety with open green space & enhanced pedestrian corridors*

# He'eia Plan Goals

## GOAL 1:

Evolve as a **center of 'āina momona (fertile land)** with an **abundant food system** that creates jobs and local economic opportunities within the community

## GOAL 2:

Stimulate **commerce** created **with and for community**

## GOAL 3:

Promote **ho'ōla (health) and wellness** in people, places, and policies to improve quality of life

## GOAL 4:

Encourage and deliver learning opportunities to **grow future 'ōiwi (native) servant leaders** enabling prosperity and **contribution to the Ko'olau community**

## GOAL 5:

**Optimize economic portfolio value** to reinvest in KS' mission and strengthen the local economy



# “Nani He‘eia...noho kua‘āina”

*Beautiful He‘eia, where country folks thrive*

## HE‘EIA PLAN VISION

He‘eia is a thriving community strengthened by ‘āina momona, a rich and fertile foundation, connecting community to place.

Windward Mall and the surrounding commercial core are enhanced community gathering spaces that preserve the small-town character of Ko‘olaupoko and nurture the resiliency of the ahupua‘a for future generations.

## Vision Subthemes:

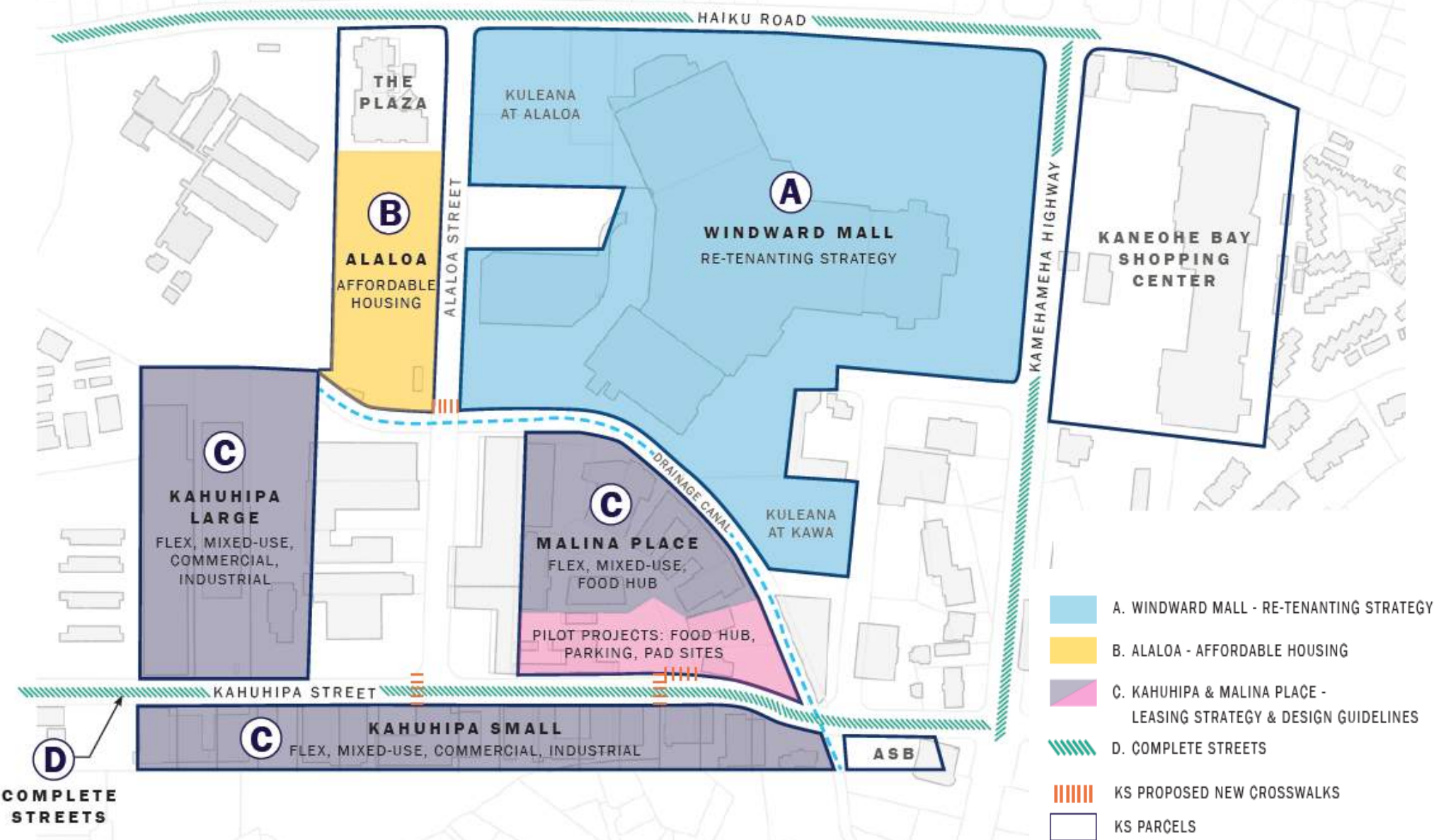
- Windward Mall is a first-class regional mall and community center.
- Industrial and retail spaces are enhanced, improved, and pedestrian friendly.
- Merchandising and businesses are community-serving, including food systems (processing, packaging, distribution hub and retail).
- Diverse kama‘āina housing options support sustained residency within He‘eia
- Commercial spaces connect programmatically to the larger ahupua‘a.

# Summary: Preferred Plan Process





# Preferred Plan Initiatives



# Mentimeter Activity: Gathering Mana'o

**Go to:** [www.menti.com](https://www.menti.com)

**Use code:** **6527 0775**



# Project A: Windward Mall Re-tenanting Strategy

*WWM Vision: Provide an 'ohana-friendly, community-oriented shopping and entertainment experience. Be a key amenity and gathering place for the Ko'olau region and the broader community.*

**Question 1: What types of tenants would make Windward Mall more exciting and/or reflect and cater to the needs of local community? (select all that apply)**



A. Daily Needs (e.g., Grocery, Pharmacy/ Drugstore, Banking)



B. Entertainment



C. Gathering / Event Spaces



D. Restaurants/cafes



E. Local Retailers



F. Big-box Retailers



G. Discount Stores



H. Fitness or Wellness Center



I. Youth Activities



J. Personal Services (e.g., Salon, barber, spa)



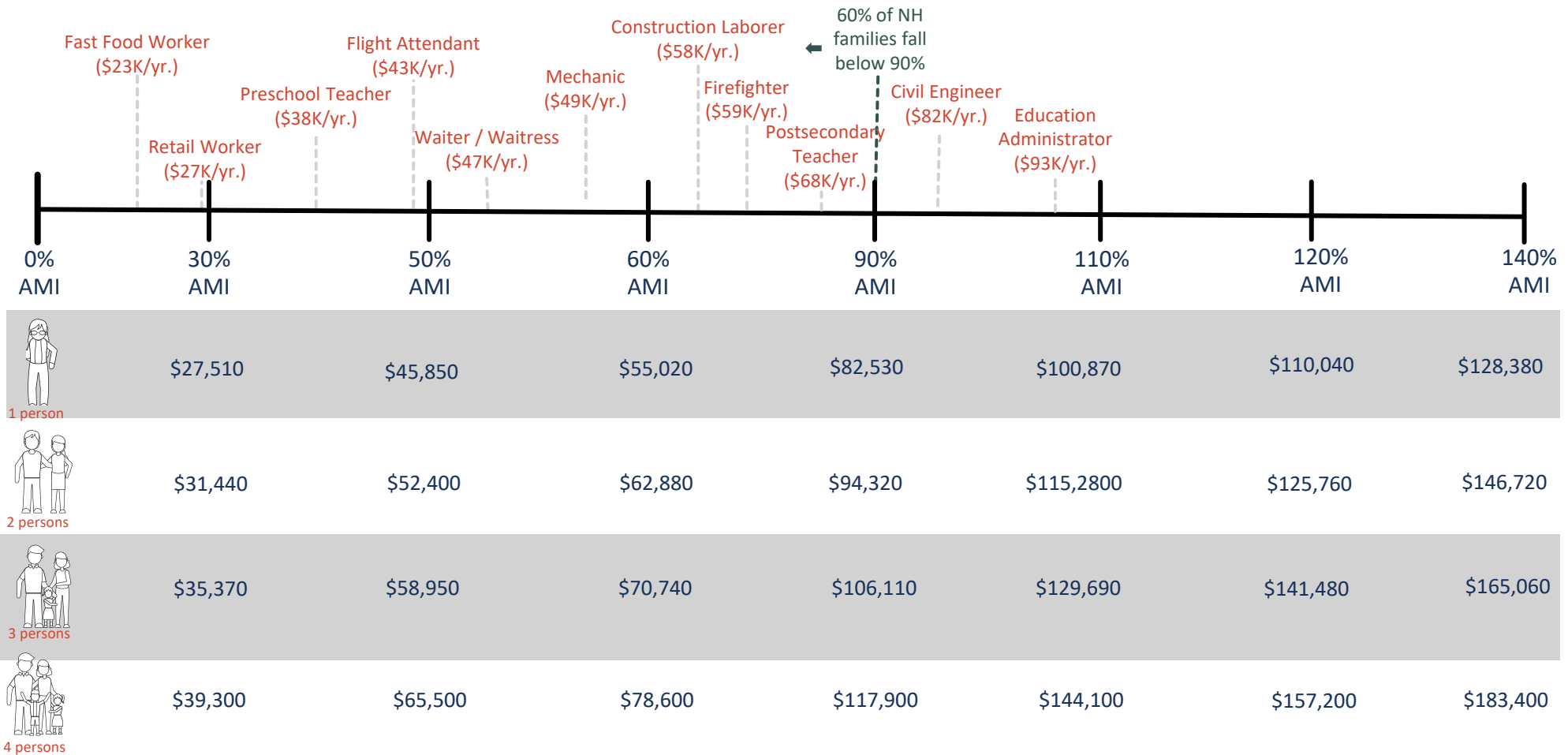
K. Community Event Space (i.e., farmers market, bon dance, pop-ups, antique car shows)



L. Cultural Arts retailers to support existing orgs/schools (e.g., Kanile'a 'Ukulele synergy with Kapena School of Music)

# Project B:

## Exploring Housing for He'eia: Alaloa (Block 2)



Area Median Income (AMI) based on 2023 U.S Department of Housing and Urban Development (HUD) income limits for Honolulu County



# Project B:

## Exploring Housing for He'eia: Alaloa (Block 2)

*Evaluate housing options that are affordable for the incomes and abilities of local He'eia residents.*

### Complexity of Making Affordable Housing Successful:



# Project C:

## *Implement Kahuhipa/Malina Leasing Strategy*

*Evaluate current leasing strategy and align with community needs. Ensure a balance with small, local businesses. Create connections with the wider He'eia ahupua'a. Implement desired Pilot Projects, such as a Food Hub, District Parking, and Pad Site.*

**Question 2: What are the existing strengths/assets of the food system in He'eia? (select all that apply; for "Other" use zoom chat)**



A. Fishponds



B. Overall Agricultural production



C. Abundance of indigenous crops



D. Farmer's markets



E. Processing facilities (e.g., Poi mill)



F. Small-scale food businesses (e.g., cottage industry)



G. Other: \_\_\_\_\_



# Project C:

## Implement Kahuhipa/Malina Leasing Strategy: Food Hub

*Evaluate current leasing strategy and align with community needs. Ensure a balance with small, local businesses. Create connections with the wider He'eia ahupua'a. Implement desired Pilot Projects, such as a Food Hub, District Parking, and Pad Site.*

**Question 3: What are the infrastructure gaps that could help improve the community food system in He'eia? (select all that apply; for "Other" use zoom chat)**



A. Shared commercial kitchen



B. Packaging & Bottling facilities



C. Access to markets / distribution



D. Access to raw ingredients / locally grown food



E. Other:  
\_\_\_\_\_

# Project D:

## Design Guidelines

*Maintain and enhance Kahuhipa properties by implementing design guidelines that preserve the character of He'eia.*

**Question 4: What design features are most important in the He'eia commercial core and can contribute to the character of place? (select all that apply)**



A. District Entry and Building signage that unifies the commercial core area (e.g., contemporizing ahupua'a markers)

B. Placekeeping/Art (e.g., art, mo'olelo integrated into buildings & improvements)

C. Native, storm resistant, landscaping

D. Outdoor seating/dining to activate the exterior of buildings

E. Highlight storefronts and entryways (e.g., using awnings and shading)

F. Provide clear pathways from parking/sidewalks to improve street-level, customer experience.

G. Preserve viewshed, especially mauka-makai relationship to Ko'olau and significant peaks



# Project E:

## Advocate for Complete Streets

*Support changes to streets so that everyone can use them safely and comfortably (i.e., sidewalks, street trees, bike lanes, etc.).*

**Question 5: What aspects of Complete Streets would you like to see implemented in the commercial core? (select all that apply)**



A. Promote bikeability (e.g., Bikeshare stations and bike lanes)



B. Sidewalk improvements (e.g., walkways, improved access)



C. Create comfortable pedestrian environment (e.g., add more street trees & landscaping)



D. Safer pedestrian street crossings



E. Green infrastructure/ Low Impact Development (e.g., rain gardens, vegetative curbs, etc.)

## ***Your mana‘o is important to us!***

- 1. What are your initial thoughts/feelings?**
- 2. What mana‘o do you have on the Plan Initiatives?**
  - I. Windward Mall Re-tenanting Strategy**
  - II. Exploring Housing for Alaloa**
  - III. Implement Kahuhipa/Malina Leasing Strategy: Food Hub**
  - IV. Design Guidelines**
  - v. Advocate for Complete Streets**



# Next Steps & Nīnau?

Group	Date and Time
Kupa‘āina / Kūpuna ‘Ohana	March 6, 2024
Stakeholder Group	March 18, 2024
Elected Officials	Late Spring/Early Summer 2024
‘Ōpio Youth Group	Late Spring/Early Summer 2024
General Open House	April 3, 2024



# Mahalo!

