

1.5 2020 U of N Kona Master Plan

For the 2020 U of N Kona Master Plan and entitlements process, G70 is providing services for master planning, architectural studies, preliminary civil engineering, environmental and land use entitlements support. Currently, G70 is completing an update of the U of N Kona Master Plan to address updates and changes to the Development Program since the 2002-2005 master planning and land use entitlements period. The 2020 U of N Kona Master Plan addresses the 62-acre expansion area and natural integration with the existing developed site. G70 has been working with U of N Kona to confirm specific program elements and prepare an updated site configuration for the 2020 U of N Kona Master Plan. In addition, G70 is in the process of preparing the narrative summary to capture the Master Plan vision/objectives, with an overall development program describing the full range of planned facilities.

1.6 Environmental Planning Report & Technical Studies

In addition, for the 2020 U of N Kona Master Plan, G70 Planning is providing environmental planning services and preparing an Environmental Planning Report (EPR) in support of the LUC documentation requirements. For the EPR, technical resource surveys and investigations are underway. G70 Civil Engineering is preparing a preliminary civil engineer study for infrastructure and site development. Additional technical resource surveys and studies are being updated, including an Archaeological and Cultural Impact Assessment by ASM Affiliates, a Traffic Impact Study by Fehr & Peers, and a Flora and Fauna Assessment by AECOS. G70 is providing coordination services to assist with the technical consultants in completion of their scope of work, updated studies and agency interactions.

List of the additional Technical Studies & Consultants:

- Environmental Planning Report: G70 Planning
- Preliminary Civil Study: G70 Civil Engineering.
- Archaeological Survey, Preservation Plan and SHPD Consultation: ASM Affiliates.
- Cultural Impact Assessment: ASM Affiliates.
- Traffic Impact Analysis Report: Fehr & Peers.
- Flora and Fauna Assessment: AECOS.

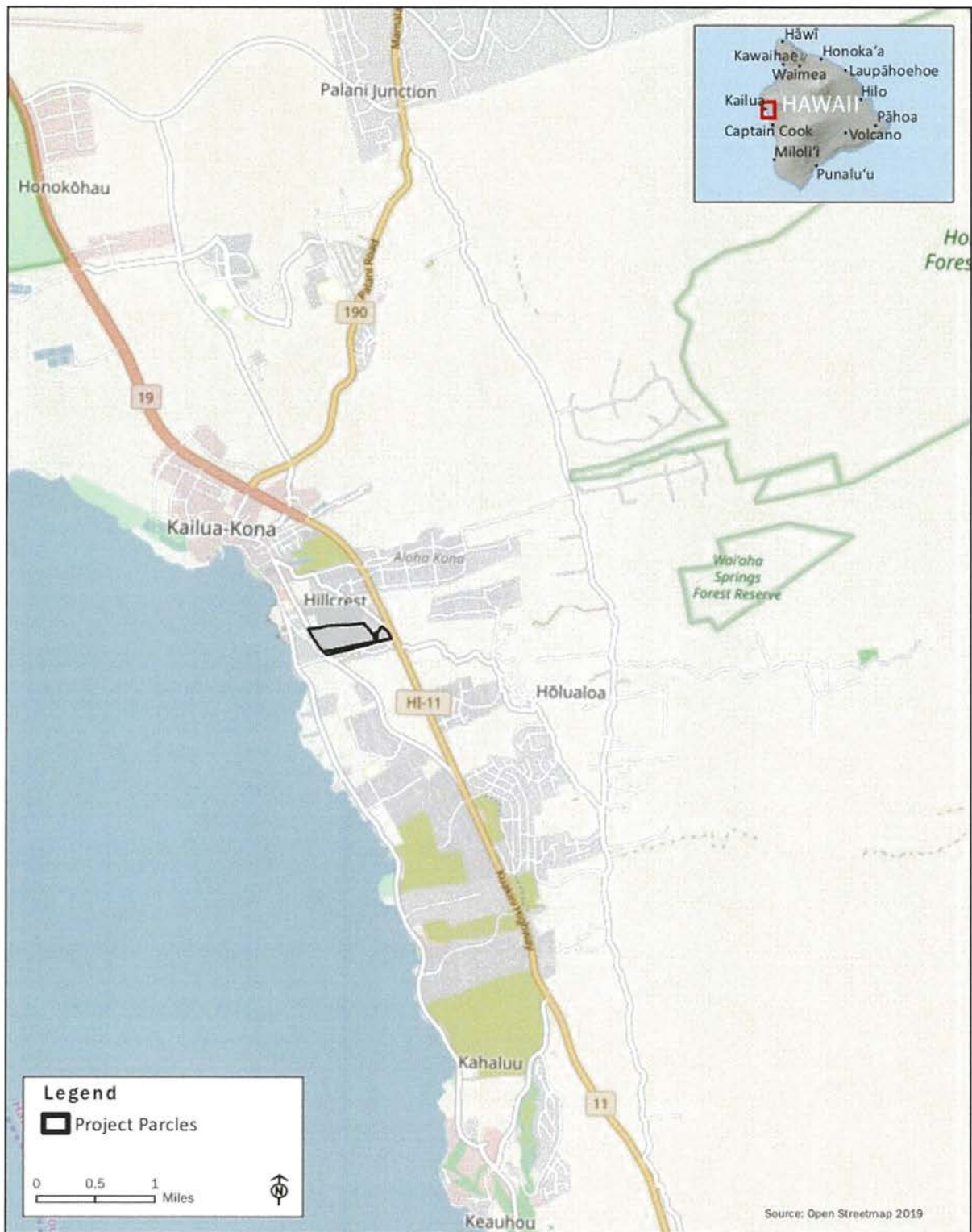


Figure 1-1

Project Location Map



Figure 1-2

TMK Parcel Map



2.0 Master Plan Update

2.1 U of N Kona Existing Site & Program

U of N Kona was founded in 1978 at its permanent 45-acre site in Kona. U of N Kona serves as a training center to prepare followers for Christian service throughout the world, specifically for Asia and the Pacific. Unique in the field of higher education, this non-traditional, globally networked learning center offers learning opportunities for emerging Christian leaders with branches in 1,200 locations with programs in over 100 languages around the world.

The U of N Kona program includes Discipleship Training Schools:

- Asia/Asia Pacific/Korea, Northeast Asia Gateway:
 - Preparation for missions to Asia and the world beyond.
- Awaken/Crossroads/Family:
 - Kingdom reality tracks to strengthen and prepare marriage and families for missions.
- Crown/Medical:
 - Combining technology, communications and missions to prepare healthcare missionary healers.
- Restorers/Trailblazers/World Alive:
 - Equipping missionaries to change and heal lives.
- Heartbridge Performing Arts/Fire and Fragrance:
 - Music, fitness, trades, farm, business and other life skill tracks.

The U of N Kona program also includes the following community programs:

- Aloha Kona Urgent Care:
 - Healthcare clinic associated with U of N Kona and Youth with a Mission Kona (YMAM Kona). The clinic employs approximately 36 healthcare professionals, aides and administrative staff. Professionals staff provide patient visits to low income/other patients in need since 2015.
- Community Emergency Response Team (CERT)
 - U of N Kona-CERT team provides training in emergency incidents, such as earthquakes, fire or tsunami evacuations in coordination with the Kailua-Kona community and Hawai'i County Civil Defense.

- Kama'aina Hale Apartments:
 - Owns and manages 128 affordable rental housing units since 2014.
- U of N Kona Preschool:
 - Works in conjunction with the U of N Kona early education teacher training program's staff to provide preschool programs and activities. Current enrollment is 72 children with 11 staff/volunteers.
- Haleo Hawaiian Language Course:
 - Teaches the Hawaiian language using the Synergetic Immersion Method by placing value on listening and comprehension skills as the basis for speaking and reading. The course is offered 2 times/year and is offered at no cost to Native Hawaiians.

2.2 Summary of 2003 U of N Kona 62-Acre Hualalai Village Project State Land Use Commission, Urban Reclassification

In 2000, U of N Kona purchased the 62-acre property adjacent to the existing U of N Kona site. Under U of N Bencorp, the planned Hualalai Village Development Project was proposed for the 62-acre site. In 2003, U of N Bencorp was granted a SLU District Boundary Amendment to reclassify the Petition Area from the SLU Agricultural District to the SLU Urban District for the Hualalai Village Development Project. In 2005, U of N Bencorp changed names from U of N Bencorp to "AEKO Hawai'i" and ultimately transferred the land by deed to U of N Kona.

The vision of the planned Hualalai Village Development Project proposed for the 62-acre site was focused on the economic benefit that the market-rate condominiums and for-profit Pacific Cultural Center could bring. Soon after the reclassification of the 62-acre site was granted, U of N Kona began to have financial strain derived from the Hualalai Village Development Project business model. During this time, in 2006 U of N Kona filed a Motion to Amend, but the hearing on the 2006 Motion to Amend was not concluded and no action was taken. U of N Kona realized the need to realign itself with the mission's original faith-based value system, a system focused on service rather than financial gain.

Outside of the Petition Area, Hualalai Village Phase 1 is located on 5 acres from the U of N Kona's original 45-acre parcel and consists of eight residential apartment buildings with a total of 105 condominium housing units. Three of the buildings were sold in fee simple on the open market and the remaining five buildings have been transferred to Ka 'Ohana Wai'aha, a non-profit land trust, management company and home owners association.

Phases 2-4 of the Hualalai Village Development Project were originally proposed on 31 acres of the Petition Area, and would have included approximately 21 two-three story residential apartment buildings, with a total of 297 market-rate condominium housing units. Also within the Petition Area, the Hualalai Village Development Project was to include a for-profit Pacific Cultural Center, which was to include an outside performance arena, museum complex, restaurant and shops on 26.5-acres of the Petition Area. The Hualalai Village Development Project also proposed development of an educational facility to support U of N Kona's mission on 5-acres of the Petition Area.

2.3 2020 U of N Kona Master Plan

The 2020 U of N Kona Master Plan builds on planning principles and concepts based on the mission's faith-based value system. Its purpose is to update the plan for the 62-acre site to reflect current and upcoming priorities and to support the expansion of the existing U of N Kona site. Future buildings and projects, with emphasis given to the next 5-10 years, are projected into the 2020 Master Plan. The update also incorporates several new themes developed through a process of consultation with the U of N Kona founders and representatives.

2.4 Description of the Master Plan

The 2020 U of N Kona Master Plan focuses on projects that are anticipated for development within the next 30 years, with each phase taking 5-10 years for development. Refer to *Figure 2-1* and *Table 2-1* for a list of the proposed projects.

The 2020 U of N Kona Master Plan sets current and upcoming mission-based learning priorities, including a physical vision of the campus and an expanded organizational schematic program that defines future uses of the site. The 2020 U of N Kona Master Plan separates the Petition Area into five distinct geographic areas: Lower School, Middle School, High School, Expansion of the Discipleship Training Schools, and Training Areas. The 2020 U of N Kona Master Plan illustrates the design considerations for projects within these areas. In addition, the 2020 U of N Kona Master Plan also identifies key features, such as entrances and arrival areas, the chapel, outdoor space and pathways, buildings, landscaping, preservation of cultural sites, and sustainability and design guidelines to define the overall relationship of the Petition Area.

The 2020 U of N Kona Master Plan includes guidelines to address building design, including heights and widths, as well as guidelines for sustainability and landscape design. The guidelines do not supersede County, State or federal codes. All building projects will be designed and constructed to meet applicable codes and ordinance rules and regulations governing the construction of facilities within the County of Hawai'i. The necessary permits and approvals will be secured prior to the commencement of construction.

As a part of the entitlement process, in addition to the Order to Show Cause and Motion to Amend, a change of zone is needed to be processed with the County to facilitate the project. The Petition Area is currently zoned A-1a (Agricultural, one-acre minimum lot size). A change of zone application with the County would be required for approval from A-1a to RM-4 (multiple-family residential) or possibly RCX (Residential-Commercial Mixed Use) or VC (Village Commercial) prior to issuance of building permits.

2.5 Overview of Need and Enrollment Projection

The 2020 U of N Kona Master Plan projects address current and projected space and activity needs for U of N Kona. Enrollment is projected to increase over the next planning period, as indicated by the U of N Kona. Current enrollment is at approximately, 500 students per quarter. Enrollment is projected to increase to 1,000 students in the next 5-10 years. Currently, 90% of the students live on the site, including an estimated 816 students and staff. Approximately, 80% of the students are expected to live on the site over the next planning period. U of N Kona has been successful in establishing and growing its existing programs, such that the expansion of the campus onto the 62-acre Petition Area and proposed facilities and projects are necessary to support the growth of U of N Kona.



Figure 2-1

Conceptual Master Plan (DRAFT November 12, 2019)

Table 2-1 U of N Kona 2020 Master Plan - Preliminary Proposed Projects

U of N Kona Master Plan	Foot Print (SqFt)	Acreage
Discovery Center/Galleries	63,830	1.5
Agricultural Exhibit	74,403	1.7
Lower School		
Classrooms	14,900	0.3
Playground/Field	16,855	0.4
Middle School		
Classrooms	18,150	0.4
Athletic Field (Lower Field)	50,270	1.2
High School		
Classrooms	20,245	0.5
Student Research Center	3,195	0.1
Cafetorium/Offices/Lockers	12,700	0.3
Athletic Field (Upper Field)	35,300	0.8
Athletic Courts	34,000	0.8
Discipleship Training Schools		
Chapel	3,920	0.1
Classrooms	60,135	1.4
Dormitories	161,835	3.7
Student Research Center	11,770	0.3
Gymnasium	10,850	0.2
Locker Room	4,440	0.1
Cafeteria	10,625	0.2
Athletic Courts	34,000	0.8
Athletic Practice Field	39,200	0.9
Athletic Soccer Field	118,310	2.7
Pool	25,145	0.6
Youth Sports Camp	21,950	0.5
Training Storage/Staff Housing		
Visitor/Staff Housing	42,220	1.0
Machine Shops/Food & Supplies Storage	25,660	0.6
Paved Areas		
Parking Lots	331,730	7.6
Roadways	195,010	4.5
Pathways	112,625	2.6
Open Space Areas		
Archaeological Sites	42,368	1.0
Open Space	1,086,998	25
TOTAL		62.0

(DRAFT November 12, 2019)



3.0 Archaeological Assessment & Cultural Impact Assessment Update

3.1 DLNR-SHPD Consultation

ASM Affiliates is in consultation with the State of Hawai'i, Department of Land and Natural Resources, State Historic Preservation Division ("SHPD") regarding Final Acceptance of the Data Recovery Report ("DRR") and Burial Treatment Plan ("BTP") for the Petition Area. Final Acceptance of the BTP was obtained from SHPD by letter dated August 20, 2019 (log No. 2019.01527, Doc No. 1908CJ001). The DRR was submitted to SHPD for review and acceptance on August 30, 2019, which was received by their office on September 5, 2019 (Log No. 2019.01980). ASM Affiliates is presently waiting for SHPD to complete its review and issue its acceptance of the DRR.

3.2 Burial Treatment Plan Implementation & Restoration of Site 23683

ASM Affiliates conducted a field inspection at the three burial sites on August 13, 2019 and replaced the orange construction fencing along their interim preservation buffers.

The implementation of the Burial Treatment Plan is dependent upon U of N Kona hiring rock masons to complete the rock walls around the permanent preservation buffers of the three burial sites and the restoration of Site 23683. ASM Affiliates met with Kuleana Consulting, LLC at U of N Kona's campus on August 28, 2019 to discuss the construction of the rock walls along the permanent preservation buffers of the three burial sites and the restoration of Site 23683. Kuleana Consulting, LLC provided a proposal directly to U of N Kona for the completion of that work. U of N Kona is currently in the process of reviewing the proposal.

Once the construction of the rock walls along the permanent preservation buffers of the three burial sites and the restoration of Site 23683 is complete, ASM Affiliates would be able to verify in writing to SHPD that the preservation measures have been implemented.

3.3 Archaeological Preservation Plan: Sites 6302 & 23681

As noted above, ASM Affiliates conducted a field inspection of the preservation sites on August 13, 2019 and replaced the orange construction fencing along interim preservation buffer of Site 23681.

The implementation of the Archaeological Preservation Plan is dependent upon U of N Kona hiring rock masons to complete the rock walls around the permanent preservation buffers of Site 23681. ASM Affiliates met with Kuleana Consulting, LLC at U of N Kona on August 28, 2019, regarding the construction of rock walls along the permanent preservation buffer of Site 23681. Kuleana Consulting, LLC provided a proposal directly to U of N Kona for the completion of that work. U of N Kona is currently in the process of reviewing the proposal.

Once the construction of the rock walls along the permanent preservation buffer of Site 23681 is complete, ASM Affiliates would be able to verify in writing to SHPD that the preservation measures have been implemented.

The internal draft of a Dismantling/Restoration Plan for the proposed breaches to Site 6302 (Kuakini Wall) has been completed. Once it has been reviewed by U of N Kona and G70, the Dismantling/Restoration Plan will then be submitted to SHPD for review and acceptance.

3.4 Archaeological Monitoring Services

ASM Affiliates is available to provide archaeological monitoring services, if required by SHPD. In response to SHPD's review of the grading permit for construction activities, SHPD may provide a letter requesting archaeological monitoring during construction activities at the Petition Area.

3.5 Cultural Impact Assessment Update

For the 2020 U of N Kona Master Plan, ASM Affiliates has prepared an updated Draft Cultural Impact Assessment, which utilizes information from a 2003 Cultural Impact Assessment prepared by G70. The Draft Cultural Impact Assessment was submitted on November 8, 2019 to G70 for review.

4.0 Flora & Fauna Assessment Update

4.1 Flora and Fauna Assessment

For the 2020 U of N Kona Master Plan, AECOS, Inc. has prepared a Natural Resources Surveys Study, dated November 2019 currently being reviewed by G70. The updated study utilizes and expands upon applicable information from a 2002 Flora and Fauna Report prepared for the Petition Area by Ron Terry, Ph.D. and Patrick Hart, Ph.D. of Geometrician Associates LLC.

For the study, field surveys were conducted and included an initial site visit and field work for the Petition Area on September 3, 2019. The study includes a detailed Plant Survey and Bird and Mammal Survey for the Petition Area. The results of the vegetation survey recorded that the site is characterized by a mixture of scattered kiawe (*Prosopis pallida*) and short-stature koa haole (*Leucaena leucocephala*) with moderately dense Guinea grass (*Megathyrsus maximus*) at the upper end and more open koa haole and areas of dense herbaceous growths of coffee senna (*Senna occidentalis*) and 'uhaloa (*Waltheria americanas*) in particular disturbed areas.

The results of the avian survey recorded a total of 349 individual birds of 21 species and representing 12 separate families, were recorded during station counts (Table 2). One species, Hawaiian Hawk (*Buteo solitarius*)—detected flying over the site—is listed under both federal and State of Hawaii as an endangered species (DLNR 2015; USFWS, n.d.). The remaining 20 species recorded are all established alien or domestic species.

Avian diversity and densities recorded were in keeping with the location and vegetation present in the area surveyed. Four species: Japanese White-eye (*Zosterops japonicus*), Zebra Dove (*Geopelia striata*), Java Sparrow (*Lonchura oryzivora*), and Saffron Finch (*Sicalis flaveola*), accounted for 50 percent of all birds recorded during station counts. The most frequently recorded species was Japanese White-eye, which accounted for 18.6 percent of the total number of individual birds recorded during station point-counts. No other avian species were recorded while transiting between count stations.

The results of the mammalian survey recorded five terrestrial mammalian species at the Petition Area. No mammalian species currently proposed for listing or listed under either the federal or State of Hawai'i endangered species statutes were observed.

The study includes the following recommendations to mitigate construction and on-site activity:

- If nighttime construction activity or equipment maintenance is proposed during the construction phases of the project, all associated lights should be shielded, and when large flood/work lights are used, they should be placed on poles that are high enough to allow the lights to be pointed directly at the ground.
- If streetlights or exterior facility lighting is installed in conjunction with the project, it is recommended that the lights be shielded to reduce the potential for interactions of nocturnally flying seabirds with external lights and man-made structures (Reed et al., 1985; Telfer et al., 1987).



5.0 Preliminary Civil Study Update

For the 2020 U of N Kona Master Plan and entitlements process, G70 Civil Engineering will provide U of N Kona with a Preliminary Civil Engineering Study for infrastructure and site development. The services will include preliminary engineering studies of campus access and roadways, earthwork/grading, drainage, water supply/transmission/storage, wastewater management and utilities.

During the 2002-2006 planning/entitlements process, civil engineering support and agency interactions were conducted. For the 2020 U of N Kona Master Plan, G70 is assessing the existing work products that may be useful for the 2020 U of N Kona Master Plan update. G70 will consult with the County Department of Public Works and Department of Water Supply to address site development and infrastructure requirements. G70 Civil Engineers will also provide sustainability guidance for water conservation and renewable energy/conservation. G70 will also consult with the Department of Environmental Management regarding solid waste generation from the development.



6.0 Traffic Impact Analysis Update

6.1 Fehr & Peers Traffic Impact Analysis Update

For the 2020 U of N Kona Master Plan, Fehr & Peers is preparing a Mobility Analysis Report (MAR). The MAR (also known as a transportation impact analysis report or TIAR) will address the potential mobility impacts of the proposed development and identify mitigation measures to reduce or eliminate any such impacts. Fehr & Peers collected traffic data and conducted field observations at the Petition Area on September 30, 2019 and October 1, 2019. During the observations, data was collected including but not limited to intersection lane configurations, control types, signal timings, and crosswalk locations. Vehicular, bicycle, and pedestrian volume counts were also collected on October 1, 2019 at each of the seven (7) existing study intersections.

Field observation and count data is being used to inform the Existing Conditions assessment. Utilizing the information gathered, Fehr & Peers is in the process of determining the unique vehicle trip rate generated by U of N Kona, which is typically lower than most institutions of higher learning due to a significant number of student residents that do not own a vehicle and/or reside on the existing U of N Kona campus. The Existing Conditions assessment is currently in progress and is anticipated to be complete by the end of November 2019.

In addition, Fehr & Peers have reached out to both the County of Hawai'i Department of Public Works (DPW) and the State of Hawai'i Department of Transportation (H-DOT), Highways Division-Planning Branch to identify any staff concerns regarding existing operations of their respective streets and highways. The DPW identified a handful of items to consider for the Petition Area. Fehr & Peers are in discussions with DPW to determine the extent of the study and requirements. To date, Fehr & Peers have not received feedback from H-DOT. This information, coupled with a technical evaluation, will form the basis of the MAR, which will evaluate operations at seven (7) existing and two (2) future intersections. In addition, Fehr & Peers will evaluate potential impacts to transit, bicycle and pedestrian facilities and services, and recommend network and/or site plan changes to minimize mobility impacts. Fehr & Peers presently expects to have a draft of the MAR available by December 2019.

Fehr & Peers is also in the process of growing the Existing Conditions turn movement volumes to estimate Future No Project volumes at the Petition Area. This task is estimated to be complete by the end of November 2019. Additionally, Fehr & Peers has begun generating calculation worksheets to estimate future project trips. With the U of N Kona 2020 Master Plan Update project information, calculations would be determined for the future project trip generation and the Future With Project analysis.



7.0 Conclusion

7.1 Schedule for Submittals

The G70 Master Planning team is making substantial progress with the update to the 2020 U of N Kona Master Plan and completion of the technical studies. G70 will be continuing to coordinate with agencies to support U of N Kona with updates to the essential components required for the Motion to Amend and coordinate with U of N Kona and Carlsmith Ball LLP to address submittal requirements and LUC review process support. In addition, G70 will be coordinating with agencies to address resource management and infrastructure adequacy for completion of the preliminary civil and technical studies. These materials will be compiled for submission to the LUC in early 2020.

ENCLOSURE 4

DAVID Y. IGE
GOVERNOR OF HAWAII



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DEPARTMENT OF LAND AND NATURAL RESOURCES

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CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHO'OLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

August 20, 2019

U of N Bencorp
C/O Tom Waddle
75-165 Hualālai Road
Kailua-Kona, HI 96740

LOG NO: 2019.01527
DOC NO: 1908CJO01

Aloha e Mr. Waddle,

SUBJECT: DRAFT Burial Treatment Plan for Three Sites in the Proposed Hualālai Village Development Area Located in Wai'aha Ahupua'a, North Kona District, Island of Hawai'i, TMK: (3) 7-5-010:085 and (3) 7-5-017:006.

We apologize for the delay of this notification. At its monthly meeting on November 20, 2003, the Hawai'i Island Burial Council (HIBC) reached a unanimous decision to **preserve in place** the above burial sites. Additionally, the HIBC recommended that the State Historic Preservation Division (SHPD) accept the DRAFT Burial Treatment Plan.

Following the recommendation of the HIBC, the *DRAFT Burial Treatment Plan for Three Sites in the Proposed Hualālai Village Development Area Located in Wai'aha Ahupua'a, North Kona District, Island of Hawai'i, TMK: (3) 7-5-010:085 and (3) 7-5-017:006* is accepted by the SHPD. Please change the language in the title from "DRAFT Burial Treatment Plan" to "Burial Site Component of a Preservation Plan" and submit hard copies with a copy of this letter and text-searchable PDF CD to both our Kapolei and Hilo offices.

Should you have any additional questions or concerns, please contact our Hawai'i Island Burial Sites Specialist, Chris Omerod at (808) 430-5709 or via email at Christian.Omerod@Hawaii.gov.

Sincerely,

Hinano Rodrigues

Mr. Hinano Rodrigues, B.A., J.D.
History & Culture Branch Chief

CC: Matt Clark, ASM Affiliates, Inc.

Dismantling/Restoration Plan for a Portion of the Kuakini Wall (SIHP 50-10-28-6302)

TMKs: (3) 7-5-010:085 and (3) 7-5-017:006

Wai'aha 1st Ahupua'a
North Kona District
Island of Hawai'i

DRAFT VERSION



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September 2019

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**Dismantling/Restoration Plan for a Portion of
the Kuakini Wall (SIHP 50-10-28-6302)**

TMKs: (3) 7-5-010:085 and (3) 7-5-017:006

Wai'aha 1st Ahupua'a
North Kona District
Island of Hawai'i

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APPENDIX

A. SHPD CORRESPONDENCE	A-1
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1. INTRODUCTION

At the request of Mr. Tom Waddle, on behalf of University of the Nations Kona, ASM Affiliates (ASM) has prepared this Dismantling/Restoration Plan for a portion of Kuakini Wall located on Tax Map Keys: (3) 7-5-010:085 and 3-7-5-017:006 in Wai'aha 1st Ahupua'a, North Kona District, Island of Hawai'i (Figures 1 and 2). This portion of Kuakini Wall is included in the State Inventory of Historic Places (SIHP) as Site 50-10-28-6032. It was documented during an Archaeological Inventory Survey (Clark and Rechtman 2003) and determined to be significant under Criteria a, c, and d. This portion of the site is subject to an Archaeological Preservation Plan (Rechtman 2013) that has been accepted (Log No. 2014.2843, Doc. No. 1406MV15) by the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD). The Archaeological Preservation Plan stipulated, among other measures, that the collapsed portions of Site 6032 will be restored and stabilized, and that the missing southern portion of the wall will be reconstructed to the extent possible given availability of appropriate stones. In their acceptance letter for the Archaeological Preservation Plan (Appendix A), the DLNR-SHPD required that a separate dismantling/restoration plan be submitted to DLNR-SHPD for approval prior to the implementation. The current plan was prepared in response to that requirement.

A multi-modal preservation approach has been adopted for the portion of Kuakini Wall (Site 6302) within the current project area (see Figure 5). The overall preservation will be achieved through the establishment of a 20-foot wide preservation easement, with allowances for three breaches (Figure 4). Additionally, the stable intact portions of the wall will be conserved through avoidance and protection, collapsed portions of the wall will be restored and stabilized, the missing southern portion of the wall will be reconstructed to the extent possible given availability of appropriate stones, and the site will be interpreted for the public (Rechtman 2013). No construction, land modification, or other unauthorized activities would be permitted to occur within the preservation easement.

Construction of an access roadway and parking lots (see Figure 4), however, will require the creation of a new 40 foot wide gap in Site 6302 to accommodate emergency vehicles, curb and gutter, sidewalks, and landscaping. Also, at the northern end of the Kuakini Wall within the proposed development area, an existing gap in the wall will be widened by no more than 15 feet (roughly 5 meters) to facilitate the installation of sewer line and driveway (see Figure 4). A third, centrally located gap (see Figure 4) will be used for pedestrian ingress and egress across the property; the wall terminations at this breach have been previously stabilized. All rocks taken from the existing gaps, and during the creation of the new breach, will be removed by hand and used to repair existing collapsed sections of the wall within the project area, and to restore the missing portion of the wall beginning at its current southern termination and extending southward. The new wall terminations will be stabilized consistent with the recent treatment of this site in the vicinity of Palani Road (Rechtman and Nelson 2012). The current plan presents background information on the Kuakini Wall (Site 6302), with a detailed description of the portion of the wall located within the project area. This is followed by a description of the procedures to be followed during dismantling, stabilization, and restoration work, along with procedures for on-site guidance, supervision, and documentation of the work by a qualified archaeological monitor, as well as general monitoring provisions, instructions for the treatment of recovered remains and the curation of recovered items, and reporting requirements upon completion of the work.

1. Introduction

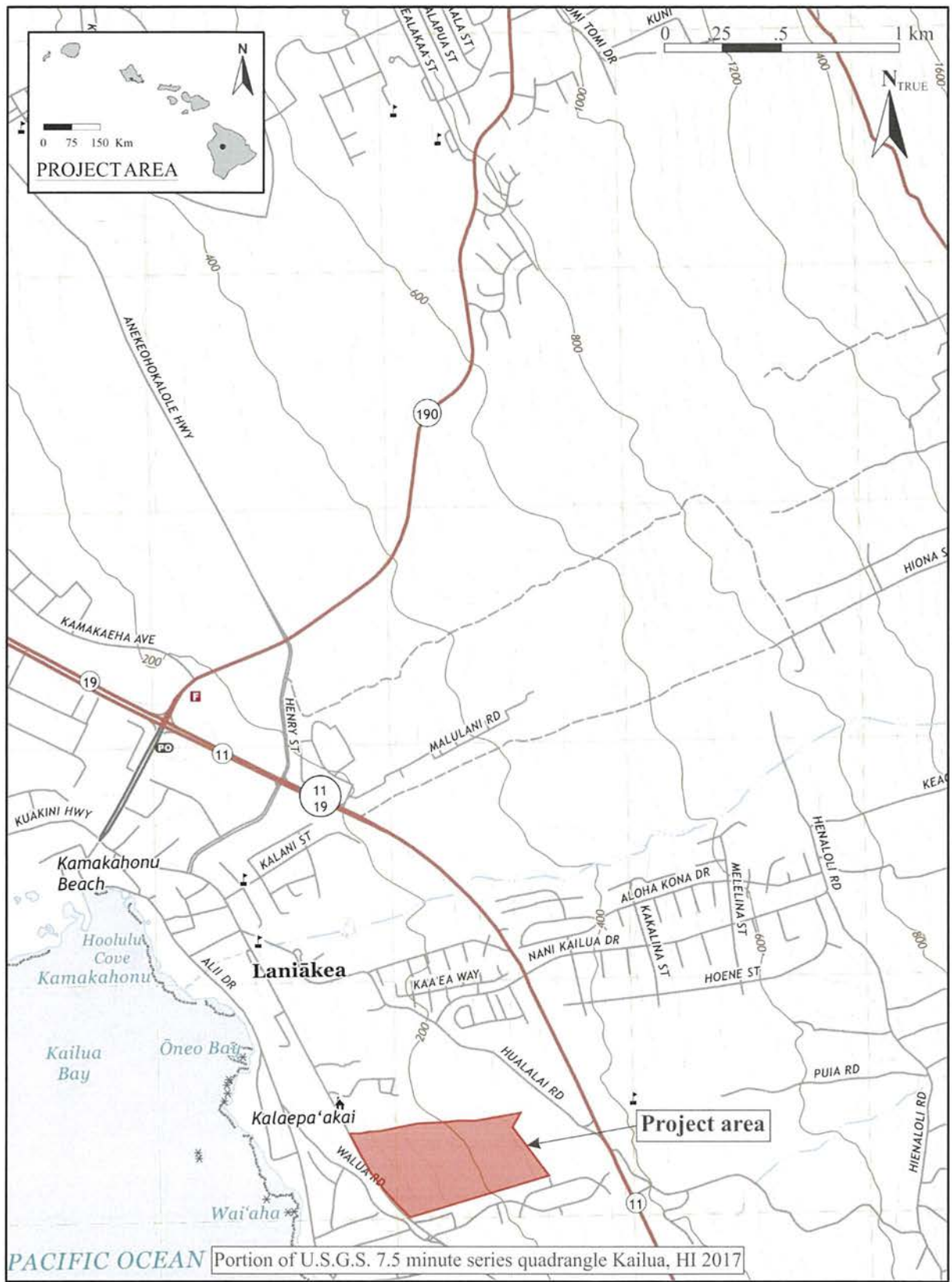


Figure 1. Project area location.

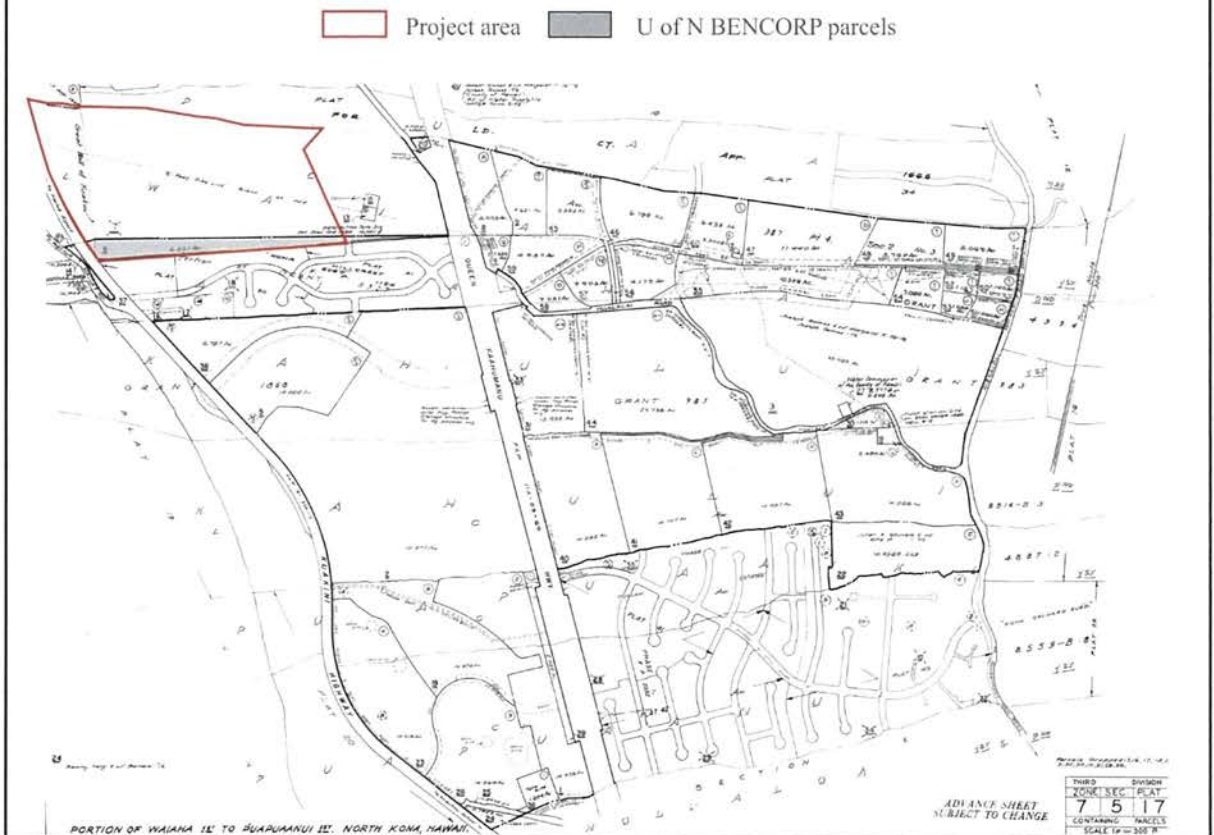
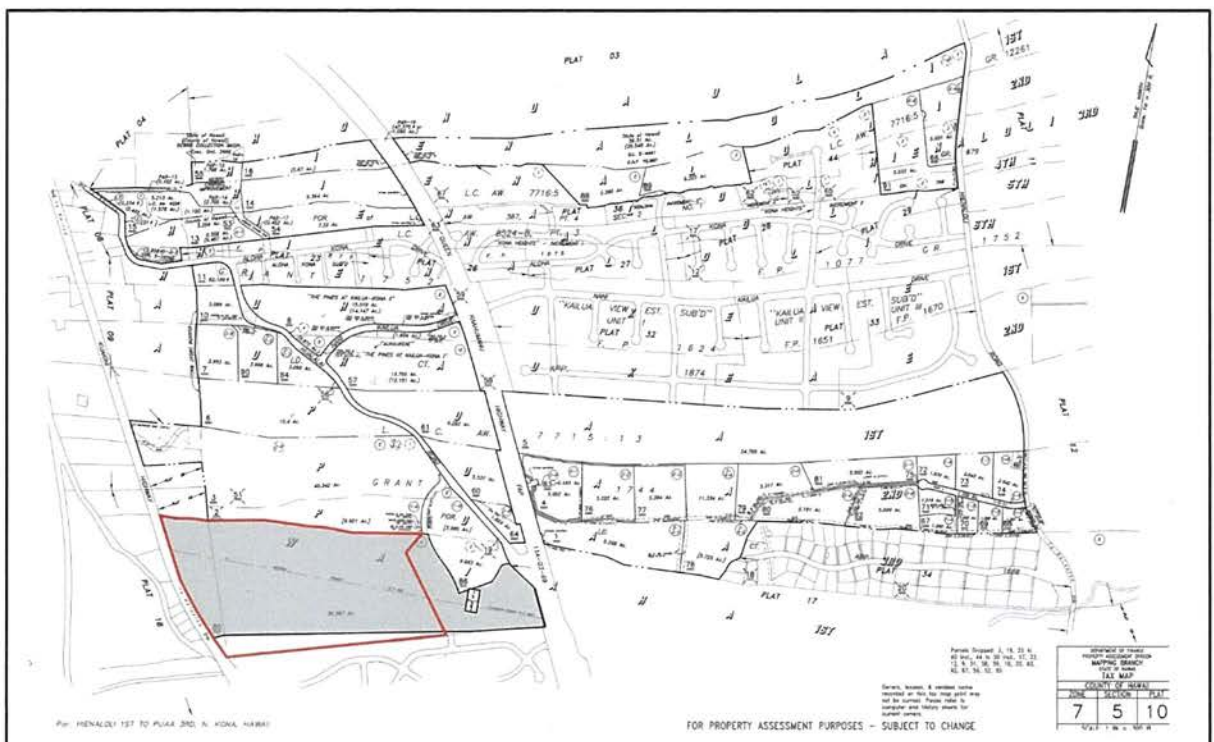


Figure 2. Tax Map Key plats (3) 7-5-10 and (3) 7-5-17 with the project area indicated.

I. Introduction

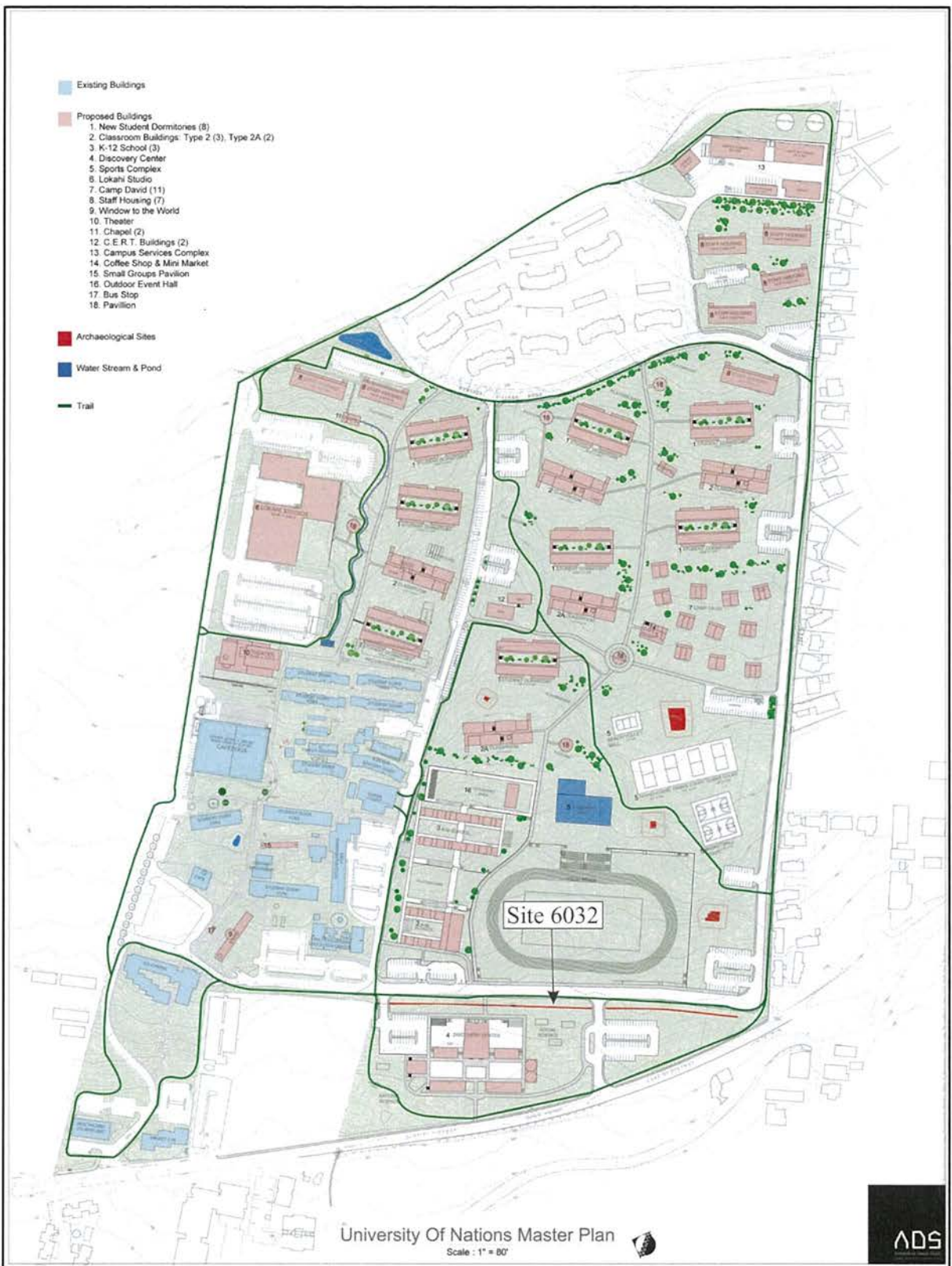


Figure 3. Development plan.

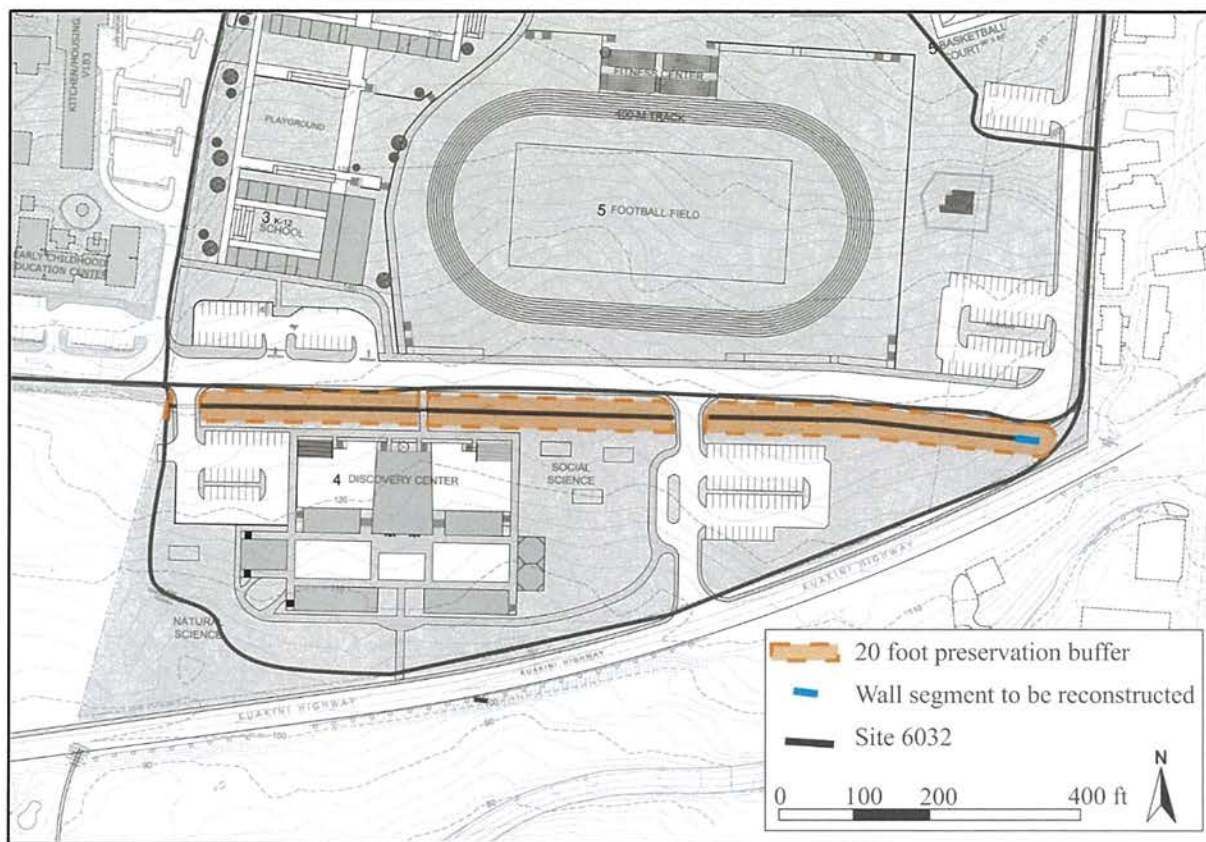


Figure 4. Detail of development plan with Site 6032 and preservation buffer indicated.

2. KUAKINI WALL (SITE 50-10-28-6302)

Site 6302 is the Statewide Inventory of Historic Places (SIHP) designation for Kuakini Wall, which extends through the western portion of the current project area. It is generally stated in the archaeological literature (e.g., O’Hare and Wolforth 1998) that the construction of the Great Wall of Kuakini began in the early 1800s as a response to the growing number of feral animals (e.g. cattle, goats, and pigs) running rampant in Kona. Although no record exists of Governor Kuakini having ordered the wall built, its final configuration is attributed to him. John Adams Kuakini was governor of Hawai’i Island between 1820 and 1844. According to Kelly (1983), prior to 1855 this wall was simply known as the Great Wall or the Great Stone Wall. Records of the Māhele of 1848 for *kuleana* parcels awarded bordering the wall also refer to it this way. Its current name is perhaps a result of the Reverend Albert Baker’s (1915:83) description the wall:

Just a little above [the stone church at Kahalu’u], and continuing all the way to Kailua, is a huge stone wall built in Kuakini’s time to keep pigs from the cultivated lands above.

Archival research helps shed some light on the timing of the construction of the Great Wall (Rechtman et al. 2005). In Lucy Thurston’s (1882) writings, she states that a stone wall was built in 1825 that completely surrounded the 5-acre property that was given to them; presumably the Great Wall had not yet been built. It was also recorded that the portion of the Great Wall extended north from the northeast corner of the Thurston’s property was constructed against the pre-existing Thurston residential compound wall. These facts indicate that the Kuakini Wall was not built as a single construction but rather likely incorporated many preexisting property boundary walls along its course. It is clear from historical records that construction of the wall did not begin until after 1825 and that significant portions of the wall were completed by 1850. It is also interesting to note that the wall’s originally cited function—to protect the cultivated fields *mauka* of the wall from feral animals—has been inverted over the years with the purpose becoming the protection of the coastal settlement areas *makai* of the wall.

3. THE DISMANTLING/RESTORATION EFFORT

A qualified archaeological monitor, under the direction of a Principal Investigator, will be present on-site to observe and document the dismantling of the wall, and will then conduct periodic monitoring (once a week) during the reconstruction and stabilization process. Dismantling will be conducted first, followed immediately by stabilization of the newly created wall ends. This will be followed by stabilization of the existing portions of the wall, and then by the reconstruction of the southern end of the wall across the University of Nations property. The dismantling, stabilization, and reconstruction effort will be conducted by skilled rock masons familiar with the construction techniques used historically to build rock walls in Kona. Specific procedures to be followed during the dismantling, reconstruction, and stabilization are described below, along with general monitoring procedures to be followed throughout the project.

DISMANTLING PROCEDURES

Prior to any dismantling, the archaeological monitor will meet with the construction team to ensure that they are aware of the plan and to discuss the procedures to be followed. It will be explained that the monitoring archaeologist has the authority to halt work activities in the event that undocumented cultural resources are encountered. The portions of the wall to be dismantled will be cleared of vegetation, and then photographed by the archaeological monitor. The extent of the portions of the wall to be dismantled will be clearly indicated in the field. A scaled plan view drawing of the area to be removed will be prepared prior to dismantling.

During dismantling, all rocks taken from the existing gap and the new breach will be removed by hand. All rocks will be retained for use during the stabilization and reconstruction efforts. Exterior rocks will be staged separately from the interior fill so that they can be used to face the repaired and reconstructed sections. After the rocks are removed from the existing gap and the new breach, the exposed interior of the wall on both sides of each breach will be photographed, and scaled cross-section drawings similar to that shown in Figure 5 will be prepared of each newly created wall end.

STABILIZATION

Stabilization of the newly created wall ends at the existing gap and the new breach will occur immediately after dismantling and required documentation is completed. The stabilized wall ends will be made to look (to the extent possible) like the dismantled ends. Photographs will be taken of the of the new wall terminations after they have been stabilized. Other partially collapsed sections of the wall will then be stabilized using rocks obtained during the dismantling phase of the project. The appearance of the stabilized portions of the wall will match that of the existing wall. All sections of the wall that will require stabilization will be photographed prior to and after any such work.

RESTORATION

Once stabilization has been completed, any remaining rocks obtained during the dismantling effort will be used to reconstruct the wall beginning at its current southern termination, and extending southward as far as the amount of collected rock material will allow. The reconstructed wall will be made to match the appearance of the existing wall. Upon completion of the reconstruction effort, the reconstructed portion of the wall will be photographed.

GENERAL MONITORING METHODS

When on site, the monitor will keep a daily log of activities performed and any discoveries made. The project area and dismantling/restoration/stabilization activities will be photographed over the course of the project, and these photographs will be included in the Dismantling/Restoration Report.

Cultural Deposits

The monitor will notify DLNR-SHPD if any previously undocumented, non-burial historic properties are identified. Any previously undocumented cultural deposits and sequences (including representative natural sequences) identified during the monitoring effort will be mapped, representative scaled profile drawings and plan views will be prepared, photographs will be taken, and the soils (if applicable) will be described in detail (using standard USDA soil descriptions and Munsell colors). If intact cultural deposits are discovered during monitoring, an assessment will be made as to their integrity and significance using the criteria enumerated in HAR 13§13-275-6(b). If the deposit is deemed significant and is likely to be further impacted by demolition activities, work in the affected area will be curtailed, and an appropriate mitigation strategy will be developed in consultation with DLNR-SHPD.

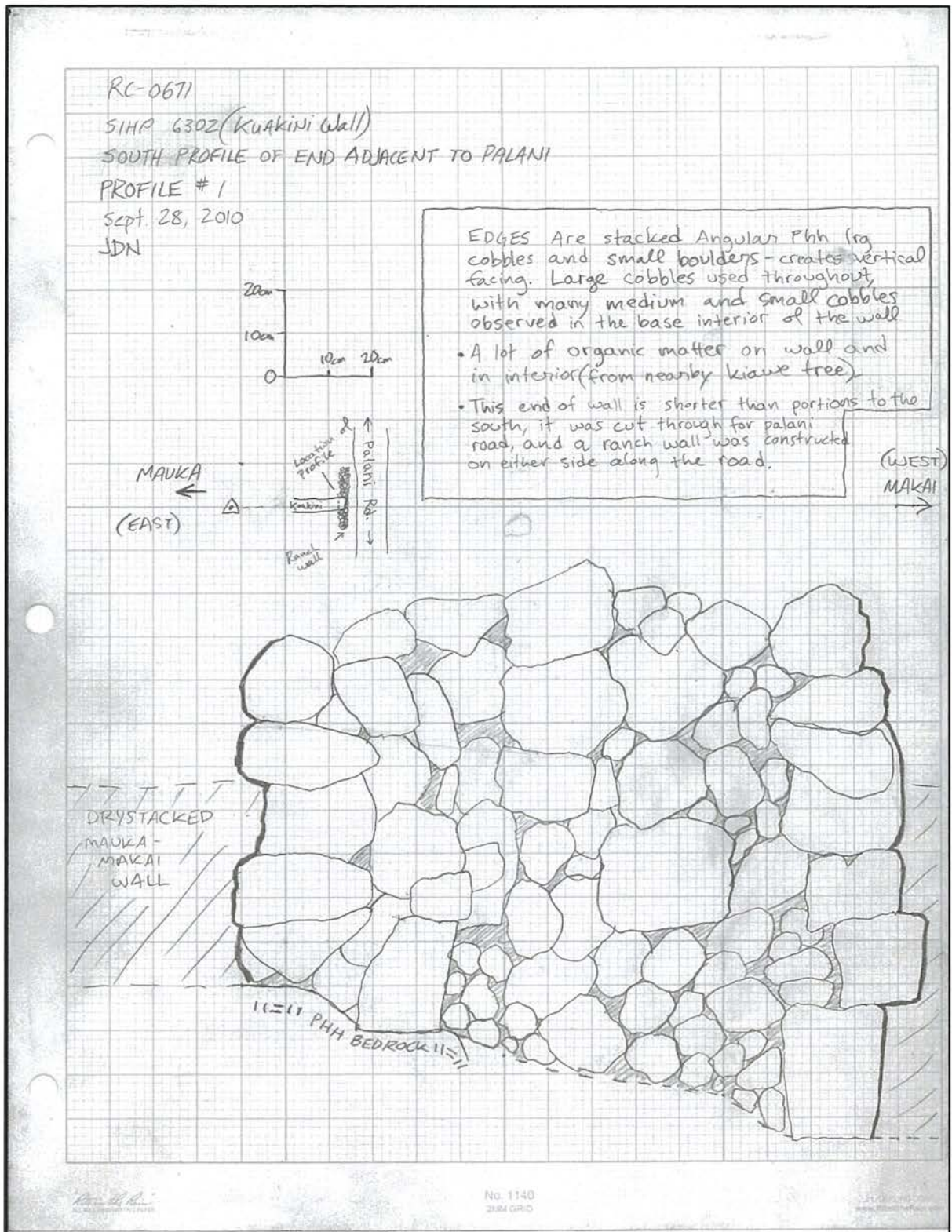


Figure 5. Example of scaled profile drawing and documentation of exposed wall interior (Rechtman and Nelson 2012).

Artifacts

Artifacts observed within the wall will be recovered and their general provenience recorded. All traditional Precontact Hawaiian artifacts and diagnostic post-Contact artifacts will be recovered for laboratory analysis. The precise locations of any items found *in situ* will be recorded and the items photographed and recovered for subsequent laboratory analysis. Any observed associations will also be documented, and the surrounding soil will be fully described using standard USDA soil descriptions and Munsell colors (if applicable).

Human Skeletal Remains

If human skeletal remains are encountered during the monitoring effort, the on-site monitor will halt work in the immediate area of the discovery, stabilize the remains, and contact the appropriate authorities. DLNR-SHPD staff from the Archaeology Branch and from the History and Culture Branch will be notified immediately, and the monitor will notify the appropriate on-site construction personnel. Either the monitor or the Principal Investigator will contact the Police and/or Medical Examiner, as appropriate. If the skeletal material is determined to be Historic or Precontact (as opposed to recent), the Principal Investigator will direct the applicant to seek DLNR-SHPD guidance on how to proceed with the discovery, and the human skeletal remains will be handled in compliance with HRS Chapter 43.6, HAR §13-300, and DLNR-SHPD directives.

TREATMENT OF RECOVERED REMAINS

All recovered material will be temporarily stored within a secure location. The recovered items will be recorded in a field catalog, and upon completion of the monitoring fieldwork the treatment of the items will be as follows:

Cultural Material

Artifacts from intact contexts will be analyzed. Analyzed items will be cleaned, weighed, measured, photographed, and illustrated (if appropriate). Analysis will include formal description and functional interpretation. The identification of artifacts, vertebrate faunal remains, and invertebrate faunal remains will include comparison with reference collections and materials, as needed.

Human Skeletal Remains

If DLNR-SHPD determines that the removal of buried human remains is an appropriate course of action, then a treatment/reburial plan will be developed in consultation with DLNR-SHPD and other consulted parties, as appropriate in accordance with Hawaii State law as outlined in HAR 13§13-300.

CURATION OF RECOVERED ITEMS

Any material recovered during the project will be temporarily stored for a period of no more than one year following submission of the final monitoring report, during which time arrangements will be made for permanent curation in consultation with the respective landowner and DLNR-SHPD. It will be the respective landowner's responsibility to secure permanent curation in an acceptable facility; included in this responsibility are the costs associated with long-term curation.

REPORTING

Within 30 days following completion of the dismantling, stabilization, and reconstruction effort, a draft dismantling/restoration report will be prepared and submitted to DLNR-SHPD for review and acceptance. This report will follow the specifications contained in HAR 13§13-279-5. If any human skeletal remains are recovered as part of the monitoring project, they will be summarized in the final dismantling/restoration report following procedures contained in HAR 13§13-300.

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APPENDIX A
SHPD CORRESPONDENCE

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCE MANAGEMENT

JESSE K. SOUKI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAOHOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

June 19, 2014

Robert B. Rechtman, Ph. D.
ASM Affiliates Inc.
507-A East Lanikaula Street
Hilo, Hawai'i 96720

LOG NO: 2014.2843
DOC NO: 1406MV15
Archaeology

Dear Dr. Rechtman:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Revised Archaeological Preservation Plan for the University of Nations
Waiaha Ahupua'a, North Kona District, Island of Hawai'i
TMK: (3) 7-5-010:085 and 7-5-017:006 (portion)**

Thank you for submitting the revised draft report titled *Preservation Plan for SIHP Site 6032 and Site 23681 TMK: 3-7-5-10:085 and 3-7-5-17:006 Waiaha 1st Ahupua'a, North Kona District, Island of Hawai'i RC-0783* (R. B. Rechtman, October, 2013). We received your submittal March 10, 2014. We apologize for the delayed review and thank you for your patience. Our records indicate that an archaeological inventory survey was conducted for this parcel by Clark and Rechtman (2003) and 26 historic properties were recorded. Eleven of these sites are recommended for no further work, ten sites are subject to data recovery (Rechtman and Loubster 2007), three sites are preserved under a burial treatment plan (Rechtman 2003) and two sites - the Kuakini Wall (SIHP 50-10-27-6032) and an agricultural heiau (SIHP 23681) are recommended for preservation. The subject plan proposes detailed preservation measures for these two sites. A draft of this plan was previously reviewed by SHPD and revisions were requested (Log 2013.6311, Doc 1402MV16).

According to the plan, the form of preservation proposed for the Kuakini Wall is "preservation as is" which is analogous to avoidance and protection, for the un-impacted portions of the wall; restoration and stabilization for collapsed portions of the wall; and reconstruction for the missing southern portion of the wall. The plan indicates that a separate dismantling/restoration plan will be submitted to SHPD for the restoration, stabilization, and reconstruction portions of the project. This information should include documentation of the areas that will be restored and a description of the work that will be done in order to retain the integrity of this historic property. SHPD agrees with the remaining aspects of the plan such as the interpretive signage, the proposed 20ft. buffers for both sites, and recordation of the preservation areas with the bureau of conveyances. This plan meets the requirements of Hawaii Administrative Rule §13-277 and is accepted by SHPD. Please send one hardcopy of the document, clearly marked **FINAL**, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

Please contact Mike Vitousek at (808) 652-1510 or Michael.Vitousek@Hawaii.gov if you have any questions or concerns regarding this letter.

Aloha,

Theresa K. Donham
Archaeology Branch Chief

ENCLOSURE 5

Faith Based Model

Founded on biblical principles, University of the Nations, Kona (YWAM Kona) fulfills its commitment to Christ and His Great Commission by equipping men and women with spiritual, cultural, intellectual and professional training, and inspiring them to both continually grow in their personal relationship with God while also seeking to make Him known among all peoples in all nations.

To fulfill its purpose YWAM Kona uses a faith based model. It says in Hebrews 11:6 that 'without faith it is impossible to please God'. We can trust in God to provide our needs because He is faithful and says in Haggai 2:8 'The silver is mine and the gold is mine.' Therefore, we know that 'God's work done in God's way will not lack God's supply'. This faith based model applies to YWAM Kona staff who support/train students and campus development which provides dorms and classrooms for students.

YWAM Kona has over 500 staff including doctors, lawyers, CPAs, teachers, architects, builders, and other professional and administrative staff who all serve for no salary. All staff are required to have faith and raise their support. Support is raised thru donations made to YWAM Kona and other not-for-profit organizations such as other YWAM campuses and churches. Over \$9 million in donations was received by YWAM Kona in Fiscal Year 2018 related to support of staff associated with YWAM Kona.

In the business model when funds are needed for expansion it is typical to borrow. YWAM Kona does not believe it is wrong to borrow; however, we agree with Proverbs 22:7 where it says: "The rich rule over the poor, and the borrower is slave to the lender." Thus, we have chosen to fund our campus development thru faith/donations and not thru borrowing.

With the faith based model the YWAM Kona campus is now valued at close to \$100 million. We do have just under \$5 million in debt related to the time when we followed the business model, but we are paying this off and hope to be debt-free in the near future.

In the last 35 years with a faith based model the following improvements and buildings have been added to YWAM Kona. The amounts are estimates based upon new building costs.

8 Dormitories (approx. 100 beds each)	\$ 27,456,000
5 Building (64 Units) in Hualalai Village	17,316,000
Site Improvements	10,000,000+
Cafeteria Building (under construction)	9,000,000+
GO Center	6,330,000
Design Center – Admissions Office	2,356,000
Counseling & Healthcare Center	2,326,000
Early Childhood Education Center	1,590,000
Ohana Court	1,290,000
Library & Recording Studio	<u>767,000</u>
Total	\$78,431,000+