



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Pu'unani Homestead Subdivision Final Environmental Assessment Finding of No Significant Impact

Waikapū Ahupua'a, Wailuku District, Maui , Hawai'i

Item No. E-1

October 19, 2020



PURPOSE OF PRESENTATION

- 1** Presentation to HHC on the Final Environmental Assessment (EA) for the Pu'unani Homestead Subdivision
- 2** Request HHC approval of a Finding of No Significant Impact (FONSI) Determination



PRESENTATION OUTLINE

- 1** Project Location
- 2** Acquisition Timetable
- 3** Description and Plan
- 4** Project Offering
- 5** Site Design
- 6** House Design
- 7** Community Outreach
- 8** Final EA Summary
- 9** Next Steps
- 10** Anticipated Timeline



PROJECT LOCATION



Source: DDC LLC

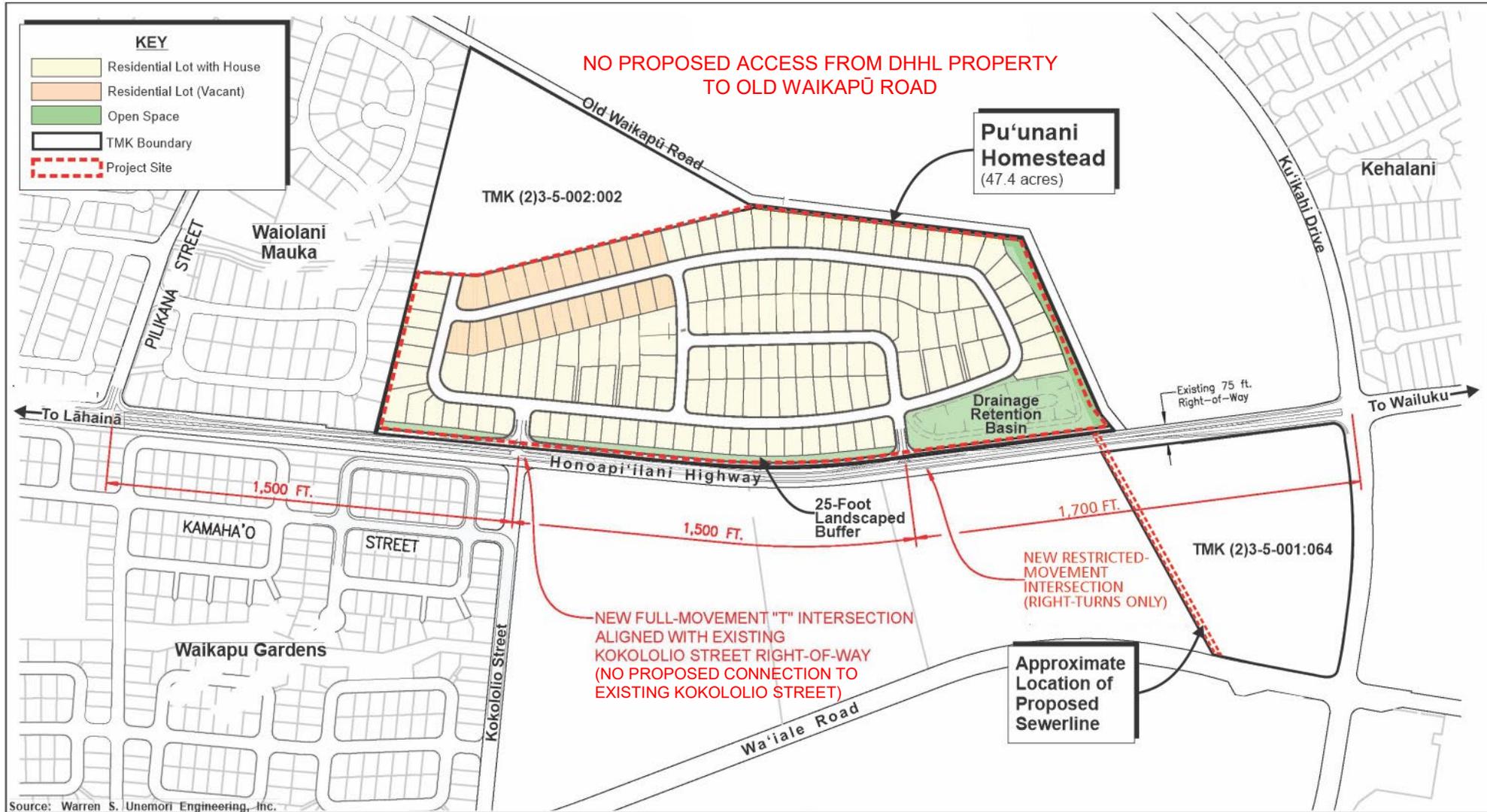


ACQUISITION TIMETABLE

- October 2018: Request for Proposals No. RFP-19-HHL- 004 issued to seek development projects on Maui for homestead housing and awards.
- May 2019: Proposal Review and selection of developer, Dowling Co. was accepted by Chairman and ratified by the Hawaiian Homes Commission.
Maui Island Plan recommends acquiring land in Central Maui. Acquisition was based on the agreement of transferring 300 current and future Affordable Housing Credits to developer.
- November 2019: Amended and Restated Development Agreement was executed.
- May 2020: Draft EA published



PRELIMINARY SITE PLAN





PROJECT DESCRIPTION

1. Project will feature maximum of 161 lots
 - 137 turnkey homes and
 - 24 improved vacant lots
2. Six (6) Turnkey model types with 3 or 4 bedrooms and 2 to 3 baths, ranging in size from 1,088 square feet to 1,674 square feet, living area (subject to change)
3. House prices aimed at affordability at 80% Area Median Income (2020; prices subject to change)



PROJECT DESCRIPTION

4. Related improvements include internal County Standard roadways and sidewalks, potable waterlines, sanitary sewerlines, drainage detention basin, electrical and telecommunication connections, streetlighting, and roadway frontage improvements along Honoapiʻilani Highway.
5. DHHL will work with beneficiary residents of the subdivision, once occupied, to select a place-appropriate name for the homestead.

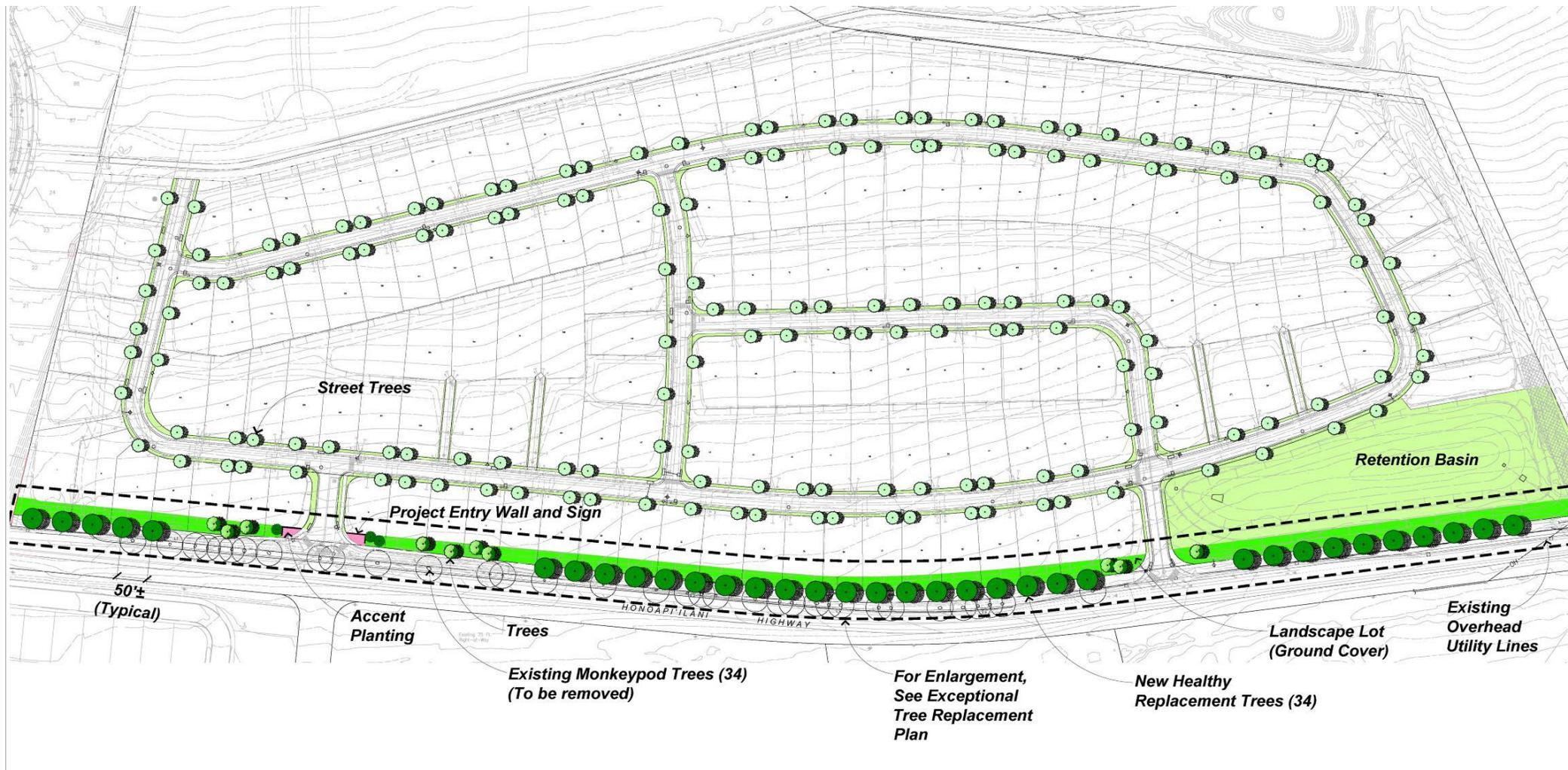


PROJECT OFFERING

1. In 2010, the Hawaiian Homes Commission approved a relocation option to Waiohuli Undivided Interest lessees to relocate to other available residential offerings.
2. Pu'unani Homestead Offering for Turnkey and Vacant Lots will be made first to Waiohuli Undivided Interest lessees in their original selection order.
3. Should turnkey lots or vacant lots be available after the offer and qualifications, then the Maui Islandwide Residential list will be offered in rank order for remaining lots.

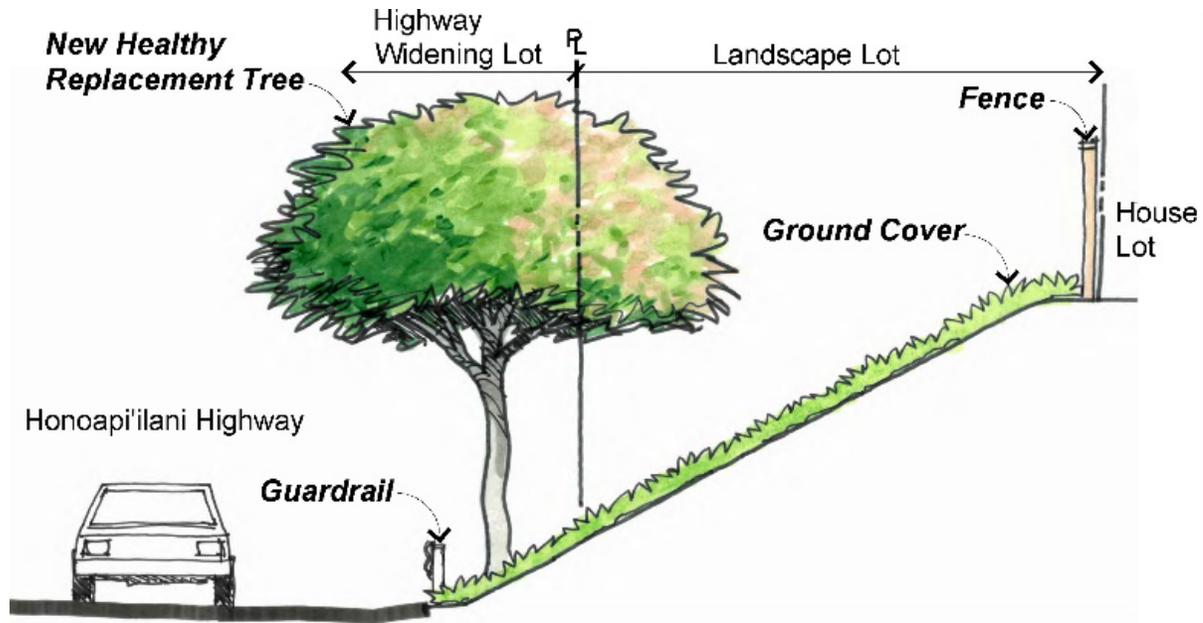


SITE DESIGN - CONCEPTUAL LANDSCAPE PLAN





SITE DESIGN - EXCEPTIONAL TREES



TYPICAL SECTION

SCALE: 1/4" = 1'-0"

FEBRUARY 12, 2020

Secured County Arborist Committee Approval

August 20, 2020

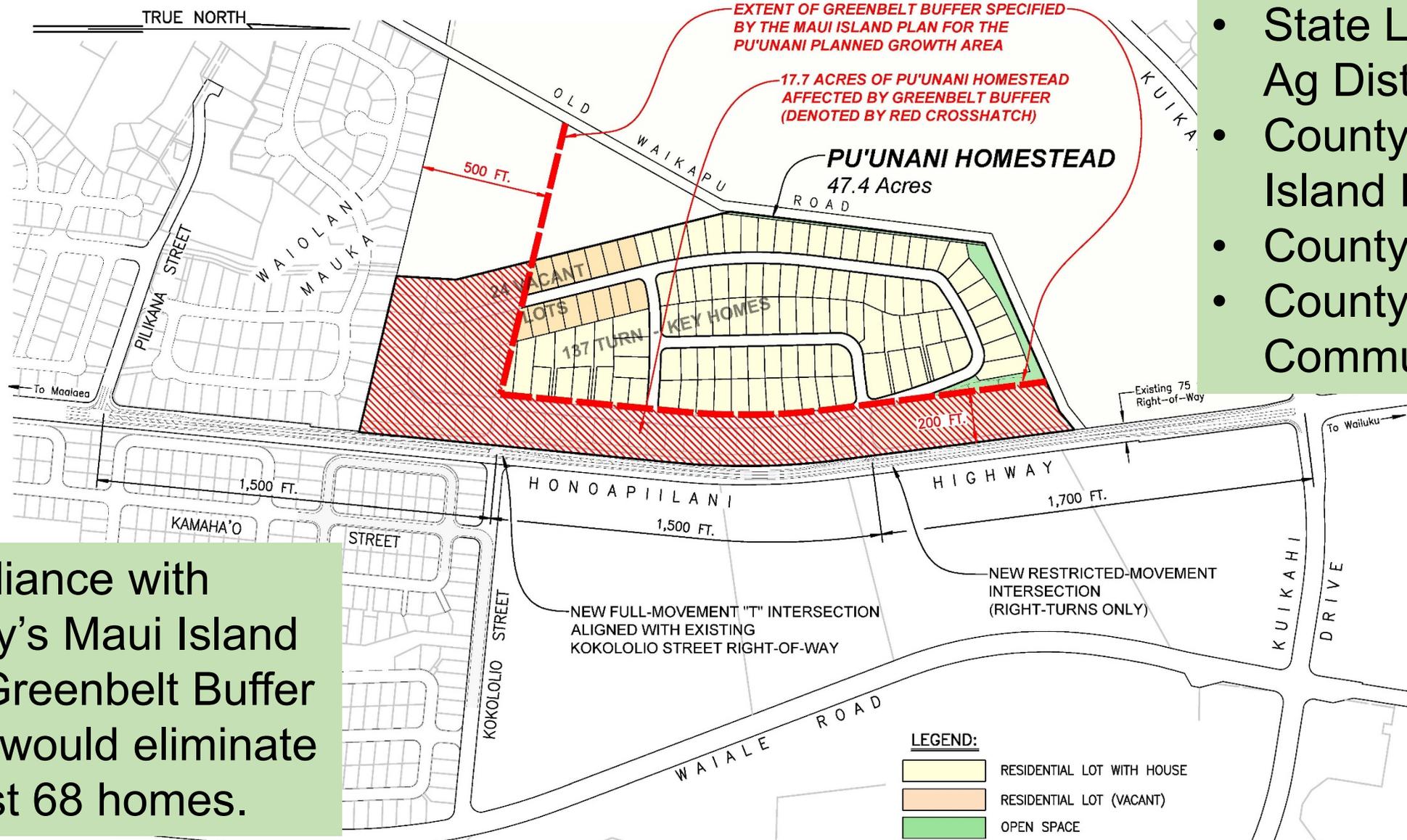
County Council and Mayor approved Ordinance 5109 (Bill 79) based on County Department of Parks & Recreation's recommendation to delist the exceptional trees fronting the DHHL property to provide safe access and create a new landscaped frontage



SITE DESIGN - ARCHAEOLOGICAL MONITORING

- SHPD confirmed no further archaeological mitigation is necessary for the DHHL property
 - However, DHHL will conduct archaeological monitoring during the ground disturbance period
- As recommended by the Cultural Impact Assessment, an archaeological field inspection was conducted in August 2020 to locate Pōhāko‘i
 - No discoveries were made for the grinding stone. Future location efforts will be made during archaeological monitoring.

SITE DESIGN – STATE AND COUNTY EXEMPTIONS



- State Land Use Ag District
- County's Maui Island Plan
- County Zoning
- County's Community Plan

Compliance with County's Maui Island Plan Greenbelt Buffer areas would eliminate at least 68 homes.



HOUSE DESIGN



Source: DDC LLC

Conceptual Rendering of Street Elevation

HOUSE DESIGNS SUBJECT TO CHANGE



HOUSE DESIGN

FEATURES

- Architect Designed Plans
- All 2-story Models have Bedroom on Ground Floor
- Enclosed 2-car Garage
- Solar Water Heating System
- Vinyl Dual-Glazed Energy Efficient Windows
- Water Efficient Plumbing Fixtures
- Solid Surface Kitchen and Bath Countertops
- Options to be provided at Orientation/Lot Selection

HOUSE DESIGNS SUBJECT TO CHANGE



COMMUNITY OUTREACH

MEETING DATE

December 9, 2019

February 10, 2020

February 12, 2020

February 18, 2020

July 8, 2020

July 9, 2020

July 13, 2020

July 21, 2020

July 24, 2020

July 24, 2020

August 18, 2020

ORGANIZATION

Waikapū Community Association

DHHL Maui Beneficiary Leaders

Maui County Arborist Committee

Hawaiian Homes Commission

DHHL Maui Beneficiary Leaders

Maui County Council, Healthy Families & Communities Committee

Waikapū Community Association

Kehalani Community Association, Board of Directors

Maui County Council (Exceptional Trees)

Wailuku Apartment Rental Housing Project

Maui County Council (Exceptional Trees)



EA SIGNIFICANCE CRITERIA ASSESSMENT

1. Irrevocably commit a natural, cultural, or historic resource.
2. Curtail the range of beneficial uses of the environment.
3. Conflict with the State's environmental policies or long-term environmental goals established by law.
4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.
5. Have a substantial adverse effect on public health.
6. Involve adverse secondary impacts, such as population changes or effect on public facilities.
7. Involve a substantial degradation of environmental quality.
8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.



EA SIGNIFICANCE CRITERIA ASSESSMENT

9. Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.
10. Have a substantial adverse effect on air or water quality or ambient noise levels.
11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
12. Have a substantial adverse effect on scenic vistas and viewplanes, day or night, identified in county or state plans or studies.
13. Require substantial energy consumption or emit substantial greenhouse gasses.



FINAL EA SUMMARY

Proposed land use is not anticipated to have a significant impact on the surrounding environment

Project will implement necessary mitigation measures (E.g. BMPs, drainage basin, arch monitoring)

Project provides homestead opportunities consistent with goals of the DHHL General Plan and Maui Island Plan



NEXT STEPS FOR THE PROJECT

- 1** Secure FONSI determination from HHC for the Final EA to submit to OEQC for publication
- 2** Continue to coordinate with DHHL beneficiaries and various State and County agencies
- 3** Secure sufficient budget appropriation from State Legislature
- 4** Complete engineering design and site construction of Project and obtain subdivision approval with lot TMKs from County of Maui
- 5** Start house construction and initiate Homestead vacant lot award and turnkey award offerings



ANTICIPATED TIMELINE

OCTOBER 2020	Finding of No Significant Impact for HHC review
NOVEMBER 2020	Final Environmental Assessment Complete
WINTER 2020	Start Engineering Design
WINTER 2021	Begin Sitework Construction
FALL 2022	Begin Turnkey Home Construction
FALL 2022	Begin Vacant Lot Awards
SUMMER 2023	First Turnkey Home Occupancy
SUMMER 2024	Project Completion

TIMELINE SUBJECT TO CHANGE; SUBJECT TO BUDGET APPROPRIATION



MAHALO



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov