

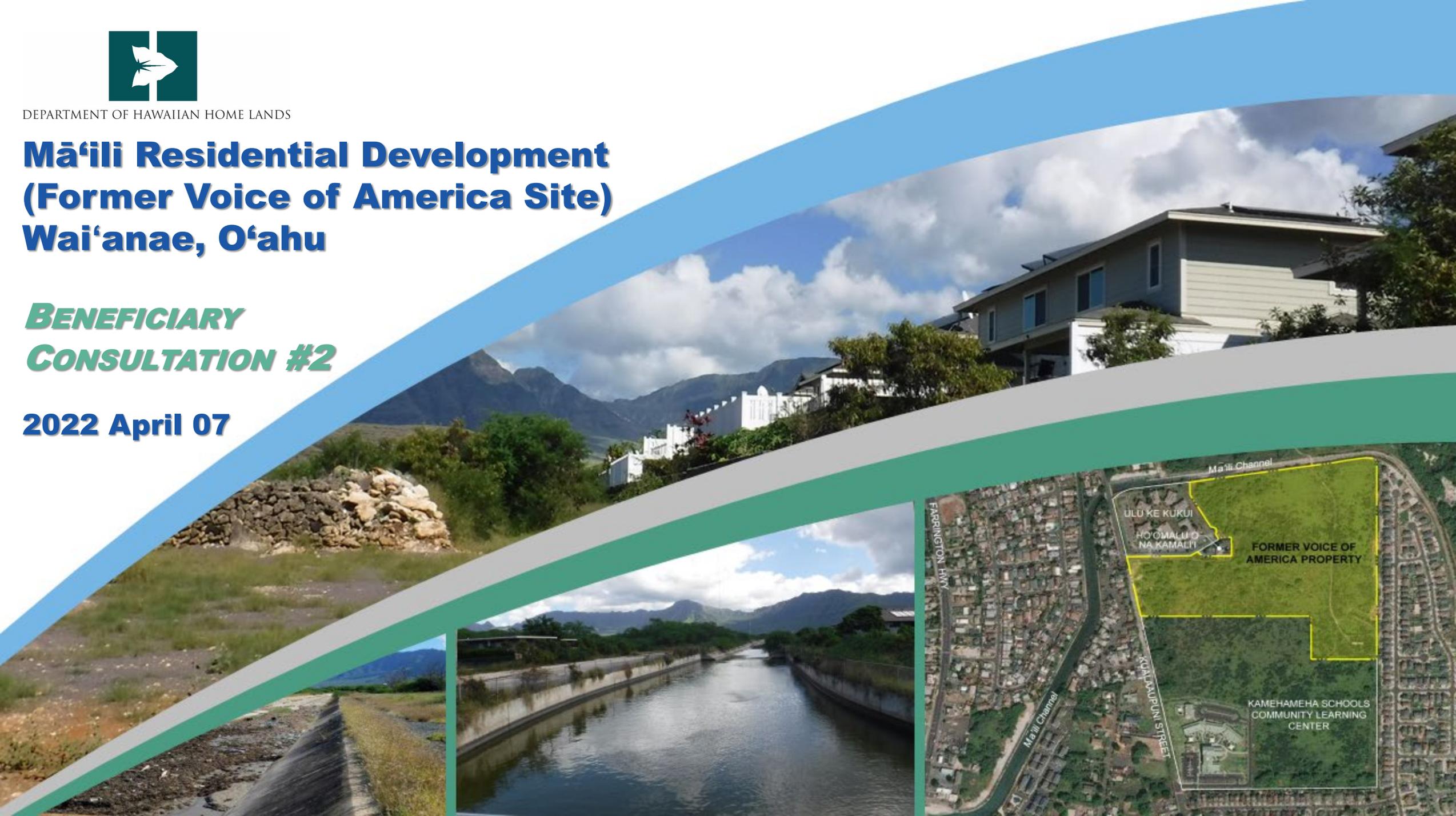


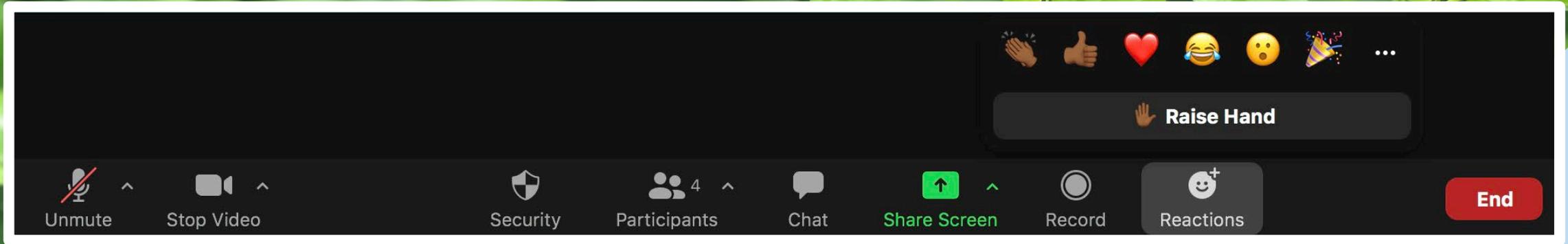
DEPARTMENT OF HAWAIIAN HOME LANDS

Mā'ili Residential Development (Former Voice of America Site) Wai'anae, O'ahu

***BENEFICIARY
CONSULTATION #2***

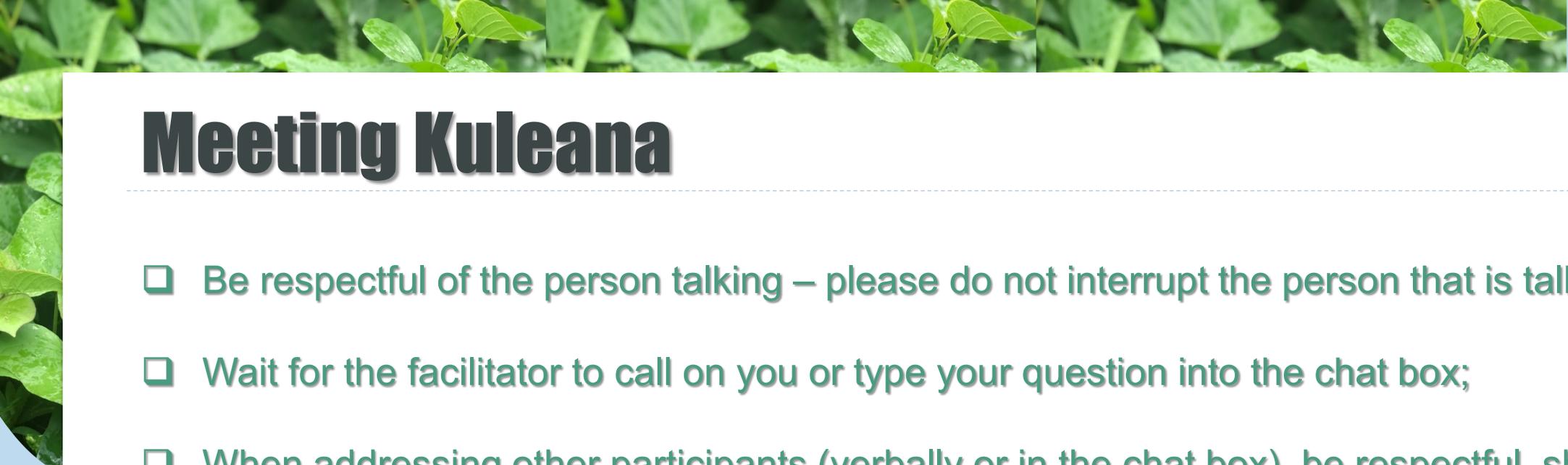
2022 April 07





House Keeping

- Please keep your microphone on mute when you are not talking
- Type your questions in the chat or raise your virtual hand
- Please keep in mind this meeting is being recorded



Meeting Kuleana

- ❑ Be respectful of the person talking – please do not interrupt the person that is talking;
- ❑ Wait for the facilitator to call on you or type your question into the chat box;
- ❑ When addressing other participants (verbally or in the chat box), be respectful, show aloha, treat others how you would like to be treated;
- ❑ Agree to disagree — accept that others may have different perspectives and opinions;
- ❑ Have an open mind — take home new ideas or new information.



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AGENDA

- **Welcome and Introductions**
- **Project Background**
- **Schedule Update**
- **Completed and Future Site Investigations**
- **Draft EA Findings and Proposed Mitigation**
- **Next Steps**
- **Question and Answer**



PURPOSE

- Update of project status since Beneficiary Consultation #1 - June 22, 2021
- Proposed site plan
- Project schedule
 - ✓ *Environmental review process*
 - ✓ *Upcoming investigations*
 - ✓ *Design*
 - ✓ *Construction*



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PROJECT BACKGROUND

LOCATION



HISTORY

- **Mid/late 1800's – Cattle ranching**
- **Early 1900's – Sugar cultivation**
- **1940's – 1970's – Military activity**
- **2010 – 85 acres conveyed to State from US Govt.**
- **2011 – Acquired 85 acres from Dept. of Land and Natural Resources**
- **2020 – Acquired 5 acres from US Govt. (excluded from original parcel pending hazmat remediation)**

EXISTING DEVELOPMENTS



- **Ulu Ke Kukui**
 - *General lease for the transitional housing project expired in November 2019*
 - *Development Agreement awarded to Hawaiian Community Development Board to renovate the apartment units and rent them to DHHL beneficiaries*
- **Ho'omalū O Nā Kamali'i**
 - *Emergency receiving home for children operated by the Department of Human Services*
 - *The general lease expires in 2028*
- **Kamehameha Schools Community Learning Center at Mā'ili**
 - *40 acres general leased to Bishop Estate*

TWO ALTERNATIVES PRESENTED

ALTERNATIVE 1 ALL SINGLE FAMILY (~200 LOTS)



ALTERNATIVE 2 SINGLE & MULTI-FAMILY (~280 UNITS)



BENEFICIARY CONSULTATION (BC) #1 RESULTS

- **Alternative 2 – Single Family & Multi-family (~280 units)**
 - *Provides more dwelling units compared with Alternative 1 (~200 Single Family units)*
 - *Multi-family units allow for more affordable residences providing opportunity to serve a greater number of beneficiaries*
 - *Multi-family units offers a rental opportunity for those not ready for homeownership*

PROPOSED SITE PLAN – SINGLE & MULTI-FAMILY (~280 UNITS)





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SCHEDULE UPDATE

DRAFT ENVIRONMENTAL ASSESSMENT (EA)

- **Early Consultation Process**
 - *Distributed letters to various agencies, organizations and individuals in September 2021*
 - *Responded to comments received from September through November 2021*
- **Preparation of Draft EA and review by Department of Hawaiian Home Lands**
- **Draft EA Presentation to the Hawaiian Homes Commission (HHC) on March 21-22, 2022**
- **Anticipated Draft EA Publication Date – April 8, 2022**
- **Closing of 30-day comment period – May 9, 2022**
- **Completion of EA Process – Fall 2022**



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COMPLETED AND FUTURE SITE INVESTIGATIONS

- **Investigations in Progress**
 - Environmental
 - Archaeological
- **Studies Completed Since BC #1**
 - Mobility Analysis Report
- **Future Investigations**
 - Topographical Survey (land based)
 - Geotechnical Exploration



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SUMMARY

DRAFT ENVIRONMENTAL ASSESSMENT

FINDINGS AND PROPOSED MEASURES OF MITIGATION

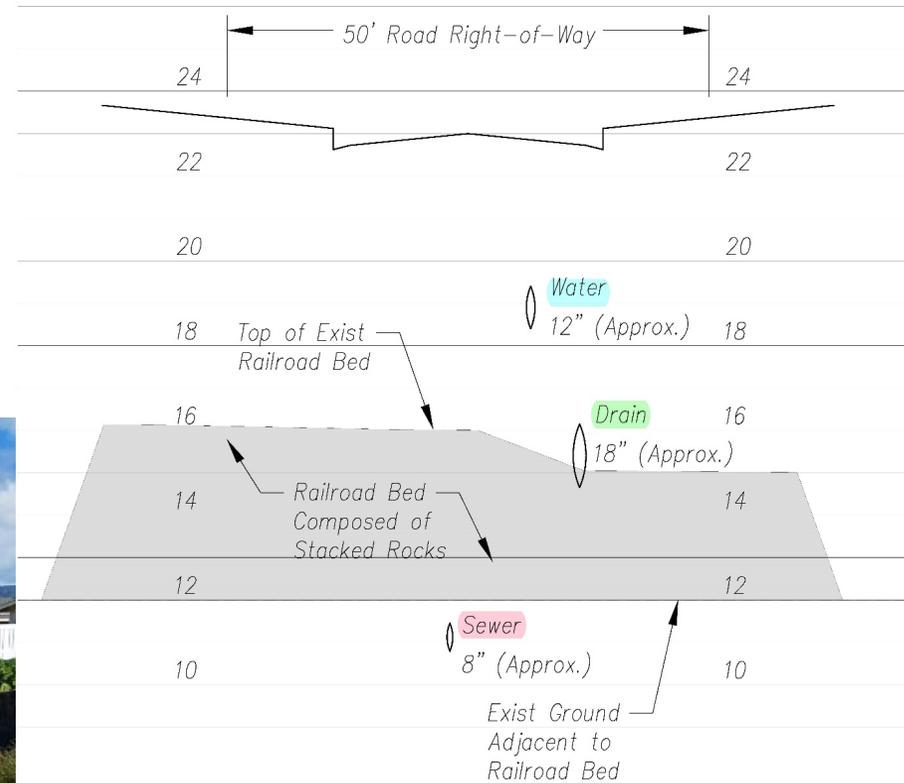
IMPACT ON PROJECT SITE AND SURROUNDING ENVIRONMENT

- Impact will be similar to other neighboring developments
 - *Palm Grove*
 - *Ulu Ke Kui*
 - *Ho'omalua O Nā Kamali'i*
 - *Sea Country*
- Will require grading and installation of road and utility infrastructure
- During and after construction, stormwater best management practices will be implemented



PROPOSED MITIGATION

- **Preserve historic railroad bed in place (burial)**
- **Install utilities in a manner that will minimize disturbance of the railroad bed**



MOBILITY ANALYSIS REPORT - PROPOSED TRAFFIC

- 4-way stop at Kulaaupuni Street/
St. John's Road Intersection
- Future signal timing
modifications at Farrington
Highway/St. John's Road
 - *Coordination with State DOT
closer to home occupancy to
obtain more reliable data*





NEXT STEPS...

- **Draft EA Publication – April 8, 2022**
 - ✓ *Hawaii Environmental Review Program website: planning.hawaii.gov/erp*
 - ✓ *30-day comment period deadline May 9, 2022*

- **Complete Final Environmental Assessment – Fall 2022**
 - ✓ *Anticipate Finding of No Significant Impact*

- **Consolidation and Subdivision of Project Parcels**

- **Infrastructure Design and Construction – 2023 to 2026**

- **House Design and Construction – 2025 to 2027**

- **House Occupancy - 2028**

SUBJECT TO AVAILABILITY OF FUNDS



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QUESTION AND ANSWER



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Mahalo nui loa for your participation!