



DEPARTMENT OF HAWAIIAN HOME LANDS

# 'Ewa Beach Homestead Project Master Plan & Environmental Assessment

**Beneficiary  
Consultation #1**

*Virtual Meeting*

December 8, 2022  
6:00-8:00 PM



**NOTICE: THIS MEETING IS BEING RECORDED**

# PULE



# Introductions



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

- Pearlyn Fukuba, Planning Office
- Andrew Choy, Planning Office
- Darrell Ing, Land Development Division
- Lehua Kinilau-Cano, Office of the Chairman
- Malia Cox, Office of the Chairman



- Melissa May
- Jared Chang
- Malachi Krishok

# Meeting Objectives

- Introduce the project team
- Provide an overview of the project
- Gather input on what beneficiaries would like to see in the new homestead community to inform the development of the master plan



# Discussion Kuleana

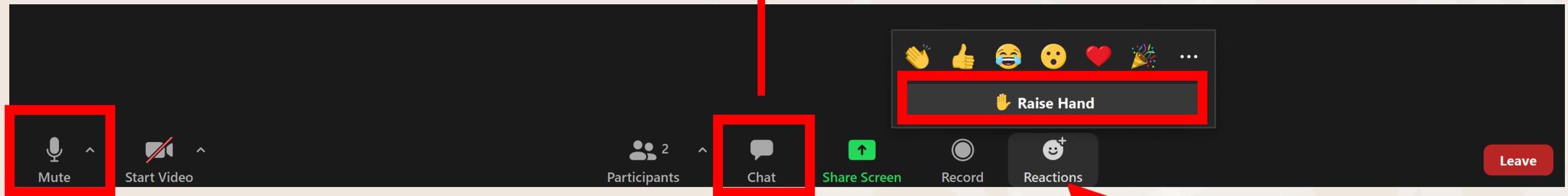


1. **Participate and share your mana'o.** Please keep your video on and be prepared to share your input. We need to hear from everyone present.
2. **Be respectful** of the person talking and other participants: mute yourself when not speaking, do not interrupt other participants.
3. **Raise your hand** and wait for the facilitator to call on you or type your comment into the chat box. Do not use chat for sidebar conversations.
4. **Agree to disagree** – Listen respectfully to different perspectives and ideas.
5. **Share the floor** – If you have spoken once on a topic, please hold off on providing additional comments until we have heard from all others.

# Zoom Instructions



Use Chat to type your question or indicate if you would like to voice your question or comment.



Use the Microphone (mute/unmute button to speak)

Use the Raise Hand Function under Reactions to request to speak or ask questions.

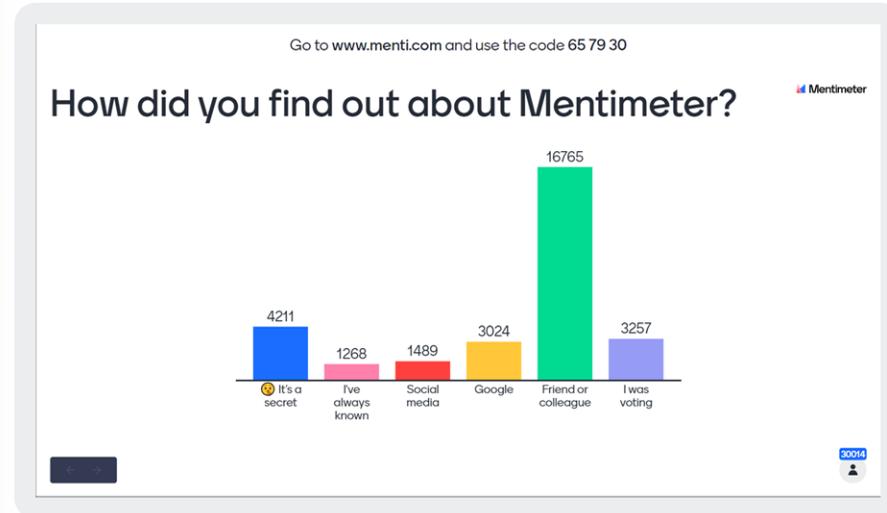
# Mentimeter

1. Visit [menti.com](https://www.menti.com) on your smartphone or web browser.

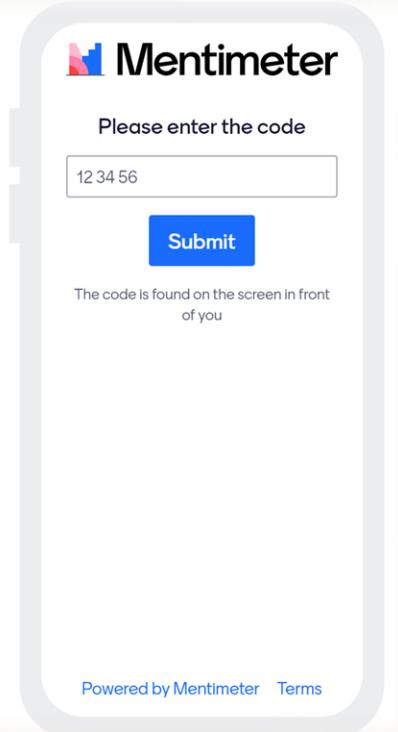
Enter this code: **81 69 19 2**

1. Respond to questions that appear on your screen.
2. You will be asked first for your name and e-mail, which will be confidential and serve as a “virtual sign-in sheet”

1 Copy code from presentation



2 Enter code here



Mentimeter

Please enter the code

Submit

The code is found on the screen in front of you

Powered by Mentimeter Terms

Scan QR Code



OR

A tropical landscape at sunset or sunrise. The sky is a mix of blue and orange. In the foreground, there's a field of tall grass and some flowering bushes with pink flowers. In the middle ground, there's a small, simple house with a dark roof. The background is filled with various trees, including palm trees and a tall, thin pine-like tree. The overall mood is peaceful and scenic.

# Project Background

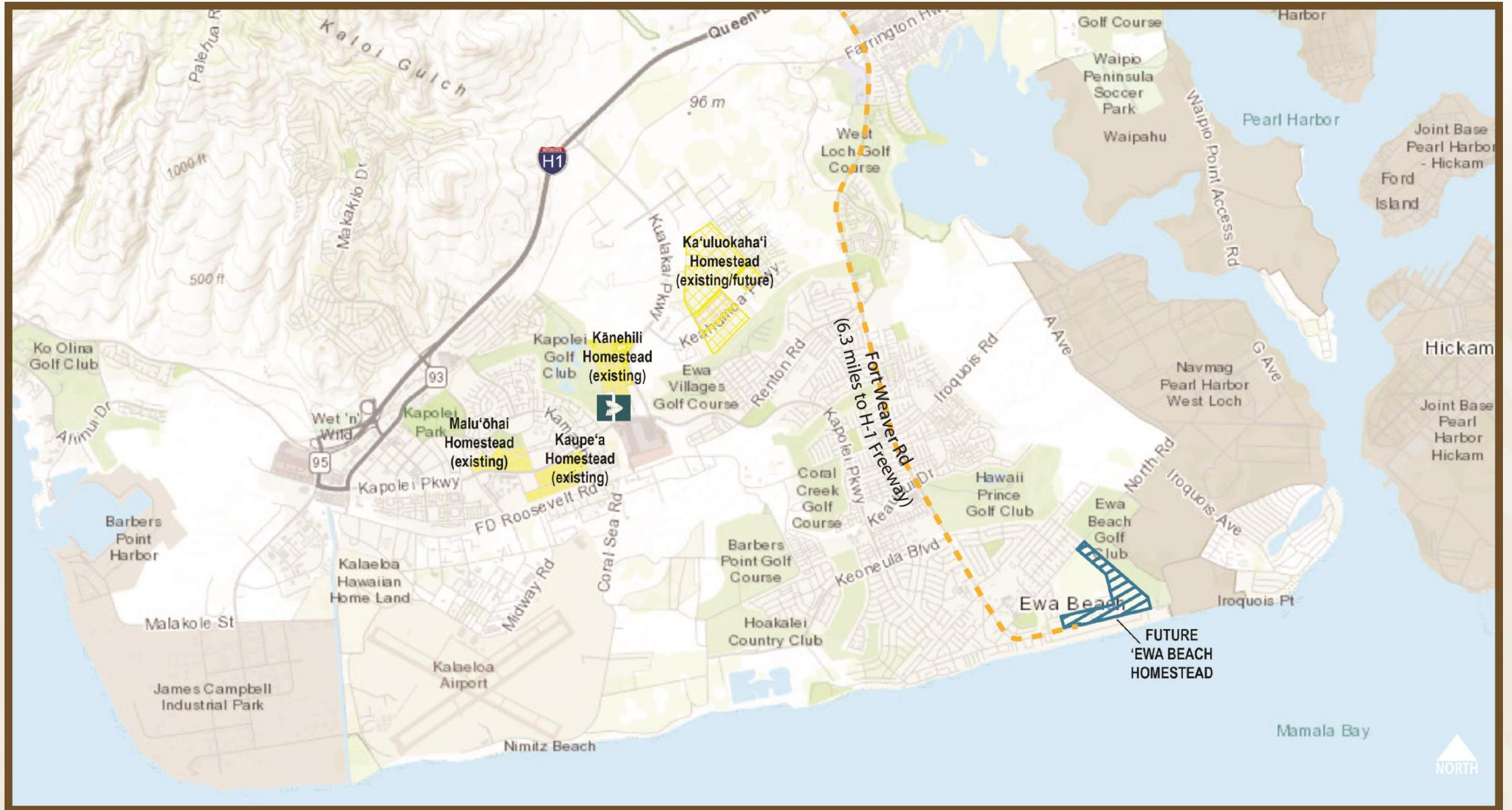
Speaker: Melissa May

# Property Description



- 80 acres in 'Ewa Beach, O'ahu
- Adjacent areas primarily residential
- North Road to the northwest
- 'Ewa Beach Golf Club to the northeast
- Fort Weaver Road to the south
- Single-family homes and low-rise apartments to the west

# Regional Homesteads Map



# Destinations Near Project Site



# Project Purpose

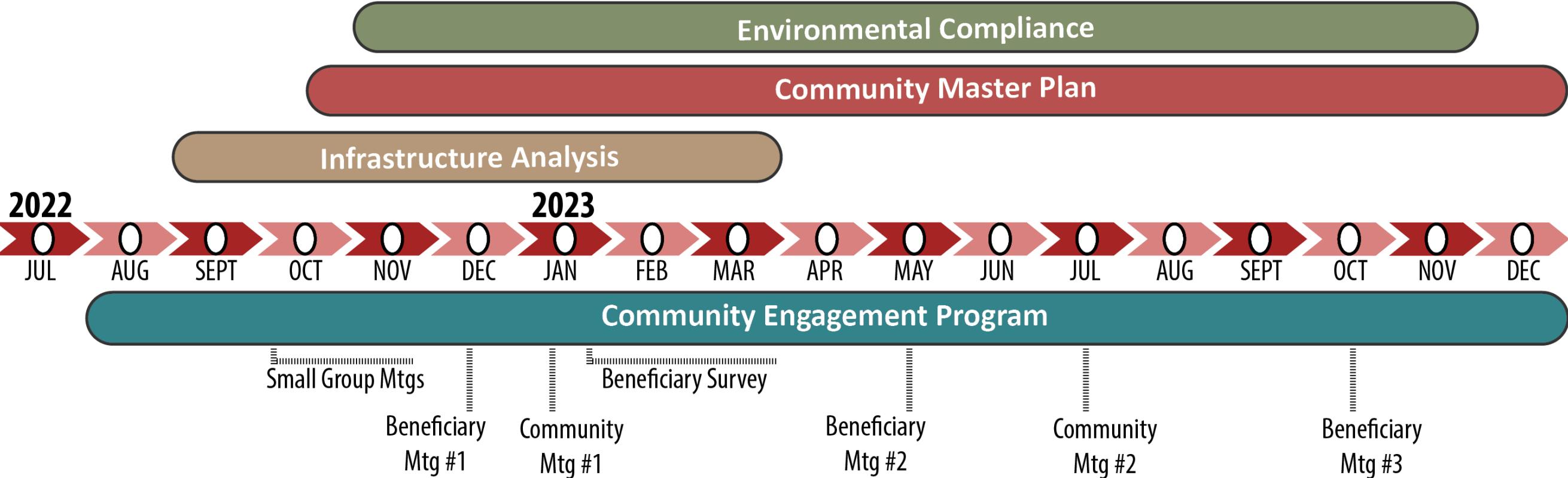


- Provide residential homesteads to DHHL beneficiaries on the O‘ahu waiting list
- Create a thriving homestead community in ‘Ewa Beach that honors culture, environment and sense of place
- Involve beneficiary lessees, waiting list applicants, and the surrounding community in envisioning and shaping the homestead community

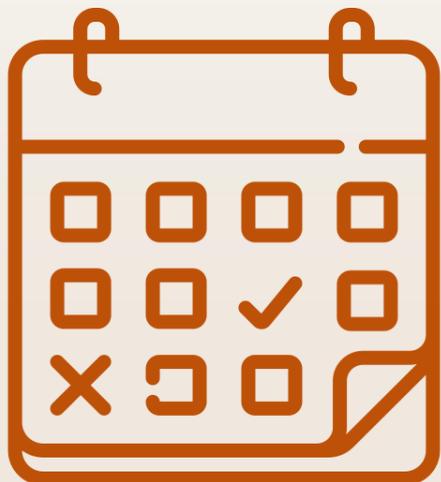
# Project Tasks



# Anticipated Project Schedule



# Work Conducted to Date



## 2020

- GSA Notice of Availability Issued
- Hawaiian Homes Commission (Information presentation & Action Item presentation)
- DHHL Due Diligence

## 2021

- DHHL and DOI beneficiary survey
- DHHL Issues Intent to Accept HHLRA Transfer
- Quitclaim Deed accepted by DHHL

## 2022

- DHHL 'Ewa Beach Project Master Plan & EA kickoff

An aerial photograph of a tropical landscape. In the foreground, there is a lush green golf course with scattered trees. The middle ground shows a dense residential area with many houses and palm trees. In the background, the ocean is visible with waves breaking on the shore. The entire image has a semi-transparent brown overlay on the left side, featuring a stylized palm tree graphic.

# Site Investigations

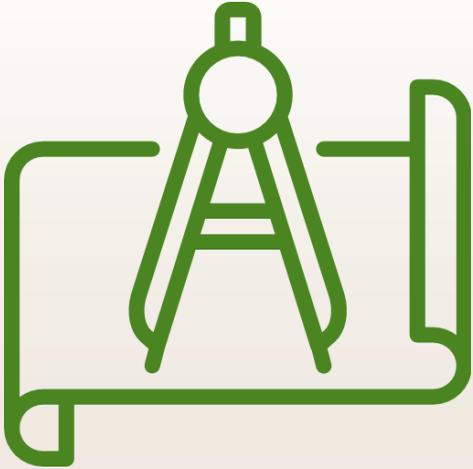
Speaker: Malachi Krishok

# DHHL Due Diligence Completed to Date



- Title Report & Surveyor's Report
- Phase 1 Environmental Site Assessment – did not show recognizable environmental conditions (i.e., not likely that site contains hazardous materials)
- Hazardous Materials Survey
- Magnetometer Survey – did not show conclusive presence of UXO (unexploded ordinance)
- State Historic Preservation Division, Architecture Branch determination – no historic properties affected
- Flood, tsunami, and sea level rise zones identified
- Infrastructure capacity confirmed

# Technical Studies & Issues Being Looked At



- Preliminary Engineering Report for Infrastructure Improvements (water, sewer, drainage, electrical)
- Traffic Impact Assessment Report
- Archaeological Literature Review & Field Investigation
- Cultural Impact Assessment
- Biological Survey
- Soil Testing & Additional Hazardous Material Investigation
- Climate Change, Flooding, & Sea Level Rise Impacts

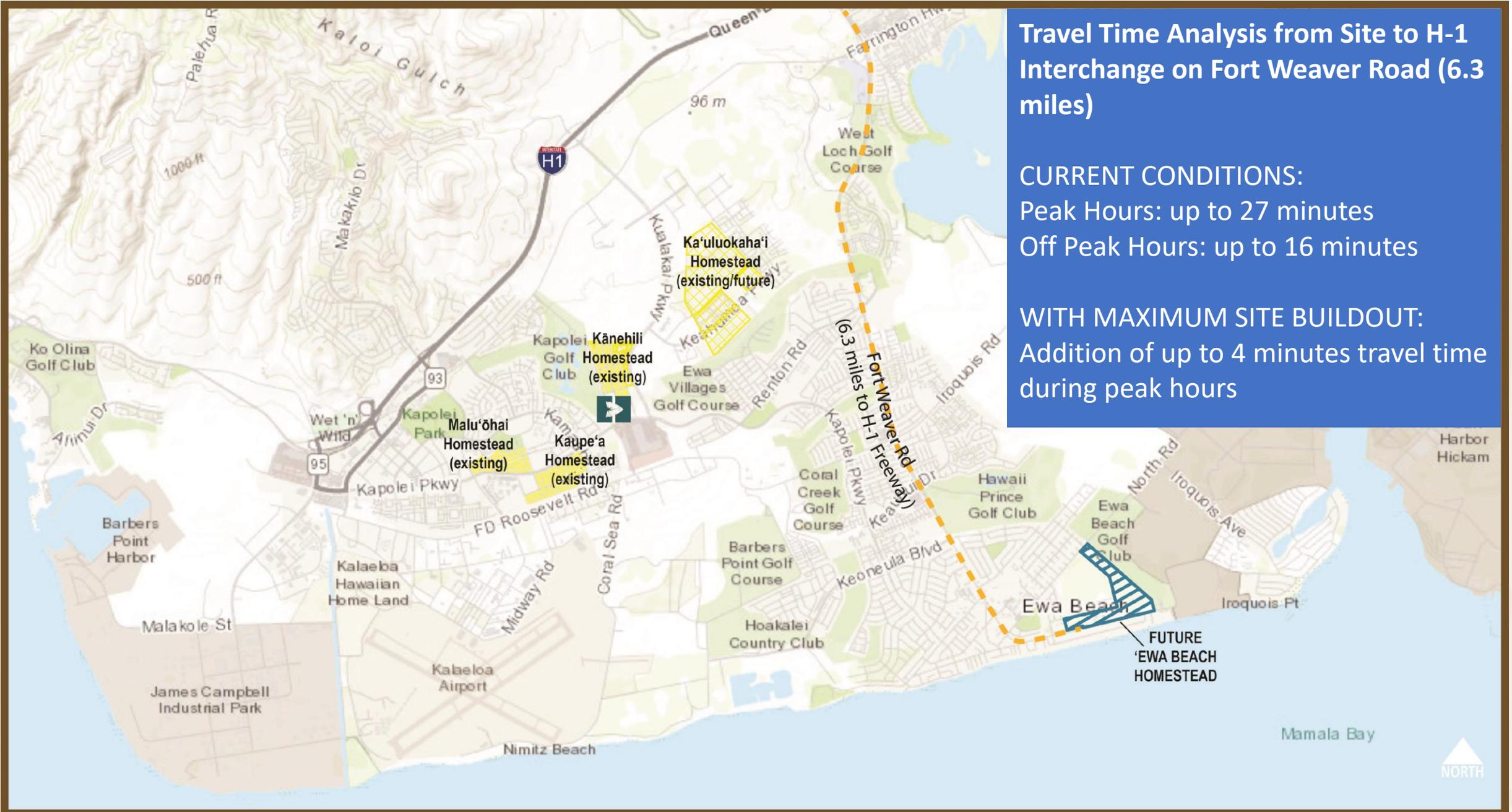
## **Preliminary Findings: Water, Wastewater, Drainage**

- City Board of Water Supply has confirmed water availability for the project site
- City Wastewater Branch is currently evaluating sewer capacity availability
- Recommended that designs aim to retain stormwater runoff on site

## **Preliminary Findings: Biological Survey**

- No endangered or threatened plants or animals observed on the site; no pueo or desirable pueo habitat.
- Rare plant *Capparis sandwichiana* (maiapilo) observed in several locations.

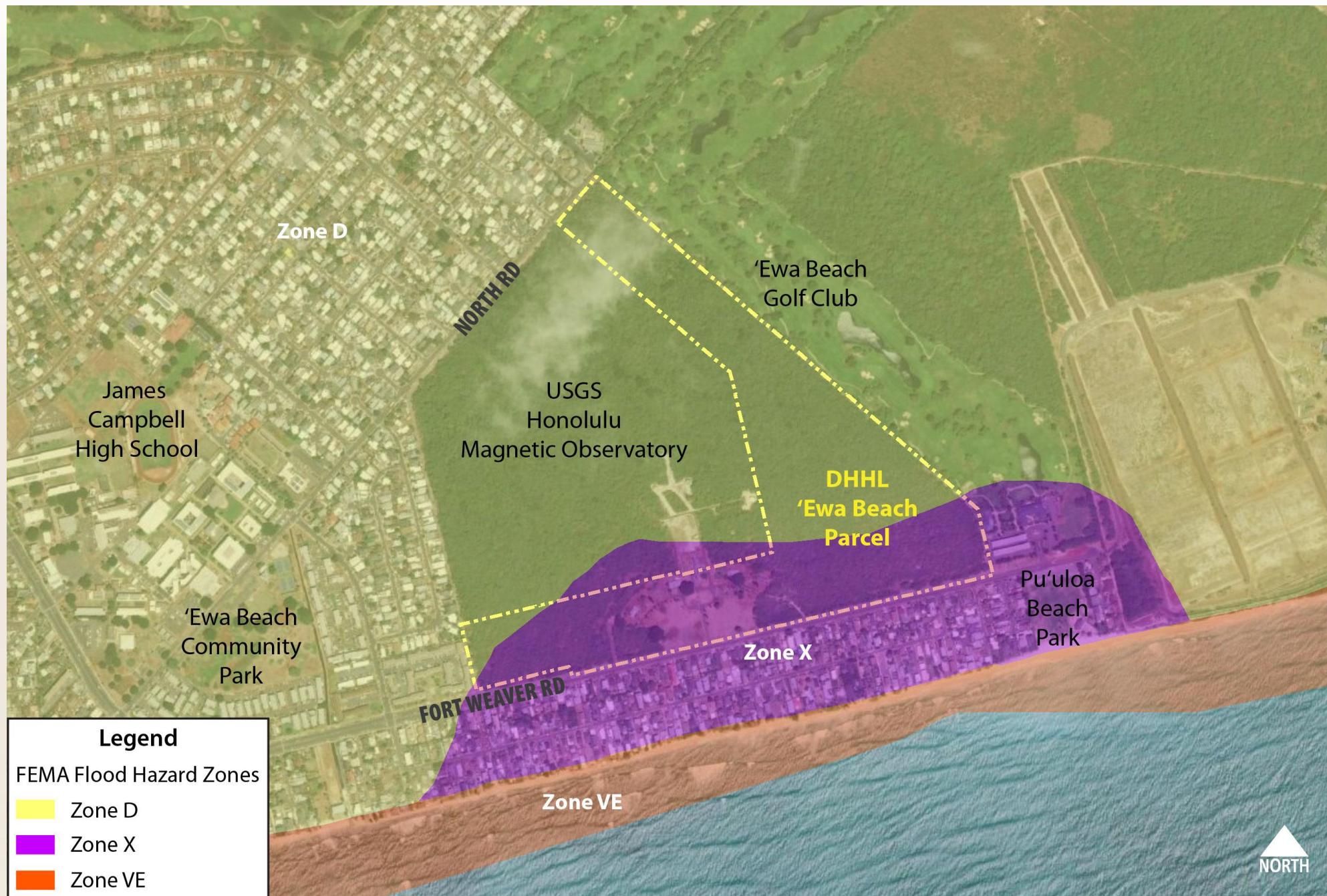
# Preliminary Findings: Traffic



# Preliminary Findings: Sea Level Rise & Tsunami



# Preliminary Findings: Flood Zones



# Beneficiary Consultation & Community Engagement



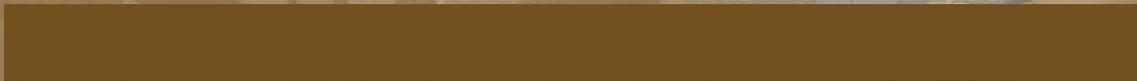
## **Future Beneficiary Consultation (dates subject to change)**

- DHHL Applicant Mail Survey (January-March 2023)
- Beneficiary Consultation #2 – Master Plan Alternatives Workshop (May 2023)
- Beneficiary Consultation #3 – Final Master Plan & EA Presentation (October 2023)

## **‘Ewa Beach Community Meetings (dates subject to change)**

- Community Meeting #1 (January 2023)
- Community Meeting #2 (July 2023)

# Polling & Talk Story





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## Community Character

Describe the 'Ewa Beach homestead community you would like to live in.



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# Community Character & Quality of Life

What are your top concerns when thinking about the future ‘Ewa Beach Homestead community?

- Commute time/traffic congestion
- Crime/safety
- Sea level rise, flooding and coastal hazards
- Access to medical and other emergency facilities
- Cost of living/bills
- Cost of maintenance /Association fees
- Access to schools
- Pedestrian and bicycle safety
- Community appearance and amenities
- Range of housing options
- Environmental and cultural resource protection
- Sustainability (renewable energy, energy efficiency, trees/green space, water conservation, etc.)
- Ability to conduct cultural practices and share cultural and place-based knowledge
- Community relationships and gathering places
- Connection to surrounding community
- Other (fill in)

***Other concerns? Please share!***



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## Residential Land Uses

What residential options would you like to see in the 'Ewa Beach Homestead Community?

- Single family turnkey houses
- Single family vacant lot/owner-build
- Single family rental
- Townhouse in duplex or fourplex
- Multi-family low/medium rise apartment
- Multi-family high rise apartment
- Multi-family rental
- Kūpuna rental housing
- Rent with the option to purchase
- Other

*Other housing types to consider? Please share!*



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## Community Land Uses

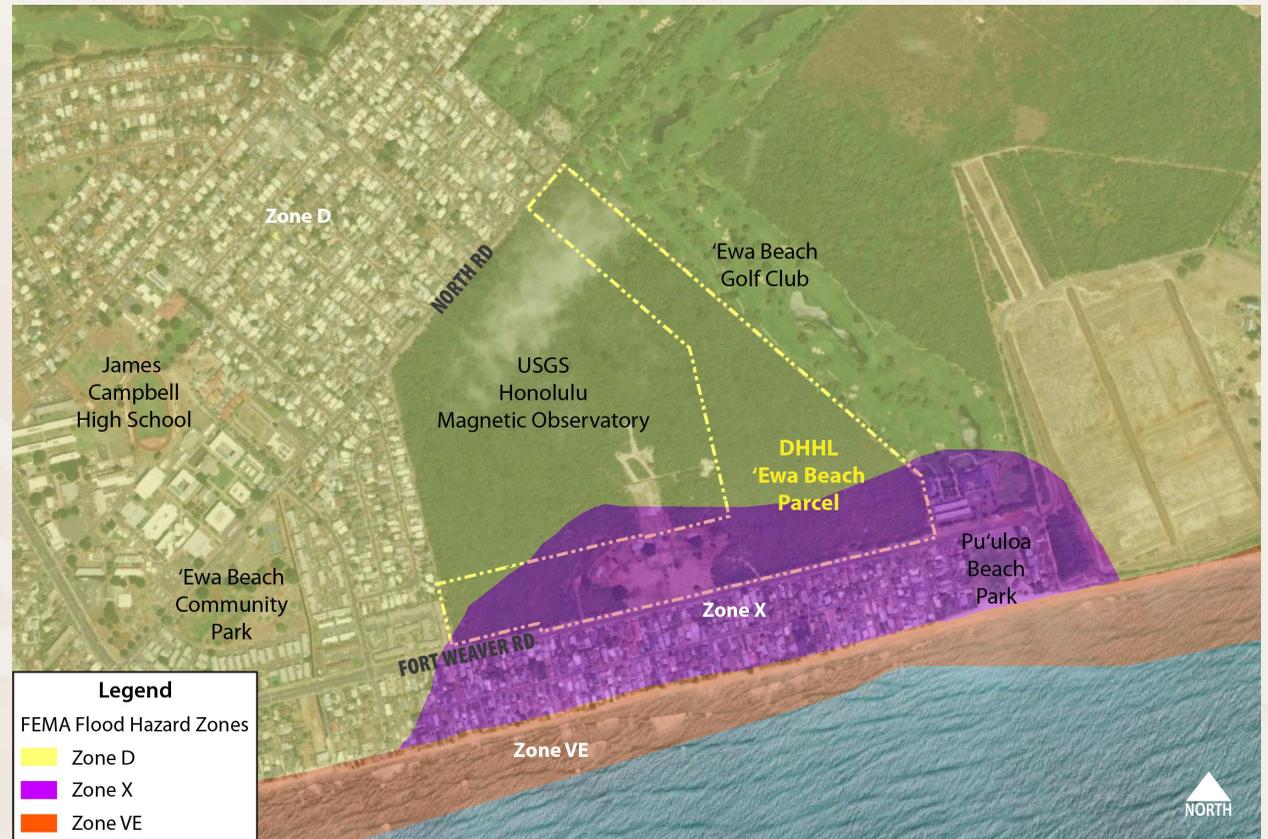
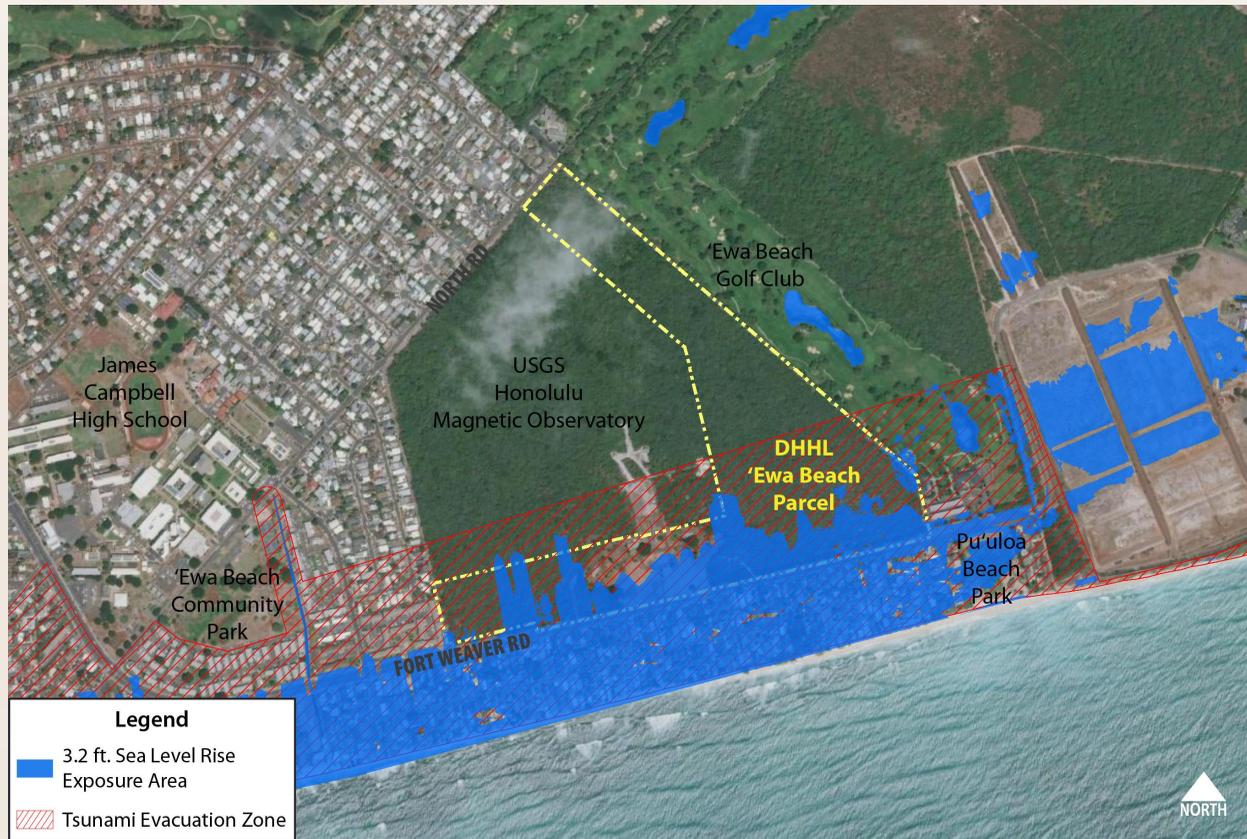
What community uses/amenities would you like to see?

- Playgrounds
- Sports fields/open field
- Walking/biking paths
- Community center (kūpuna/keiki services, gathering/meeting space, classes, health services, etc.)
- Community commercial
- Community ag/garden
- Cemeteries
- Churches
- None – maximize housing
- Other

*Other community uses or amenities? Please share!*

# Discussion Question: Hazard Zones

Given the potential impacts to makai portions of the site from flooding, sea level rise, and tsunami, what types of uses would you like to see or not see in these areas of the property?





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Enter this code: **81 69 19 2**



# Transportation Accessibility/Connectivity

What street features are most important to you?

- Multiple access routes to the community
- On-street parking
- Sidewalks
- Off-street paths
- Bike lanes
- Public transportation access
- Traffic calming (speed humps, lower speed limits, narrower streets, etc.)
- Safe crosswalks
- Street trees/landscaping
- Other

*Other street features you desire? Please share!*

# Discussion

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Other ideas or mana'o you would like to share?





# MAHALO!

For more information and to sign up for the project mailing list, please visit the project website:

[dohl.hawaii.gov/po/oahu/ewa-beach-homestead-project/](https://dohl.hawaii.gov/po/oahu/ewa-beach-homestead-project/)



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