



## **‘EWA BEACH COMMUNITY MEETING #1 SUMMARY**

January 26, 2023, 7:00 PM – 9:00 PM  
‘Ewa Beach Library

### **Event Description**

The purpose of the community meeting was to provide a project overview, results from due diligence, technical studies, and outreach efforts to date, and gather community mana‘o on opportunities and concerns around the proposed homestead community. The meeting was hosted at the ‘Ewa Beach Public and School Library and intended for nearby residents and community stakeholders, regardless of their native Hawaiian beneficiary status.

Attendees received copies of the agenda as well as a project fact sheet and instructions for Mentimeter. The project team shared a presentation, received questions and input from the attendees and answered inquiries. The handouts and presentation slides are included in the appendices of this summary.

### **Community Meeting Agenda**

- Welcome and Team Introductions
- Presentation
  - DHHL Background and Overview
  - Project Background
  - Findings of Work Completed to Date
- Q&A Session
- Envisioning the Future ‘Ewa Beach Homestead Community – Polling and Discussion
- Wrap up and Next Steps

### **Project Team Attendees**

- DHHL: Andrew Choy, Pearlyn Fukuba, Darrell Ing, Lehua Kinilau-Cano, Malia Cox, Jamilia Pacheco
- SSFM: Melissa May, Malachi Krishok, Carah Kadota
- Facilitator: Ka‘ala Souza



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## Community Meeting Attendees

Attendees of the meeting were asked to sign in and indicate their beneficiary status. Attendees to the meeting included existing lessees, applicants and other community members who are not beneficiaries.

### Self-identified as DHHL Homestead Lessees:

1. Iwalani McBrayer
2. Sonny Del Toro
3. Sasha Thompson

### Self-identified as DHHL Waitlist Applicants:

1. Hilaire Nakamura
2. Rose and Tom
3. Lia Kahaawi-Manu
4. Pua Freitas
5. Michael Kahikina
6. Lynn Alpoalani
7. Matthew Villaflov
8. Robin Wilson
9. Janis Gomes
10. W. Kaiwi
11. Edward K

### Self-identified as Non-Beneficiaries/Community/Affiliation not Stated:

1. Aki David
1. Alex Gaos
2. Alicia Maluafiti
3. Bronco Woodlyn
4. Charde Garcia-Kuaiai

5. Christopher Shelleo
6. David Murk
7. George O. Vierra
8. Gina D.
9. Home Schaedel
10. Jamie Gueso
11. John Pau
12. Julie Reyes Oda
13. Kara Luke
14. Kavi Serrao
15. Leslie Griffin
16. Lin Chan
17. Mano O.
18. Monica Smith
19. Peter Ongoy
20. Radhipe JT
21. Ralena Alcos
22. Randall Chun
23. **Rep. David Alcos**
24. Rocky Malana Tupu
25. Sandi Javar
26. **Senator Kurt Fevella**
27. T. Arakaki
28. Tami Carlos
29. Tesha Malama
30. Valerie Chun



## Presentation

A copy of the presentation given at the meeting is appended to this summary. Following the presentation, attendees were given the opportunity to ask questions of the Project Team about the project and provide their input. The discussion took the remainder of the meeting time and project team did not present and gather input on the polling and discussion questions included in the agenda, however the input received touched on most of the discussion prompts listed.

During the discussion comments were recorded on chart paper in the front of the room. The chart paper notes are transcribed below. Bullet points beginning with **(A)** indicate instances where the project team provided an answer to a comment or question.

## Group Discussion

- Zone X – 1% chance of annual flooding. It's hard to obtain flood insurance in some zones. Will the prerequisites be met to qualify for flood insurance – for instance raising the houses?
  - **(A):** Zone X does not require flood insurance at this time.
- When acquiring land through quiet title, the Department gets land with issues – need to address that, should not be. Why not get land without problems?
  - **(A):** This issue is being looked at, have to plan properly for it.
- How many homes will be built?
  - **(A):** The number of homes will be identified through the Master Plan process – currently are looking at constraints.
- No drainage along Fort Weaver/'Ewa Beach Roads. Flood water stands.
- How will schools be addressed?
  - **(A):** The EA will address impacts on schools.
- After rain, the ground swells up with water – hard to build there.
- Traffic is the main concern. Have to have multiple ins and outs. People heard that there would be 700 homes and want to know how this will be handled.
  - **(A):** We will get the info on the assumptions for the traffic model
  - **Added after meeting:** The model assumed an additional 150 inbound and 475 outbound trips generated from 1,276 housing units. This hypothetical unit count assumes the site could be developed to the maximum possible density without considering existing constraints such as buildable area, hazards, building height restrictions, and



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community/beneficiary preference. The model did not include future vehicles generated by any other planned project along the corridor.

**NOTE: the hypothetical unit count used for the model above is not related to any existing proposal or plan. DHHL is in the process of developing proposed site alternatives and unit counts based on site constraints and beneficiary and community input.**

- Next to Pu'uloa shooting range – noise pollution, lead pollution, and dangerous. Shooting range doubled in size without an EIS. Why put Hawaiians here? The announcements and shooting start at 6:30 AM. Can DHHL look at ways to help us get rid of it?
- Think about putting homes on berms, raising roads to mitigate flooding and sea level rise.
- Installing berms may cause flooding issues for the existing neighborhood homes.
- Has USGS been at the table? Concerned what they are doing with their site and if it's a hazard.
  - **(A):** The monitoring facility measures magnetic field of earth and is not emitting magnetic fields.
- Where is the new wave pool? Factor that into the traffic study and other new developments in the area.
- Would rather have the USGS parcel for developing homesteads.
  - **(A):** Citizens can advocate to Congressional representatives about lands they would like to see used for housing/DHHL homesteads.
- Take back Iroquois Point land, Varona Village – look at prime areas for DHHL to build homes.
- DHHL owns lands in Kalaeloa that is now occupied by 150 homeless – why not develop there?
- Consider a graveyard on DHHL lands for those who have passed away while on the waiting list.
- Are surveys the most effective way to get input from beneficiaries?
- Beneficiaries need a seat at the table – feels like this is coming to us after the fact. Planning needs to be inclusive of native knowledge – think about climate change.
- At Kaupe'a, the perimeter wall was left out, it should included in the infrastructure.
- Can part of the parcel be sold?
  - **(A):** Possible but would have to consult with beneficiaries.
- Need a bus stop – several! Along golf course especially.
- If it's in Hawai'i Kai then it should be in every homestead.
- Need three more exits for emergency evacuation.
- Flooding is a problem – lift the homes off the ground. It is also easier to expand raised homes.
- North Road/'Ewa Beach Road – consider public safety improvements.





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- Bus stops/shelters/routes – hard to get shelters.
- Make homes ADA accessible for kūpuna.
- How long until people move in?
  - **(A):** There is not a set timeline. The planning phase should be complete by end of this year, then will move into design, permitting, and full construction.
- When will there be an estimate of number and price of affordable homes?
  - **(A):** This will be determined through the master planning process with input from beneficiaries.
- What will be presented at the next meeting?
  - **(A):** More detail on access points, routes and uses of the site.
- Is the \$600 million funding part of this project? How much?
  - **(A):** Yes, the amount allocated to this project depends on the bids received.
- How does Governor's emergency proclamation affect DHHL?
  - **(A):** Believe that it is only related to the 12 Kauhale projects.
- Which beneficiaries are you talking to? Are they hearing the community's concerns?
  - **(A):** Outreach is targeted to those on the O'ahu waiting list. Input from the community is being shared.
- Need more talking to the beneficiaries and community – there should not be the gap in the middle of the process.
  - **(A):** The time gap is to allow for studies to be completed so that more information can be shared with the beneficiaries and community.
- How long will the Menti be open for comments?
  - **Added after meeting:** The discussion questions shared via Mentimeter are available for comment on the project website or by clicking this link: [Ewa Beach Homestead | SSFM Project Page \(konveio.com\)](#)
- Suggest sending out the polling questions several weeks before next meeting and come with answers to questions.
- Traffic will keep coming up as an issue for this community.
- Largest school in the nation is here and Iroquois Point is falling apart. Is DHHL exempt from putting funding into future schools?
  - **(A):** DHHL has been exempt from impact fees for schools until June 2024. We often site schools on DHHL land and for this project we are aware Campbell High School needs to be considered. DHHL did not pay school impact fees in Kapolei because DHHL received credits for infrastructure improvements.
- Was the land for Kapolei school given to DLNR?
  - **(A):** The land always belonged to DLNR.



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- Look at impacts on 'Ewa Beach dump.
- Fort Weaver has no infrastructure – sidewalks, bike paths, drainage.
- Can improvements be made to roads, drainage, evacuation routes, schools, shooting range, parks, bus routes and beaches?
- 2012 tsunami – evacuated 'Ewa Beach and lots of families could not get out when they shut down roads – those in need of Handivan had no way out.
- \$600 million strategic plan lists 600 homes in 'Ewa Beach – that is a lot.
- DHHL should learn from past experience with issues developing homesteads and document them.
- Improve North Road and direct majority of traffic from the homestead community there. Want to see that in the design.
- Will there be traffic route alternatives considered?
  - **(A):** Yes
- Will the project team bring back multiple options regarding the plans for egress and ingress to the DHHL project at the next 'Ewa Beach Community Meeting?
  - Yes
- Turn flood issue into food sustainability – fishpond, gardens, etc.
- Need to take over USGS site – in my whole life living here have never seen it used.
- End of Fort Weaver Road is closed – consider re-opening as an evacuation route.
- Close Pu'uloa Shooting Range and open more connectivity for TheBus. DHHL should talk to Congressional delegation, Ed Case, to phase out the range before breaking ground.
- What will DHHL do to provide and improve infrastructure? Is it just for the homestead?
  - **(A):** DHHL usually looks to connect to County infrastructure for operation and maintenance.
- Include solar – rooftop and battery storage.



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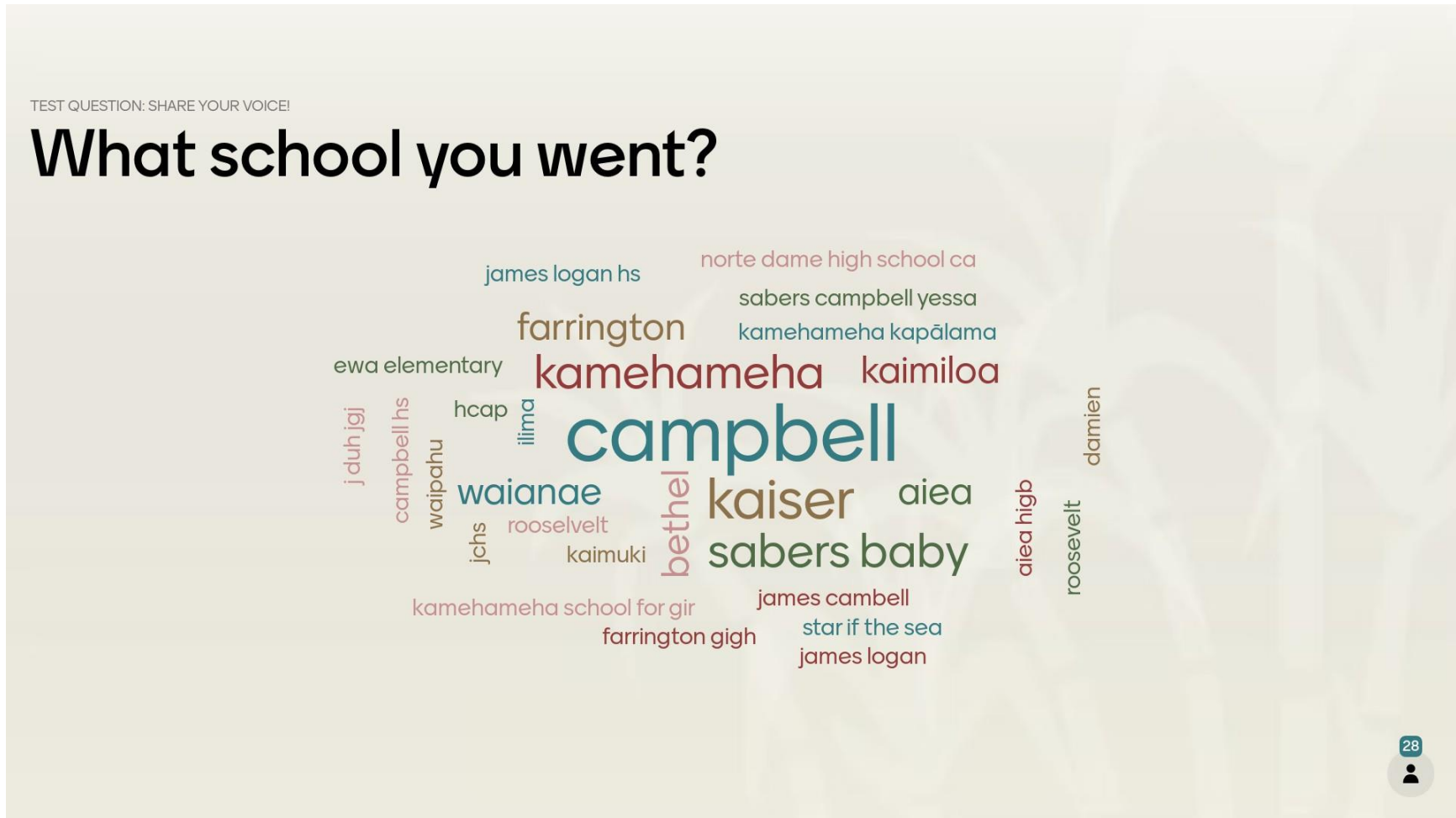






### Mentimeter Results

During the meeting, attendees were invited to provide their input via Mentimeter, an online polling app. Though the project team did not go through each question with the group as a whole, some attendees still provided input through Mentimeter. The results are shown below:







'EWA BEACH QUALITIES

# What qualities do you love most about 'Ewa Beach?

It's not town.

The beach, schools are near,  
shopping minutes away.

Still a small town atmosphere despite  
all of the development

the Beach and the easy access to it





'EWA BEACH COMMUNITY

## What should we know when preparing the Master Plan about the site and the surrounding community?

Is this going to raise property tax all strong

Is DHHL going to address the Public school system when deciding on how many homes to build.

Are there plans to invest in the community as well in regards to addressing the overcrowded gigh school in ewa beach.

There are layers of hard, dense coral. Contractor lost a lot of bits breaking through the layers.

Gun range, airplane flyover noise(no one said this because their immune to it), flooding concerns, traffic, homeless, poorly maintained neighborhood parks, vacation rentals, but mostly traffic

a lot of it was answered in the meetingtrafficschoolsutilities





'EWA BEACH CONCERNS

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

Poor lands and infrastructure

Flood issues schools bus stop water







HOMESTEAD DEVELOPMENT IMPACTS

## What potential impacts to the surrounding community and sensitive resources should be addressed in the Environmental Assessment?

Traffic, surrounding neighborhood improvements

drainage is an important one, standing water when it rains.





HOMESTEAD DEVELOPMENT OPPORTUNITIES

## What opportunities do you see to design the 'Ewa Beach homestead in a way that is compatible with or enhances the 'Ewa Beach community?

Landscaping, Homesteads have nothing. Ensure its culture, ti leaf not rubbish trees please. Tropical plants.. like how Hotel-landscaping. I'm green energy infrastructure

A chance for DHHL to mitigate many of the community concerns

