



DEPARTMENT OF HAWAIIAN HOME LANDS

'Ewa Beach Homestead Project Master Plan & Environmental Assessment

**Beneficiary
Consultation #2**

Virtual Meeting

April 30, 2024
6:30-8:00 PM



NOTICE: THIS MEETING IS BEING RECORDED

PULE



Introductions



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

- Andrew Choy, Planning Office
- Lehua Kinilau-Cano, Office of the Chairman
- Malia Cox, Office of the Chairman



- Melissa May
- Malachi Krishok
- Jena Kamalani Earle

Meeting Objectives

- Provide a project status update
- Re-cap input from beneficiary and community outreach
- Share results from technical studies
- Present draft alternatives for input
- Summarize beneficiary survey results
- Share next steps for the project



Discussion Kuleana

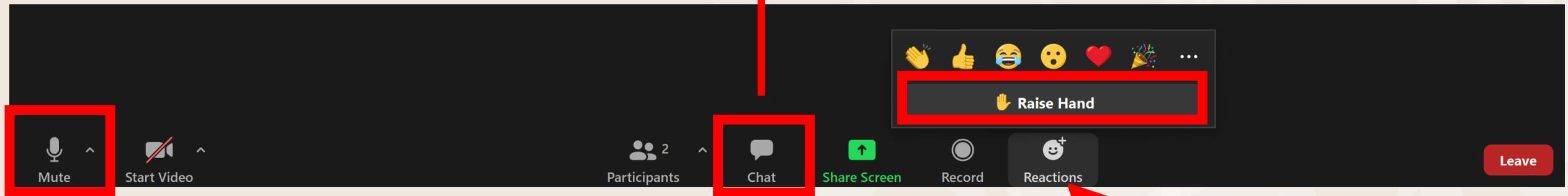


1. **Participate and share your mana‘o.** Please keep your video on and be prepared to share your input. We need to hear from everyone present.
2. **Be respectful** of the person talking and other participants: mute yourself when not speaking, do not interrupt other participants.
3. **Raise your hand** 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.

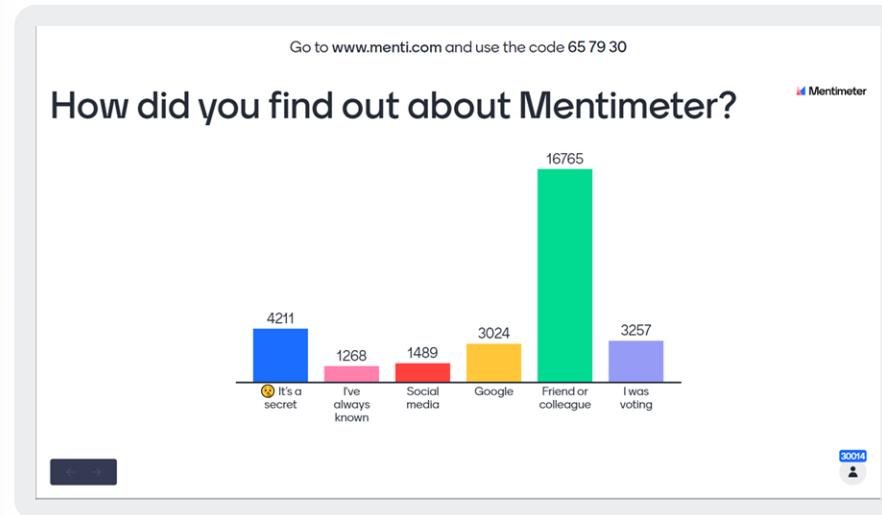
Mentimeter

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

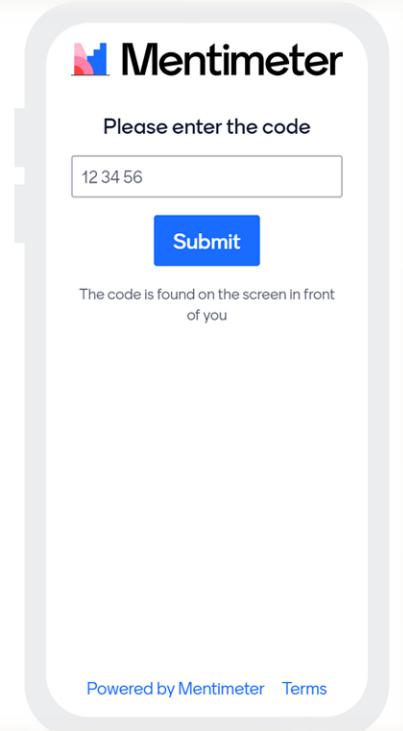
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1. Respond to questions that appear on your screen.
2. You will be asked first for your name and e-mail, which will be confidential and serve as a “virtual sign-in sheet”

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

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OR

A tropical landscape at sunset or sunrise. The sky is a mix of blue and orange. In the foreground, there are green grasses and a bush with bright 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 tree. The overall scene is peaceful and scenic.

Project Status Update

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

Project Purpose

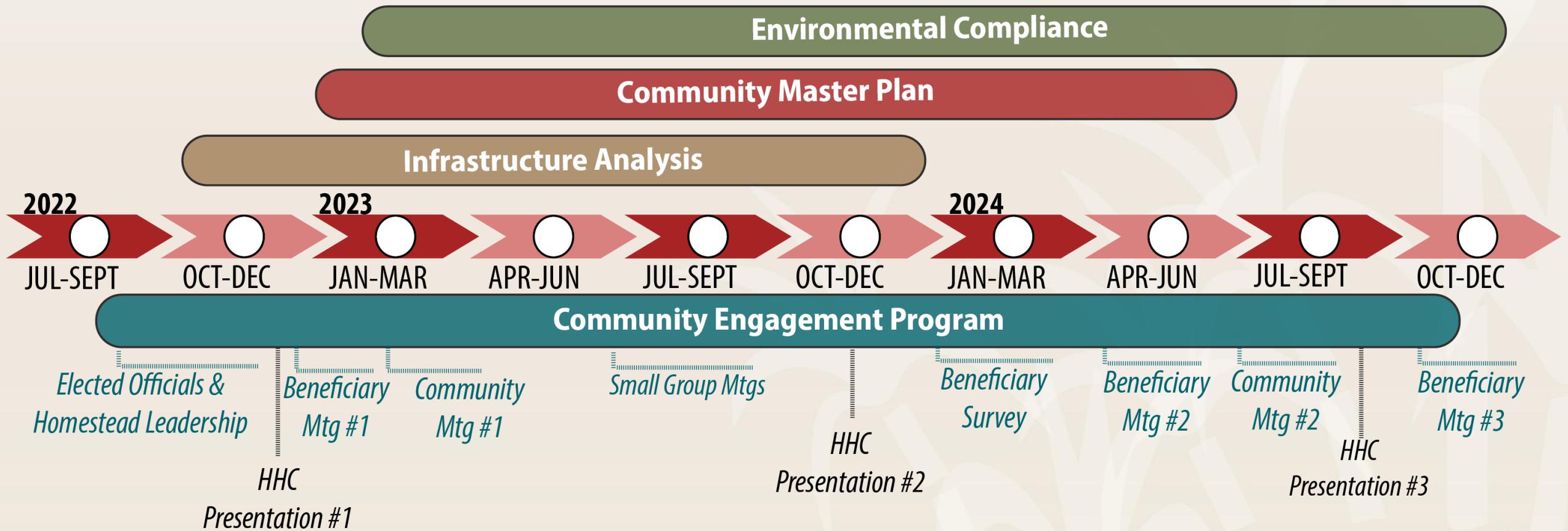


- Provide residential homesteads to DHHL beneficiaries on the O‘ahu waiting list
- Create a thriving homestead community in ‘Ewa Beach that honors culture, environment and sense of place
- Involve beneficiary lessees, waiting list applicants, and the surrounding community in envisioning and shaping the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

Project Tasks



Current Project Schedule



Work to Date

2020

- GSA Notice of Availability Issued
- Hawaiian Homes Commission 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
- Hawaiian Homes Commission Informational Briefing
- Meetings with Kapolei Homestead Leaders and Elected Officials
- Beneficiary Consultation #1



Work to Date



2023

- Community Meeting #1
- Neighborhood Board, Town Hall Meeting
- Technical Studies
- Hawaiian Homes Commission Presentation

2024 so far...

- Draft Alternatives
- Beneficiary Survey
- Beneficiary Consultation #2 (tonight!)

Beneficiary/Community Input & Technical Studies

Speaker: Malachi Krishok

Beneficiary & Community Feedback

Traffic & Access

- Traffic and commute time is a concern for both beneficiaries and community members – added traffic
- North Road is especially in need of improvements
- Would like to see road connection through site from Fort Weaver to North Road – tsunami evacuation

Site Flooding & Drainage

- The makai area of the site is low-lying and has poor drainage; it floods often
- Expressed concern that elevating site may cause flooding/runoff to surrounding area

Schools & Safe Routes to Schools

- Community expressed concerns related to school capacity and access (safe routes) in the project area
- Community coalition was formed to address pedestrian safety on North Rd and Fort Weaver

Nearby Uses

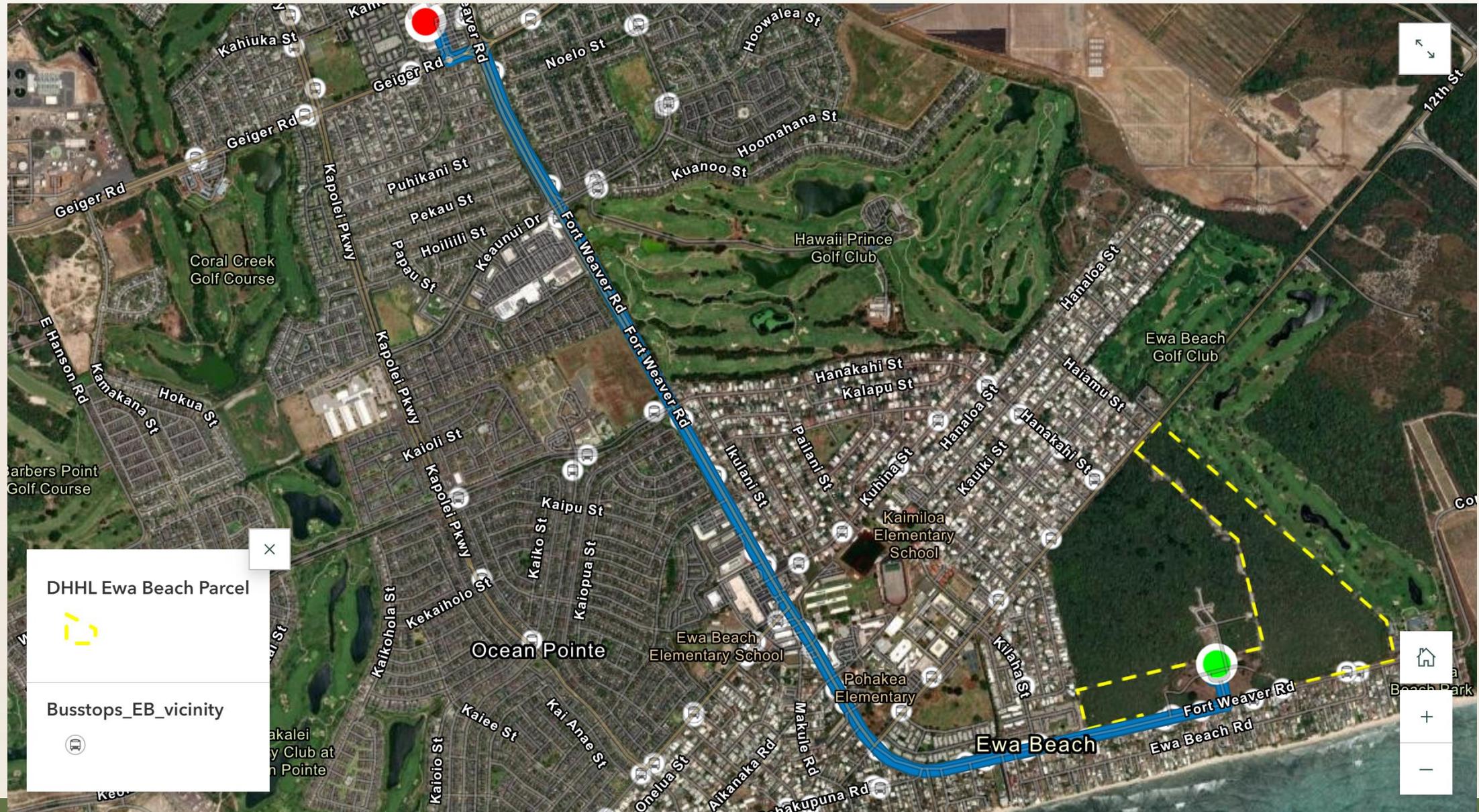
- Community members are concerned by the noise and lead pollution associated with the shooting range
- Concerns about proximity to Magnetic Observatory

Technical Studies & Site Analysis

- Topographic Survey
- UXO investigation
- Phase 1 ESA
- Hazardous Materials Survey
- Preliminary Engineering Report for Infrastructure Improvements (water, sewer, drainage, electrical)
- Traffic Impact Assessment Report
- Archaeological Literature Review & Field Investigation
- Cultural Impact Assessment
- Biological Survey
- Climate Change, Flooding, & Sea Level Rise Impacts

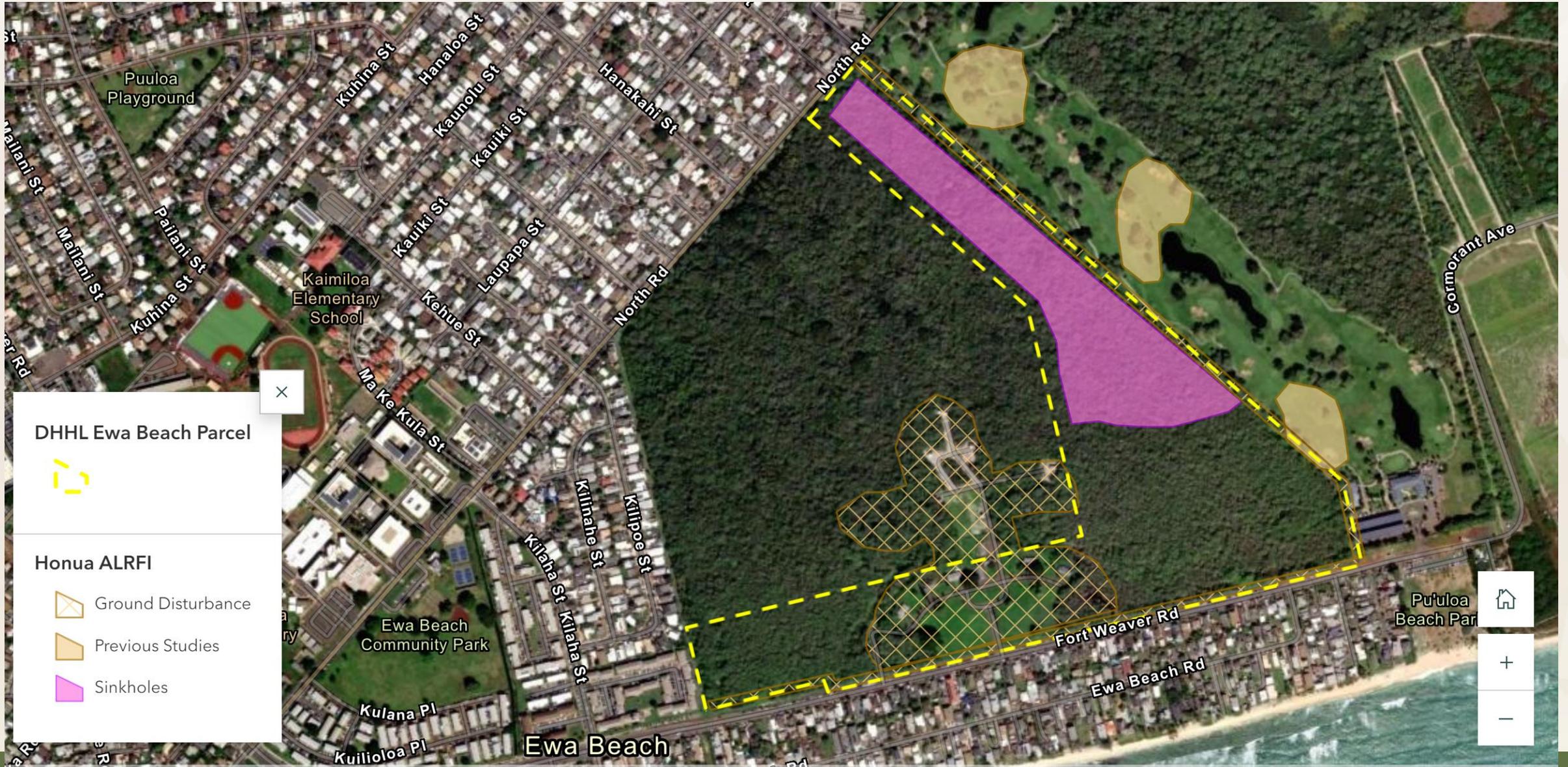
Key Findings - Traffic

Existing traffic level of service at Geiger Rd/Fort Weaver Rd limits buildout scenarios



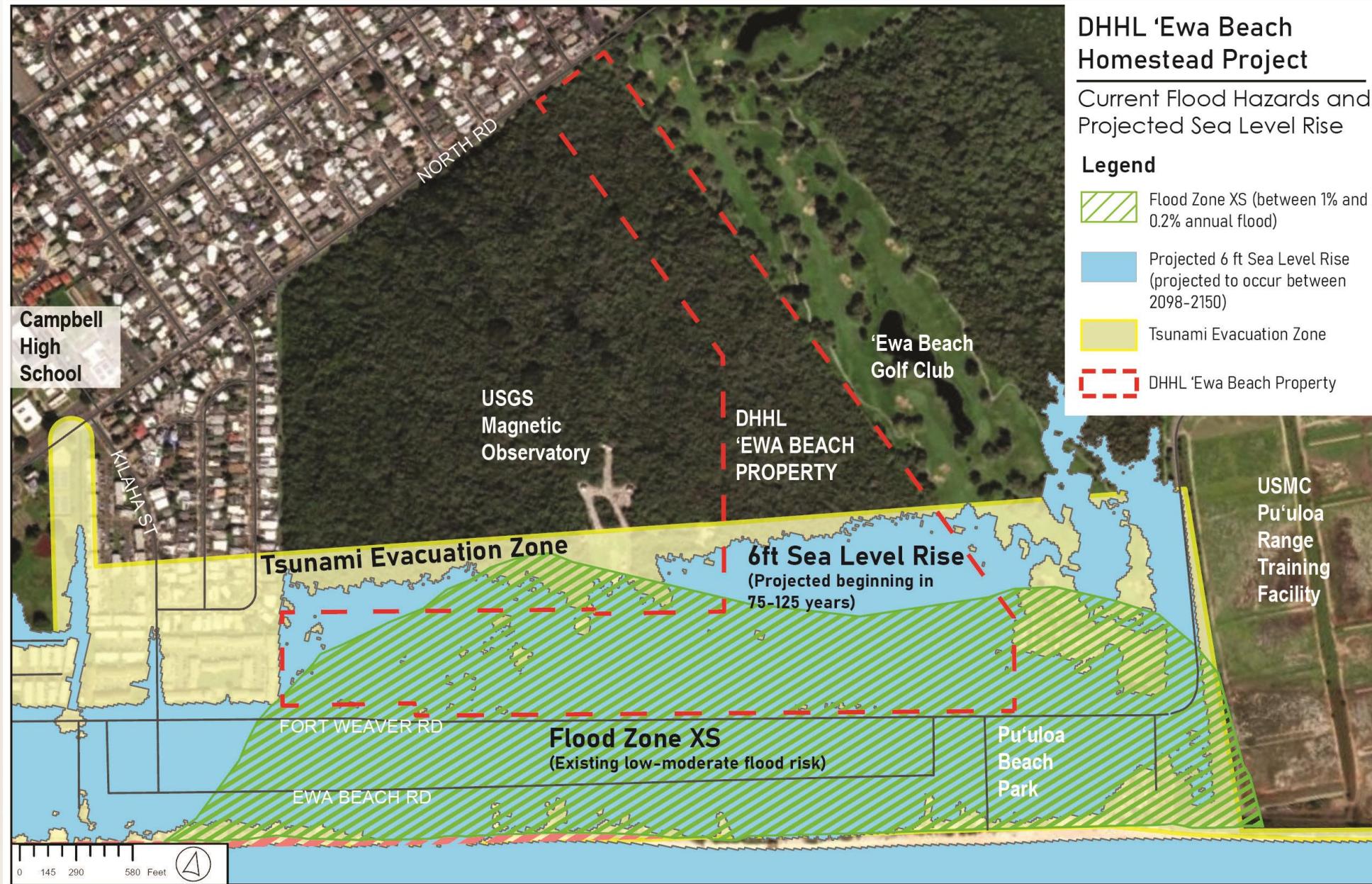
Key Findings - Archaeology

Further archaeological investigation in northern portion of site is likely required prior to construction due to numerous sinkholes.



Key Findings – Flooding & Sea Level Rise

Projected sea level rise and existing flooding impacts exist in makai area of site



Key Findings - Other

Infrastructure

- Sewer and water service and capacity are adequate for all alternatives.

Location

- Close to existing neighborhood with amenities and services.
- Opportunity to provide alternative evacuation route out of the tsunami evacuation zone.

Site Design

- Opportunity to place desired community amenities (Walking paths, play fields, open space, community gardens) in flood prone areas projected to be impacted by SLR.
- Opportunity to provide multi-modal connectivity between Fort Weaver Road and North Road.

Discussion

Questions?



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, there are rolling hills and a coastline with waves breaking on the shore. The entire image has a semi-transparent brown overlay on the left side, which contains the text.

Master Plan Alternatives Discussion

Speaker: Malachi Krishok

Beneficiary Preferences – BC #1

Housing

- Single-family housing (most preferred)
- Rent with option to purchase
- Kūpuna housing
- Low-rise multi-family housing

Community Use

- Community center/facility for gatherings & events
- Walking/bike paths

Roads/Connectivity

- Traffic calming (speed humps, lower speed limits, narrower streets, etc.)
- Multiple access routes to the community (via Fort Weaver & North Road)

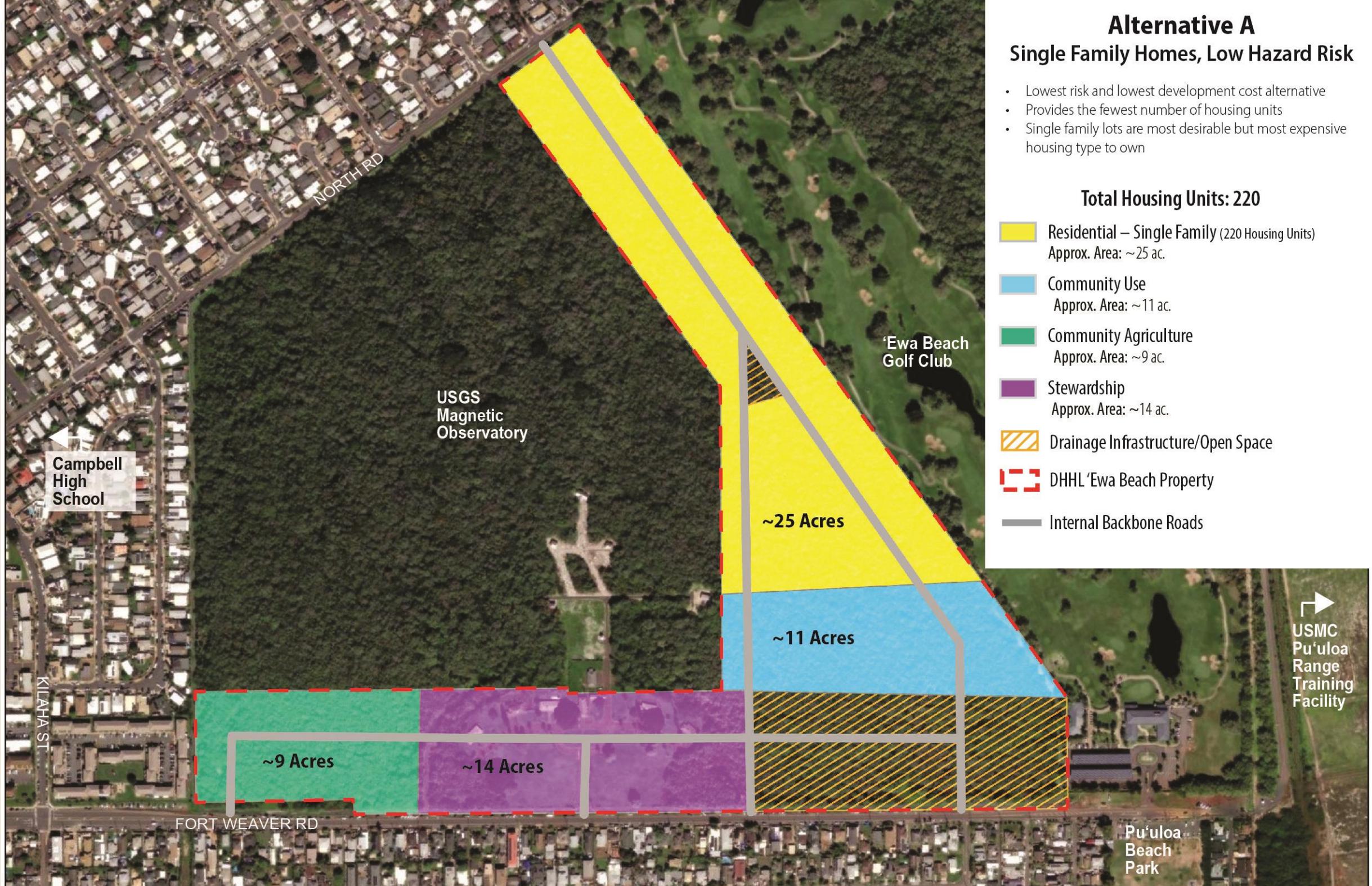
Alternative A

Single Family Homes, Low Hazard Risk

- Lowest risk and lowest development cost alternative
- Provides the fewest number of housing units
- Single family lots are most desirable but most expensive housing type to own

Total Housing Units: 220

-  Residential – Single Family (220 Housing Units)
Approx. Area: ~25 ac.
-  Community Use
Approx. Area: ~11 ac.
-  Community Agriculture
Approx. Area: ~9 ac.
-  Stewardship
Approx. Area: ~14 ac.
-  Drainage Infrastructure/Open Space
-  DHHL 'Ewa Beach Property
-  Internal Backbone Roads

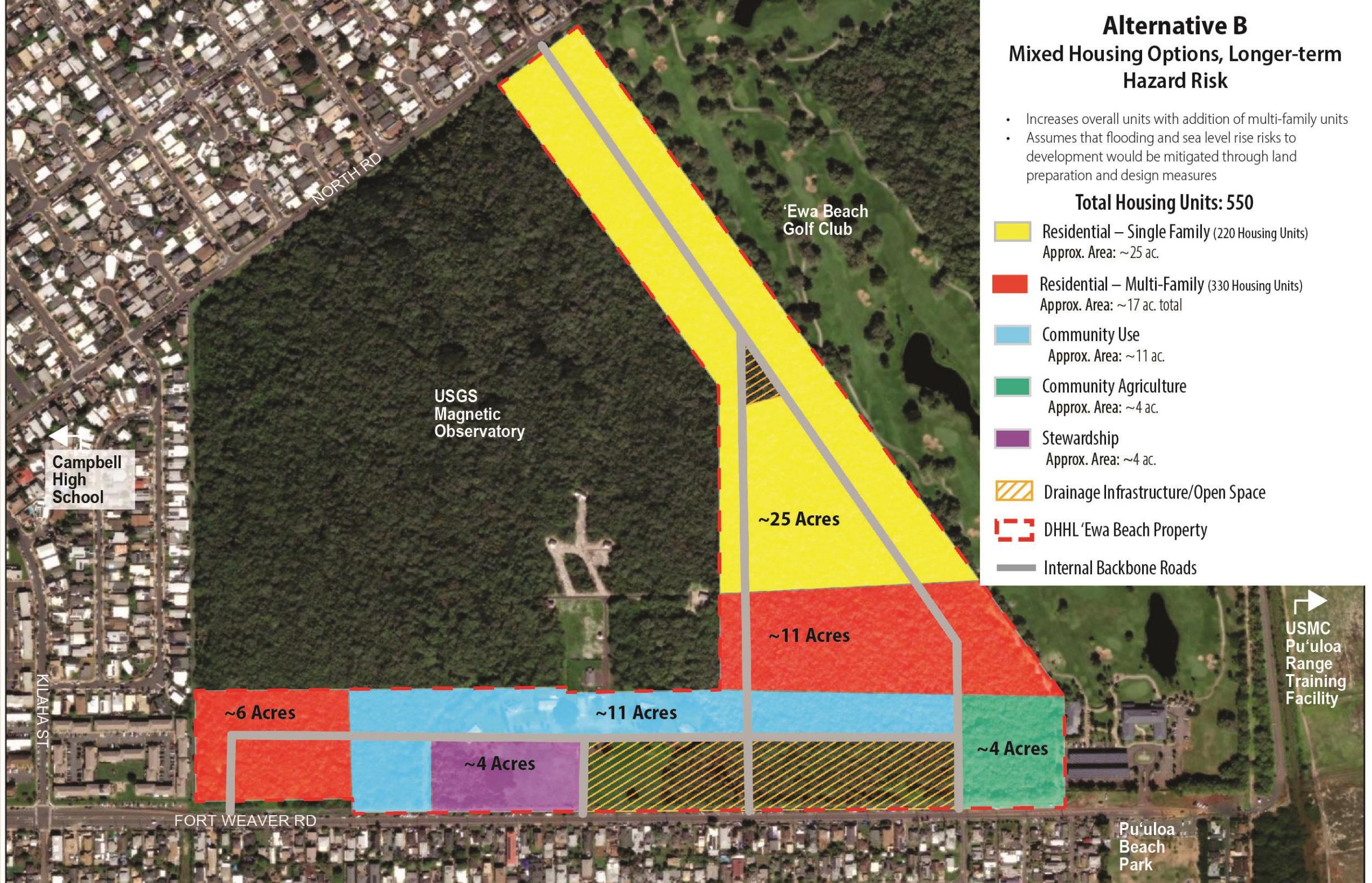


Alternative B Mixed Housing Options, Longer-term Hazard Risk

- Increases overall units with addition of multi-family units
- Assumes that flooding and sea level rise risks to development would be mitigated through land preparation and design measures

Total Housing Units: 550

-  Residential – Single Family (220 Housing Units)
Approx. Area: ~25 ac.
-  Residential – Multi-Family (330 Housing Units)
Approx. Area: ~17 ac. total
-  Community Use
Approx. Area: ~11 ac.
-  Community Agriculture
Approx. Area: ~4 ac.
-  Stewardship
Approx. Area: ~4 ac.
-  Drainage Infrastructure/Open Space
-  DHHL 'Ewa Beach Property
-  Internal Backbone Roads



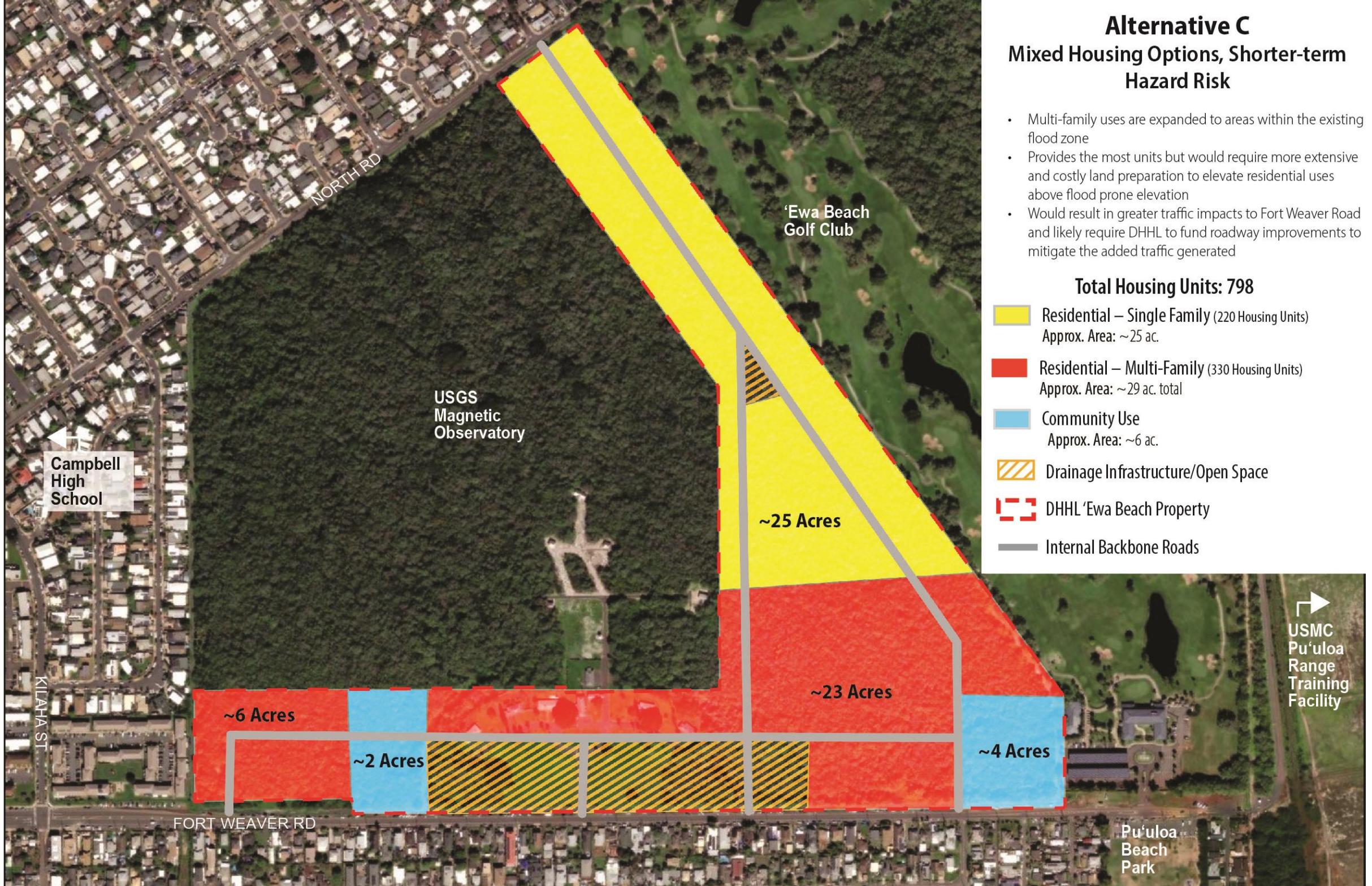
Alternative C

Mixed Housing Options, Shorter-term Hazard Risk

- Multi-family uses are expanded to areas within the existing flood zone
- Provides the most units but would require more extensive and costly land preparation to elevate residential uses above flood prone elevation
- Would result in greater traffic impacts to Fort Weaver Road and likely require DHHL to fund roadway improvements to mitigate the added traffic generated

Total Housing Units: 798

-  Residential – Single Family (220 Housing Units)
Approx. Area: ~25 ac.
-  Residential – Multi-Family (330 Housing Units)
Approx. Area: ~29 ac. total
-  Community Use
Approx. Area: ~6 ac.
-  Drainage Infrastructure/Open Space
-  DHHL 'Ewa Beach Property
-  Internal Backbone Roads



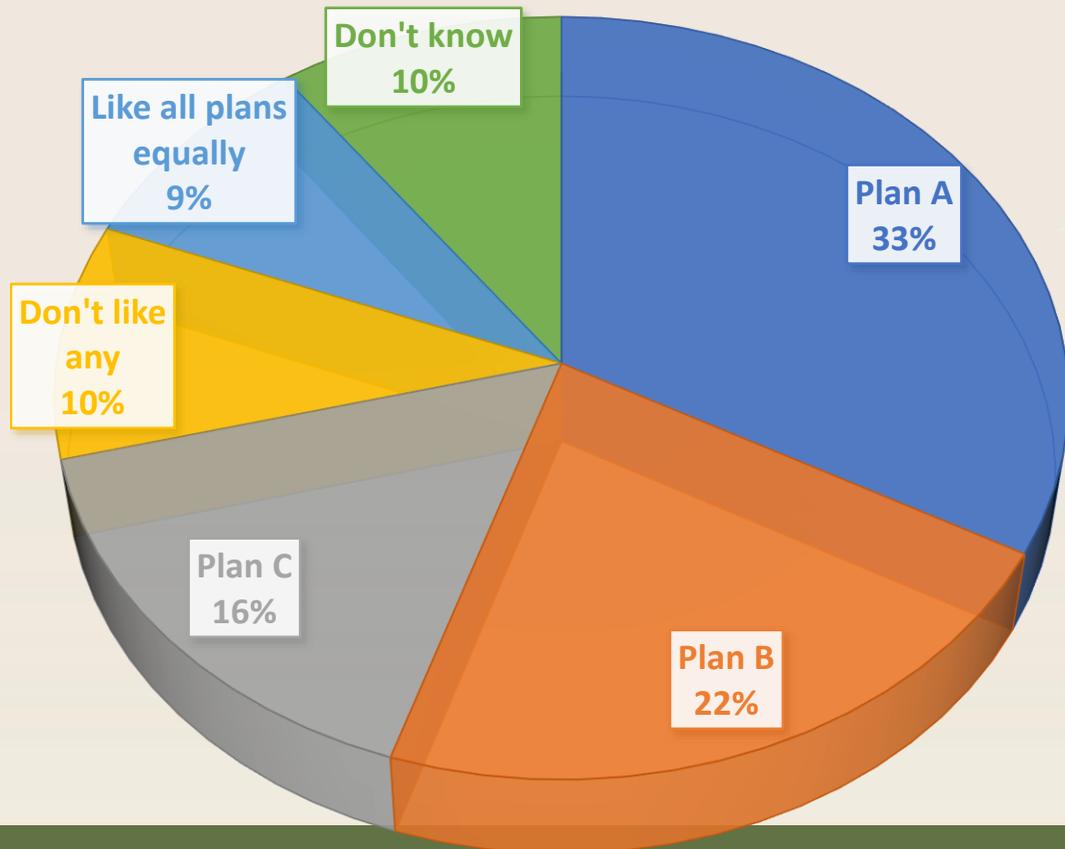
Mana‘o from Beneficiary Survey

Beneficiary Survey was mailed to DHHL Applicants on O‘ahu Residential wait list and responses were accepted from February 21st to March 18th 2024.

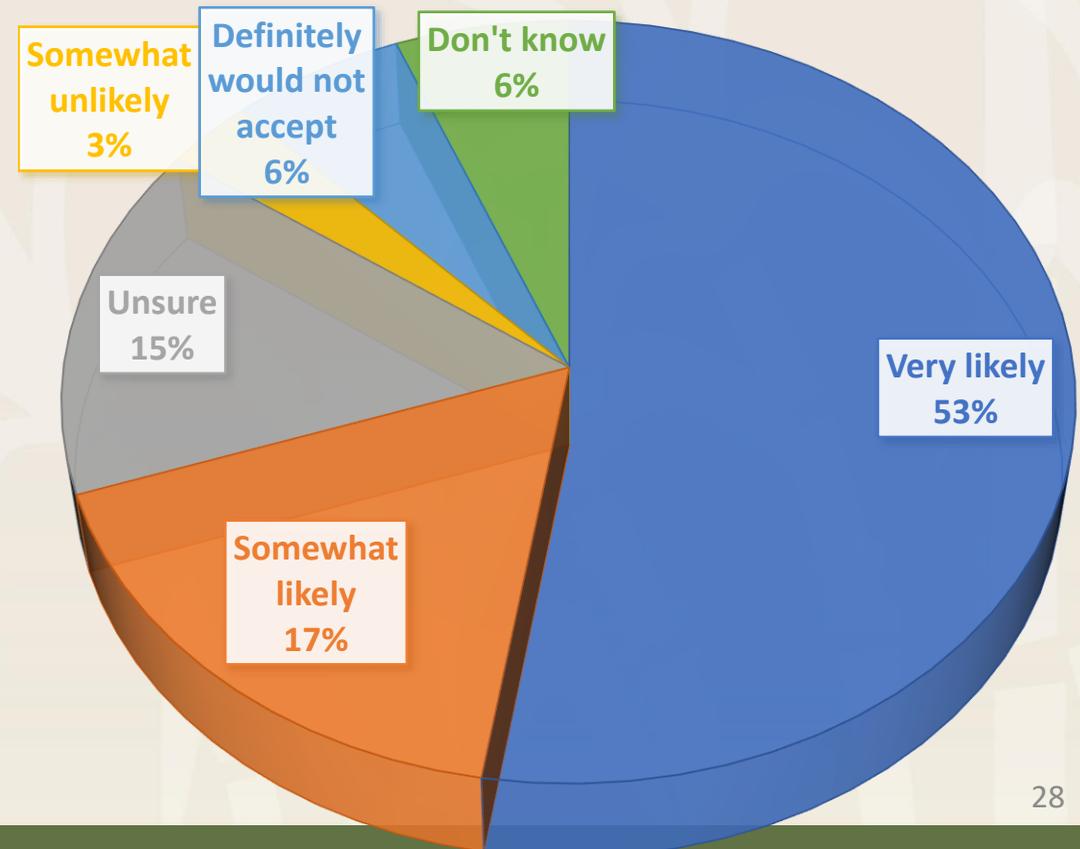
Response

- Over 9,000 surveys were mailed out and over 1,300 responses received (16% response rate)

Preferred Alternative



Likelihood of Accepting Award in ‘Ewa



Draft Master Plan Alternatives Preference

Alternative A – Single Family Homes, Low Hazard Risk (~220 housing units)

- Low hazard risk/housing not in flood area
- Only includes single family homes

Alternative B – Mixed Housing Options, Longer-term Hazard Risk (~550 housing units)

- Best usage of land
- Puts 550 people in housing
- Adds multi-family/creates balanced community

Alternative C – Mixed Housing Options, Shorter-term Hazard Risk (~ 798 housing units)

- Produces most housing/most acreage for housing

Open-Ended Responses

Alternative A

“If the prediction of the sea level rises in 75-125 years is correct. It seems a waste of money to build homes where they will eventually be deemed unusable”

“Plans B&C create traffic problems. Plan B&C are exposed to high risk factors. May need escape road in the event of a tsunami or high-water level.”

“It has the most opportunities to engage with the ‘āina. I also think that plan a would create the safest and most conducive environment to build Hawaiian homes.”

Alternative B

“Accommodates more families; however, also using land for community use and agriculture for those parts that would otherwise be inhabitable in the future.”

“Although it's a hazard risk area, it's multi-family units let you build apartments or condos on, and which is more to my liking. I feel DHHL should build a condo/apartment building to purchase in the Honolulu area.”

“Housing shortage but if built correctly for future problems, it will be safe for our future homestead families.”

Alternative C

“Because Plan C will provide more housing opportunities for the Hawaiians. We are willing to sacrifice community space so more people can have housing.”

“Affordable multi housing for families if prices are affordable for lower yearly income families and especially when the cost of living keeps going up. We need to keep the Native Hawaiian families in Hawai‘i.”

“I have lived in Ewa Beach my whole life; it hardly rains here. If you build the infrastructure with proper flood zone protocols, I am confident you will do the right thing.”



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Did you take the survey?

- Yes
- No
- Not a beneficiary



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Preferred Alternative

Do you have a strong preference between alternative A or alternative B?

- A
- B
- Not sure/Concerns with Both
- Other



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Alternative A

What do you like most about alternative A?

(Open-ended)



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Alternative A

What do you like most least alternative A?

(Open-ended)



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Alternative B

What do you like most about alternative B?

(Open-ended)



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Enter this code: **83 56 59 0**

Or Scan QR Code



Alternative B

What do you like least about alternative B?

(Open-ended)



Visit menti.com on your smartphone or web browser.

Enter this code: **83 56 59 0**



Preferred Alternative

If a “preferred alternative” is developed combining aspects of Alt. A and Alt. B, what would you like it to include? (Select all that apply)

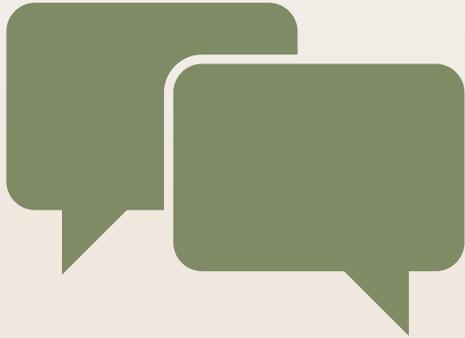
- Single family housing
- Multi-family housing
- Kupuna housing
- Park
- Playground
- Community Center
- Hawaiian cultural-based school
- Pre-school
- Farmers market
- Sports fields
- Open space
- Community garden/agriculture
- Other (please share)

Discussion

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



Next Steps



Future Beneficiary Consultation (dates subject to change)

- Beneficiary Consultation #3 – Final Master Plan & EA Presentation (October 2024)

Future Community Engagement (dates subject to change)

- ‘Ewa Neighborhood Board Presentation (July 2024)
- Draft EA Publication in *The Environmental Notice* (July 2024)
- Community Meeting #2 (July 2024)



Visit the project website and sign up for e-mail updates:

dhh.hawaii.gov/po/oahu/ewa-beach-homestead-project/



MAHALO!

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

dhh.hawaii.gov/po/oahu/ewa-beach-homestead-project/



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