# DEPARTMENT OF HAWAIIAN HOME LANDS

# 'Ewa Beach Homestead Project



## **Project Overview**

The State Department of Hawaiian Home Lands (DHHL) is developing a master plan and preparing an environmental assessment for approximately 80 acres of recently acquired land in 'Ewa Beach, O'ahu.

Homestead development is the highest priority in DHHL's O'ahu Island Plan. The 'Ewa Beach homestead community is primarily intended to provide residential homesteading opportunities to native Hawaiian beneficiaries on the O'ahu Residential Waitlist, which currently has the most beneficiaries waiting for homesteads. The parcel is located adjacent to an existing residential neighborhood, with access to employment centers, public transit, community services, and recreational facilities.

Alternatives were developed for the project site based on consultation with beneficiaries, community input, and technical studies of site constraints, environmental conditions, infrastructure, natural hazards, and other factors. The preferred alternative is shown below.

## **Project Objectives**

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

## **Preferred Site Plan Alternative**

11808

Campbell High School

Project Location

## <u>Multi-Family Residential (~100 units)</u>

Approx. Area: ~5 ac. (total) Uses: Low-rise townhomes or apartments between 15-20 units per acre. Kupuna housing may also be considered under this land use. USGS Magnetic Observatory

#### Community Use

Approx. Area: ~8 ac. Uses: Common areas for community uses and public facilities. Single-Family Residential (-220 lots) Approx. Area: ~25 ac. Possible Housing Type: Single-family turn-key; vacant lot; rent with the option to purchase

> 'Ewa Beach Golf Club

> > Multi-Family Residential (~60 units) Approx. Area: ~3 ac. (total)

**Uses:** Low-rise townhomes or apartments between 15-20 units per acre. Kupuna housing may also be considered under this land use.



Pu'uloa Beach

Park

#### DHHL 'Ewa Beach Homestead Project

#### PREFERRED ALTERNATIVE

Provide Single-Family and Multi-Family Residential

Develop in areas outside of existing flood zones while elevating residential development in areas projected to be impacted by sea level rise related flooding.

~380 total housing units

#### Legend



USMC Puʻuloa

Training

Facility

FORT WEAVER RE 'EWA BEACH RD Comm Appro Uses: fowe

Community Agriculture Approx. Area: ~4 ac. Uses: Community cultivation of fruits, vegetables, plants, flowers, or other crops by beneficiaries. <u>Stewardship</u>

Approx. Area: ~15 ac. Uses: Land not currently used for homesteading. Allow uses that maintain or enhance the value and condition of the land to the benefit of beneficiaries and the Trust.

## **Naster Plan and Environmental Assessment Phase**

#### Infrastructure Analysis

Identify needed improvements to water, sewer, drainage, electrical, and transportation infrastructure

#### **Community Master Plan**

Develop community master plan alternatives and identify the preferred design

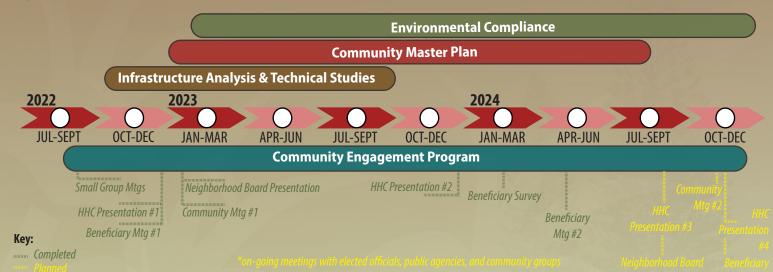
#### **Environmental Compliance**

Assess environmental, biological, cultural, historic, traffic, and other impacts of the proposed master plan in accordance with HRS Chapter 343 and HUD NEPA requirements

#### **Community Engagement Program**

Seek input from beneficiaries, the 'Ewa Beach community, elected officials, and other community stakeholders, cultural practitioners, and experts throughout the project

# Anticipated Project Schedule



## Studies Completed

- Phase 1 Environmental Site Assessment and Hazardous Materials Survey
- Magnetometer Survey
- Topographic Survey
- Biological Survey
- Infrastructure Analysis
- Archaeological Literature Review and Field Investigation
- Cultural Impact Assessment
- Sea Level Rise and Coastal Hazards Study
- Traffic Study

# How to get involved

## **Beneficiaries**

- Attend Beneficiary Consultation Meetings
- Submit Comments on the Draft EA (Public Comment Period runs from 9/24 through 10/23, 2024).
- Testify at Hawaiian Homes Commission

#### **Public**

- Attend and provide comments at Neighborhood Board meetings
- Attend Community Meetings
- Submit Comments on the Draft EA (Public Comment Period runs from 9/24 through 10/23, 2024).

For more information and to sign up for the project mailing list, please visit the project website: <u>dhhl.hawaii.gov/po/oahu/ewa-beach-homestead-project/</u>



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