



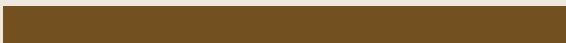
DEPARTMENT OF HAWAIIAN HOME LANDS  
**‘Ewa Beach Homestead Project  
Master Plan & Environmental Assessment**

**Community  
Meeting #2**

**‘Ewa Beach Library**  
October 9, 2024  
7:00-8:30 PM



**PULE**



# Introductions



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

- Julie-Ann Cachola, Planning Office
- Lehua Kinilau-Cano, Office of the Chairman
- Malia Cox, Office of the Chairman



- Melissa May
- Jennifer Scheffel
- Lala Nuss
- Jena Kamalani Earle

**Facilitator: Rebecca Soon**

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# Discussion Kuleana



1. **Be Open:** Open your mind, ears and heart. Take home new ideas and information.
2. **Be Comfortable:** Move around and use facilities as needed.
3. **Be Respectful:** Please do not interrupt the person that is talking, show aloha, and treat others how you would like to be treated.
4. **Be Creative:** Work towards future solutions/aspirations.
5. **Agree to Disagree:** Accept that others may have different perspectives and opinions.
6. **Kelepona on Silent:** Please take calls/texts outside

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## Meeting Content

- Project Overview & Status
- Findings from Technical Studies and Beneficiary and Community Input
- Proposed Action
- Environmental Assessment Process
- Public Comment and Q&A

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## Project Overview

Speaker: Melissa May, SSFM

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## DHHL Authority

**Hawaiian Homes Commission Act of 1921 (HHCA)** - *Act of Congress, Administered by the State Department of Hawaiian Home Lands*

- Established policy board: Hawaiian Homes Commission
- Designates Available Land in Hawaiian Home Lands Trust
- Promotes rehabilitation, well-being and economic self-sufficiency for native Hawaiians defined as having at least 50% Hawaiian blood
- DHHL's primary responsibilities are to serve its beneficiaries and to manage its extensive land trust.
  - ✓ Homestead leases for residential, agricultural and pastoral uses at \$1.00 per year for 99-years
  - ✓ Financial assistance through direct loans, insured loans, or loan guarantees for home purchase, construction, home replacement, or repair

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## 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

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# Background



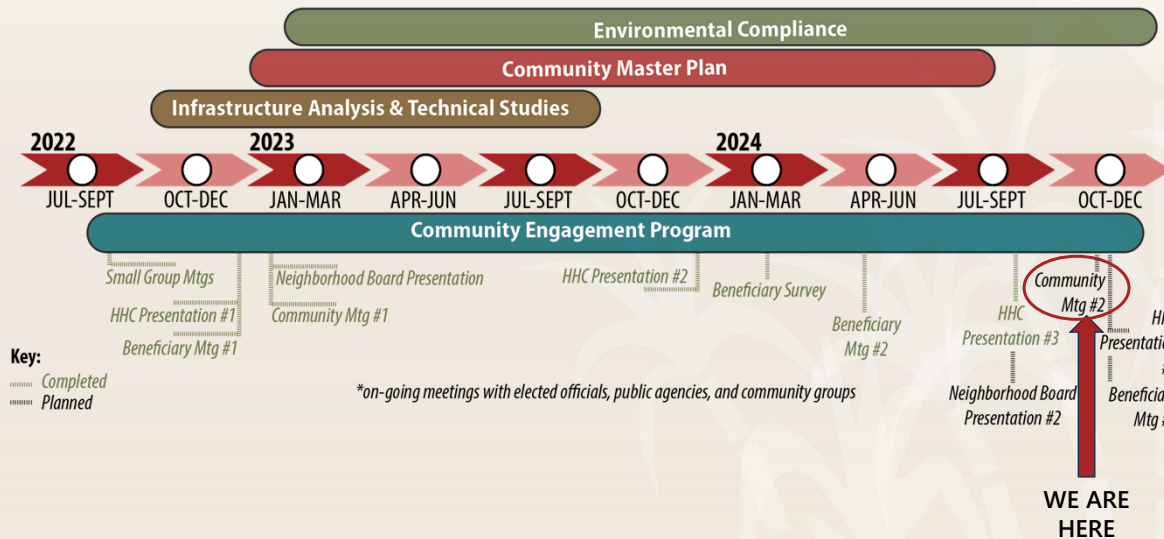
- 80 acres in 'Ewa Beach, O'ahu
- Acquired by DHHL in 2021
- Bounded by North Road to the northwest and Fort Weaver Road to the south
- Adjacent to USGS Honolulu Magnetic Observatory
- Primarily residential uses to the south
- 'Ewa Beach Golf Club to the east
- Single-family homes and low-rise apartments to the west

# Project Tasks





## Project Schedule



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## Beneficiary and Community Consultation Completed to Date

- **Hawaiian Homes Commission Presentations** – three completed, last one planned for December
- **Beneficiary Consultation Meetings** – two completed, last one planned for November
- **Beneficiary Survey** – mail and online, 1,300 responses received (16% response rate)
- **Community Meetings** – one completed, second one is today
- **Kapolei Homestead Leader Meeting** and ongoing updates
- **Neighborhood Board Presentations** – two completed
- **Town Hall Meetings with Senator Fevella** – two completed

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# Environmental Assessment Process and Schedule

Speaker: Jennifer Scheffel, SSFM

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## Understanding the Environmental Review Process

- The Environmental Review Program (ERP)
  - Responsible for guiding projects through Hawai'i's official environmental review, Chapter 343 of the Hawai'i Revised Statutes, also known as the Hawai'i Environmental Policy Act (HEPA) process.
- Process described in Environmental Impact Statement Rules - HAR 11-200.1
- The Environmental Notice
  - Semi-monthly publication announces the availability of Environmental Assessments (EAs) and Environmental Impact Statements (EISs) for public review and comment

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## Findings: Beneficiary Preferences

### Housing

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

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## Findings: Beneficiary & Community Concerns

### Traffic & Access

- Congestion and commute times
- Connection from Fort Weaver to North Road for connectivity, evacuation

### Flooding, SLR & Drainage

- Makai area of the site is low-lying and has poor drainage
- Concern about siting homes in flood and sea level rise areas

### Schools & Safe Routes to Schools

- School capacity and access (safe routes)
- Pedestrian safety on North Rd and Fort Weaver

### Nearby Uses

- Proximity of the shooting range (noise, pollution)
- Questions about magnetic observatory

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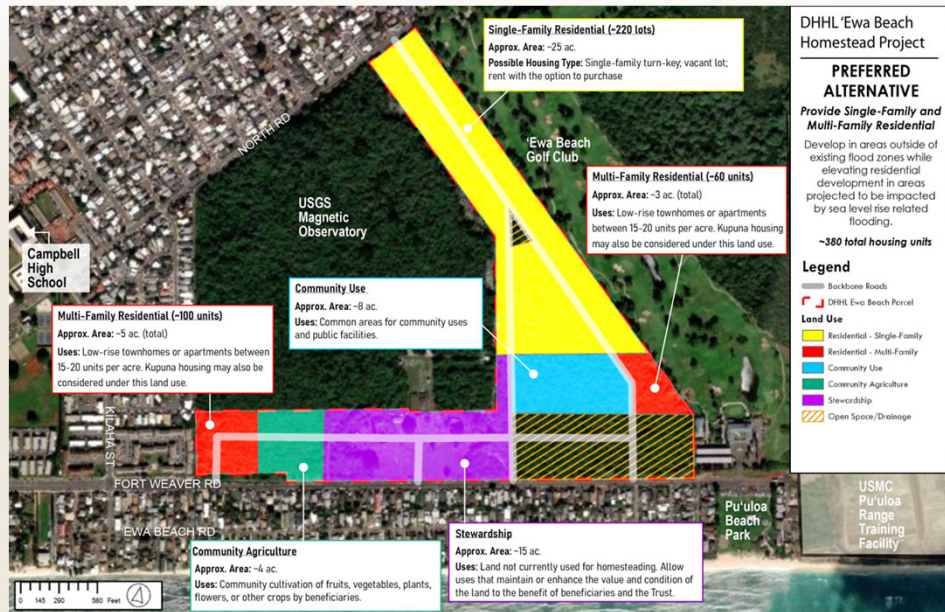
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# Proposed Action

## Proposed Action Land Use

Land Use	Acres	Est. # of Lots/Units
Residential – Single-Family	~25	220
Residential – Multi-Family	~8	120-160
Community Use	~8	N/A
Community Agriculture	~4	N/A
Stewardship	~15	N/A
Internal roads, infrastructure, drainage/open space	~22	N/A
<b>TOTAL</b>	<b>~80</b>	<b>340-380</b>



**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**

- Backlane Roads
- DHHL 'Ewa Beach Parcel
- Land Use
  - Residential - Single-Family
  - Residential - Multi-Family
  - Community Use
  - Community Agriculture
  - Stewardship
  - Open Space/Drainage

USMC Pu'uloa Range Training Facility

# Proposed Infrastructure

- Roads and Access
- Electrical Power/Broadband
- Street Lighting
- Drainage/Open Space
- Water
- Wastewater
- Solid Waste

## Technical Studies Completed



- Environmental Site Assessment and Hazardous Materials Survey
- Magnetometer and Magnetic Anomaly Survey
- Topographic Survey
- Preliminary Infrastructure Report
- Sea Level Rise and Coastal Hazards Study
- Biological Survey
- SHPD Architectural Consultation
- Archaeological Literature Review and Field Investigation
- Cultural Impact Assessment
- Traffic Study

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## Impacts Identified

- Short-term and temporary impacts during construction associated with water resources, faunal resources, soils, traffic, air quality, and noise.
- The Proposed Action would have beneficial impacts by providing additional access to homes and community space for native Hawaiians who have been on the DHHL's O'ahu Residential Waitlist.
- The Proposed Action would be located adjacent to an existing residential neighborhood and compatible with surrounding community character and planned growth patterns.
- The implementation of the DHHL housing would have an increased beneficial impact in particular for vulnerable native Hawaiian families and aims to provide access critical services for a growing population.

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## Traffic Impacts Identified

- **Future (2034) Without Project**
  - Intersection of Fort Weaver Road and Keaunui Drive will require mitigation to operate at LOS D or better
    - Restripe westbound approach to a left, shared left-through, and right-turn lane
- **Future (2034) With Project**
  - Intersection of Fort Weaver Road and Keone‘ula Drive/Hanakahi Street will require mitigation to operation at LOS D or better
    - Hanakahi Street westbound right turn phase is recommended to overlap with the southbound left turn phase
    - The Hanakahi Street westbound right turn lane will require new signal heads
    - The traffic signal system will need to be reprogrammed.

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## Public Facilities and Services

- Construction of the Proposed Action is not expected to have significant negative impacts on community facilities or services, including educational facilities, medical facilities, emergency responders, or community parks and recreational resources.
- There would be an increase of population in the area that would increase the use of community facilities or services, including the educational facilities, medical facilities, emergency responders, community and beach parks, and recreational resources.
- It is expected that the level of demand could be met by the existing facilities.
- The Proposed Action would result in an increase of population that would further increase the existing need for school services and capacity.
  - The Department of Education currently has plans for building more schools in the Kapolei/‘Ewa area to address capacity needs.

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## Proposed Mitigation Measures

- Construction Related BMP's and compliance with regulations for Stormwater, Dust, Noise, Protected Species, Waste Disposal, Hazardous Materials, and Historic, Cultural and Archaeological Resources
- Stormwater Retention, Treatment, and Drainage
- Siting and adapting development for resilience to coastal hazards and sea level rise
- Providing alternate routes for evacuation and vehicle access
- Improvements to intersection at Fort Weaver/Keone'ula Drive/Hanakahi Street

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## Environmental Assessment Schedule

- **September 23, 2024:** Draft Environmental Assessment (EA) published in the Hawai'i Department of Health's Office of Environmental Quality Control (OEQC) Environmental Notice
- **October 23, 2024:** Comment period on the Draft EA closes
- **November 18, 2024:** Beneficiary Consultation #3
- **December 16-17:** HHC request for approval of Final EA and issuance of Finding Of No Significant Impact (FONSI)
- **January 2025:** Publication of Final EA and FONSI in *The Environmental Notice*; Completion of NEPA/HUD Environmental Review requirements

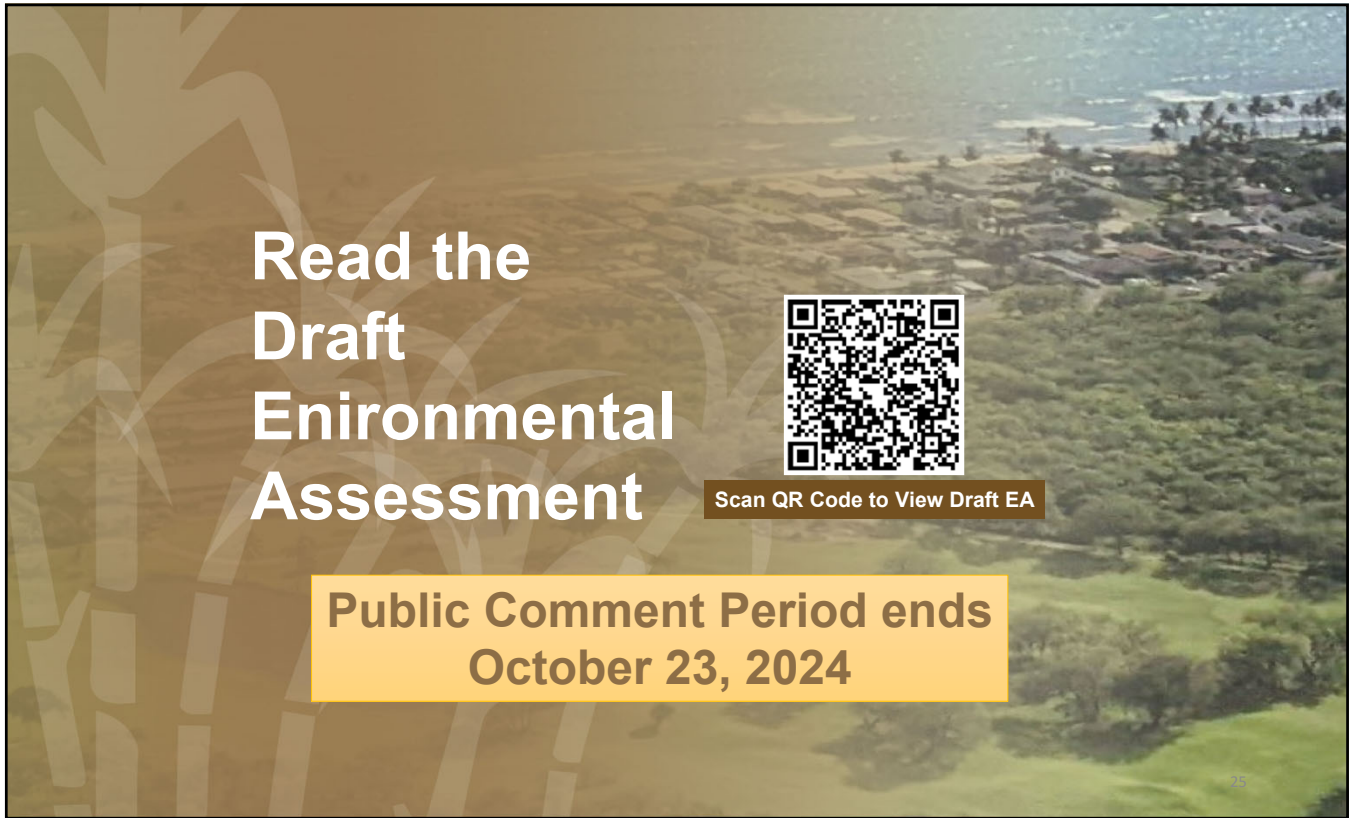


Scan QR Code  
to View Draft EA


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**Read the  
Draft  
Environmental  
Assessment**



Scan QR Code to View Draft EA

**Public Comment Period ends  
October 23, 2024**

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**Closing Discussion**

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He mau nīnau (Questions)?  
Other mana’o you would like to share?



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# MAHALO!

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

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



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