



DEPARTMENT OF HAWAIIAN HOME LANDS

# 'Ewa Beach Homestead Project Master Plan & Environmental Assessment

**Community  
Meeting #1**

**'Ewa Beach Library**  
January 26, 2023  
7:00-9:00 PM



# 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
- Malachi Krishok
- Carah Kadota

**Facilitator: Ka'ala Souza**



# Meeting Objectives

- Provide an overview of the project
- Share results to date from due diligence, technical studies, and outreach
- Gather input on community mana‘o and concerns around the proposed development, including:
  - What’s important to ‘Ewa Beach residents and how they see their community
  - Knowledge of the area to consider in the Master Plan process
  - Potential impacts to evaluate in the EA
  - Potential opportunities for the homestead to enhance /ensure compatibility with the ‘Ewa Beach community



# 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, 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. **Cellphones on Silent:** please take calls/texts outside but be ready to use your smartphone for Mentimeter.

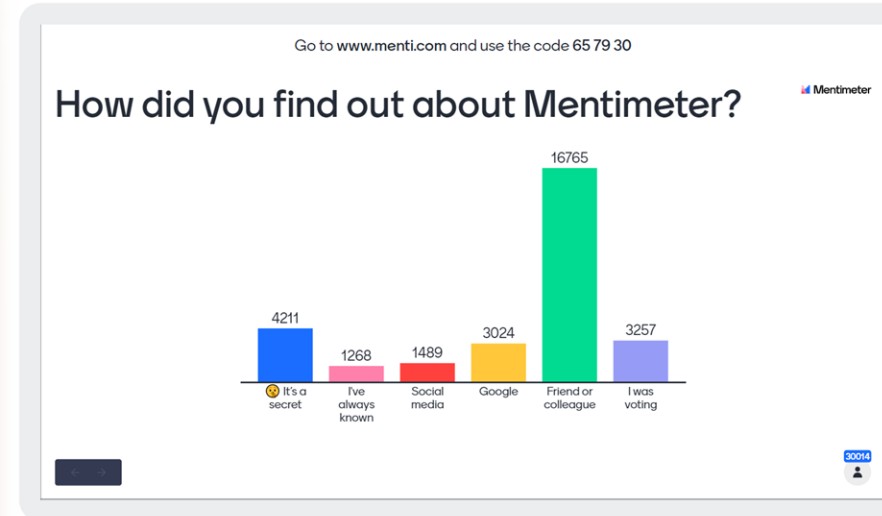
# Mentimeter

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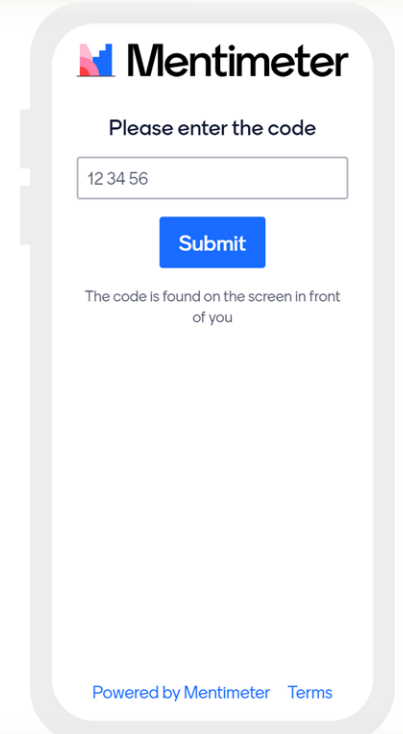
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1. Respond to questions that appear on your screen.
2. You will be asked first for your name and e-mail, which will be confidential and serve as a “virtual sign-in sheet”

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TEST QUESTION: WHAT SCHOOL YOU WENT?





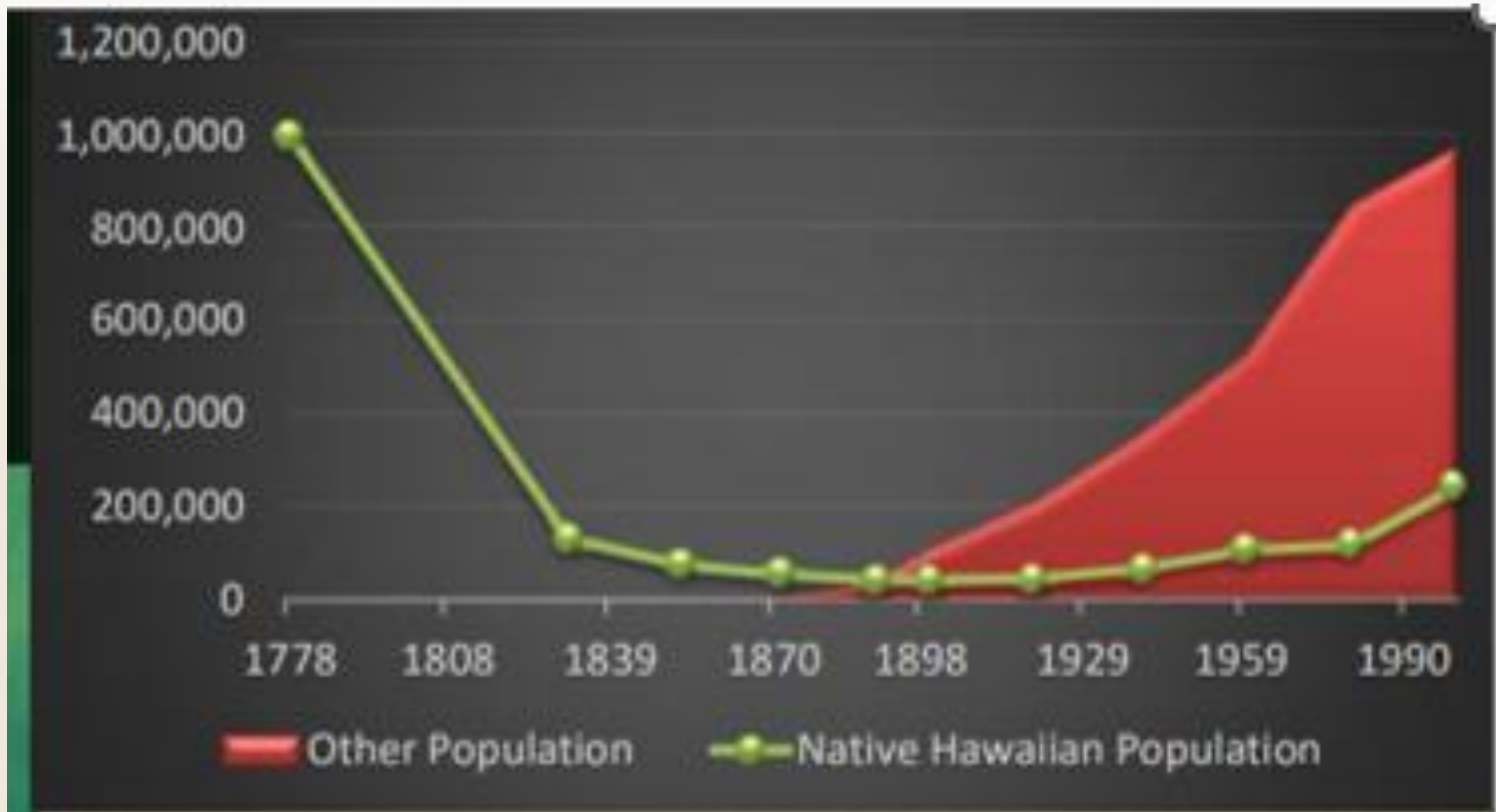
# Department of Hawaiian Home Lands (DHHL) Background and Overview

Speaker: Andrew Choy, DHHL



# Prince Jonah Kūhiō Kalanianaʻole





# 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



# STATEHOOD!



## House Sends Bill to Ike

WASHINGTON, D.C., March 15—Congress today passed a bill to give Hawaii the same status as the other states. The bill was 308-66. It was the House bill that passed. The Senate bill was 81-17. The House bill was passed by a vote of 308-66. The Senate bill was passed by a vote of 81-17. The House bill was passed by a vote of 308-66. The Senate bill was passed by a vote of 81-17.

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a State of His  
Personal View of  
New Deal Policy  
Economic Outlook  
Clear Over There

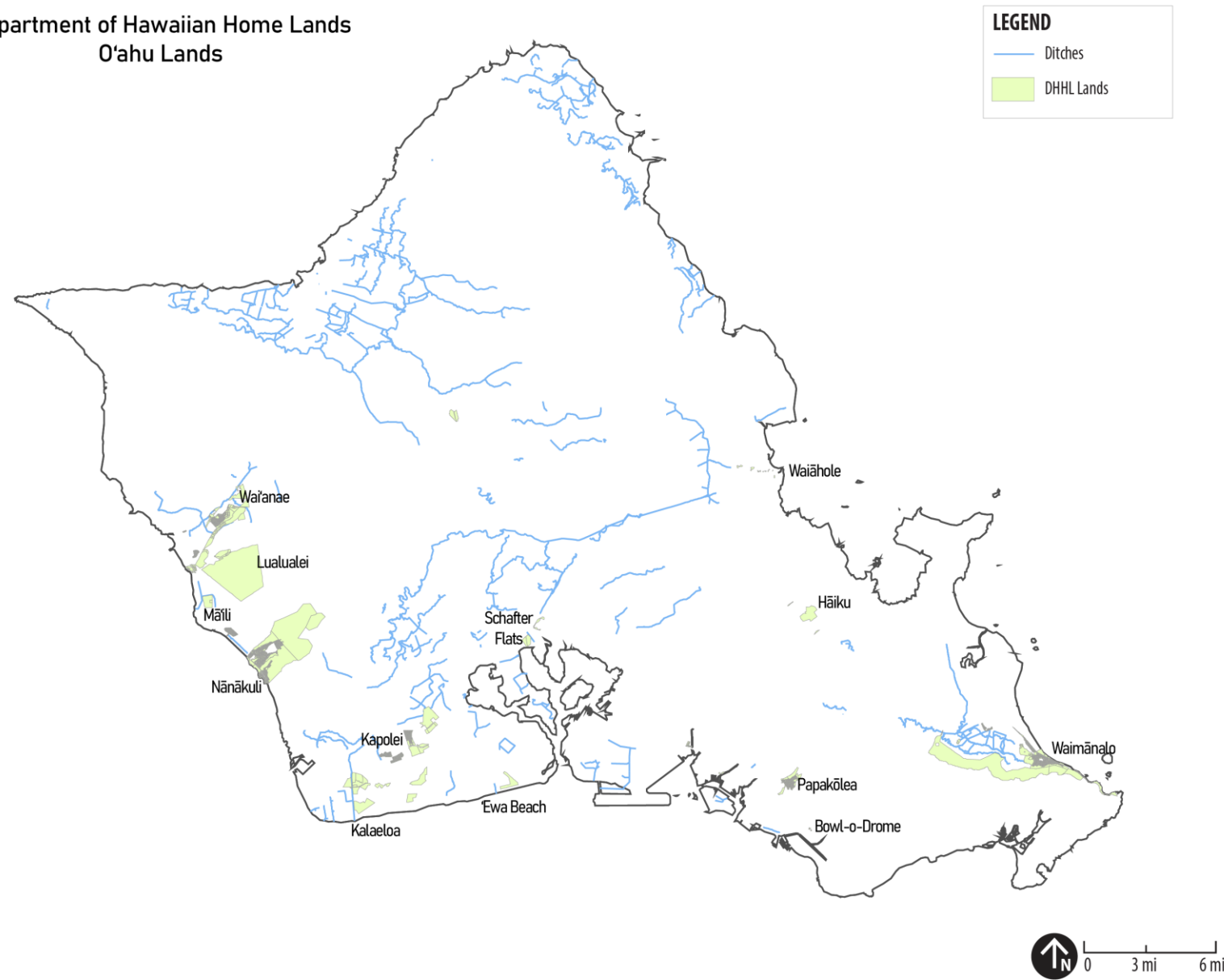
# Constitution of the State of Hawai‘i

## *Article XII, Section 2 – Acceptance of the Compact*

- The State and its people accept, as a compact with the United States, relating to the management and disposition of the Hawaiian home lands, the requirement that the HHCA be included in this constitution.
- The and its people do further agree and declare that the spirit of the Hawaiian Homes Commission Act looing to the continuance of the Hawaiian homes projects for the further rehabilitation the Hawaiian race shall be faithfully carried out.

# DHHL O'ahu Island Plan (2014)

Department of Hawaiian Home Lands  
O'ahu Lands



- DHHL O'ahu Acres in 2014 and percent of total DHHL lands on O'ahu
- Number DHHL waitlist applicants waiting for a homestead on O'ahu
- DHHL O'ahu Island Plan recommendation: DHHL will need to acquire additional lands on O'ahu to provide homesteading opportunities for beneficiaries on the waitlist



A tropical landscape at sunset. In the foreground, there is a field of tall grass and a bush with bright pink flowers. In the middle ground, a small, dark-colored house is visible, surrounded by several palm trees and other tropical vegetation. The background shows a clear blue sky with a few wispy clouds, and the sun is setting, creating a warm, golden glow. The overall scene is peaceful and scenic.

# Project Background

Speaker: Melissa May, SSFM

# 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



# Property Description



- Acquired through Hawaiian Home Lands Recovery Act via quitclaim deed Summer 2021
- 80 acres in 'Ewa Beach, O'ahu
- Adjacent areas primarily residential
- North Road to the northwest
- 'Ewa Beach Golf Club to the east
- Fort Weaver Road to the south
- Single-family homes and low-rise apartments to the west



# Destinations Near Project Site

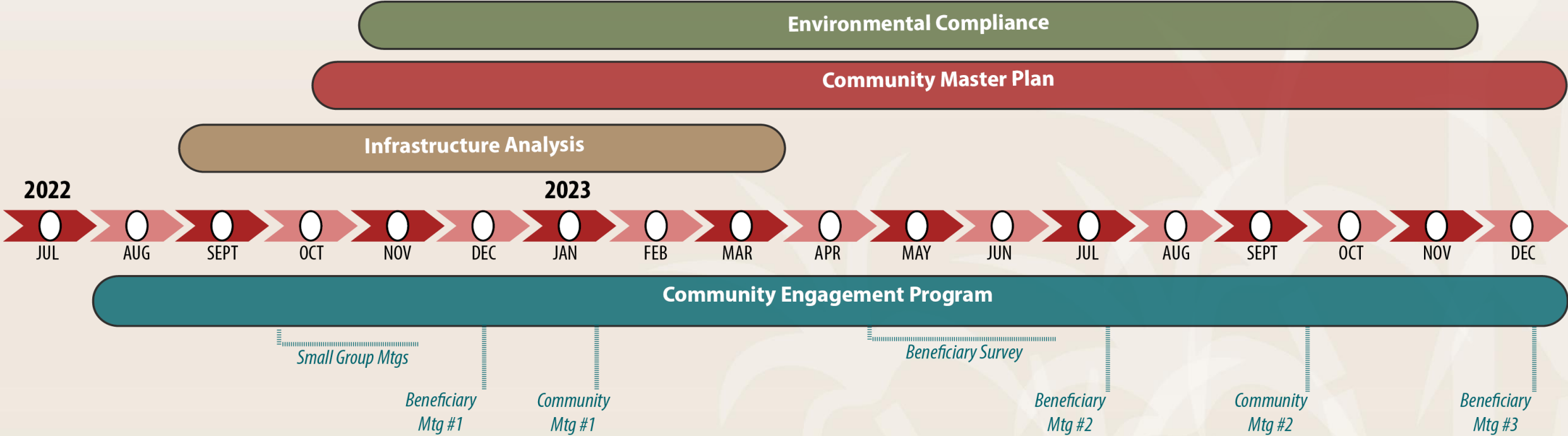




# Project Tasks



# Anticipated Project Schedule





# Outreach Completed to Date



## Meetings, Material, & Activities

- Project Fact Sheet
- Project Website
- Elected Officials meetings (Senator Fevella, Councilmembers Tulba and Tupola)
- Kapolei Homestead Leaders Meeting
- Hawaiian Homes Commission Informational Briefing
- DHHL Beneficiary Consultation Meeting #1
- 'Ewa Beach Neighborhood Board Presentation

*\*Meetings with elected officials and public agencies are on-going*

# Beneficiary Consultation & Community Engagement



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

- DHHL Applicant Mail Survey (May-June 2023)
- Beneficiary Consultation #2 – Master Plan Alternatives Workshop (Mid 2023)
- Beneficiary Consultation #3 – Final Master Plan & EA Presentation (Early 2024)



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

- Community Meeting #1 (TODAY!)
- Community Meeting #2 (Late 2023)

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

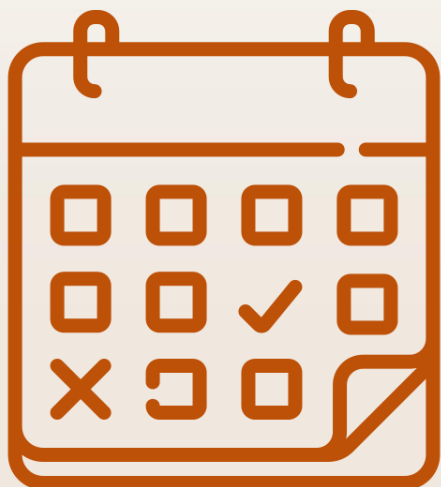
[dhhl.hawaii.gov/po/oahu/ewa-beach-homestead-project/](https://dhhl.hawaii.gov/po/oahu/ewa-beach-homestead-project/)

An aerial photograph of a tropical landscape. In the foreground, there is a lush green field with scattered trees. In the middle ground, a dense forest covers a hillside. In the background, a village with many small buildings is visible, situated near a body of water. The sky is clear and blue. The overall scene is bright and sunny.

# Findings of Work Completed to Date

Speaker: Malachi Krishok, SSFM

# 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

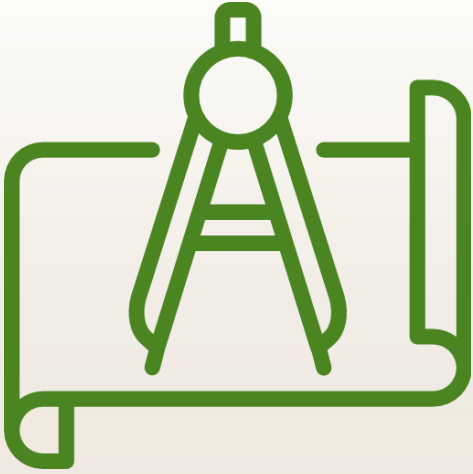


# DHHL Due Diligence Completed to Date



- 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

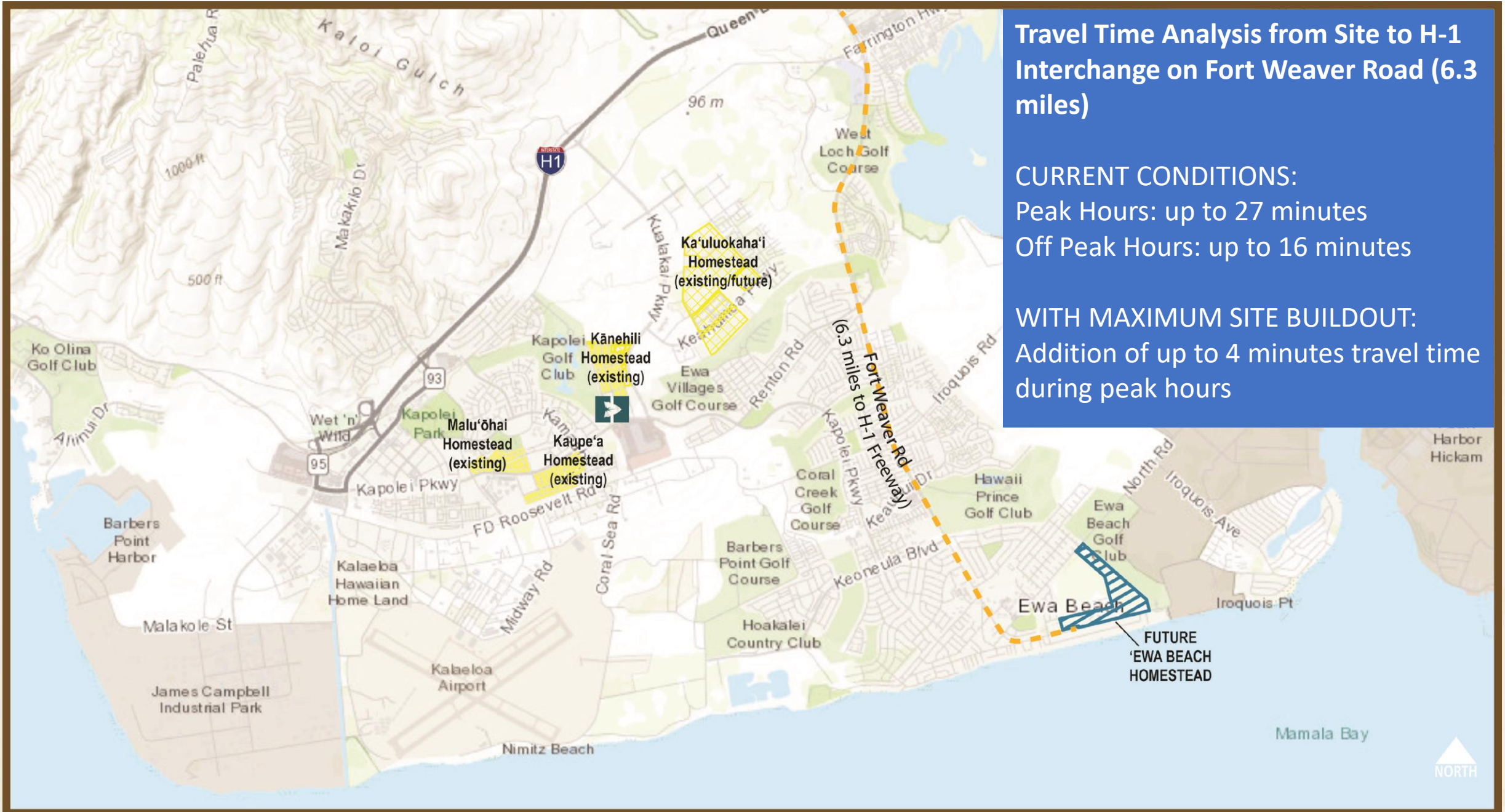
## Preliminary Findings: Water, Wastewater, Drainage

- 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

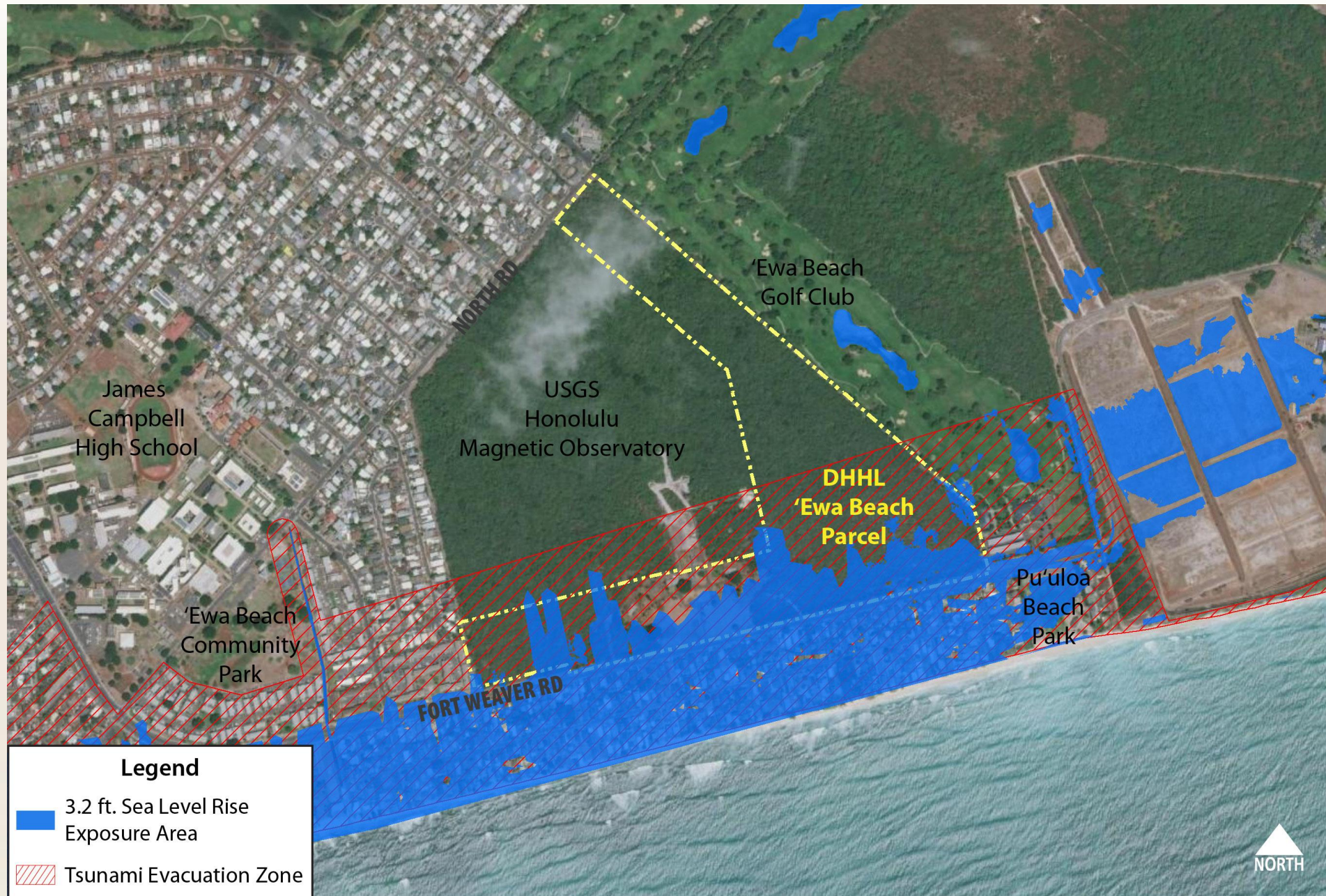
- No endangered or threatened plants or animals observed on the site; no pueo or desirable pueo habitat.
- Rare plant *Capparis sandwichiana* (maiapilo) observed in several locations.

# Preliminary Findings: Traffic



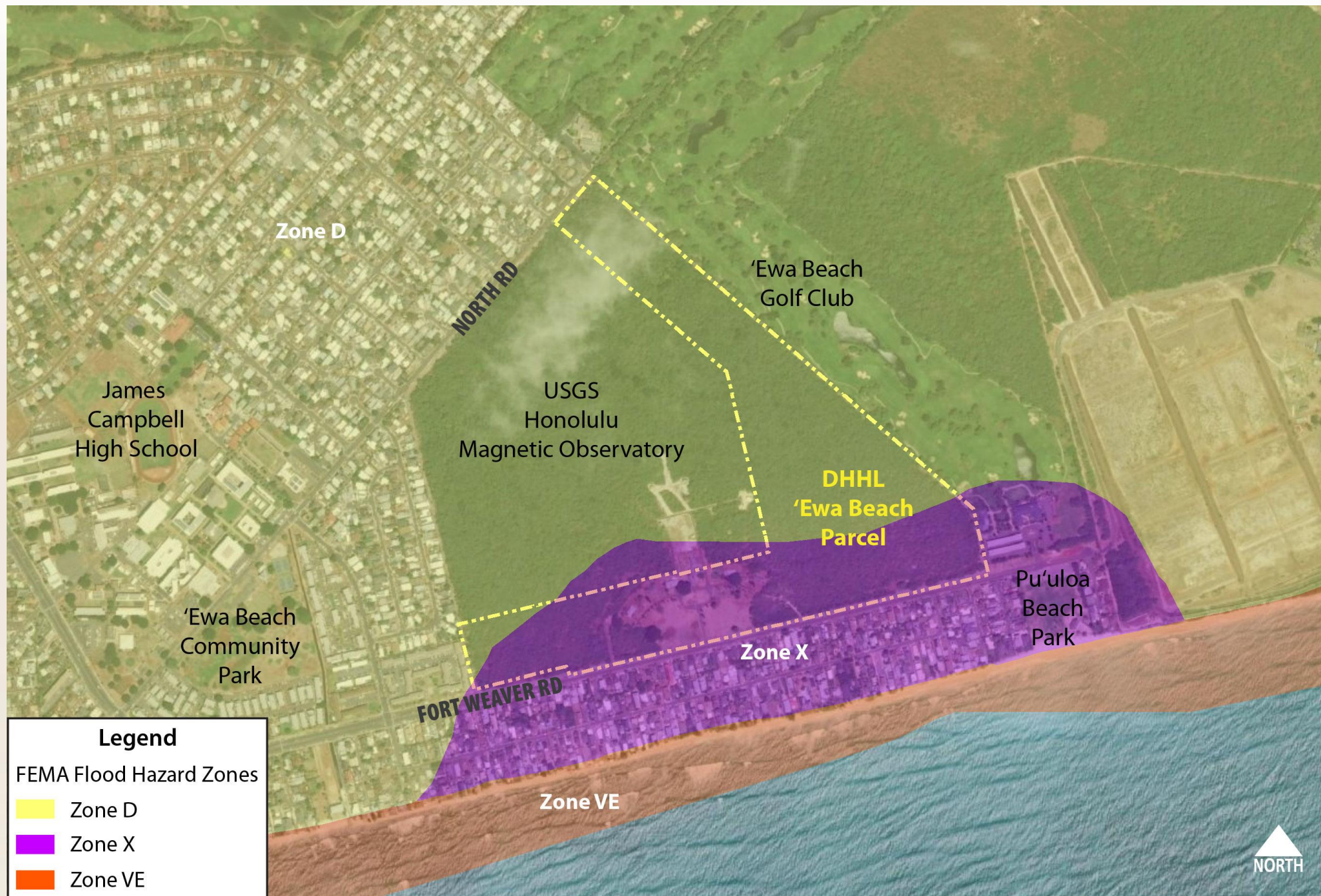


# Preliminary Findings: Sea Level Rise & Tsunami





# Preliminary Findings: Flood Zones



# Potential Land Uses Based on Beneficiaries Input

## 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)



# Polling & Talk Story





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## ‘Ewa Beach Qualities

What qualities do you love most about ‘Ewa Beach?



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## ‘Ewa Beach Community

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





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## ‘Ewa Beach Concerns

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



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## Homestead Development Impacts

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



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## 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?



# Closing Discussion

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



# Beneficiary Consultation & Community Engagement



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# MAHALO!

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

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



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