

Hanapēpē Homestead Environmental Assessment Project

HANAPĒPĒ BENEFICIARY MEETING #2 SUMMARY

Time: 6:30pm- 8:30 pm

Date: December 5, 2019

Location: 'Ele'ele Elementary School

Event Description

The purpose of the meeting was to present and gather input on two proposed layout scenarios for full buildout, as well as preferred uses within Community Use and Commercial areas. Additionally, input was gathered on what should be addressed in the Environmental Assessment. The project team provided a brief overview of the project and a re-cap of beneficiary input and findings from early consultations, technical studies, and the beneficiary survey and meetings. The project team also presented land use plan alternatives for the Environmental Assessment including the preferred layout and the alternative layout. The project team shared the presentation in English, and it was also translated into 'Ōlelo Ni'ihau by an interpreter. Map stations were set up to allow attendees to review and mark up the proposed site layout, as well as provide input on preferred uses within Community Use and Commercial Areas. Informational and interactive boards were on display in an open house format. Attendees received copies of the agenda in English, as well as copies of the presentation and project fact sheet. A copy of the presentation is appended to this summary.

Agenda

6:30- 6:40 pm Introductions and welcome

6:40 - 7:15 pm Presentation (English and 'Ōlelo Ni'ihau)

7:15 - 7:30 pm Question and Answer Session

7:30 - 8:30 pm Mapping Stations, Open House and Refreshments

Project Team Attendees

- DHHL: Stewart Matsunaga, Andrew Choy, Nancy McPherson, Erna Kamibayashi
- Hawaiian Homes Commission: Commissioner Dennis Neves
- SSFM: Jared Chang, Melissa White, Carlos Kelton, Matt Fernandez
- Interpreter: Hokulani Cleeland

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Stakeholder Attendees

Attendees at the meeting included both existing lessees and applicants as indicated below.

26. Angela Mahoe-Yamamoto
27. June Aviguetero
28. Thelma Ruiz
29. Laurie Ann Ruiz
30. Connie (Tano) Castaneda

Applicants

1. Marvaleen Vidinha
2. May K Gallion
3. Lynette Neves
4. Alice Morris
5. Cheryl Kahokuloa
6. John Kahokuloa
7. Luella Lemn
8. Kekoa Woo
9. Pauline Kupo
10. Blossom L. Kanahele
11. Blossom H. Kanahele
12. Sharon Nerpio
13. Ruth Garza
14. James I Beniamina
15. Jimmy K Beniamina
16. Nani Jean Demotta
17. Solomon (Sa'ce) Potts
18. Loui Cabebe
19. Waylon Kanahele
20. Delayne Pai
21. May Adams
22. John Ruiz
23. Myrnadette Bucasas
24. Dwyle Lee
25. Princess A. Pahulehua

Lessees

1. Virginia Nizo-Keamoai
2. Alice Morris
3. Kuulei Kaaumoana
4. William (Billy) Lemn
5. Ruth Garza
6. Nani Jean Demotta
7. Christina Trugillo
8. Dwyle Lee
9. Leonard Kanahele

Other

1. Devi (Keala) Nordmeier
2. Marilyn Beniamina
3. Kimo Beniamina
4. Kyle Kelley
5. Telissa Agbulos
6. Holly Pahulehua
7. Susan Kanahele
8. Marian K. Beniamina
9. Mike Demotta
10. Lauren Yamamoto
11. Felicia Cowden



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Notes from Q & A and Group Discussion

Following the presentation, attendees were given the opportunity to ask questions of the project team, followed by an open house. No questions were posed during the Q&A discussion. Written comments from the open house are documented below.

Open House Comments

- If I'm on the county's first-time homebuyer waiting list, can I use it on Hawaiian Home Lands?
- Like the locations of community spaces in residential areas.
- Think about putting solar farm along the gulch. Make most use of the land.
- Think about developing DHHL-owned sewer treatment.
- Need new elementary school to handle increased population. Locate school in makai community use area, not on highway.
- Put terraces in the gulch.



Input from Map Study and Open House: Envisioning a Future Hanapēpē Homestead Community

An open house was set up to enable people to learn more about the project, talk with team members, and provide input. Mapping stations focused on gathering feedback on the proposed layouts for the next residential phase and full buildout.

Open House Stations

Project Orientation:

- Informational poster about project (based on fact sheet).

Beneficiary Input:

- Highlights of input from beneficiary survey, lessee/beneficiary meeting.

Land Use Types:

- One board each for Residential, Subsistence Ag, Community Use, and Commercial Designations that showed examples, provided definitions of each land use, and asked people what they would like to see in each land use type.
- Beneficiaries used sticky notes to add their input to these boards.

Land Use Alternatives:

- Board showing preferred and alternative land use plans for the site.

Site Layout Maps:

- Showing two layout scenarios for proposed lots, road network, and next phase of homes for the preferred alternative.

Parking Lot:

- For miscellaneous comments.

Keiki Coloring Station



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Map Study Station 1

For review and comments on overall layout, including road network, lot layout, on number of lots.

Overall comments

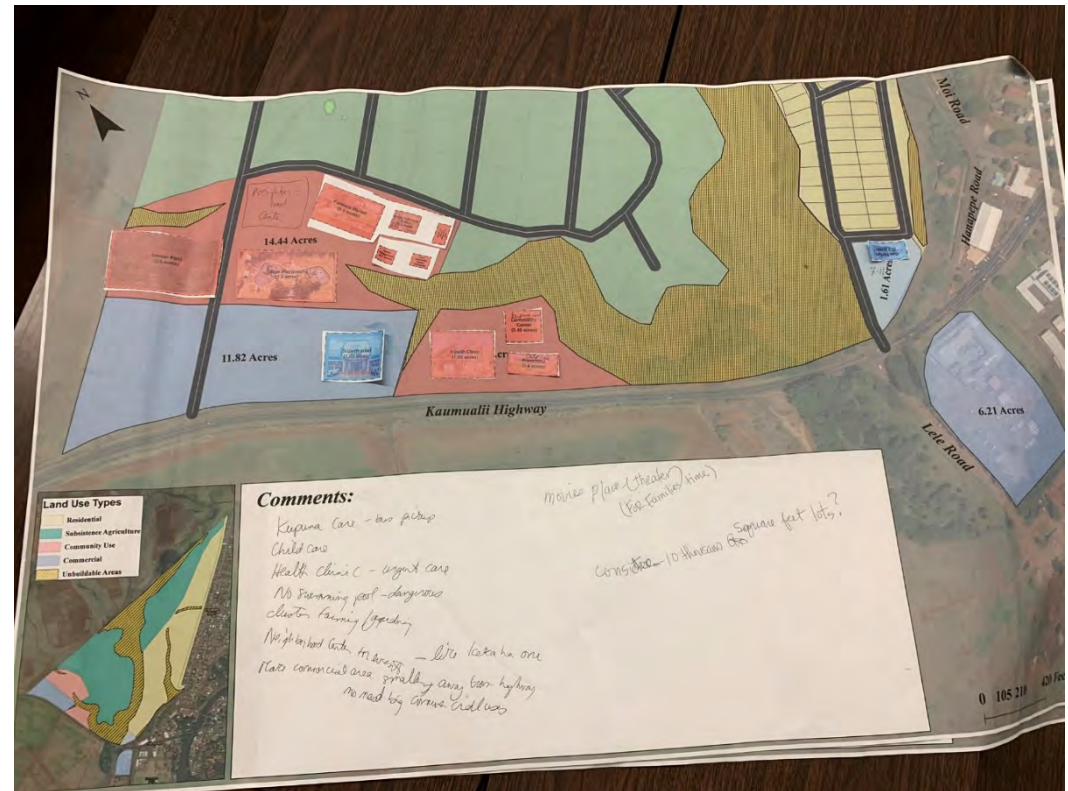
- No swimming pool – dangerous
- Cluster farming/ag services near ag lots
- Neighborhood center for events
- Move commercial area away from highway
- No need for big commercial uses
- Consider 10,000 sq. ft lots.
- Movie theater for family time
- Roundabout at exit of entrance road

Preferred Commercial Uses

- Small supermarket
- Gas station/convenience store

Preferred Community Uses

- Soccer field
- Kupuna Center
- Neighborhood center
- Large playground
- Farmers market
- Health clinic / Urgent care
- Preschool / Child Care
- Commercial kitchen/ag uses



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Map Study Station 2

For review and comments on overall layout, including road network, lot layout, on number of lots.

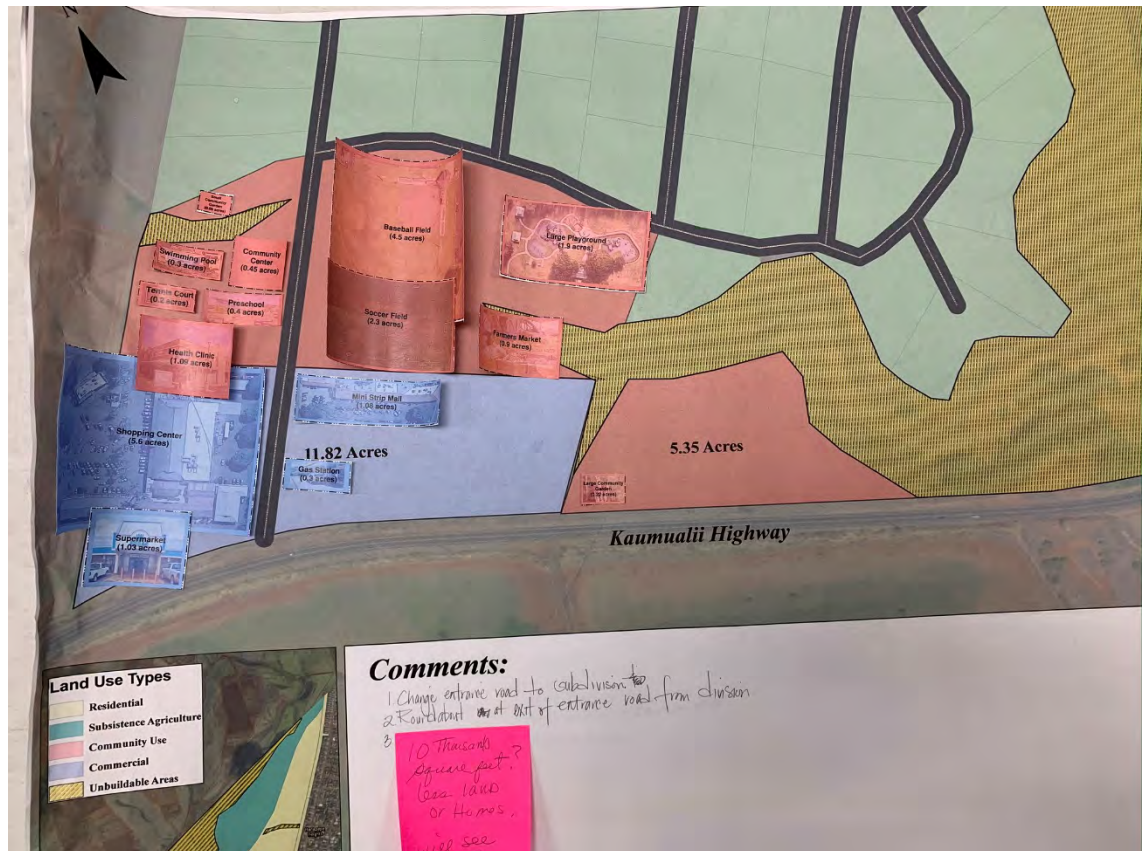
- Change entrance road to subdivision
- Roundabout at exit of entrance road from division

Preferred Commercial Uses

- Supermarket
- Shopping center
- Gas station
- Mini strip mall

Preferred Community Uses

- Health clinic
- Preschool
- Tennis court
- Community center
- Swimming pool
- Baseball field
- Soccer field
- Large Playground
- Farmers Market



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Map Study Station 3

For review and comments on overall layout, including road network, lot layout, on number of lots.

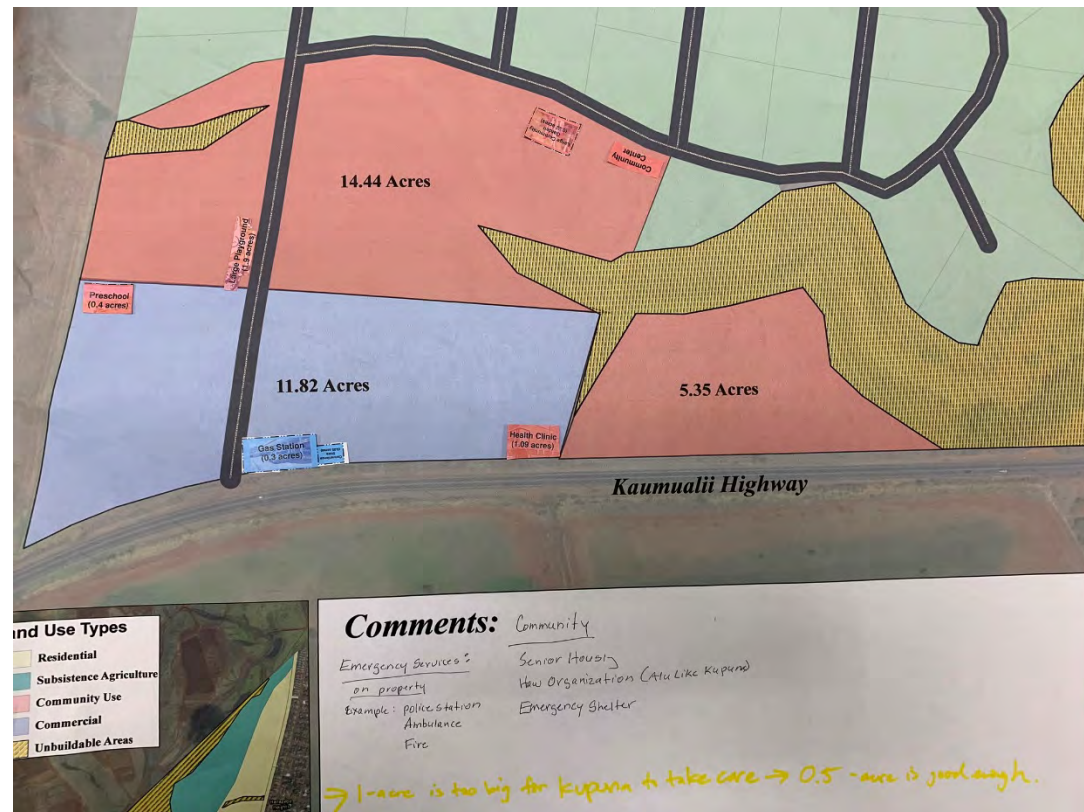
- Emergency Services on property
- Emergency shelters
- Hawaiian Organizations
- "1 acre is too big for Kupuna to take care of"

Preferred Commercial Uses

- Gas station
- Convenience store
- Health clinic

Preferred Community Uses

- Preschool
- Large Playground
- Community Center
- Health Clinic
- Large Community Garden
- Community Center



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Map Study Station 4

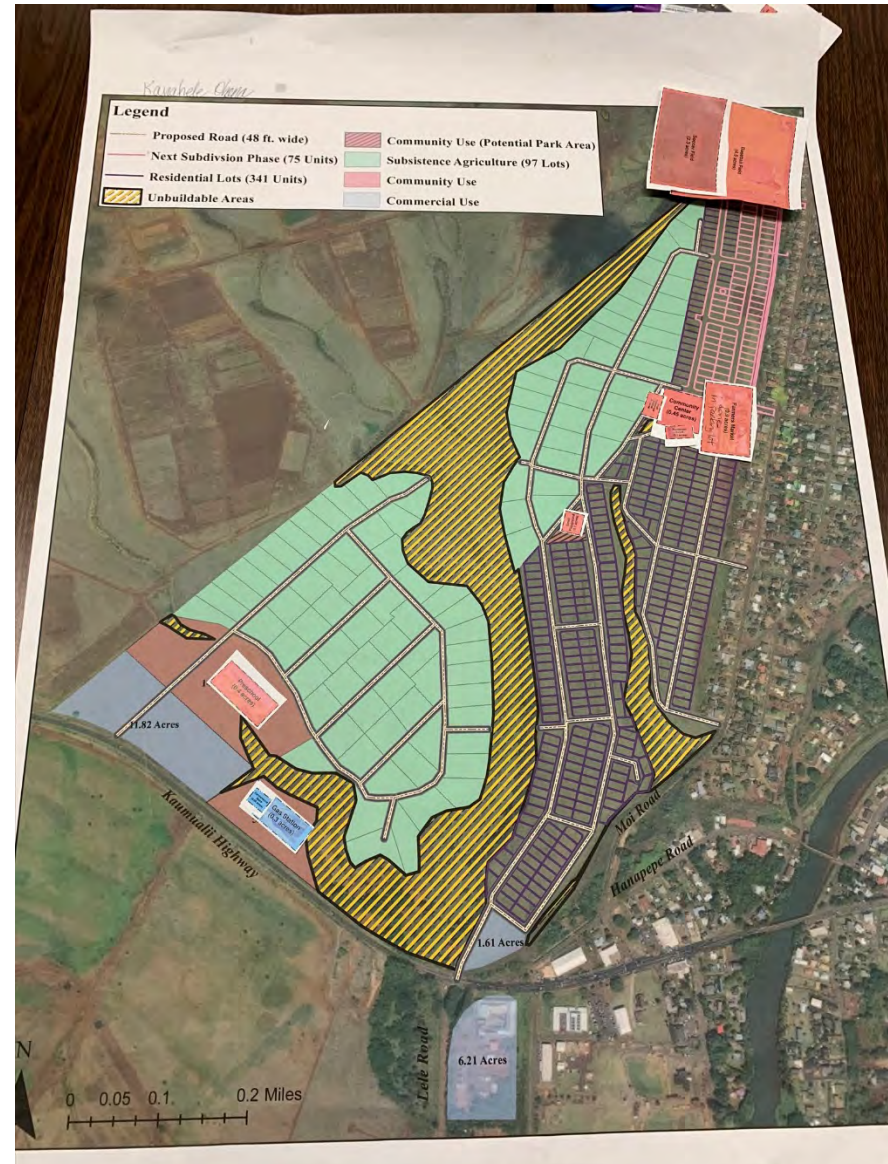
For review and comments on overall layout, including road network, lot layout, on number of lots.

Preferred Commercial Uses

- Gas station

Preferred Community Uses

- Preschool
- Small Playground
- Large Playground
- Soccer field
- Baseball Field
- Community Center
- Basketball Court
- Farmers Market
- Health Clinic

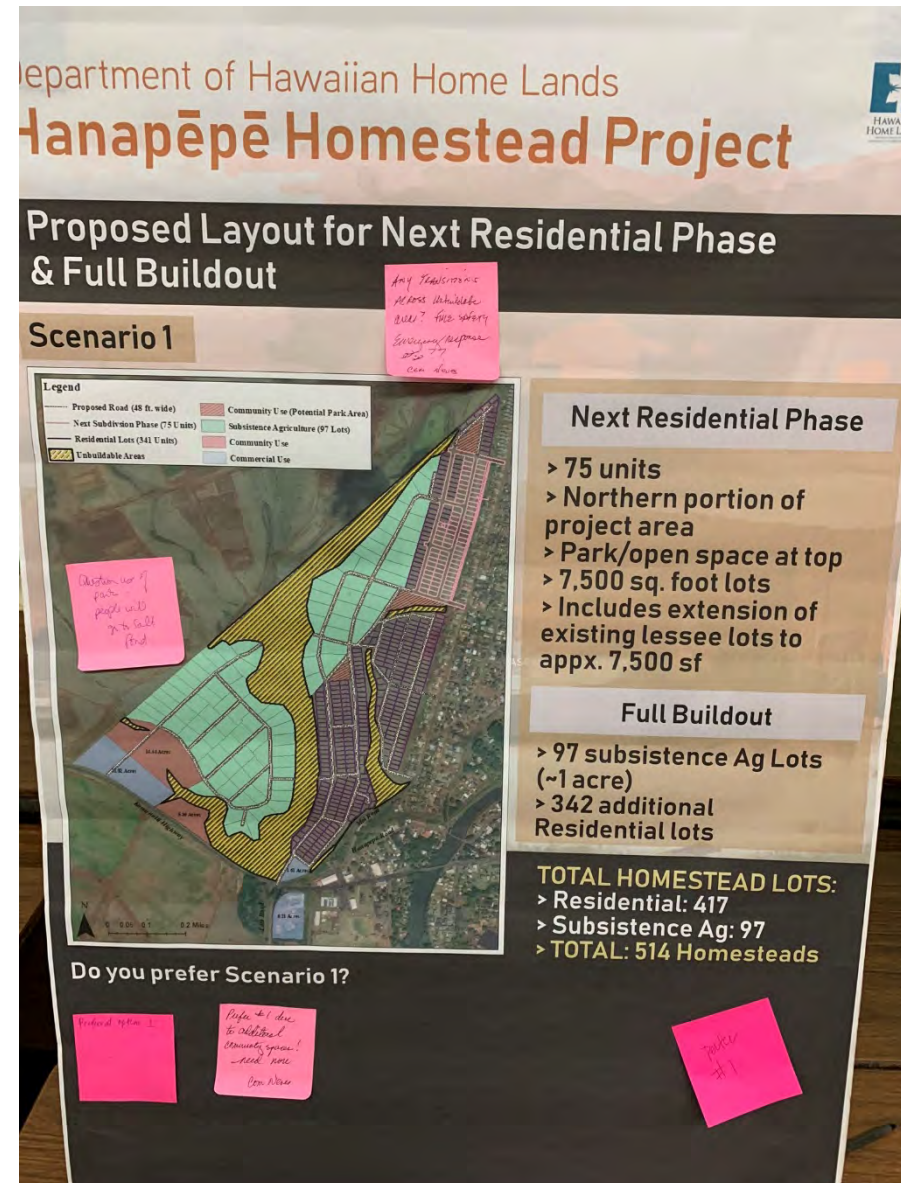


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Proposed Layout for Next Residential Phase & Full Buildout (Scenario 1)

Comments

- Any transitions across unbuildable areas?
- Fire safety or emergency response access?
- Question use of parks. People will go to Salt Ponds.
- Prefer scenario 1 due to additional community space.
Need more!



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Proposed Layout for Next Residential Phase & Full Buildout (Scenario 2)

- Two votes for scenario 2 layout
- Prefer scenario 2 because it includes more homes



Meeting Photos



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TODAYS AGENDA

- **Welcome**
- **Discussion Kuleana**
- **Introductions**
- **Presentation**
 - Project Background & Overview
 - What's Been Done so Far:
 - Land Suitability, Infrastructure Studies
 - Beneficiary & Community Input
 - Land Use Plan Alternatives for EA
 - Proposed Layout for Next Residential Phase and Full Buildout
 - Ways of Providing Input
- **Q&A**
- **Map Study Stations & Open House**

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Discussion Kuleana

- **Be Open:** open your mind, ears and heart
- **Be Comfortable:** move around and use facilities
- **Be Respectful:** courteously listen and share differing opinions
 - Disagreement is okay as long as we are respectful to each other
- **Be Creative:** work towards future solutions/aspirations
- **Everyone gets a turn first, then repeats**
- **Ask a LOT of questions**
- **Accept decisions made by group if you have been absent**
- **Cell phones off or on silent; take calls/texts outside**

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1 PROJECT BACKGROUND & OVERVIEW



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PURPOSE OF THE PROJECT

To provide residential and agriculture homesteading opportunities to DHHL's waitlist beneficiaries.

This is in support of DHHL's mission to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians.



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PROJECT GOAL



To conduct planning and permitting for additional homestead opportunities on approximately 365 acres of lands owned by the Department of Hawaiian Home Lands (DHHL) in Hanapēpē, Kauaʻi.

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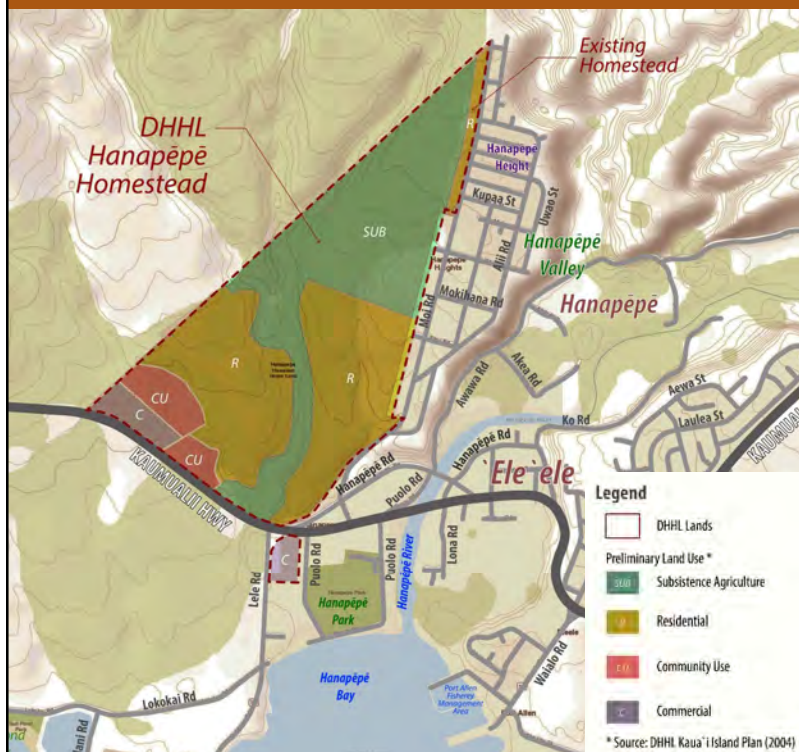
OBJECTIVES

- Focus on providing homestead lease awards to wait list beneficiaries in a timely manner.
- Involve beneficiaries & other stakeholders in identifying land uses and design elements for a homestead community that meets beneficiary needs and reflects the unique character of Hanapēpē.
- Align as much as possible with existing County & community vision, plans, and policies for the West Side and Hanapēpē.

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KAUA'I ISLAND PLAN



The **2004 DHHL Kaua'i Island Plan** identifies a preliminary land use plan and infrastructure needs for the site.

The Hanapēpē homestead community was identified in DHHL's Kaua'i Island Plan (2004) as one of three priority areas for new residential homestead development, based on waitlist preference and estimated development cost.

The mauka lands include some of the most fertile agricultural lands within DHHL's holdings, and its location near Hanapēpē town and within commuting distance of regional job centers make it an attractive site for homestead development.

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PROJECT TASKS

Where is suitable to develop?
What sensitive resources need to be preserved?

Land Suitability Analysis

- Topography
- Flora/Fauna
- Archaeology
- Cultural Resources
- Phase 1

What are the critical infrastructure needs, on and off site?

Infrastructure Assessment

- Water
- Sewer
- Electricity
- Roads
- Pedestrian/Bike/Bus Access

What are the possible impacts? How can we minimize them?

Environmental Assessment

- Pre-consultation
- Draft EA
- Comment Period
- Final EA

Design of Next Increment

- Topo survey
- On & off-site infrastructure
- Subdivision
- Design
- Construction Plans

Beneficiary Consultation & Stakeholder Engagement

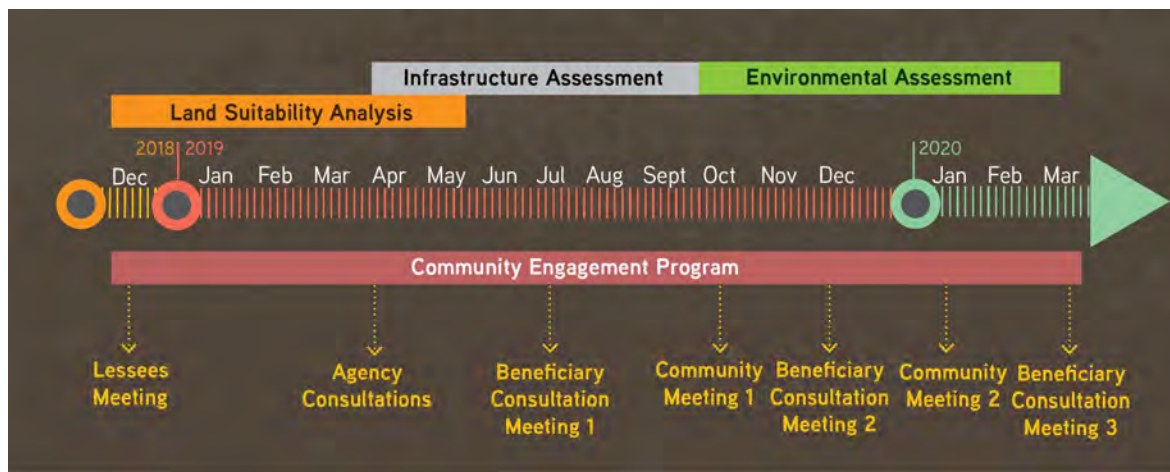
What is the history of the site?
What issues and opportunities exist?
What are the needs and desires of beneficiaries?
How does the site and homestead community relate to Hanapēpē, the West Side, and Kaua'i?
What needs to be addressed in the EA?

- Agency Consultations
- Kauai waitlist Beneficiary Survey
- Hanapēpē Lessees Meeting (1)
- Beneficiary Consultation Meetings (3)
- Meetings with larger Hanapēpē community (2)

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PROJECT SCHEDULE



- Design and engineering for the next phase of homes is expected to begin in 2020 after the Environmental Assessment is completed.
- Construction and awards of homesteads for the next phase is anticipated within the next 5 to 8 years. However, the timeframe for the start of construction for the next phase is dependent upon DHHL receiving sufficient funding.
- Full buildout of the site could occur over the next 20 years. Again, the timeframe for development of DHHL's Hanapepe lands is dependent upon DHHL receiving sufficient funding.

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2 WHATS BEEN DONE SO FAR



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ACTIVITIES COMPLETED & UNDERWAY

Site Research & Studies

COMPLETED:

- Team Site Visit
- Environmental Studies
- Topographic Survey
- Site History Research
- Land Suitability Analysis

ONGOING:

- Infrastructure Assessment
- Cultural Resource Assessment
- Traffic Study

Stakeholder Engagement

COMPLETED:

- Beneficiary Survey
- Beneficiary Consultation Meeting 1
- Community Meeting 1
- EA Pre-Consultation

ONGOING:

- Agency Consultations
- Cultural Resource Interviews
- Beneficiary Meeting 2 (TODAY)

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AGENCY CONSULTATIONS

Who have we consulted with?

- County of Kaua'i (COK) Planning Department (West Kaua'i CP)
- COK Department of Public Works
- DPW Wastewater Management
- COK Department of Water
- State Department of Transportation
- Gay & Robinson



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TECHNICAL STUDIES

Environmental Site Studies

- Topography and aerial survey
- Slope Analysis
- Archaeological Assessment
- Flora & Fauna Survey
- Phase 1 Environmental Site Assessment
- Cultural Impact Assessment



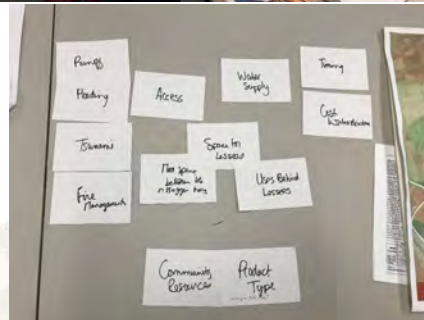
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LESSEES MEETING

Top Issues Raised by Lessees:

- Vehicular Access
- Fire Management
- Natural Disasters & Hazards
- Product Types
- Homestead Lot Size
- Timing of Project
- Uses behind Existing Lessee Lots
- Water Supply



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BENEFICIARY SURVEY

In May 2019, a questionnaire was sent to Homestead applicants on Kaua'i.

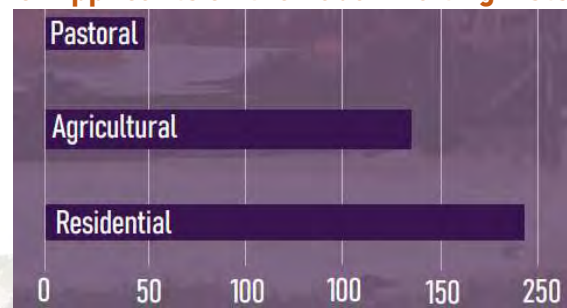
The purpose of the survey was to help the project team better understand the current needs and desires of Homestead applicants, including:

- Interest in living in Hanapēpē
- Ideal property type and lot size
- Experience and interest in farming
- Desired infrastructure and services

Who Responded:

- 333 responses
- 59% would be "very likely" to accept an award in Hanapēpē
- Average Household Size: 3 people, 3 bedrooms
- Each household averages one person under 18, one person over 65
- Ololo Ni'ihau spoken at home: 10%

of Applicants on the Kaua'i Waiting Lists



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BENEFICIARY MEETING 1

In July 2019, a beneficiary meeting was held for Homestead lessees and applicants on Kaua'i.

The purpose of the meeting was to share findings from the work done to date and gather input on preliminary land use plan alternatives.

- Over 100 attended, both Lessees and Applicants
- Presentation was translated into 'Ōlelo Ni'ihau
- Two Land Use Plan Alternatives were presented for input
- Two alternative locations for next phase of development were presented for input



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COMMUNITY MEETING 1

In October 2019, a community meeting was held for the General Public.

The purpose of the meeting was to share findings from the work done to date and gather input.

- Open house and two presentations
- Two Land Use Plan Alternatives were presented for input
- 11 Open House stations set up for input



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3 LAND USE PLAN ALTERNATIVES



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DHHL LAND USE DESIGNATIONS



Residential Areas:

- Residential subdivisions are built to County standards in areas close to existing infrastructure
- Lot sizes are less than 1 acre
- Typically planned in conjunction with community use areas, to create healthy, self-sustaining communities



Subsistence Agriculture Areas:

- Small lot agriculture (lot sizes are up to 3 acres)
- Lifestyle areas intended to allow for home consumption or small-scale commercial production of agricultural products
- Occupancy optional



Community Use Areas:

- Common areas for community uses
- Could include space for parks & recreation, cultural activities, community business, economic development, and others



Commercial Areas:

- Commercial activities could include retail, office space, public services, and health care services

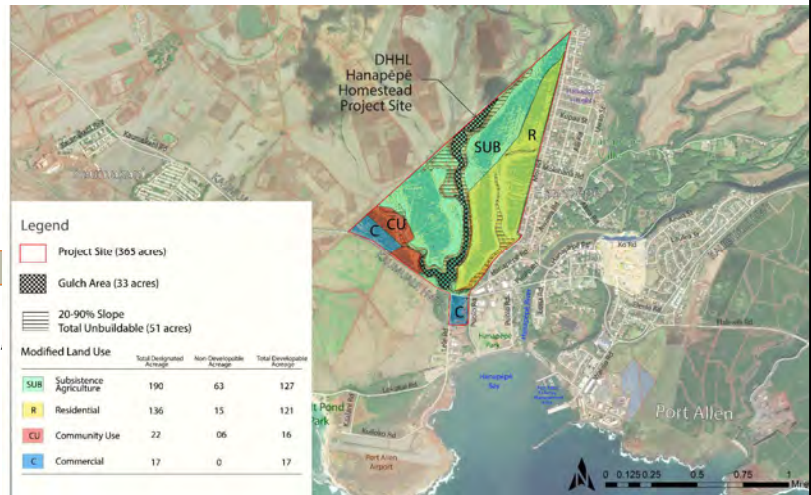
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PREFERRED LAND USE PLAN

- Concentrates Residential land use areas east of Kukamahu Gulch.
- Commercial and Community Use acreages remain the same. A new small area of commercial is proposed in the southeast corner of the mauka site.

PROS	CONS
<ul style="list-style-type: none"> Keeps homes on Hanapēpē side of the gulch, closer to the town center. Helps to preserve viewplanes and green space to the southwest. Portions of the mauka site are located within walking distance of Hanapēpē. Preserves the Commercial and Community Use areas along the highway. Easier to extend existing infrastructure from Moi Road. 	<ul style="list-style-type: none"> Change from DHHL Kaua'i Island Plan Less acres in Residential, giving more to subsistence agriculture (can be adjusted)



- Beneficiary input to date indicates a strong preference for this alternative.

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ISLAND PLAN ALTERNATIVE

- This alternative uses the land use plan presented in the Kaua'i Island Plan, and refines it to reflect developable and undevelopable areas.
- Total developable area is reduced by 84 acres due to slope and gulches

PROS	CONS
<ul style="list-style-type: none"> Feasible from a land suitability standpoint. The terrain and the soils on the mauka site are well suited for dwellings. Commercial and Community Use areas along the highway to serve the West Side Beneficiary community. 	<ul style="list-style-type: none"> May require longer extensions of infrastructure/more gulch crossings. Spreads residential development across the gulch. Residences close to agricultural activities may experience impacts (noise, dust, etc.).



TOTAL HOMESTEAD LOTS:

- Residential: 482 lots
- Subsistence Ag: 49 lots
- TOTAL: 531 Homesteads**

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PROPOSED LOCATION FOR NEXT RESIDENTIAL HOMESTEAD



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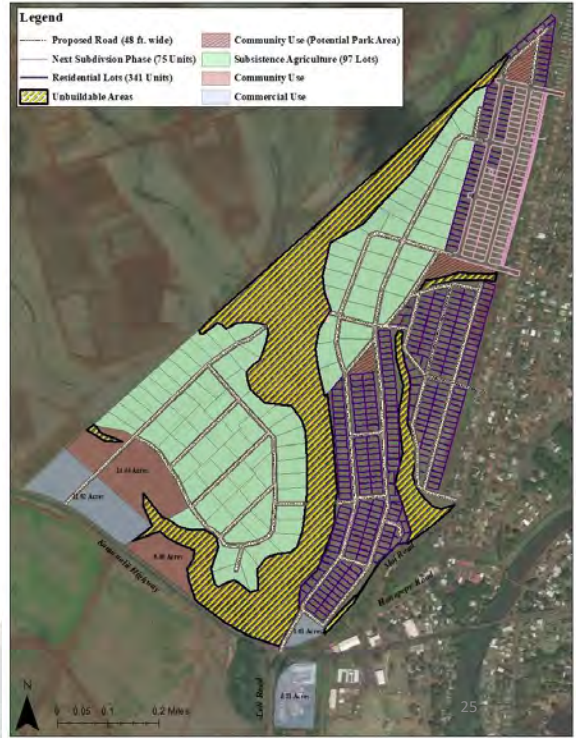
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SCENARIO 1 - PROPOSED LAYOUT FOR NEXT RESIDENTIAL PHASE AND FULL BUILDOUT

Next Residential Phase	Full Buildout
<ul style="list-style-type: none"> 75 Units Northern portion of project area Park/open space at top 7500 sq. foot lots Includes extension of existing lessee lots to approximately 7,500 sf 	<ul style="list-style-type: none"> 97 Subsistence Agriculture Lots (~1 Acre) 341 Additional Residential Lots

TOTAL HOMESTEAD LOTS:

- Residential: 416
- Subsistence Ag: 97
- TOTAL: 514 Homesteads**



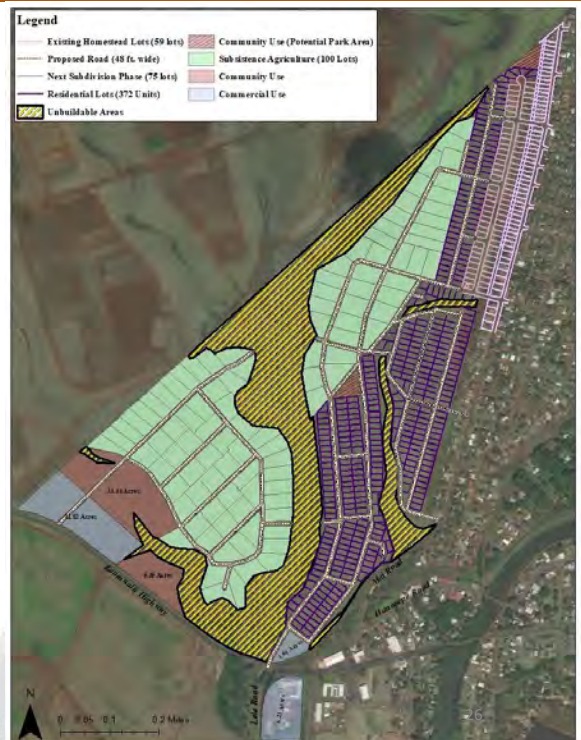
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SCENARIO 2 - PROPOSED LAYOUT FOR NEXT RESIDENTIAL PHASE AND FULL BUILDOUT

Next Residential Phase	Full Buildout
<ul style="list-style-type: none"> 75 Units Northern portion of project Area 7500 sq. foot lots Includes extension of existing lessee lots to approximately 7,500 sf 	<ul style="list-style-type: none"> 100 Subsistence Agriculture Lots (1 Acre) 372 Additional Residential Lots

TOTAL HOMESTEAD LOTS:

- Residential: 447 lots
- Subsistence Ag: 100
- TOTAL: 548 Homesteads**



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5 WAYS TO PROVIDE INPUT



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MAP STUDY STATIONS

Visit the map stations to study the site layout and share your ideas...

Full Site Layout - What to look for:

- Lot size & configuration
- Road network & access
- Location of parks/open spaces
- Location and size of Community Use & Commercial Areas
- Relationship of homesteads to existing neighborhood, Hanapēpē Town
- Relationship of homesteads to natural and cultural features

Community Use & Commercial Areas:

- Think about the size and layout for commercial and community use areas...
 - What would you like to see?
 - What uses will fit best?
 - What uses should go where?
- Use the cutout pieces and place them on the map to make your own site plan.

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OPEN HOUSE: ENVISIONING HANAPĒPĒ HOMESTEADS

We Need Your Mana'o!

Please visit the open house stations to learn more and share your input:

- **Project Overview:** Learn more about the project scope/schedule.
- **Beneficiary Input:** See what we've heard from beneficiaries to date.
- **Land Suitability Analysis:** Highlights from site studies and constraints analysis.
- **Cultural Resources:** Cultural resources and place names being identified in the EA.
- **Next Residential and Full Buildout:** Proposed layouts for next phase of development
- **Land Use Types:** Information on DHHL Land Use designations for Residential, Subsistence Ag, Community Use, and Commercial Areas.
- **Land Use Plan Alternatives:** Preferred and Island Plan Alternatives.
- **Site Layout Map:** Proposed lot layouts and road network for the site.
- **Parking Lot:** Write any general comments down on the easel!
- **Comment Cards:** Write down any thoughts or longer comments you want to share with the team.

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STAY IN TOUCH

- Attend Beneficiary Meetings (3) and Community Meetings (2)
- Check the website for updates and information:
<https://dhhl.hawaii.gov/hanapepe-homestead-project/>
- E-mail us with questions/comments (contact information on fact sheet)

Thank you for your time and mana'o.

MAHALO !

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