



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

G-3

‘Ewa Beach Homestead Project
Master Plan & Environmental Assessment

November 21-22, 2022



For Information Only

AGENDA:

1. Background
2. Project Purpose
3. Project Tasks
4. Anticipated Project Schedule
5. Master Plan and Environmental Assessment
6. Beneficiary Consultation & Stakeholder Engagement
7. Nīnau?



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1. Background



- 80 acres in 'Ewa Beach, O'ahu
- 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



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1. Background



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



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2. Project Description: 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 future homestead community



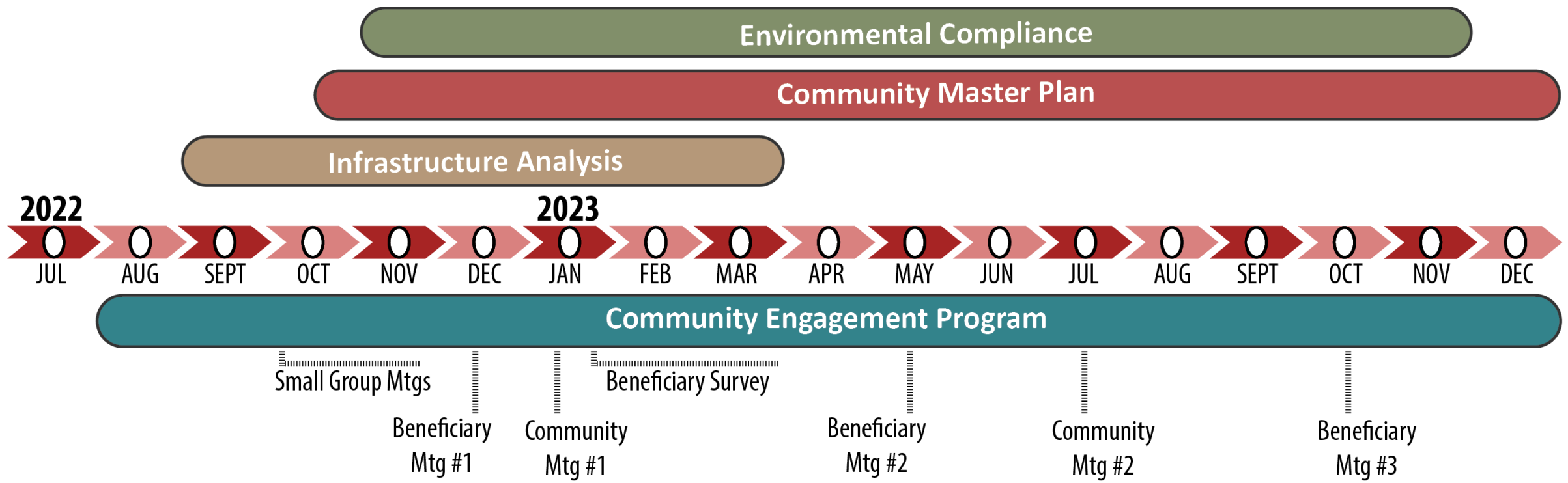
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2. Project Description: Tasks

- Community Master Plan and infrastructure analysis
- Environmental Assessment and associated technical studies (HRS Chapter 343)
- Community engagement program that includes three rounds of beneficiary consultations, as well as presentations to the Hawaiian Homes Commission, meetings with elected officials, presentations to the 'Ewa Neighborhood Board, and two public meetings with the surrounding community of 'Ewa Beach
- Compliance with HUD environmental review requirements (NEPA) per NAHASDA funding policy



3. Anticipated Project Schedule





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4. Master Plan & Environmental Assessment

DHHL Due Diligence

- 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



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4. Master Plan & Environmental Assessment





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4. Master Plan & Environmental Assessment

Technical Studies & Issues Being Looked At

- Preliminary Engineering Report for Infrastructure Improvements (water, sewer, drainage, electrical, transportation)
- Traffic Impact Assessment Report
- Archeological Literature Review & Cultural Impact Assessment
- Biological Survey
- Soil Testing & Additional Hazardous Material Investigation
- Climate Change, Flooding, & Sea Level Rise Impacts



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5. Beneficiary Consultation & Stakeholder Engagement

Activities Completed to Date

- Project Fact Sheet
- Project Website
- Transmittal of Project Fact Sheet to Hawaiian Homes Commission
- Elected Officials meetings (Senator Fevella, Councilmembers Tulba and Tupola)
- Kapolei Homestead Leaders meeting
- Hawaiian Homes Commission Informational Briefing (Today)

Visit project website for more info: dhhl.hawaii.gov/po/oahu/ewa-beach-homestead-project



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5. Beneficiary Consultation & Stakeholder Engagement

Anticipated Engagement Activities

- Small Group Meetings
- Beneficiary Consultation Meetings
- Applicant Survey (Mail and Online)
- Hawaiian Homes Commission Presentations
- Community Meetings
- Neighborhood Board Presentations
- Government Agency Meetings

Visit project website for more info: dhhl.hawaii.gov/po/oahu/ewa-beach-homestead-project



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5. Beneficiary Consultation & Stakeholder Engagement

Beneficiary Consultation #1 (Virtual Meeting)

Thursday, December 8, 2022

6-8 p.m. on Zoom

Purpose:

Introduce the project and engage applicants in envisioning and planning for the future 'Ewa Beach homestead community.

Future Beneficiary Consultation

- Beneficiary Consultation #2 – Master Plan Alternatives Workshop
- Beneficiary Consultation #3 – Final Master Plan & EA Presentation

Visit project website for more info: dhh.hawaii.gov/po/oahu/ewa-beach-homestead-project



Project Contacts

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Mahalo



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