

New Waimānalo Homestead Development Project

Hawaiian Homes Beneficiary Consultation Meeting

Department of Hawaiian Home Lands

Virtual Zoom Meeting

December 5, 2023

7:00pm to 8:30pm



Virtual Meeting Rules

***NOTE: This meeting is being recorded.**

- Keep your microphone on mute until identified to speak.
- Type your questions in the chat or raise your virtual hand.
- Wait for the facilitator to call on you or type your question into the chat box.
- Be respectful of the person talking – please do not interrupt someone speaking.



Meeting Kuleana

- When addressing other participants (verbally or in the chat box), be respectful, show aloha, and treat others how you would like to be treated.
- Agree to disagree – accept that others may have different perspectives and opinions.
- Have an open mind - take home new ideas or new information.



Agenda

- Project Background
 - History
 - Location
- Project Details
 - Scope
 - Proposed Development
 - Possible Layouts
- Project Status
- Next Steps
- Poll Questions



PROJECT BACKGROUND

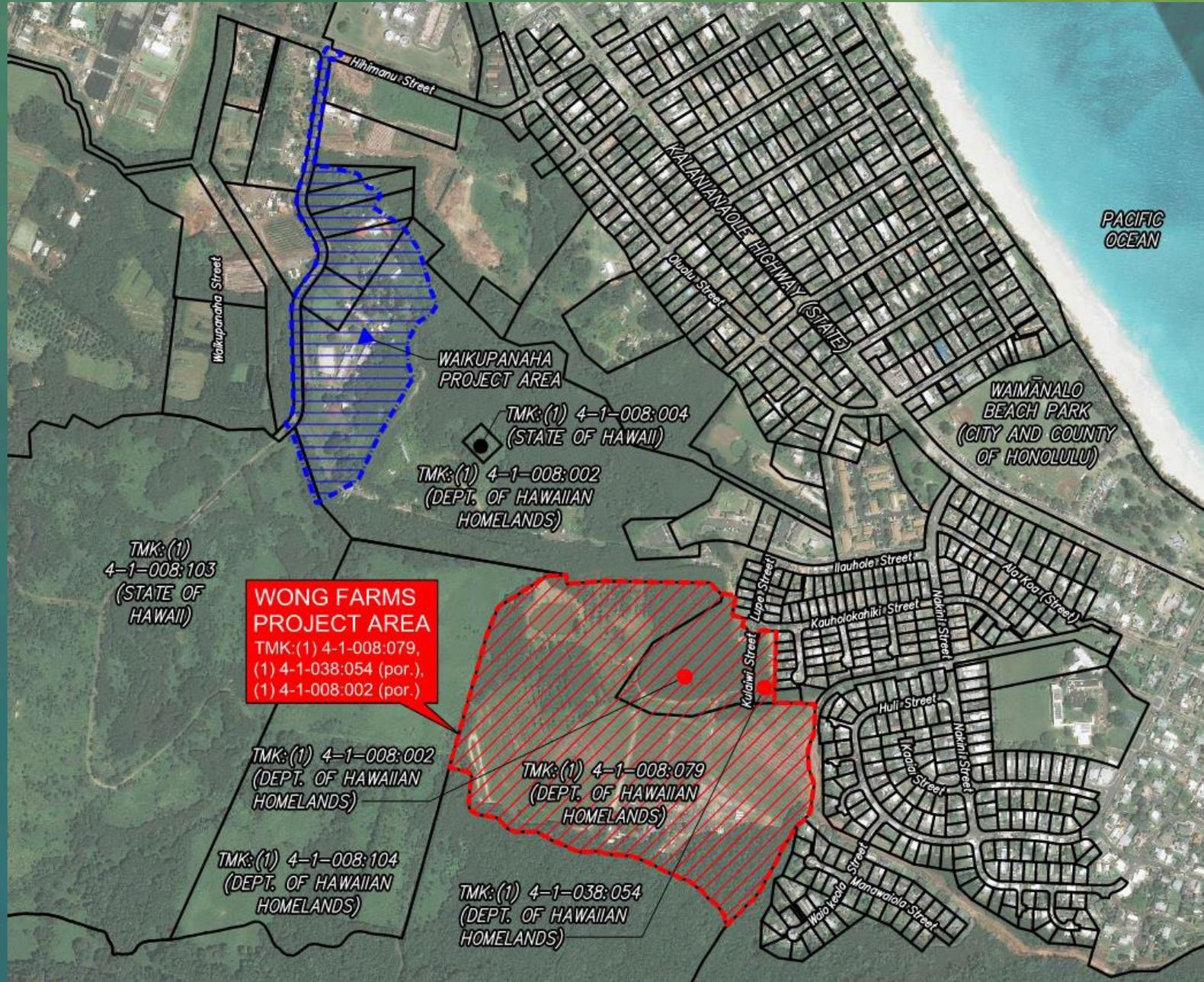


Project History

- Property was conveyed from DLNR to DHHL in 2018 as a part of the settlement of DHHL claims (Act 14, SLH 1995).
- 2017 Legislature appropriated \$1.3 million for development of agricultural lots in Waimanalo.
- Original project site was along Waikupanaha Street. Determined to be unfeasible due to marginal soil conditions and high development cost.
- Waimanalo Country Farms site identified as a site for potential development.



Project Location



PROJECT DETAILS



Project Scope

- Evaluate Development Potential
 - Residential Layout
 - Subsistence Agriculture Layout
 - Mixed Development Layouts
 - Utility Analysis
 - Community Outreach
- Prepare an Environmental Assessment



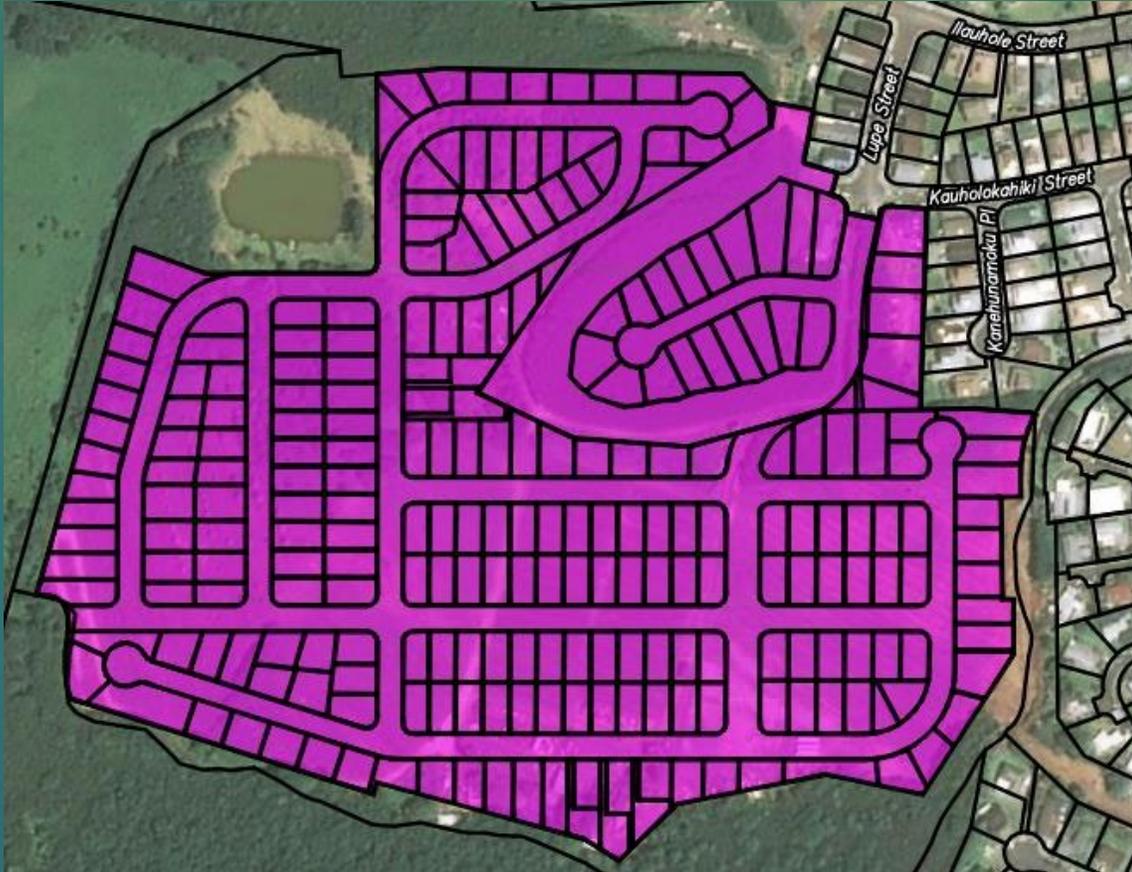
Proposed Development

- Subsistence Agriculture Lots
 - Space to cultivate food/crops or raise small animals
 - Permitted but not required to build a single family home
 - Approximately 0.5 Acres/21,500 Square Feet per lot
- Residential Lots
 - Required to build a single family home
 - Zoning code R-5
 - Approximately 0.13 Acres/5,500 Square Feet per lot
- Cluster Style Mailboxes
- Asphalt Concrete Roadways (to City and County Standards)
- New Utilities
 - Water, Sewer, Drainage, Electrical, Communications



Possible Layouts

Option A – Residential Development



- 249 Parcels
- Average lot size of 0.13 acres/5,500 square feet
- 44' - 66' road right-of-way
 - Concrete curb/gutter
 - Sidewalk



Possible Layouts

Option B – Subsistence Agriculture Development

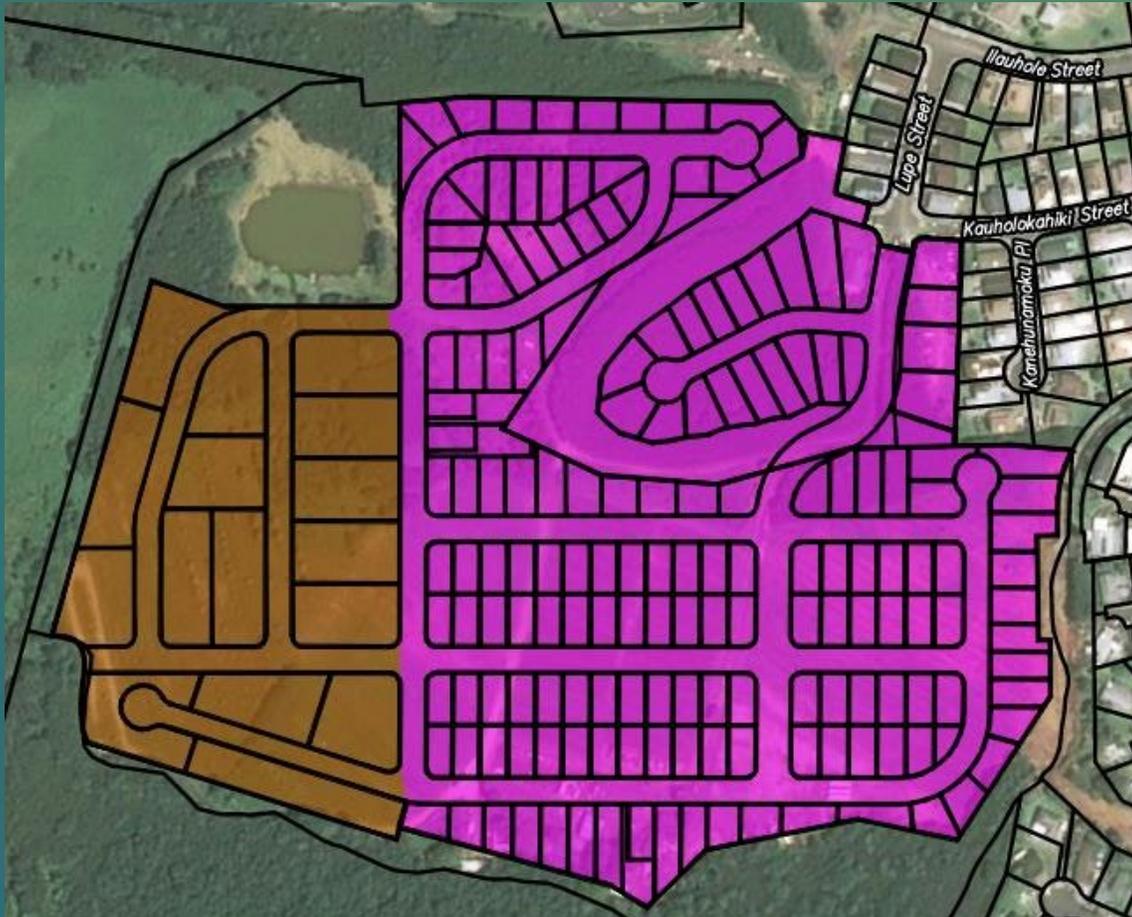


- 57 Parcels
- Average lot size of 0.56 acres/24,000 square feet
- 44' - 66' road right-of-way
 - Unimproved roadways (subject to consultation with DPP)

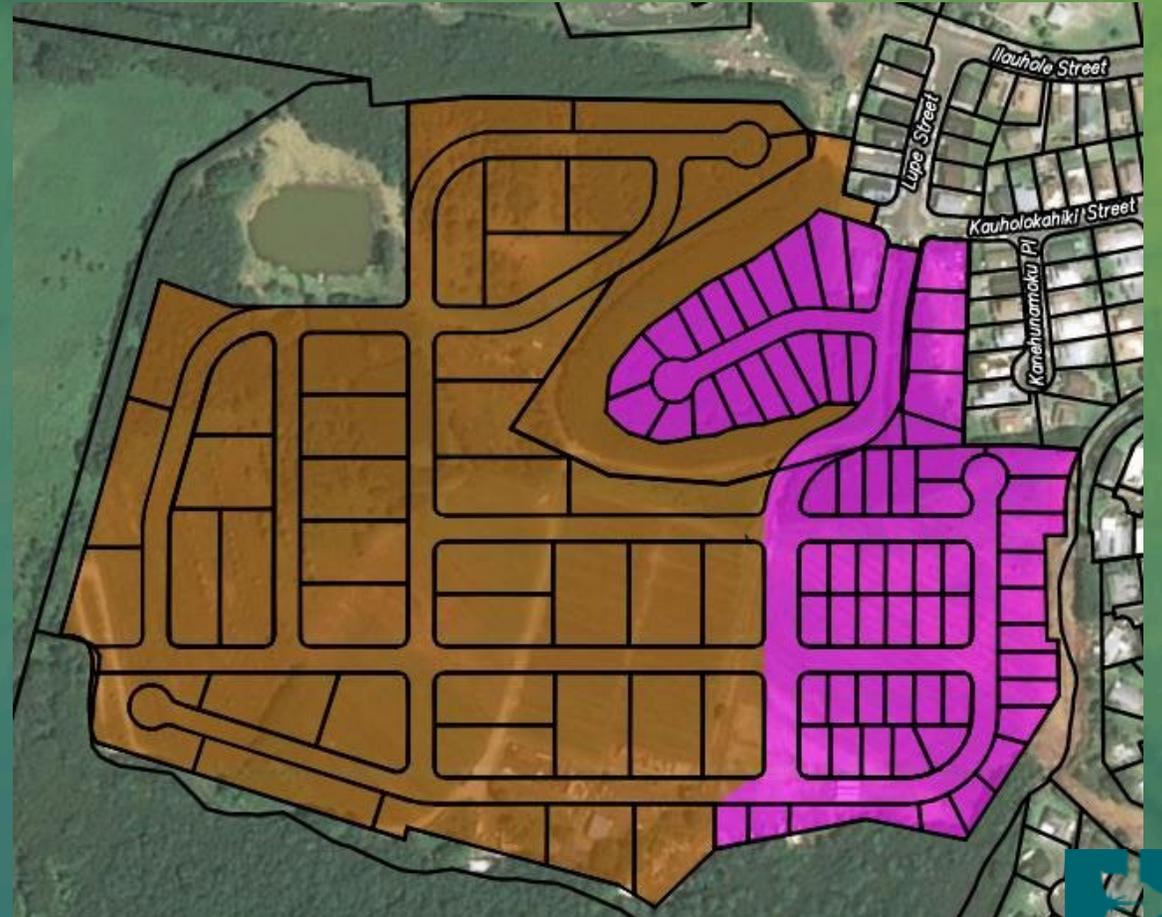


Option C Mixed Layout

More Residential

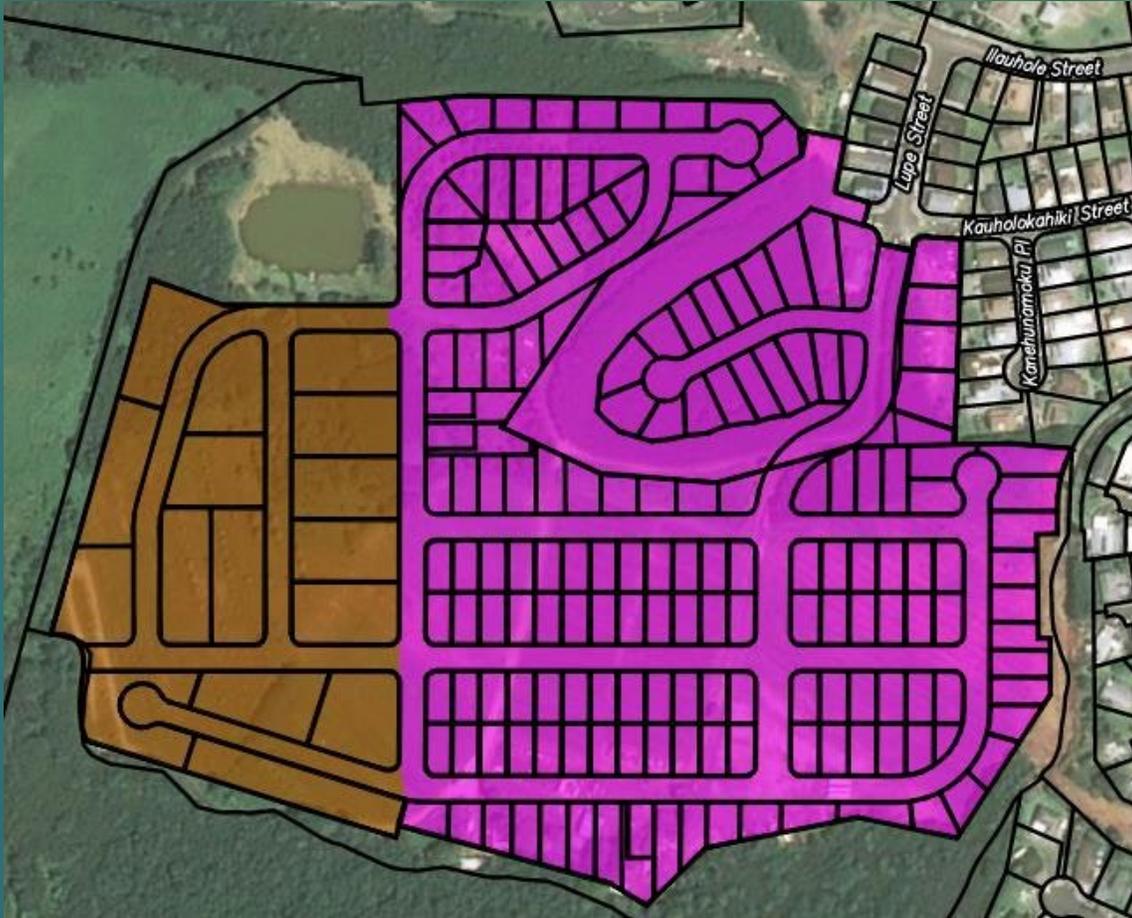


More Agricultural Subsistence



Possible Layouts

Option C – Mixed Development (more Residential)

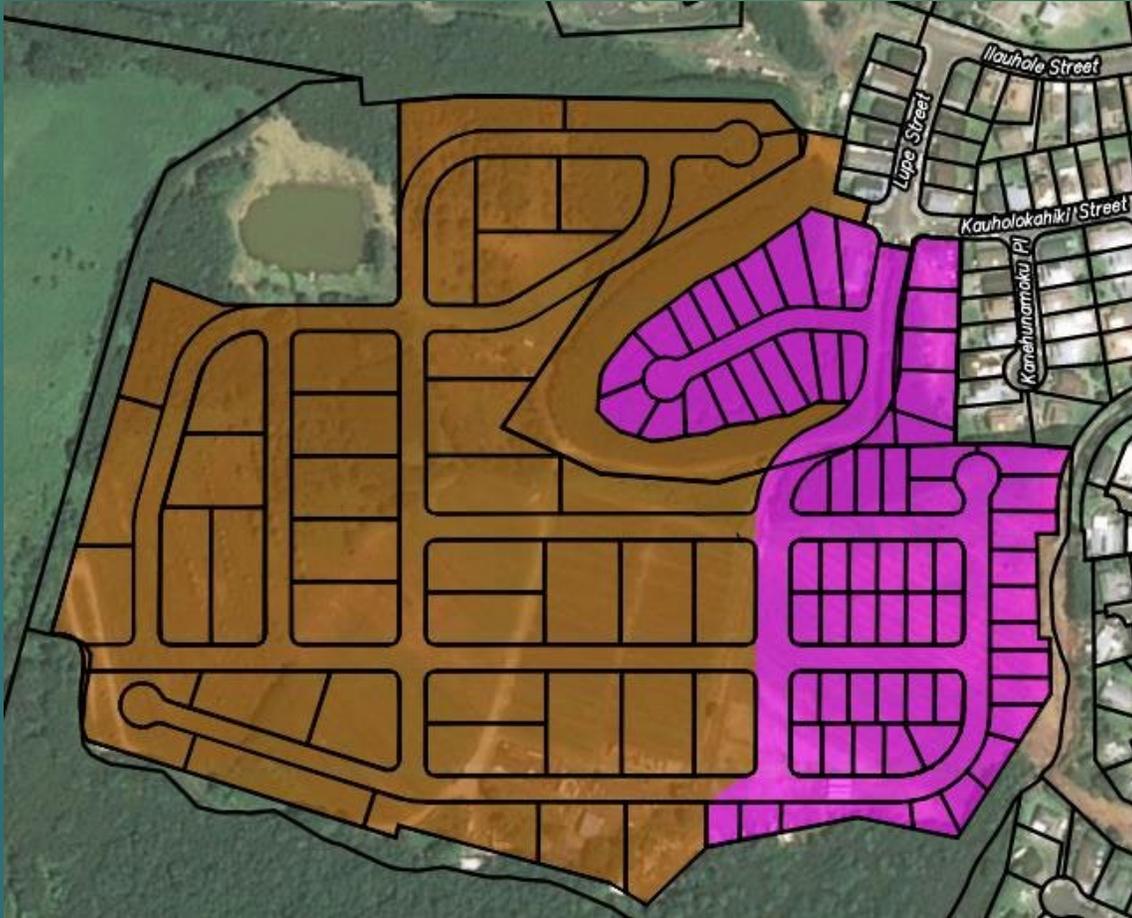


- 193 Parcels
 - 177 Residential
 - 16 Agricultural Subsistence
- Residential Lots
 - Average size of 0.13 acres/5,500 SF
- Agricultural Subsistence Lots
 - Average size of 0.58 acres/25,000 SF
 - Unimproved roadways (subject to consultation with DPP)



Possible Layouts

Option C – Mixed Development (more Subsistence Agriculture)



- 107 Parcels
 - 67 Residential
 - 40 Agricultural Subsistence
- Residential Lots
 - Average size of 0.14 acres/6,000 SF
- Agricultural Subsistence Lots
 - Average size of 0.55 acres/24,000 SF
 - Unimproved roadways (subject to consultation with DPP)



Project Status

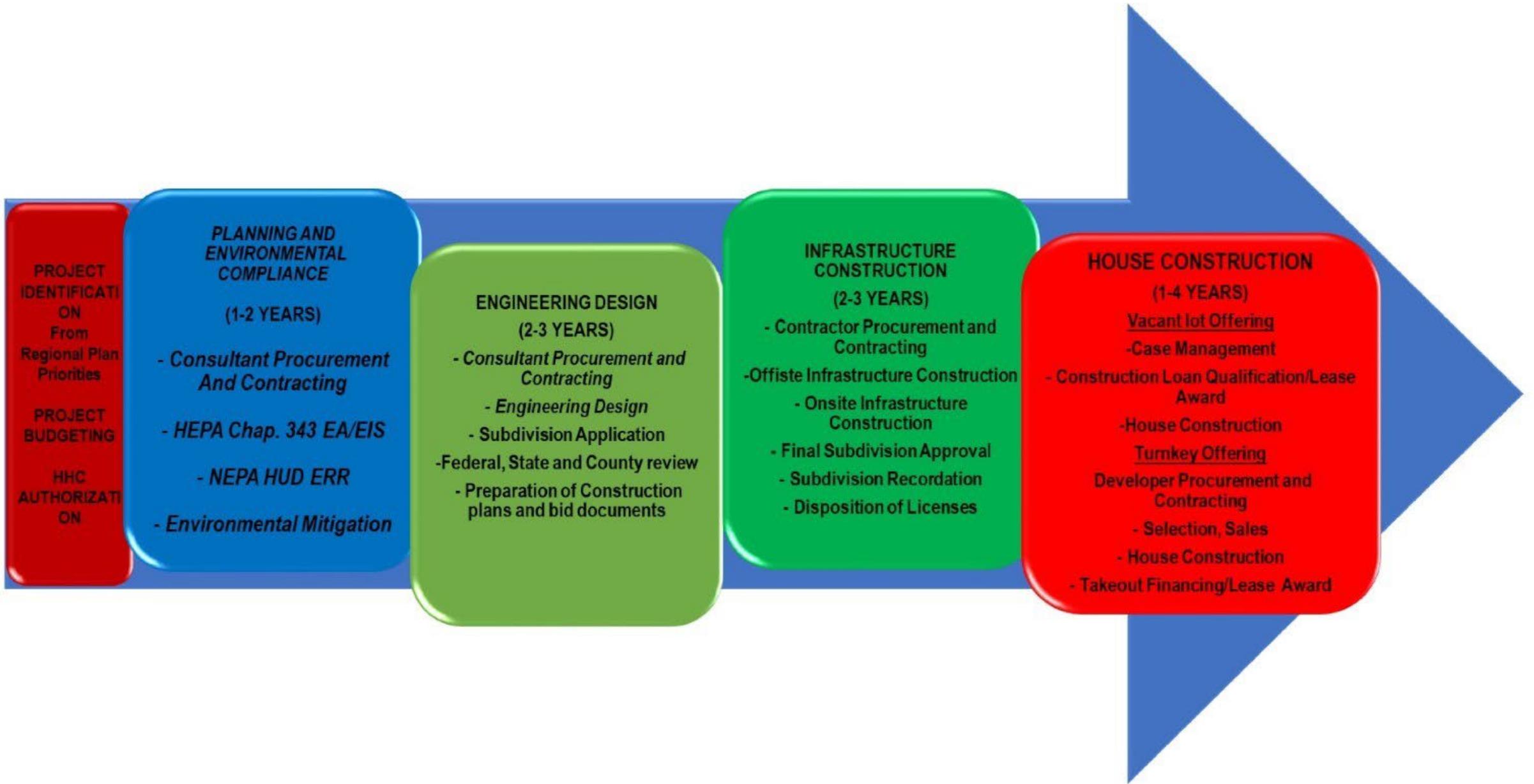
- Concluded Field Investigations
 - Environmental
 - Cultural and Archeological
 - Biological
 - Topographic Survey
- On-going
 - Environmental Assessment
 - Development Planning
 - Utility Analysis
 - Traffic Study
 - Community Outreach



Next Steps

- Environmental Assessment
 - Draft EA to be published by end of year 2023
- Development Planning
 - On-going
- Engineering
 - To follow HHC approval of EA
 - Source of funding to be identified
- Construction
 - To follow C&C approval of plans
 - Source of funding to be identified





PROJECT IDENTIFICATION
From Regional Plan Priorities

PROJECT BUDGETING

HHC AUTHORIZATION

PLANNING AND ENVIRONMENTAL COMPLIANCE
(1-2 YEARS)

- *Consultant Procurement And Contracting*
- *HEPA Chap. 343 EA/EIS*
- *NEPA HUD ERR*
- *Environmental Mitigation*

ENGINEERING DESIGN
(2-3 YEARS)

- *Consultant Procurement and Contracting*
- *Engineering Design*
- *Subdivision Application*
- *Federal, State and County review*
- *Preparation of Construction plans and bid documents*

INFRASTRUCTURE CONSTRUCTION
(2-3 YEARS)

- *Contractor Procurement and Contracting*
- *Offsite Infrastructure Construction*
- *Onsite Infrastructure Construction*
- *Final Subdivision Approval*
- *Subdivision Recordation*
- *Disposition of Licenses*

HOUSE CONSTRUCTION
(1-4 YEARS)

- Vacant lot Offering
- *Case Management*
- *Construction Loan Qualification/Lease Award*
- *House Construction*
- Turnkey Offering
- *Developer Procurement and Contracting*
- *Selection, Sales*
- *House Construction*
- *Takeout Financing/Lease Award*

POLL QUESTIONS



Question 1

If DHHL develops residential lots, would you and your family prefer:

- Vacant lots (the lessee constructs the home to the lessee's preferences)
- Turnkey homes (DHHL constructs the home)
- I don't know



Question 2

If DHHL develops agricultural subsistence lots, what is your preferred lot size? (larger sizes will result in fewer lots)

- 0.5 to 0.7 acres / 21,500 to 30,500 SF
- 0.7 to 0.9 acres / 30,500 to 39,000 SF
- 0.9 to 1.0 acres / 39,000 to 43,500 SF
- I don't know



Question 3

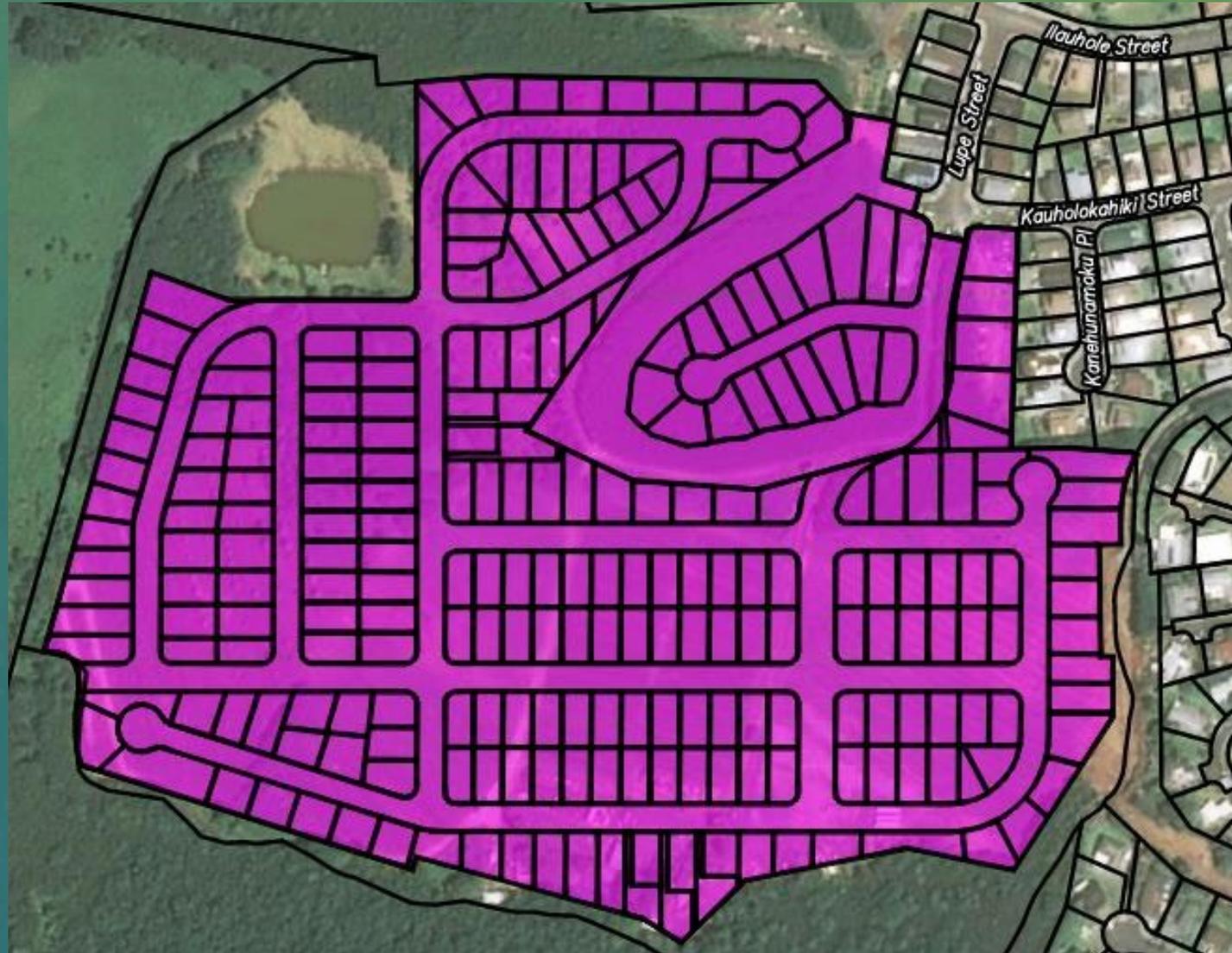
What is your preferred split between residential and agricultural subsistence parcel lots?

- Option A - All residential
- Option B - All subsistence agricultural
- Option C - Mixed
- I don't know



Option A

All Residential Layout



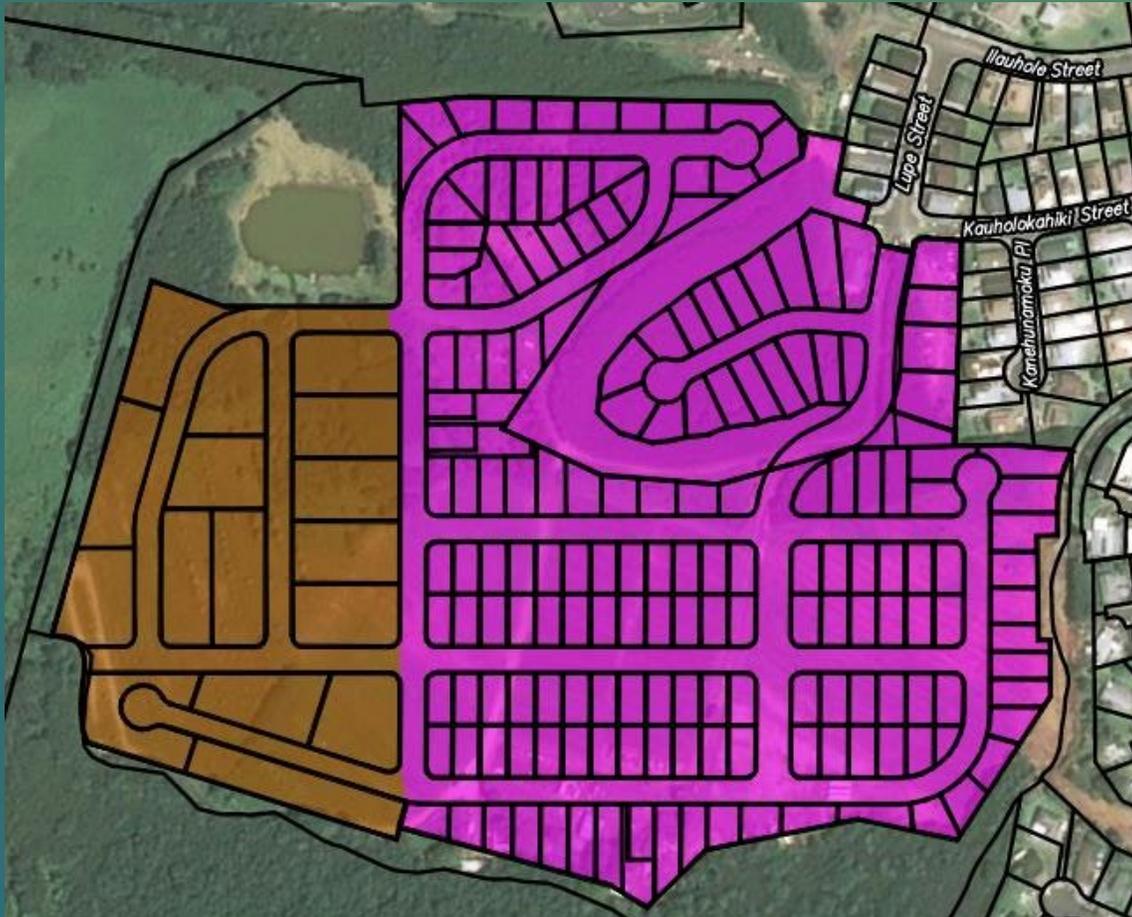
Option B

All Agricultural Subsistence Layout

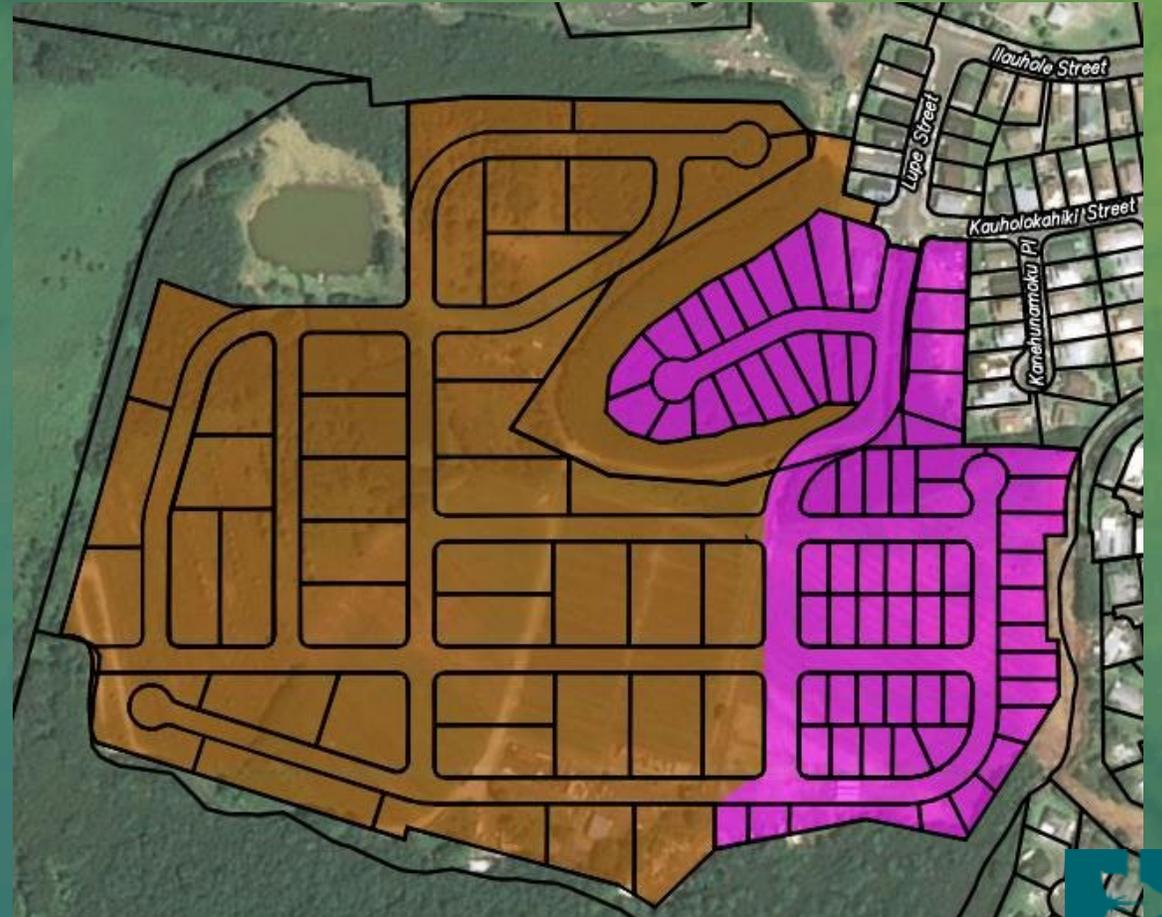


Option C Mixed Layout

More Residential



More Agricultural Subsistence



Question 4

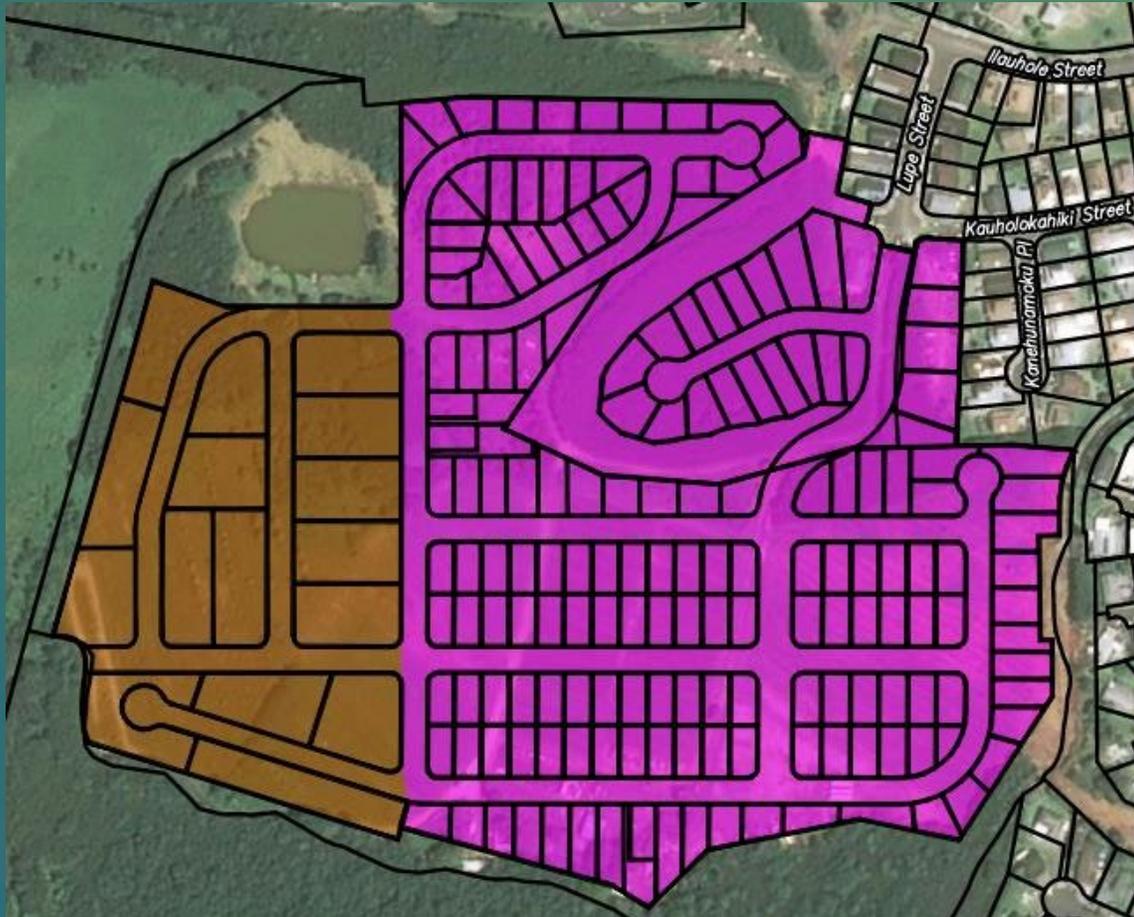
If DHHL moves forward with mixed development, would the preference be:

- More residential lots
- More subsistence agricultural lots
- I don't know



Mixed Layouts

More Residential

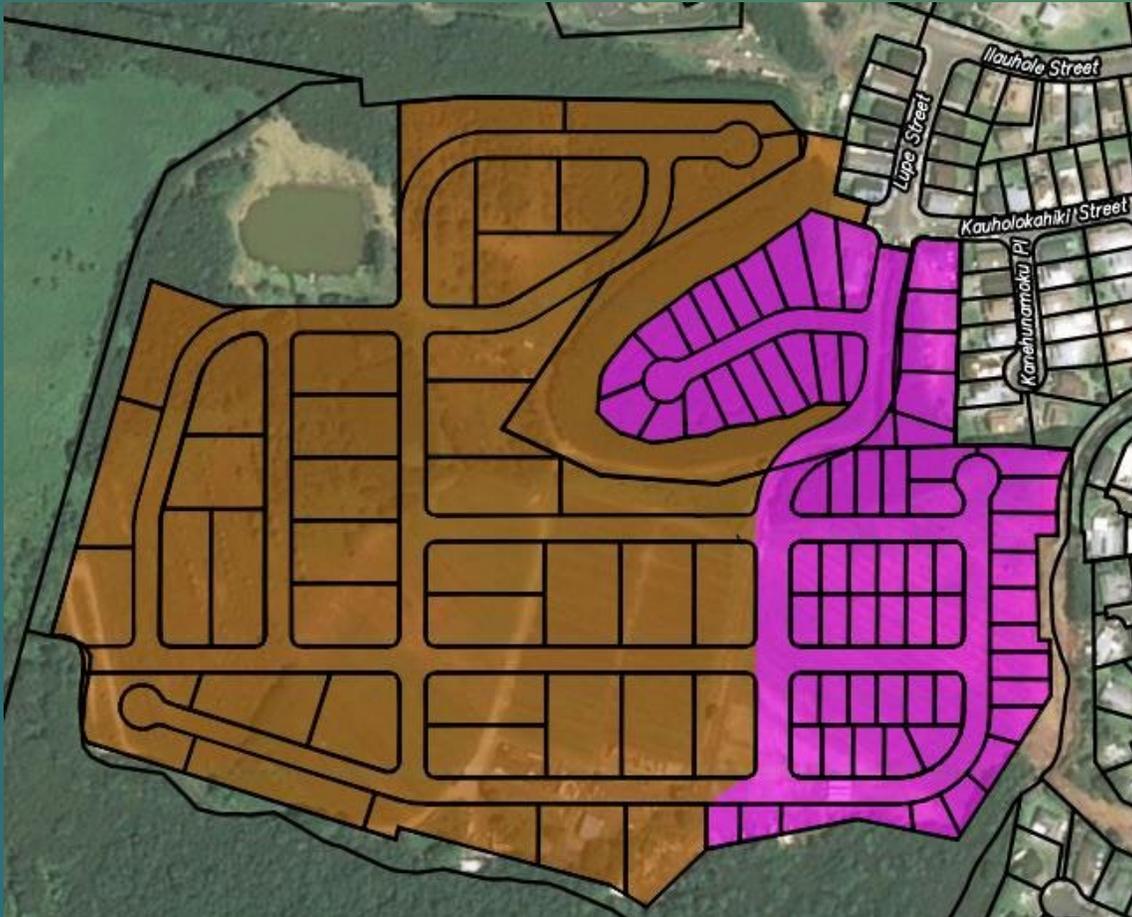


- 177 Residential Lots
- 16 Subsistence Agriculture Lots
- Total Lots: 193



Mixed Layouts

More Agricultural Subsistence



- 67 Residential Lots
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- Total Lots: 107



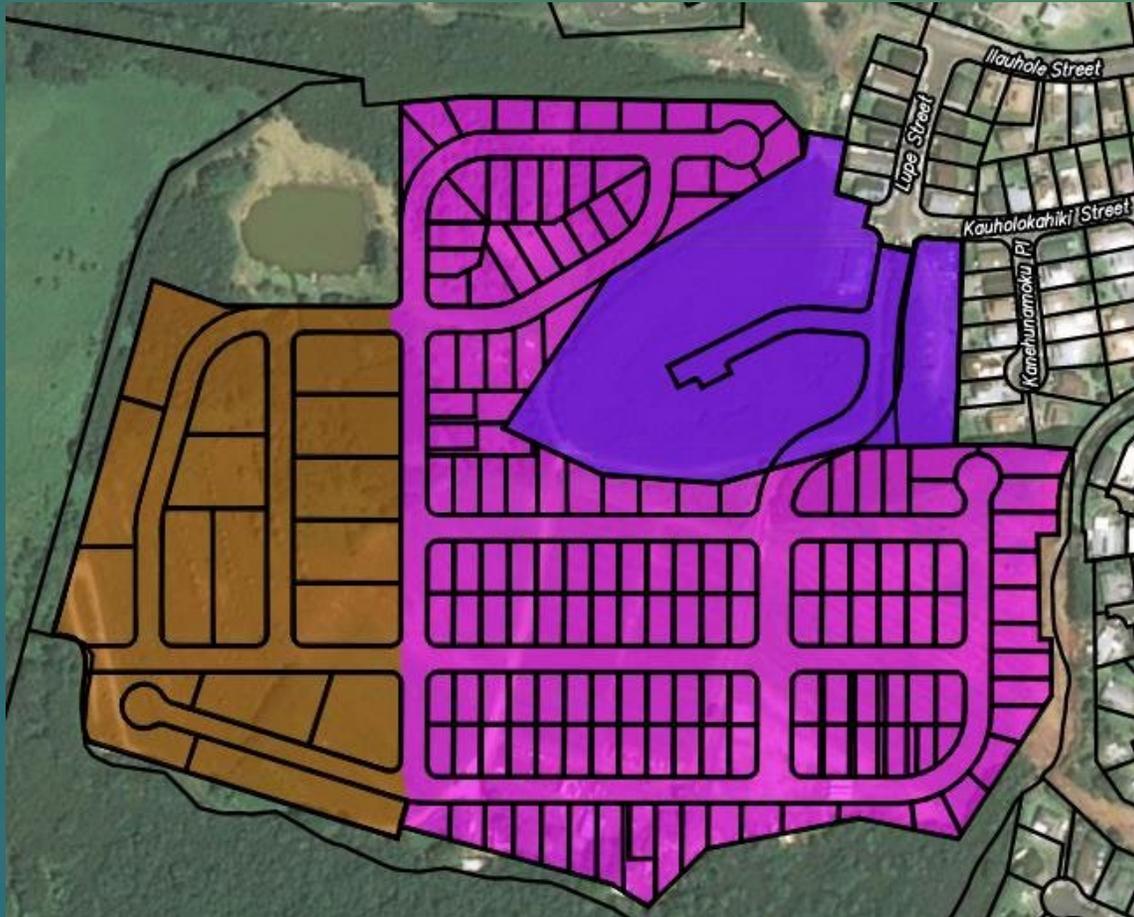
Question 5

How much do you think the community would benefit if DHHL implements an open space area in place of parcel lots?

- A lot
- Not much
- No preference
- I don't know



Potential Open Space Area



- 2 Open Space areas
 - Colored in **PURPLE**
- Recreational Area
 - 5.98 Acres/260,500 SF
- Mail Unit Area
 - 1.04 Acres/45,300 SF
- Removes 23 residential parcels



Question 6

If open spaces were to be implemented, how should they be utilized?

- Open field
- Walkways and benches
- Other
- I don't know



Questions?



Contact Information

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Thank You

