

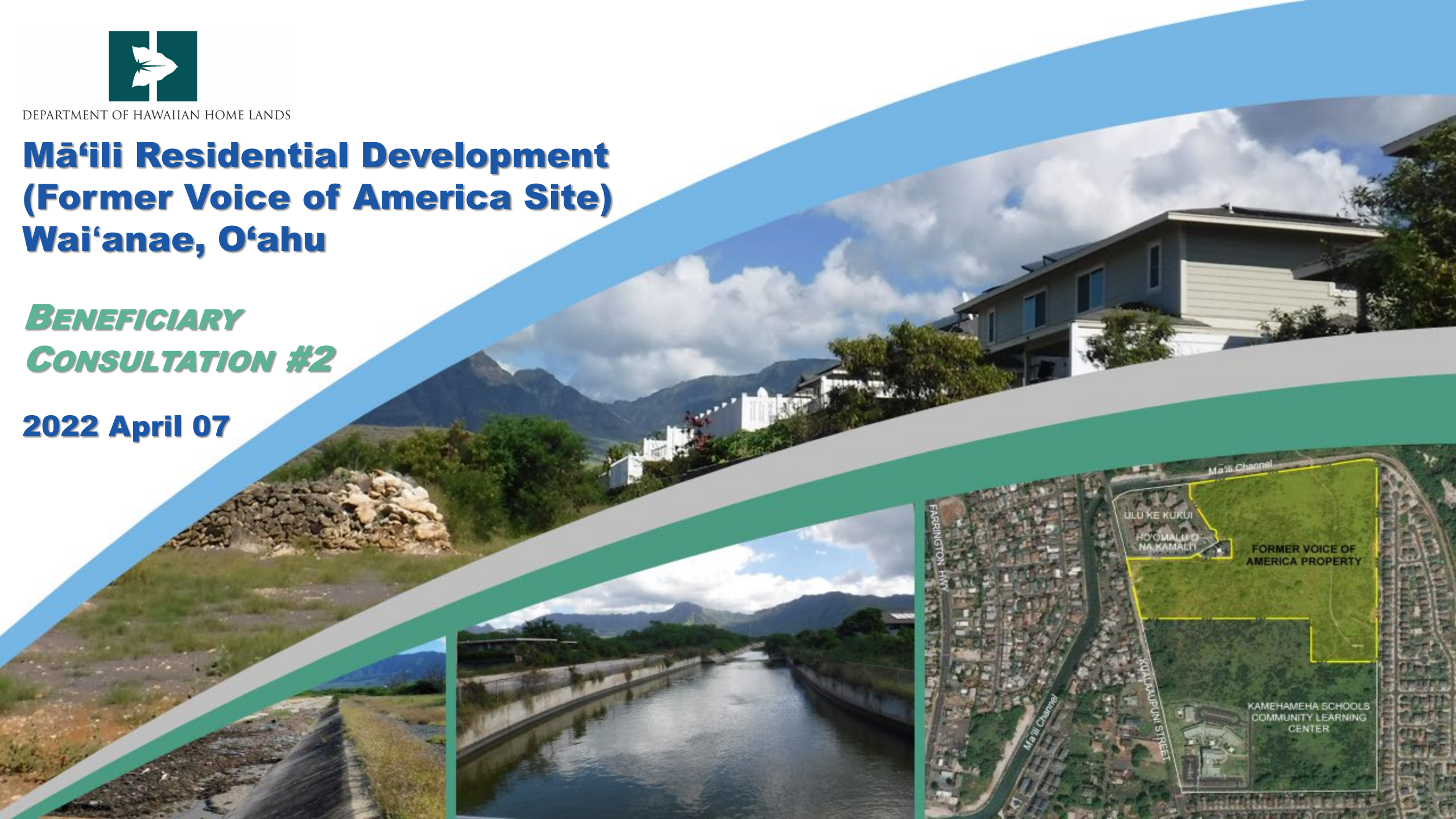


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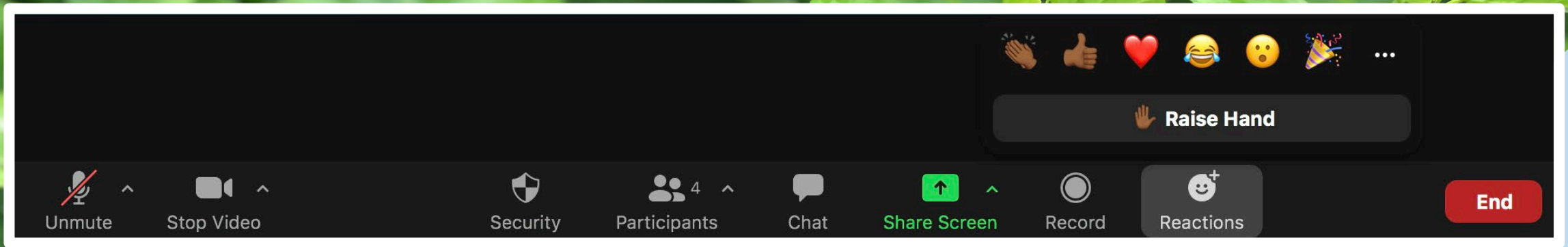
# Mā'ili Residential Development (Former Voice of America Site) Wai'anae, O'ahu

***BENEFICIARY  
CONSULTATION #2***

**2022 April 07**







## House Keeping

- ☐ Please keep your microphone on mute when you are not talking
- ☐ Type your questions in the chat or raise your virtual hand
- ☐ Please keep in mind this meeting is being recorded



# Meeting Kuleana

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- ☐ Be respectful of the person talking – please do not interrupt the person that is talking;
- ☐ Wait for the facilitator to call on you or type your question into the chat box;
- ☐ When addressing other participants (verbally or in the chat box), be respectful, show aloha, 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.



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# ***AGENDA***

- **Welcome and Introductions**
- **Project Background**
- **Schedule Update**
- **Completed and Future Site Investigations**
- **Draft EA Findings and Proposed Mitigation**
- **Next Steps**
- **Question and Answer**





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## ***PURPOSE***

- Update of project status since Beneficiary Consultation #1 - June 22, 2021
- Proposed site plan
- Project schedule
  - ✓ *Environmental review process*
  - ✓ *Upcoming investigations*
  - ✓ *Design*
  - ✓ *Construction*



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# ***PROJECT BACKGROUND***



# LOCATION



## ***HISTORY***

- **Mid/late 1800's – Cattle ranching**
- **Early 1900's – Sugar cultivation**
- **1940's – 1970's – Military activity**
- **2010 – 85 acres conveyed to State from US Govt.**
- **2011 – Acquired 85 acres from Dept. of Land and Natural Resources**
- **2020 – Acquired 5 acres from US Govt. (excluded from original parcel pending hazmat remediation)**



# EXISTING DEVELOPMENTS



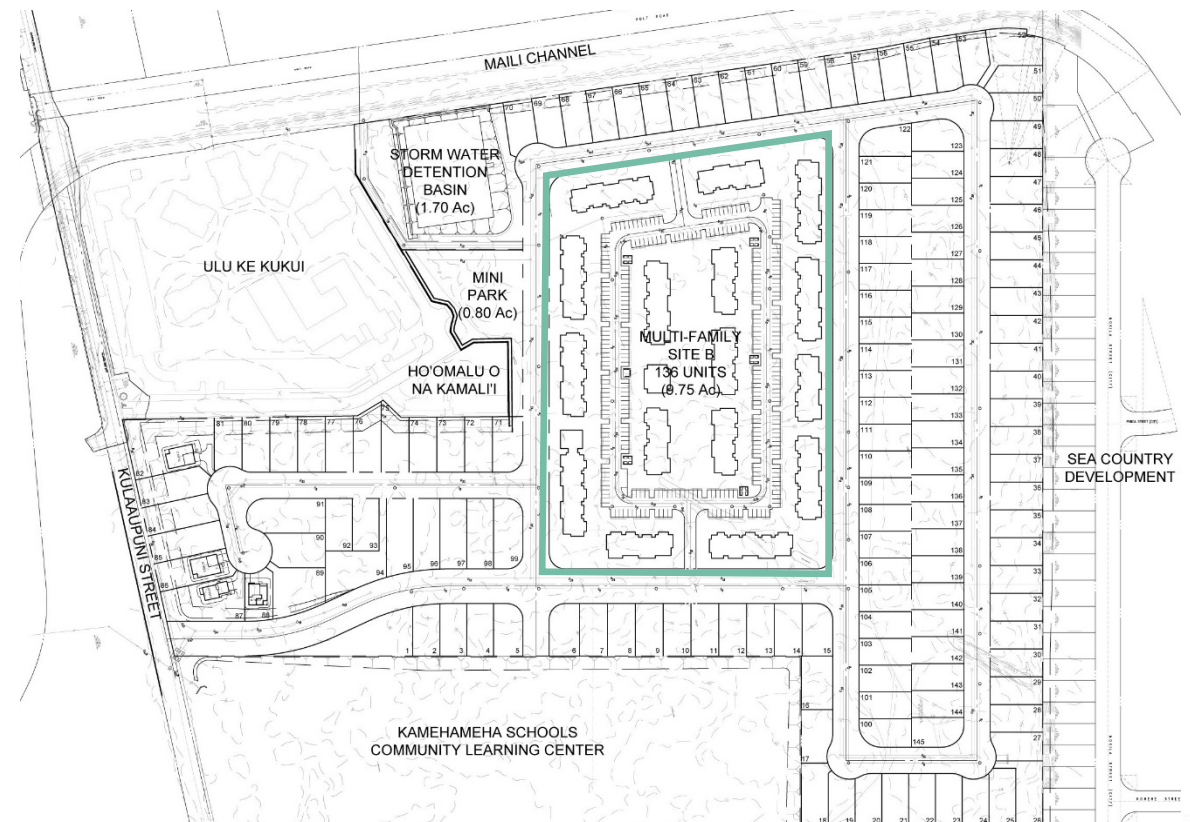
- **Ulu Ke Kukui**
  - *General lease for the transitional housing project expired in November 2019*
  - *Development Agreement awarded to Hawaiian Community Development Board to renovate the apartment units and rent them to DHHL beneficiaries*
- **Ho'omalu O Nā Kamali'i**
  - *Emergency receiving home for children operated by the Department of Human Services*
  - *The general lease expires in 2028*
- **Kamehameha Schools Community Learning Center at Mā'ili**
  - *40 acres general leased to Bishop Estate*

# TWO ALTERNATIVES PRESENTED

## ALTERNATIVE 1 ALL SINGLE FAMILY (~200 LOTS)



## ALTERNATIVE 2 SINGLE & MULTI-FAMILY (~280 UNITS)

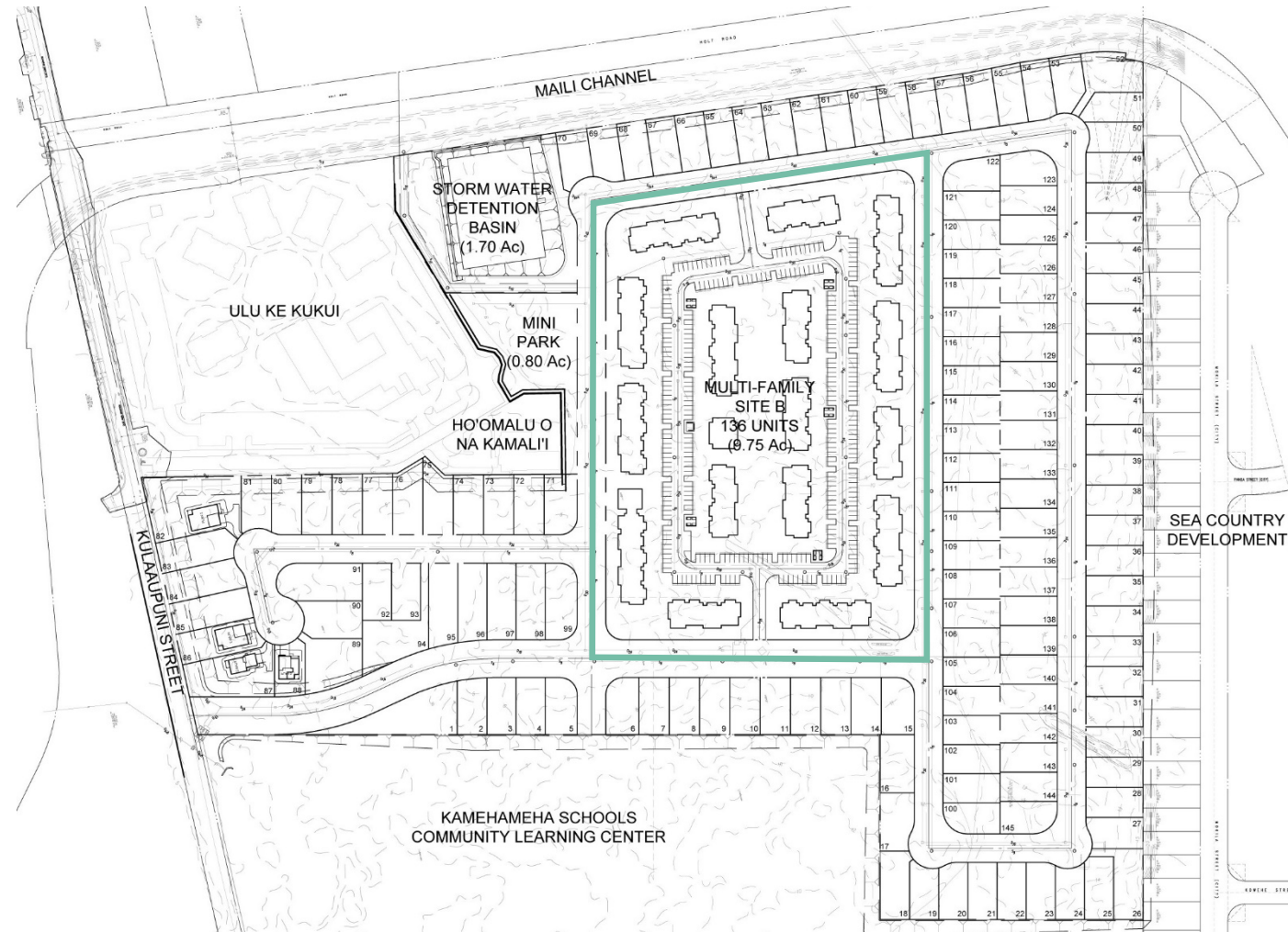




# ***BENEFICIARY CONSULTATION (BC) #1 RESULTS***

- **Alternative 2 – Single Family & Multi-family (~280 units)**
  - *Provides more dwelling units compared with Alternative 1 (~200 Single Family units)*
  - *Multi-family units allow for more affordable residences providing opportunity to serve a greater number of beneficiaries*
  - *Multi-family units offers a rental opportunity for those not ready for homeownership*

# ***PROPOSED SITE PLAN – SINGLE & MULTI-FAMILY (~280 UNITS)***







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# ***SCHEDULE UPDATE***

# ***DRAFT ENVIRONMENTAL ASSESSMENT (EA)***

- **Early Consultation Process**
  - *Distributed letters to various agencies, organizations and individuals in September 2021*
  - *Responded to comments received from September through November 2021*
- **Preparation of Draft EA and review by Department of Hawaiian Home Lands**
- **Draft EA Presentation to the Hawaiian Homes Commission (HHC) on March 21-22, 2022**
- **Anticipated Draft EA Publication Date – April 8, 2022**
- **Closing of 30-day comment period – May 9, 2022**
- **Completion of EA Process – Fall 2022**





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## ***COMPLETED AND FUTURE SITE INVESTIGATIONS***

- **Investigations in Progress**
  - Environmental
  - Archaeological
- **Studies Completed Since BC #1**
  - Mobility Analysis Report
- **Future Investigations**
  - Topographical Survey (land based)
  - Geotechnical Exploration



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# SUMMARY

## ***DRAFT ENVIRONMENTAL ASSESSMENT***

## ***FINDINGS AND PROPOSED MEASURES OF MITIGATION***

# IMPACT ON PROJECT SITE AND SURROUNDING ENVIRONMENT

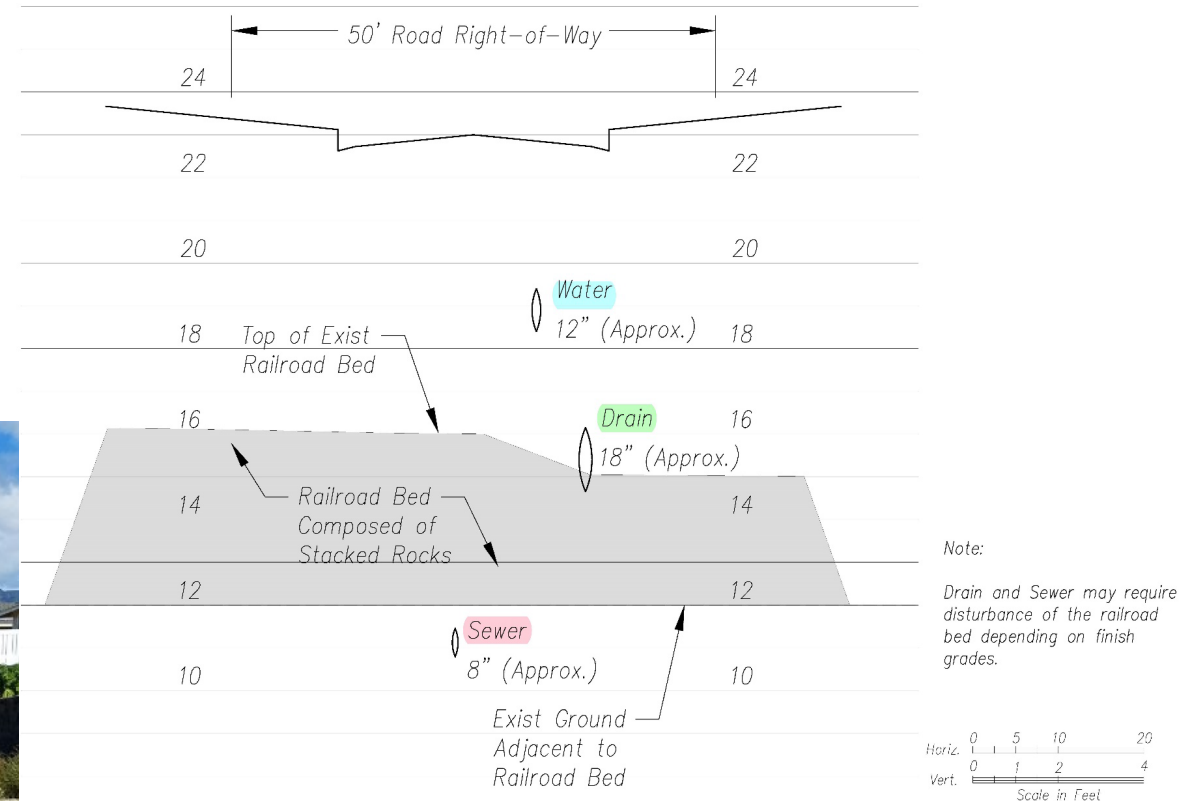
- Impact will be similar to other neighboring developments
  - *Palm Grove*
  - *Ulu Ke Kui*
  - *Ho'omalū O Nā Kamali'i*
  - *Sea Country*
- Will require grading and installation of road and utility infrastructure
- During and after construction, stormwater best management practices will be implemented





## PROPOSED MITIGATION

- **Preserve historic railroad bed in place (burial)**
- **Install utilities in a manner that will minimize disturbance of the railroad bed**



# MOBILITY ANALYSIS REPORT - PROPOSED TRAFFIC

- 4-way stop at Kulaaupuni Street/  
St. John's Road Intersection
- Future signal timing  
modifications at Farrington  
Highway/St. John's Road
  - *Coordination with State DOT  
closer to home occupancy to  
obtain more reliable data*







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## ***NEXT STEPS...***

- **Draft EA Publication – April 8, 2022**
  - ✓ *Hawaii Environmental Review Program website: [planning.hawaii.gov/erp](https://planning.hawaii.gov/erp)*
  - ✓ *30-day comment period deadline May 9, 2022*
- **Complete Final Environmental Assessment – Fall 2022**
  - ✓ *Anticipate Finding of No Significant Impact*
- **Consolidation and Subdivision of Project Parcels**
- **Infrastructure Design and Construction – 2023 to 2026**
- **House Design and Construction – 2025 to 2027**
- **House Occupancy - 2028**

***SUBJECT TO AVAILABILITY OF FUNDS***





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# ***QUESTION AND ANSWER***



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## ***CONTACT INFORMATION***

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***WEBSITE: [dhhl.hawaii.gov/po/oahu](http://dhhl.hawaii.gov/po/oahu)***

***Mahalo nui loa for your participation!***