



Kapolei Project Brings Affordable Housing to Second City

Project Description

Property Address:	Off Palehua Road, Honouliuli, Ewa, Oahu, 96706
Property Size:	404 acres (Brownfields portion: 0.634 acres)
Former Uses:	Agriculture; pesticide mixing and loading facility
Contaminants Found:	Dioxins/furans, agricultural pesticides
Current Use:	Agricultural; vacant land; construction for residential complex
Planned Use:	Affordable homes and rental units, two schools, three parks, 100,000-square foot community center facility
Current Owner:	State of Hawaii, Department Hawaiian Home Lands

Project Partners

- U.S. EPA
- State of Hawaii, Department of Hawaiian Home Lands
- State of Hawaii, Department of Business, Economic Development & Tourism
- State of Hawaii, Department of Health
- EnviroServices & Training Center LLC
- The Limtiaco Group

Property History

From approximately 1890 to 1994, the property was used to cultivate sugarcane, first by the Ewa Plantation, and then from 1970, by the Oahu Sugar Company, Ltd. Pesticide mixing and loading operations are believed to have begun at the site in 1953, and ended in 1994 when Oahu Sugar ceased operation and closed. Soils at the site became contaminated by periodic chemical spills over the years. While the 404-acre site is considered a brownfield, only a small portion is contaminated by hazardous substances associated with agricultural pesticides. The State of Hawaii acquired the entire 404-acre site in 1994 and in 2009 it was conveyed to the Department Hawaiian Home Lands (DHHL).



*Former agricultural pesticide mixing and loading facility (above)
Construction of East-West Road, the primary arterial for East Kapolei II (below)*

Highlights

- All buyers and many renters of East Kapolei II units will be native Hawaiian people, many of whom have been waiting decades for an opportunity to purchase a home through DHHL's Homestead Program
- Site is centrally located in a region that has been designated as Oahu's Second City in the City and County of Honolulu's adopted General Plan and regional Ewa Sustainable Communities Plan. Cleanup of the brownfield site was central to allowing development to proceed as planned. The East Kapolei II project plays a large role in the transformation of former agricultural lands to the regional urban center envisioned in these plans. The new community will have all the facilities needed for the residents to work, play, go to school, and shop.

From 1990 to 2000, subsurface soil sampling, well water sampling and analysis, and preliminary assessment and site investigation studies discovered contamination by many chemicals associated with the agricultural pesticides. A Phase I Environmental Site Assessment (ESA) was completed in 2004 by the State Department of Health (DOH) with EPA Assessment Grant funds, followed by a Phase II ESA with funding from the Department of

Business, Economic Development & Tourism's (DBEDT), EPA Brownfields Assessment grant and DOH. The brownfield site is the only portion that requires cleanup and received \$200,000 in EPA Cleanup grant funds in 2009. The larger portion of the site was assessed at the same time the last Phase II was being conducted on the brownfield site, but it was determined not to have contamination above actionable levels. Currently, portions of the property are being used for diversified agriculture or are fallow while other portions are under construction for future residential and community service uses. The brownfield site is fenced-off and currently unused.

Drivers for Redevelopment

The DHHL East Kapolei II Master Planned Community development is a vitally important part of the larger regional transformation of the Ewa Plain and City of Kapolei, which has long been designated by the City and County of Honolulu as the secondary urban center, or "Second City," for the island of Oahu. The population of the Ewa District, estimated to be approximately 60,000 people in 2010, is projected to reach 177,000 by the year 2030. The goal for both the Second City and DHHL's East Kapolei developments is to provide residents with alternate facilities where they can work, play, go to school, and shop without the need to drive into the urban core. For some this could eliminate a daily commute of up to two hours.

Project Results

The 404-acre East Kapolei II project is a planned community that will include approximately 1,000 for-sale affordable homes, 1,000 affordable rental units, two schools, three parks, and a 100,000-square foot community center facility. The end use of the brownfield site has not yet been determined; however, decisions on future use will involve community and future resident input. DHHL received a loan from the Hawaii Brownfields Cleanup Revolving Loan Fund (HBCRLF), which was established with EPA Revolving Loan Fund grant monies. The loan is being used to pay for the development of remedial work plans, community involvement activities, and site remediation work. Site remediation is scheduled to be complete in December 2011. An ecocharrette is being considered to gather ideas from future residents on reuse and redevelopment options for the site. Currently single-family and multi-family homes are planned for the lands immediately surrounding the site, thus it is important that the final reuse relates well to these communities, and remains protective of environmental

Funding Information

\$200,000	EPA's Brownfields Cleanup Grant
\$1,970,000	EPA's Brownfields Revolving Loan Fund
\$109,100	Hawaiian Home Lands Trust Fund, covering required activities not authorized under the Cleanup Grant or RLF

Project Timeline

1994	Oahu Sugar Company, Ltd. ceased all operations and closed down; site acquired by State
09/2004	Phase I ESA completed
08/2007	Phase II ESA completed
02/2009	Site conveyed to DHHL
05/2009	EPA Brownfields Cleanup grant (\$200,000) and EPA Brownfields Revolving Loan Fund loan (up to \$1.97 million) awarded to DHHL
11/2010	Remedial Action Work Plan approved
05/2011	Anticipated start of remedial action
12/2011	Anticipated completion of remedial action

and human health. Specifically, DHHL's East Kapolei II development will consist of:

- Approximately 1,000 single-family homes for native Hawaiian beneficiaries of the federal Hawaiian Homes Commission Act (HHCA) of 1920. DHHL is currently constructing "backbone" infrastructure and mass grading. Occupancy of the first houses is expected in 2013.
- Approximately 1,000 units of multi-family affordable housing for native Hawaiians and the general public.
- An elementary school and middle school to be developed by the State Department of Education.
- The Salvation Army Kroc Community Center, a 120,000-square-foot regional community center will be the largest of its kind in Hawaii. Facilities will include conference and banquet rooms; a 150-student preschool; a 500-seat worship and performing arts center; an athletic center with an NCAA-regulation gymnasium; a state-of-the-art health and wellness center; an aquatics center featuring a competition pool and a recreation pool with giant water slides; and a 3-acre multipurpose field for outdoor programs. Construction started in March 2010, and opening is expected in late 2011.

For additional information, please contact:

Darrell Ing · Real Estate Development Specialist / Project Manager · State of Hawaii,
Department Hawaiian Home Lands (DHHL) · (808) 620-9276 · Darrell.H.Ing@hawaii.gov