

MARYANNE KUSAKA  
MAYOR



RECEIVED

MATILDA YOSHIOKA  
HOUSING ADMINISTRATOR

KENNETH N. RAINFORTH  
EXECUTIVE ASSISTANT

95 APR 24 P1:52  
COUNTY OF KAUAI  
HOUSING AGENCY  
4153 Hardy Street  
Lihue, Hawaii 96750  
Development (808) 241-6865  
COBG/V-TDD (808) 241-6865  
Section 8 (HUD) (808) 241-6440  
FAX (808) 241-6456  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

April 19, 1995

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment (EA) for Lihue Theater  
Elderly Rental Project, TMK: 4:3-06-90, 15,000 Square  
Ft., Lihue, Kauai, Hawaii

The Kauai County Housing Agency did not receive any comments on the draft environmental assessment for the subject project. We have reviewed the final environmental assessment, and determined that it has no negative impact.

As the reviewing agency, we issue a negative declaration. Please publish the negative declaration notice for this project in the May 8, 1995 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication and four copies of the final EA. Please contact Gary Mackler at the Kauai County Housing Agency, 241-6865, if you have any questions.

Sincerely yours,

Matilda A. Yoshioka  
Housing Administrator

  
Gary Mackler  
HOME Program Specialist

GM:gm  
encl.

cc: Karen Pearson, HFDC  
Paul Kyno, KHDC



"EQUAL OPPORTUNITY EMPLOYER"

48

1995-05-08-KA-~~FEA~~ Lihue Theater Elderly Project <sup>MAY</sup> - 8 1995

FINAL ENVIRONMENTAL ASSESSMENT  
LIHUE THEATER ELDERLY HOUSING PROJECT  
LIHUE, KAUAI, HAWAII  
FOR  
AFFORDABLE ELDERLY RENTAL HOUSING  
BY KAUAI HOUSING DEVELOPMENT CORPORATION

REVIEW AGENCY: KAUAI COUNTY HOUSING AGENCY

Prepared by  
Gary A. Mackler, HOME Program Specialist  
Kauai County Housing Agency  
241-6865

April 19, 1995

# ENVIRONMENTAL ASSESSMENT

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

- I. 1. Name of Project/Activity Lihue Theater Elderly Rental Project I.D. No. Pakui Funds
2. Type of Action:  Applicant;  Agency (Kauai County Housing Agency) (Hawaii only)  
Name of Applicant or Agency
3. Approving/Implementing Agency: County of Kauai Housing Agency
4. Head of Agency: (Authorized Signature) CHAD K. TANIGUCHI, Housing Administrator 10/27/94  
(Name, Title, Date)
5. Environmental Assessment Prepared By Kauai Housing Development Corporation  
Agency or Consultant/Name, Title, Date  
John Frazier, Project Manager 10/27/94

## II. DESCRIPTION OF PROPOSED ACTION(S)

1. Single Activity ; Aggregation of Activities ; Multi-year Activities ;  
New construction of 20-unit elderly rental complex. Existing facade and lobby area to be  
historically renovated. Project includes meeting, sitting, and activity rooms along with open atrium  
in rear of building. Building will be two-story steel frame construction with elevator.
2. Project Location: 3194 Kuhio Hwy., Lihue, Kauai, Hawaii
3. TMK (Hawaii only): (4) - 3-6-06:90 15,000 Sq. Ft. Location Map Attached:  Yes;  No  
\*See Attachment A.

## III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:

1.  State of Hawaii, Supplemental Form EA-S-SOH
2.  Guam, Supplemental Form EA-S-Guam
3.  Northern Mariana Islands, Supplemental Form EA-S-NMI
4.  Trust Territories of the Pacific Islands, Supplemental Form EA-S-TTPI
5.  American Samoa, Supplemental Form EA-S-ASG

## IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW: (To be prepared after environmental analysis is completed)

### 1. ENVIRONMENTAL FINDING:

- Finding of No Significant Impact on the Environment (FONSI)  
 An Environmental Impact Statement is required

### 2. Agencies/Interested Parties Consulted (Contact Person, Title, Tel. No., Date)

State Department of Land & Natural Resources - Mr. Tom Tefler, Endangered Species; Mr. Don Hibbard,  
State Historic Preservation Office; Mr. Robert Shaw, HUD San Francisco (for propane tank hazards);  
Mr. Murl Nielsen, Manager, Department of Water; Mr. Russell Komoto, The Gas Company; Office of Elderly Affairs;  
JoAnn Yukimura, Mayor, Councilman Kaipo Asing

### B. Alternatives Considered:

None. Due to present zoning code, parking requirements, an elderly housing project is the only  
type of housing that can be built on the site. A small commercial facility might be built, however,  
KHDC is not a commercial developer.

### 4. Special conditions imposed or actions taken to achieve compliance with HUD, other federal authorities or local policies and standards:

Mitigation will be required for the noise levels from Kuhio Highway. Noise only slightly exceeds allowable limits  
and will be incorporated in the design with the help of an acoustics engineer. The propane tank hazard will be  
mitigated by removing and relocating two existing tanks. See attached study (Attachment D). Section 106 of  
Historical Preservation Act will be adhered to.

### 5. a. FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND REQUEST FOR RELEASE OF FUNDS (Combined Notice)

- (1) Date FONSI/RROF published in local newspaper \_\_\_\_\_
- (2) Last day for recipient to receive comments \_\_\_\_\_
- (3) Last day for HUD to receive comments \_\_\_\_\_
- (4) Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals \_\_\_\_\_
- (5) Date HUD released grant conditions \_\_\_\_\_

### b. NEGATIVE DECLARATION (Hawaii only)

- (1) Date Negative Declaration Published in OEQC Bulletin 11/08/94
- (2) Date on which 60 day waiting period expires 1/08/95
- (3) Documentation attached:  Yes,  No

Part V

Check the appropriate column that best describes the project/activities' impact, on the environmental component listed.

- Column 1. Proposed action will provide beneficial impacts.
- Column 2. Proposed action will not create any adverse impacts nor will it be impacted by adverse conditions.
- Column 3. Minor impacts anticipated, mitigative measures can be taken by:
  - a. Taking special precautions during construction period (short term impact) or
  - b. Routinely monitor potential concern upon completion of project (long term impact).
- Column 4. Technical analysis required to establish proper mitigative measures.
- Column 5. Modification of project through site planning or construction techniques required to mitigate adverse impacts.
- Column 6. Provide succinct comments and/or make reference to maps, technical reports, site visits, or personal contacts made that will support the determinations made under each environmental component.

Impact Categories	1 2 3 4 5 6					
	Potentially Beneficial Impact	No Impact Anticipated	Short Term a	Long Term b	Minor Adverse Impacts Anticipated	Adverse Impact Requires Mitigation
<b>Land Development</b>						
1) Conformance With Comprehensive Plans and Zoning		X				See Attachment B.
2) Compatibility and Urban Impact		X				See Attachment B.
3) Slope		X				See Attachment B.
4) Erosion		X				See Attachment B.
5) Soil Suitability		X				See Attachment B.
6) Hazards and Nuisances, Including Site Safety					X	See Attachment B.
7) Energy Consumption		X				See Attachment B.
<b>Environmental Design and Historic Values</b>						
8) Visual Quality—Coherence, Diversity, Compatible Use, and Scale		X				See Attachment B.
<b>Socioeconomic</b>						
9) Demographic/Character Changes		X				See Attachment B.
10) Displacement					X	See Attachment B.
11) Employment and Income Patterns		X				See Attachment B.

**SOURCE DOCUMENTATION**  
 Agency or other contact:  
 - List Name, Title, Tel. No., Date  
 Reference Material (Reports, Studies, etc.)  
 - List Title, Author, Date  
 - Note if it is attached  
 Field Observation  
 - Note significant condition(s) that support conclusion of observation

Other commentary/discussion: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





**HISTORIC PROPERTIES:** The National Historic Preservation Act of 1966 (P.L. 89-665) (16 U.S.C. 470); Preservation of Historic and Archeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593. Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 801 F.R. 1/30/79.

— The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on: \_\_\_ consultation with the SHPO; \_\_\_ information checks with the Federal Register; \_\_\_ local authorities and interest groups; \_\_\_ field observation

X Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on \_\_\_\_\_ (date), documentation attached.

**FLOODPLAIN MANAGEMENT:** Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

X The project/activity is located outside of the 100 year flood hazard area identified by the FIRM or FIA Flood Hazard Boundary map, panel number 150002 0202C and not subject to compliance with E.O. 11988. dated March 4, 1987

— The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on \_\_\_\_\_ (date) and is attached.

— Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.

— Flood insurance required. Policy issued to: \_\_\_\_\_

**WETLANDS PROTECTION:** Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

X The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: X Field observation; \_\_\_ consultation with the U.S. Corps of Engineers; \_\_\_ Other: Fish & Wildlife Service maps of wetland inventory.

— The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on \_\_\_\_\_ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.

— Flood insurance required. Policy issued to: \_\_\_\_\_

**COASTAL ZONE MANAGEMENT:** Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

— Not applicable to this project. (TT only)

X The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.

— The proposed action will have an impact on the coastal area which required a permit from the \_\_\_\_\_ agency/department. The permit was issued on \_\_\_\_\_ (date) and a copy is attached.

**ENDANGERED SPECIES:** The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

X The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on: \_\_\_ consultation with U.S. Fish and Wildlife Service (FWS); X consultation with local authority State Department of (Dept./Agency); \_\_\_ Field Observation. Land & Natural Resources, Mr. Tom Telfer

— Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on \_\_\_\_\_ (date) documentation attached.

**FARMLANDS PROTECTION:** Farmland Protection Policy Act of 1981 (7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981).

X The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by: X review of local land use plans; \_\_\_ consultation with the District Conservationist, SCS, USDA; \_\_\_ Field Observation.

— The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on \_\_\_\_\_ (date). Documentation attached.

**AIR QUALITY:** Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thullier, May 1978 and HUD Format AP #1, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

X Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 mg/m<sup>3</sup> at project site.

— Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for \_\_\_\_\_ (pollutant). Analysis and recommendations for clearance is attached.

WATER QUALITY: Federal Water Pollution Control Act (P.L. 92-500) as amended (33 U.S.C. 1251-1376), the Safe Drinking Water Act of 1974 (P.L. 93-523) as amended (42 U.S.C. 300f-300j-10); particularly section 1424(e)(42 U.S.C. 300h-303(e)).

Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.

Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GHURA. Their recommendation for clearance is attached. (Activities on Guam only)

NOISE: Noise Control Act 42 U.S.C. 4903; 24 CFR Part 51 Subpart B: Noise Abatement and Control; HUD Noise Assessment Guidelines March 1984.

Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by:  a site inspection;  an evaluation using HUD Noise Assessment Guidelines; or  other acoustical data (\_\_\_\_\_)

Project/activity requires mitigative action to comply with 24 CFR Part 51B Noise Abatement and Control. Report prepared by KHDC using noise tables, consultant, outlines mitigative measures for compliance with HUD standards. Copy attached. Acoustical consultant to design necessary mitigation measures during design process.

THERMAL/EXPLOSIVE HAZARDS: 24 CFR Part 51 Subpart C - Environmental Criteria and Standards; Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.

Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are:  included in attached study;  mitigative measures will be incorporated into project design.

CLEARZONES AT AIRPORTS: 24 CFR Part 51 Subpart D - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields.

Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield.

Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b).  
Documentation attached.

SOLID WASTE DISPOSAL: Resources Conservation and Recovery Act (42 U.S.C. 6901-6907); 40 CFR Part 250.43-1.

Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.

Project/activity is subject to provisions of EPA Guidelines;  Documentation of evaluation and coordination with EPA attached.

TOXIC CHEMICALS & RADIOACTIVE WASTES: HUD Notice 79-33, September 10, 1979 Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials

Project/activity is not affected by toxic chemicals or radioactive material based on;  site inspection;  information check with local Health Dept.;  other source

Project/activity's site was suspected of containing toxic chemicals or radioactive materials. HUD and local responsible agency contacted.  Evaluation of hazard was made in accordance with Notice 79-33 and found acceptable. Documentation attached,  Yes,  No.

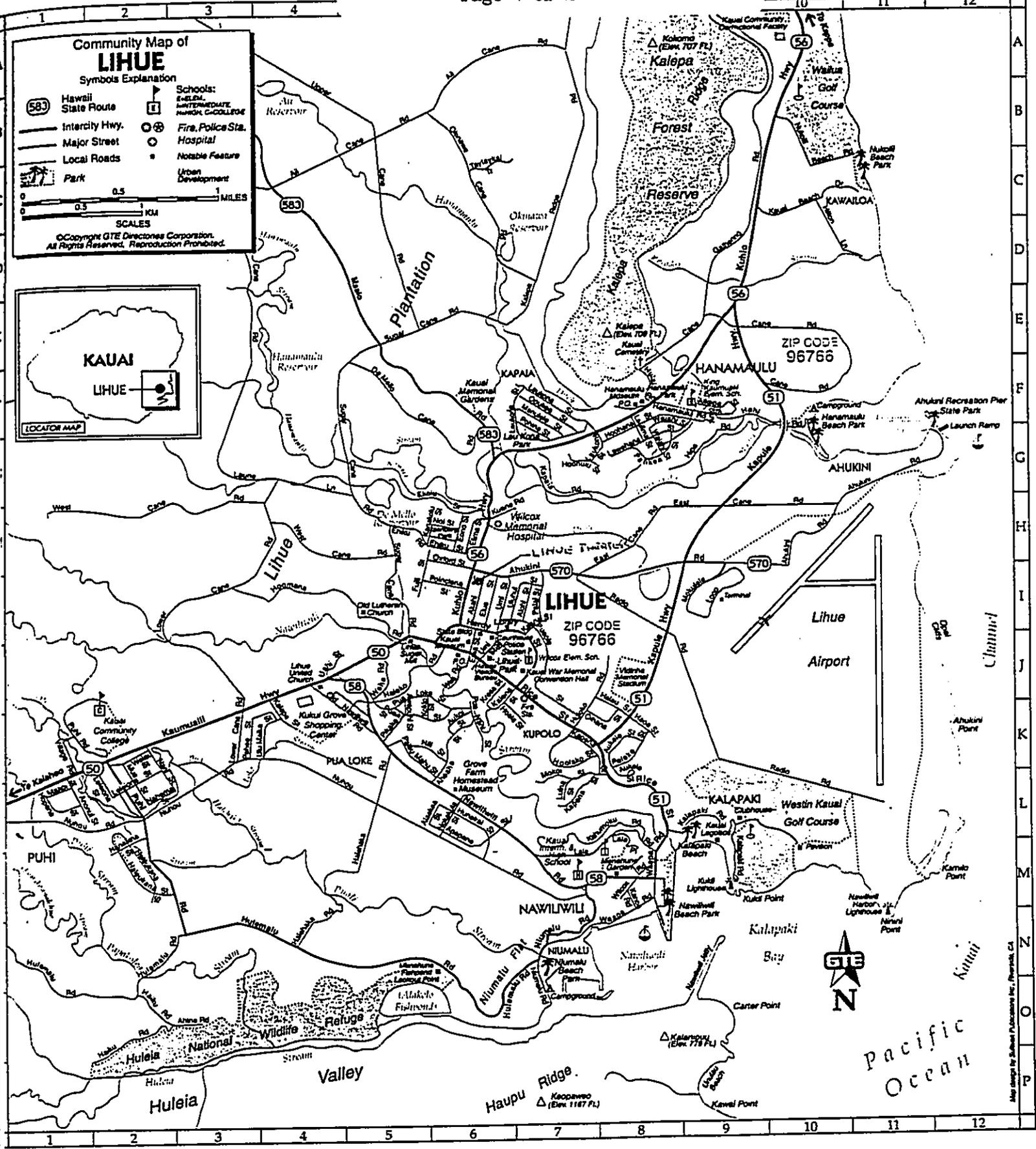
Grantees are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cumulative Impacts:

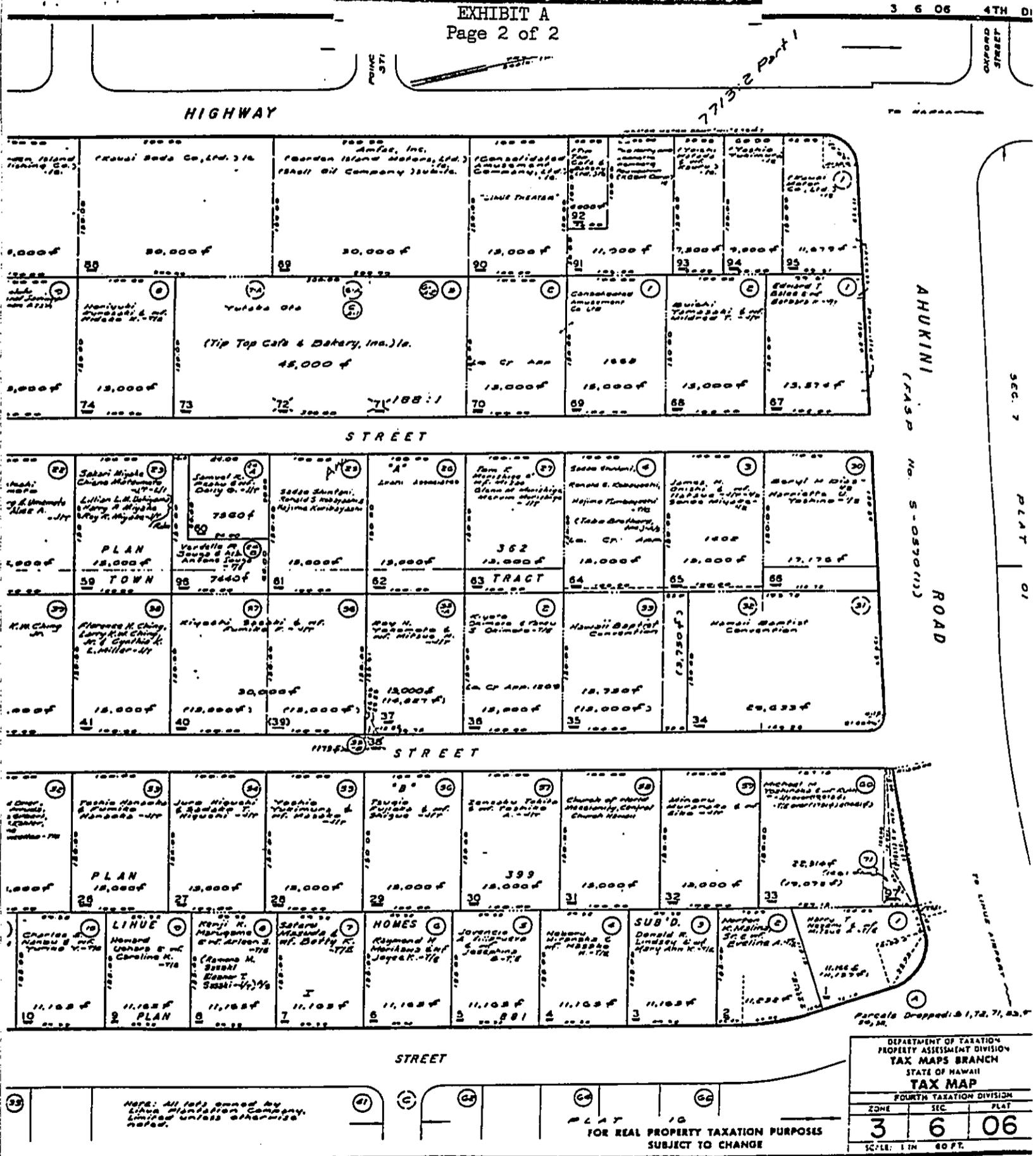
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These maps are not intended to show every street.

EXHIBIT A  
Page 2 of 2

3 6 06 4TH DI



— ATTACHMENT B —

**ENVIRONMENTAL ASSESSMENT**

FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

LIHUE THEATER ELDERLY RENTAL PROJECT  
IMPACT CATEGORIES

Land Development

- 1) Site is zoned General Commercial, which allows multifamily projects with a use permit and variance. A project development permit can also be used with a variance. Source documents are County Zoning Map, County General Plan, and State Land Use District map. Contact Mr. Keith Nitta, Planning Department, 241-6677, March 1994.
- 2) Site is located in a fully developed commercial district. Traffic impact will be minimal due to elderly use and only seven parking stalls. Preference must be given to tenants without cars. Source document is traffic study by Mr. Randall S. Okaneku, P.E., April 15, 1994, enclosed as Attachment C.
- 3) Site is flat to slightly sloping, no adverse impact from topography. Source is field observation of on-site and surrounding off-site topography.
- 4) Site will be 80-90% covered with building and parking. Erosion is not anticipated from on- or off-site. Field observation during heavy storms indicates no erosion. Site plan by Mr. Lloyd Sueda, AIA, dated August 1994, is source for lot coverage.
- 5) Soils have supported existing steel frame structure. No problems anticipated. New soils test will be made before design of residential units. Source is Mr. Afaq Arwar, Structural Engineer (885-5564), who contributed to the Historic Hawaii Foundation Report dated December 21, 1993, and Mr. Val Peroff, President, SteelTech Construction, December 1993 (487-1445).
- 6) No hazards or nuisances on site. Two off-site propane tanks require mitigation. Source is field study evaluation by Kauai Housing Development Corporation (245-5937) using HUD Document "Urban Development Siting with Respect to Hazardous Commercial/Industrial Facilities dated April 2, 1982". Consultation with Mr. Frank Johnson, HUD Honolulu; Mr. Robert Shaw, HUD San Francisco; and The Gas Company, Mr. Russell Komoto and Ross Tada (245-3301), October 6, 1994. See attached study (Attachment D) and letter from The Gas Company dated October 19, 1994, Attachment E.
- 7) The 20 units will easily be serviced with existing power lines and generating equipment. Single phase 50 KVA transformer will be utilized instead of existing transformer. Source is Mr. Carey Koide, Citizens Utilities Engineering (246-4365), October 13, 1994.

Environmental Design and Historic Values

- 8) Facade will be historically renovated and new construction will be compatible with front. Source is plan by Mr. Lloyd Sueda, AIA, (949-6707), March 26, 1994, and numerous consultations during 1993 and 1994 with Gary Canner, former Historic Preservation Planner, County of Kauai (539-1902). Also noted is the Historic Hawaii Foundation Study dated December 21, 1993, enclosed as Attachment F.

Consultation between Mr. Gary Canner and Ms. Carol Ogata, State Historic Preservation Office on October 26, 1994 indicated that the "adverse effect" can be mitigated by the following actions.

- a) Photo Documentation - Photo documentation of the interior and exterior of the structure and any significant interior detailing or construction methodology shall be undertaken. These photographs shall be developed with archival quality control methods consisting of 8" x 10" fiberbased black and white paper prints developed from 4" x 5" format fine-grain negatives, and
- b) Statement of Intent - KHDC intends to work with the various governmental agencies, departments and other interested parties to insure compliance with the Historic Preservation Act. These bodies may include, but are not limited to the Kauai Historic Preservation Commission, Kauai Planning Department, State Historic Preservation Division, Historic Hawaii Foundation, the acting federal agency and the Advisory Council for Historic Preservation.

KHDC intends to fully comply with the above mitigative actions and any other actions required by Section 106 of the Historic Preservation act.

- 9) The 20 units will have minimal impact on demographics and character. Conclusion based on the fact that this is a small project with only 19 elderly tenants or couples out of a Kauai elderly (60+) population of 8,877 based on a special tabulation of the 1990 Census data.
- 10) No displacement will occur as existing building is vacant.
- 11) The 19 elderly units will not effect employment or income patterns since residents are expected to be mostly retired persons existing on pensions and social security. Source is discussions and meetings with Virginia Kapali, Office of Elderly Affairs, and the Lihue Senior Citizens group during late 1993 and 1994.

#### Community Facilities and Services

- 12) An elderly housing project will not generate additional demand on public schools. Some education on items such as nutrition education and other counseling will be conducted on-site but as mentioned below in No. 15), Kauai Economic Opportunity, Eldercare Kauai, and the Office of Elderly Affairs is ready and willing to provide this to the project.
- 13) The project will add marginally to demand for nearby commercial facilities along Kuhio Highway. Field observation revealed seven restaurants in the immediate area plus a "7-11" convenience store and two gas stations. The Big Save Supermarket along with other shops and offices are also within walking distance.
- 14) Ample health care facilities exist at nearby Wilcox Hospital, Kauai Medical Group and other health providers in the Lihue area. Tenants will most likely be established Kauai residents who are already receiving medical care at Wilcox Hospital, Kauai Medical Group, and other doctors, dentists and health providers in the Lihue area.
- 15) Kauai Economic Opportunity (KEO), Eldercare Kauai, and the County of Kauai Office of Elderly Affairs offer social services such as providing meals to homebound residents, nutritional education programs, shopping assistance, in-house personal care and chore services, van and private car transportation. These organizations have been contacted and are quite willing and able to service the project as evidenced by the attached letters: KEO, September 27, 1994, by MaBel Fujiuchi, Chief Executive Officer; Eldercare Kauai letter dated September 25, 1994 by Charlotte H. Carvalho, Director; and Office of Elderly Affairs, by

Eleanor J. Lloyd. Also Virginia Kapali, of the Office of Elderly Affairs has been consulted extensively (241-6400). (See Attachment G.)

- 16) Trash pickup by County. Source is Mr. Russell Sugano, Department of Public Works, Roads Division (241-6631), September 14, 1994.
- 17) Sewer available in Kuhio Highway. No material impact on Lihue system expected. Lihue system upgrade in progress. Source is Mr. Kiyoji Masaki, Department of Public Works (241-6616) in testimony before County Council August 1994, and Larry Dill, Public Works, October 14, 1994.
- 18) Utilize existing storm water system. No change in impact from existing theater structure as exterior watershed area remains almost the same. Source is Mr. Lloyd Sueda AIA (949-6707), April 1994.
- 19) Water source allocation is currently not available. However, efforts are now being made to change Water Department policy to allocate additional resources for affordable housing projects. Sources are: Mr. Murl Nielsen, Manager, Water Department (245-6987) October 12, 1994, and Mr. Chad Taniguchi, Housing Administrator (241-6450) October 12, 1994.
- 20) Police station is 0.4 miles away. Response time is one minute. Police do not anticipate any undue problems as long as some parking is provided. Contact is Lt. Arinaga (241-6711), October 14, 1994.
- 21) Building will have sprinkler system. Fire station is 0.4 miles away. Fire Department sees no problem in servicing the building. They will review and comment on the project sprinkler system when plans are prepared later during the project development process. Source is Mr. Mike Kano, Fire Prevention Officer, Lihue (241-6501).
- 22) Ambulance service is available from Hanamaulu unit. Response time is 5 minutes. Source is Mr. Zack Octavio, Manager, Ambulance Service (245-7000) September 14, 1994.
- 23) Some Open Space will be provided within the complex by an open atrium design and exterior garden space will be available. Source is document plans by Mr. Lloyd Sueda AIA (949-6707), March 26, 1994.
- 24) Elderly tenants are not expected to have much effect on existing recreational facilities. Field observation indicated no recreational facilities are in the immediate area.
- 25) Library and museum can easily handle any additional demand. Source is field observation of existing facilities.
- 26) The Kauai Bus route goes by the Theater. In addition, Senior Bus service and Handivan transportation is available by phone request. The system will not have a problem accommodating the project, according to Mona Louis (241-6420), October 14, 1994. Automobile traffic generated by the project will be minimal. See traffic study by Mr. Randall S. Okaneku, P.E., dated April 15, 1994, Attachment D. A new stop light is currently under design and will be initiated during 1995 (prior to project completion) at Poinciana Street and Kuhio Highway, just adjacent to the project; according to the State Department of Transportation, Kauai Office (241-3461) September 23, 1994. The new light will provide increased safety for vehicular ingress and egress and for pedestrian traffic as well.



01-Mar-94

State of Hawaii, Department of Transportation, Highways Division

ISLAND: KAUAI  
STATION NO: 22-A  
AUX NO:  
FUND SYSTEM:  
FILE: LEG 1

STATION DESCRIPTION: KUHIHO HIGHWAY  
AT AHUKINI ROAD & OXFORD STREET  
KAUAI

TC NO. 221  
ID NO. 22 3542

COUNT GROUP ID:  
ROUTE NO  
M.P.:  
Hwy ST NAME KUHIHO HIGHWAY  
MOV(1) : DIR: TO OXFORD STREET  
MOV(5) : DIR: TO PRINCEVILLE

CORRIDOR ID:  
SURVEY DATE:  
ASSIGNED DATE:

D-02  
D-01

BEG SURVEY DATE: 11/02/93  
BEG SURVEY DATE: 11/02/93

START TIME: 11:45  
START TIME: 12:30

TIME-AM	MOV 1	MOV 5	TOTAL	TIME-AM	MOV 1	MOV 5	TOTAL	TIME-PM	MOV 1	MOV 5	TOTAL
12:00-12:15	8	6	14	6:00-6:15	99	58	157	12:00-12:15	241	178	419
12:15-12:30	8	11	19	6:15-6:30	153	82	235	12:15-12:30	222	212	434
12:30-12:45	6	10	16	6:30-6:45	170	124	294	12:30-12:45	199	173	372
12:45-1:00	2	3	5	6:45-7:00	236	121	357	12:45-1:00	175	194	369
1:00-1:15	1	1	2	7:00-7:15	232	116	348	1:00-1:15	195	173	368
1:15-1:30	4	1	5	7:15-7:30	320	157	477	1:15-1:30	151	205	356
1:30-1:45	5	8	13	7:30-7:45	340	173	513	1:30-7:45	153	216	369
1:45-2:00	8	7	15	7:45-8:00	332	201	533	1:45-8:00	147	212	359
2:00-2:15	1	3	4	8:00-8:15	201	116	317	2:00-2:15	205	230	435
2:15-2:30	1	4	5	8:15-8:30	193	120	313	2:15-2:30	233	212	445
2:30-2:45	1	1	2	8:30-8:45	205	111	316	2:30-2:45	196	205	401
2:45-3:00	2	2	4	8:45-9:00	253	146	399	2:45-3:00	203	185	388
3:00-3:15	2	1	3	9:00-9:15	184	148	332	3:00-3:15	187	238	425
3:15-3:30	4	1	5	9:15-9:30	185	140	325	3:15-3:30	194	217	411
3:30-3:45	3	1	4	9:30-9:45	173	147	320	3:30-3:45	194	249	443
3:45-4:00	4	1	5	9:45-10:00	185	153	338	3:45-4:00	195	220	415
4:00-4:15	5	2	7	10:00-10:15	154	155	309	4:00-4:15	214	257	471
4:15-4:30	8	5	13	10:15-10:30	151	156	307	4:15-4:30	188	294	482
4:30-4:45	9	6	15	10:30-10:45	161	186	347	4:30-4:45	222	294	513
4:45-5:00	19	6	25	10:45-11:00	215	191	406	4:45-5:00	222	233	455
5:00-5:15	25	18	43	11:00-11:15	183	191	374	5:00-5:15	208	214	422
5:15-5:30	41	19	60	11:15-11:30	213	172	385	5:15-5:30	156	205	361
5:30-5:45	53	31	84	11:30-11:45	190	176	366	5:30-5:45	182	193	375
5:45-6:00	76	50	126	11:45-12:00	204	183	387	5:45-6:00	172	175	347

AX COMPUTER PERIOD (05:00 - 09:00)	NOV 1	NOV 5	TOTAL	PR COMPUTER PERIOD (15:00 - 19:00)	NOV 1	NOV 5	TOTAL
TWO-DIRECTIONAL PEAK:							
AX-PEAK HR TIME	7:24	6:47	1,271	TWO-DIRECTIONAL PEAK:			
AX-PEAK HR VOLUME	65.42	31.58	100.00	AX-PEAK HR TIME	4:03	4:03	1,126
AX-F FACTOR(%)				AX-PEAK HR VOLUME	643	54.58	100.00
AX-D				AX-F FACTOR(%)	65.18		
DIRECTIONAL PEAK:				AX-D			
AX-PEAK HR TIME	7:00 AM-8:00 AM	7:00 AM-8:00 AM		DIRECTIONAL PEAK:			
AX-PEAK HR VOLUME	1,224	1,224		AX-PEAK HR TIME	3:55 PM-4:55 PM	4:00 PM-5:00 PM	
AX-PEAK HR VOLUME				AX-PEAK HR VOLUME	851	1,126	

AX PERIOD (11:00-12:00)	NOV 1	NOV 5	TOTAL	PR PERIOD (12:00-2:00)	NOV 1	NOV 5	TOTAL
TWO-DIRECTIONAL PEAK:				TWO-DIRECTIONAL PEAK:			
AX-PEAK HR TIME	7:00 AM-8:00 AM	7:00 AM-8:00 AM		AX-PEAK HR TIME	4:03	4:03	1,126
AX-PEAK HR VOLUME	1,221	617	1,838	AX-PEAK HR VOLUME	803	54.58	100.00
AX-F FACTOR(%)	65.42	31.58	100.00	AX-F FACTOR(%)	65.18		
AX-D				AX-D			

NOV-COMPUTER PERIOD (09:00 - 15:00)	NOV 1	NOV 5	TOTAL	6-PR, 12-PR, AND 24-HR PERIODS	NOV 1	NOV 5	TOTAL
TWO-DIRECTIONAL PEAK:				AX 6-PR PERIOD (09:00 - 12:00)	4,532	3,533	8,065
NOV-PEAK HR TIME	8:00	8:02	1,670	AX 12-PR PERIOD (00:00 - 12:00)	5,228	3,724	8,952
NOV-PEAK HR VOLUME	830	632	1,462	AX 6-PR PERIOD (12:00 - 18:00)	5,786	5,482	11,268
DIRECTIONAL PEAK:				AX 12-PR PERIOD (12:00 - 24:00)	6,225	6,956	13,181
NOV-PEAK HR TIME	11:45 AM-12:45 PM	1:45 PM-2:45 PM		24 HOUR PERIOD	11,458	11,774	23,232
NOV-PEAK HR VOLUME	855	853			48,341	100,000	148,341

28-Feb-94

State of Hawaii, Department of Transportation, Highways Division

ISLAND: KAUAI  
STATION NO: 22-A  
AUX NO:  
FUND SYSTEM:  
FILE: LEG 2

STATION DESCRIPTION: KUHIO HIGHWAY  
AT AHUKINI ROAD & OXFORD STREET  
KAUAI

IC NO. 221  
ID NO. 3 28

COUNT GROUP ID:  
ROUTE NO  
HWY ST NAME OXFORD STREET  
MOV(2) }, DIR: TO KUHIO HIGHWAY  
MOV(6) }, DIR: TO MAUKA

CORRIDOR ID:  
SURVEY DATE:

ASSIGNED DATE:

BEG SURVEY DATE: 11/02/93  
D-0  
D-0

START TIME: 11:45  
START TIME: 11:45

TIME-AM	MOV 2	MOV 6	TOTAL	TIME-PM	MOV 2	MOV 6	TOTAL	TIME-PM	MOV 2	MOV 6	TOTAL
12:00-12:15	0	0	0	6:00-6:15	3	0	3	12:00-12:15	10	2	12
12:15-12:30	0	0	0	6:15-6:30	1	3	4	12:15-12:30	11	6	17
12:30-12:45	0	0	0	6:30-6:45	4	1	5	12:30-12:45	9	4	13
12:45-1:00	0	0	0	6:45-7:00	2	7	9	12:45-1:00	8	9	17
1:00-1:15	0	0	0	7:00-7:15	2	2	4	1:00-1:15	17	5	22
1:15-1:30	0	0	0	7:15-7:30	8	10	18	1:15-1:30	6	6	12
1:30-1:45	0	0	0	7:30-7:45	10	6	16	1:30-1:45	7	5	12
1:45-2:00	0	0	0	7:45-8:00	8	8	16	1:45-2:00	6	4	10
2:00-2:15	0	0	0	8:00-8:15	8	3	11	2:00-2:15	6	3	9
2:15-2:30	0	0	0	8:15-8:30	3	6	9	2:15-2:30	8	3	11
2:30-2:45	0	0	0	8:30-8:45	5	1	6	2:30-2:45	5	4	9
2:45-3:00	0	0	0	8:45-9:00	7	3	10	2:45-3:00	9	4	13
3:00-3:15	1	0	1	9:00-9:15	3	2	5	3:00-3:15	4	4	8
3:15-3:30	0	0	0	9:15-9:30	2	2	4	3:15-3:30	6	2	8
3:30-3:45	0	0	0	9:30-9:45	7	5	12	3:30-3:45	7	6	13
3:45-4:00	0	0	0	9:45-10:00	6	1	7	3:45-4:00	12	4	16
4:00-4:15	0	0	0	10:00-10:15	6	4	10	4:00-4:15	12	7	19
4:15-4:30	0	0	0	10:15-10:30	3	1	4	4:15-4:30	13	14	27
4:30-4:45	0	0	0	10:30-10:45	2	7	9	4:30-4:45	10	7	17
4:45-5:00	1	0	1	10:45-11:00	6	7	13	4:45-5:00	6	2	8
5:00-5:15	0	0	0	11:00-11:15	7	1	8	5:00-5:15	8	5	13
5:15-5:30	2	0	2	11:15-11:30	8	4	12	5:15-5:30	11	3	14
5:30-5:45	0	0	0	11:30-11:45	8	7	15	5:30-5:45	13	3	16
5:45-6:00	2	2	4	11:45-12:00	18	8	26	5:45-6:00	8	5	13

AR COMPUTER PERIOD (09:00 - 09:00) NOV 2 NOV 6 TOTAL  
 TWO-DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME  
 AR-F FACTOR(%)  
 AR-D %  
 DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME

AR COMPUTER PERIOD (15:00 - 15:00) NOV 2 NOV 6 TOTAL  
 TWO-DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME  
 AR-F FACTOR(%)  
 AR-D %  
 DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME

AR COMPUTER PERIOD (09:00 - 12:00) NOV 2 NOV 6 TOTAL  
 TWO-DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME  
 AR-F FACTOR(%)  
 AR-D %  
 DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME

AR COMPUTER PERIOD (12:00 - 15:00) NOV 2 NOV 6 TOTAL  
 TWO-DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME  
 AR-F FACTOR(%)  
 AR-D %  
 DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME

AR COMPUTER PERIOD (15:00 - 18:00) NOV 2 NOV 6 TOTAL  
 TWO-DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME  
 AR-F FACTOR(%)  
 AR-D %  
 DIRECTIONAL PEAK:  
 AR-PEAK HR TIME  
 AR-PEAK HR VOLUME

ISLAND: KAUAI  
STATION NO: 22-A  
AUX NO:  
FUND SYSTEM:  
FILE: LEG 3

STATION DESCRIPTION: KUHO HIGHWAY  
AT AHUKINI ROAD & OXFORD STREET  
KAUAI

TC NO. 221  
ID NO. 3545 3546

COUNT GROUP ID:  
ROUTE NO  
HWY ST NAME KUHO HIGHWAY  
MOV(3) DIR: TO AHUKINI RD/PRINCEVILLE  
MOV(7) DIR: TO LIHUE/Kaunakakai Hwy

CORRIDOR ID:  
SURVEY DATE:  
M.P.:  
D-01  
D-02

ASSIGNED DATE:

BEG SURVEY DATE: 11/02/93  
START TIME: 12:30

BEG SURVEY DATE: 11/02/93  
START TIME: 12:30

TIME-AM	MOV 3	MOV 7	TOTAL	TIME-AM	MOV 3	MOV 7	TOTAL	TIME-PM	MOV 3	MOV 7	TOTAL
12:00-12:15	11	17	28	12:00-12:15	199	263	462	6:00-6:15	207	189	396
12:15-12:30	8	14	22	12:15-12:30	219	214	433	6:15-6:30	206	148	354
12:30-12:45	11	15	26	12:30-12:45	211	214	425	6:30-6:45	197	118	315
12:45-1:00	3	4	7	12:45-1:00	192	193	385	6:45-7:00	148	145	293
1:00-1:15	2	3	5	1:00-1:15	187	212	399	7:00-7:15	148	104	252
1:15-1:30	1	4	5	1:15-1:30	208	179	387	7:15-7:30	104	101	205
1:30-1:45	9	14	23	1:30-1:45	211	167	378	7:30-7:45	114	97	211
1:45-2:00	7	13	20	1:45-2:00	219	191	410	7:45-8:00	109	106	215
2:00-2:15	2	6	8	2:00-2:15	230	242	472	8:00-8:15	91	96	187
2:15-2:30	4	7	11	2:15-2:30	210	240	450	8:15-8:30	124	95	219
2:30-2:45	5	8	13	2:30-2:45	230	237	467	8:30-8:45	83	79	162
2:45-3:00	2	3	5	2:45-3:00	222	217	439	8:45-9:00	92	63	155
3:00-3:15	3	11	14	3:00-3:15	237	229	466	9:00-9:15	88	55	143
3:15-3:30	3	8	11	3:15-3:30	225	229	454	9:15-9:30	65	153	218
3:30-3:45	1	5	6	3:30-3:45	264	286	544	9:30-9:45	62	54	116
3:45-4:00	1	8	9	3:45-4:00	228	208	436	9:45-10:00	42	36	78
4:00-4:15	4	7	11	4:00-4:15	253	224	477	10:00-10:15	45	39	84
4:15-4:30	8	12	20	4:15-4:30	260	188	448	10:15-10:30	39	36	75
4:30-4:45	8	15	23	4:30-4:45	290	234	524	10:30-10:45	36	35	71
4:45-5:00	12	20	32	4:45-5:00	246	232	478	10:45-11:00	32	10	42
5:00-5:15	26	29	55	5:00-5:15	223	222	445	11:00-11:15	25	26	51
5:15-5:30	31	47	78	5:15-5:30	394	170	400	11:15-11:30	18	25	43
5:30-5:45	43	64	107	5:30-5:45	214	199	413	11:30-11:45	23	22	45
5:45-6:00	78	164	242	5:45-6:00	215	206	421	11:45-12:00	20	12	32

AM COMPUTER PERIOD (05:00 - 09:00)	NOV 3	NOV 7	TOTAL	PA COMPUTER PERIOD (15:00 - 19:00)	NOV 3	NOV 7	TOTAL
TWO-DIRECTIONAL PEAK:							
AM-PEAK HR TIME	7:00 AM-8:00 AM	7:00 AM-8:00 AM	1,529	4:00 PA-5:00 PA	1,009	4:00 PA-5:00 PA	1,927
AM-PEAK HR VOLUME	639	1,289	1,928	PA-PEAK HR VOLUME	878	1,049	1,927
AM-K FACTOR(%)	33.14	66.86	100.00	PA-K FACTOR(%)	45.56	51.44	100.00
AM-D %				PA-D %			
DIRECTIONAL PEAK:							
AM-PEAK HR TIME	7:00 AM-8:00 AM	7:00 AM-8:00 AM	1,289	4:00 PA-5:00 PA	1,009	4:00 PA-5:00 PA	953
AM-PEAK HR VOLUME	639	1,289	1,928	PA-PEAK HR VOLUME	878	1,049	1,927
AM-D %				PA-D %			

AM PERIOD (01:00-12:00)	NOV 3	NOV 7	TOTAL	PA PERIOD (12:00-24:00)	NOV 3	NOV 7	TOTAL
TWO-DIRECTIONAL PEAK:							
AM-PEAK HR TIME	7:00 AM-8:00 AM	7:00 AM-8:00 AM	1,529	4:00 PA-5:00 PA	1,009	4:00 PA-5:00 PA	1,927
AM-PEAK HR VOLUME	639	1,289	1,928	PA-PEAK HR VOLUME	878	1,049	1,927
AM-K FACTOR(%)	33.14	66.86	100.00	PA-K FACTOR(%)	45.56	51.44	100.00
AM-D %				PA-D %			

NON-COUNTER PERIOD (09:00 - 15:00)	NOV 3	NOV 7	TOTAL	6-HR, 12-HR, AND 24-HR PERIODS
TWO-DIRECTIONAL PEAK:				
PEAK HR TIME	2:00 PA-3:00 PA	2:00 PA-3:00 PA	536	6-HR PERIOD (05:00 - 12:00)
PEAK HR VOLUME	332	536	868	AM 6-HR PERIOD (05:00 - 12:00)
DIRECTIONAL PEAK:				AM 12-HR PERIOD (00:00 - 12:00)
PEAK HR TIME	2:00 PA-3:00 PA	2:00 PA-3:00 PA	536	PA 6-HR PERIOD (12:00 - 18:00)
PEAK HR VOLUME	332	536	868	PA 12-HR PERIOD (12:00 - 24:00)
				24 HOUR PERIOD

28-Feb-94

State of Hawaii, Department of Transportation, Highways Division

ISLAND: KAUAI  
STATION NO: 22-A  
AUX NO:  
FUND SYSTEM:  
FILE: LEG 4

STATION DESCRIPTION: KUHIO HIGHWAY  
AT AHUKINI ROAD & OXFORD STREET  
KAUAI

TC NO. 221  
ID NO. 21 24

COUNT GROUP ID:  
ROUTE NO

CORRIDOR ID:  
SURVEY DATE:

ASSIGNED DATE:

HWY ST NAME AHUKINI ROAD  
MOV(4 ) DIR: TO KUHIO HIGHWAY  
MOV(8 ) DIR: TO LIHUE AIRPORT

M.P.:

BEG SURVEY DATE: 11/02/93  
SEG SURVEY DATE: 11/02/93

START TIME: 11:30  
START TIME: 11:30

TIME-AM	MOV 4	MOV 8	MOV 4	MOV 8	MOV 4	MOV 8	MOV 4	MOV 8	MOV 4	MOV 8	MOV 4	MOV 8	TOTAL
12:00-12:15	4	6:00-6:15	21	44	65	12:00-12:15	110	161	271	6:00-6:15	79	65	144
12:15-12:30	1	6:15-6:30	43	69	112	12:15-12:30	91	136	227	6:15-6:30	56	71	127
12:30-12:45	6	6:30-6:45	50	65	115	12:30-12:45	98	118	216	6:30-6:45	53	53	106
12:45-1:00	1	6:45-7:00	59	67	126	12:45-1:00	83	121	195	6:45-7:00	40	57	97
1:00-1:15	0	7:00-7:15	61	79	140	1:00-1:15	95	121	216	7:00-7:15	35	42	77
1:15-1:30	0	7:15-7:30	89	81	170	1:15-1:30	87	84	171	7:15-7:30	33	38	71
1:30-1:45	1	7:30-7:45	102	76	178	1:30-1:45	83	128	211	7:30-7:45	29	35	64
1:45-2:00	1	7:45-8:00	137	109	246	1:45-2:00	98	98	196	7:45-8:00	56	32	88
2:00-2:15	2	8:00-8:15	125	125	204	2:00-2:15	112	110	222	8:00-8:15	24	28	52
2:15-2:30	1	8:15-8:30	92	76	168	2:15-2:30	110	100	210	8:15-8:30	40	41	81
2:30-2:45	3	8:30-8:45	87	87	174	2:30-2:45	93	98	191	8:30-8:45	24	28	52
2:45-3:00	0	8:45-9:00	110	102	212	2:45-3:00	102	102	204	8:45-9:00	24	22	46
3:00-3:15	2	9:00-9:15	84	71	155	3:00-3:15	97	99	196	9:00-9:15	21	23	44
3:15-3:30	3	9:15-9:30	84	71	155	3:15-3:30	115	81	196	9:15-9:30	16	16	32
3:30-3:45	1	9:30-9:45	78	104	182	3:30-3:45	96	125	221	9:30-9:45	18	20	38
3:45-4:00	2	9:45-10:00	99	82	181	3:45-4:00	108	91	199	9:45-10:00	10	12	22
4:00-4:15	2	10:00-10:15	85	100	185	4:00-4:15	107	120	227	10:00-10:15	6	9	15
4:15-4:30	2	10:15-10:30	128	110	238	4:15-4:30	92	115	197	10:15-10:30	13	11	24
4:30-4:45	3	10:30-10:45	106	100	206	4:30-4:45	110	126	236	10:30-10:45	10	10	20
4:45-5:00	2	10:45-11:00	106	64	170	4:45-5:00	85	96	181	10:45-11:00	4	3	7
5:00-5:15	8	11:00-11:15	84	141	225	5:00-5:15	99	115	214	11:00-11:15	10	4	14
5:15-5:30	19	11:15-11:30	110	116	226	5:15-5:30	71	89	160	11:15-11:30	0	2	2
5:30-5:45	13	11:30-11:45	99	121	220	5:30-5:45	75	82	157	11:30-11:45	7	2	9
5:45-6:00	19	11:45-12:00	88	130	218	5:45-6:00	71	86	157	11:45-12:00	3	5	8

AM PERIOD (08:00-12:00)	MOV 4	MOV 8	TOTAL	PA COMPUTER PERIOD (15:00 - 19:00)	MOV 4	MOV 8	TOTAL
TWO-DIRECTIONAL PEAK:							
AM-PEAK HR TIME	4:07	7:15 AM-8:15 AM	798	PA-PEAK HR TIME	4:07	3:45 PM-4:45 PM	859
AM-PEAK HR VOLUME	51.00	7.52	100.00	PA-PEAK HR VOLUME	47.30	2.11	100.00
AM-F FACTOR(%)				PA-F FACTOR(%)			
AM-D				PA-D			
DIRECTIONAL PEAK:				DIRECTIONAL PEAK:			
AM-PEAK HR TIME	7:30 AM-8:30 AM	7:45 AM-8:45 AM	357	PA-PEAK HR TIME	3:15 PM-4:15 PM	1:00 PM-5:00 PM	457
AM-PEAK HR VOLUME	410	357	767	PA-PEAK HR VOLUME	475	457	932
AM-F FACTOR(%)				PA-F FACTOR(%)			
AM-D				PA-D			
AM PERIOD (08:00-12:00)				AM PERIOD (12:00-24:00)			
TWO-DIRECTIONAL PEAK:				TWO-DIRECTIONAL PEAK:			
AM-PEAK HR TIME	3:01	11:00 AM-12:00 M	859	PA-PEAK HR TIME	3:01	12:00 M - 1:00 PM	919
AM-PEAK HR VOLUME	62.85	8.30	100.00	PA-PEAK HR VOLUME	47.32	2.57	100.00
AM-F FACTOR(%)				PA-F FACTOR(%)			
AM-D				PA-D			
AM COMPUTER PERIOD (09:00 - 15:00)				AM COMPUTER PERIOD (06:00 - 12:00)			
TWO-DIRECTIONAL PEAK:				TWO-DIRECTIONAL PEAK:			
AM-PEAK HR TIME	3:08	11:30 AM-12:30 PM	536	PA-PEAK HR TIME	3:08	12:00 M - 1:00 PM	605
AM-PEAK HR VOLUME	388	548	936	PA-PEAK HR VOLUME	382	2.57	100.00
AM-F FACTOR(%)				PA-F FACTOR(%)			
AM-D				PA-D			

6-HR, 12-HR, AND 24-HR PERIODS  
 AM 6-HR PERIOD (06:00 - 12:00)  
 AM 12-HR PERIOD (06:00 - 12:00)  
 PA 6-HR PERIOD (12:00 - 18:00)  
 PA 12-HR PERIOD (12:00 - 24:00)  
 24 HOUR PERIOD

Lihue Theater Environmental Assessment

Propane Gas Tank Hazards near Lihue Theater and Proposed Mitigation Measures

No.	Facility	TMK	Tank's Distance from Site	Tank Size (gallons)	Filled Capacity @85% (gal)	ASD(1) Blast from Figure 11	Adequate Distance?	Fire Width: Figure 15	ASD for Buildings: Figure 18	Adequate Distance?	ASD for People: Figure 18	Adequate Distance?	Mitigation Required?
1	Da Box Lunch	3-6-06:91	0'	499	424.15	140'(2)	No	41.2'	34'	No	193'	No	Yes
2	Po's Kitchen	3-6-06:89	97.5'	125	106.25	100'(2)	No	20.6'	18'	Yes	108'	No	Yes
3	Jack-in-the-Box	3-6-06:88	240'	499	424.15	140'(2)	Yes	41.2'	34'	Yes	193'	Yes	No
4	Tip Top Cafe	3-6-06:73	277'	1150	977.5	219'	Yes	62.6	49'	Yes	275'(3)	Yes	No
5	Pizza Hut	3-8-14:37	302'	499	424.15	140'(2)	Yes	41.2'	34'	Yes	193'	Yes	No
6	KFC	3-8-09:103	349'	1150	977.5	219'	Yes	62.6'	49'	Yes	275'	Yes	No
7	McDonald's	3-8-14:37	667'	1150	977.5	219'	Yes	62.6'	49'	Yes	275'	Yes	No
8	The Gas Company	3-6-12-23	> 1 mile										

- (1) ASD = Acceptable Separation Distance.
- (2) For Figure 11, ASD extrapolated for 499 & 125 gallon tanks as chart starts at 1000 gallons.
- (3) There are three barriers between this tank and the site if needed for calculation.

**PROPOSED MITIGATION**

The proposed mitigation measure for tanks No. 1 & 2 is to combine them and put them behind the lava rock wall on the south end of the adjacent property located to the south (TMK 3-6-06:89). This wall is 20.67 feet wide and 14.42 average height. The tank would be placed behind the wall at a location 187 feet from the property line. The Gas Company has been consulted on this and says that a 499 gallon tank can service Da Box Lunch Place, Lihue Theater Elderly Housing Project and Po's Kitchen. Estimated gas usage in gallons per year is 3,800 for Da Box Lunch Place, 1,700 for Po's, and 2,100 for the Lihue Theater. This comes to 683 gallons per month and 158 per week which can be handled by two-week service.

The relocated 499 gallon tank would be placed behind and near the center of the lava rock wall about 187 feet from the Lihue Theater property line. The revised ASD is 182.4 feet as shown below using the lava rock wall as a barrier. Thus, the mitigation measure is acceptable.

No.	Facility	TMK	Tank's Distance from Site	Tank Size (gallons)	Filled Capacity @85% (gal)	ASD(1) Blast from Figure 11	Adequate Distance?	Fire Width: Figure 15	ASD for Buildings: Figure 18	Adequate Distance?	ASD for People: Figure 18	Adequate Distance?	Mitigation Required?
182	Relocated Da Box Lunch & Po's Kitchen	3-6-06:89	187'	499	424.15	140'(2)	Yes	41.23'	34'	Yes	193'	No	Yes
Continued from above>>>													
		Determine Exposing Fire Area: Figure 20	W x H	2,667 SF	298.06 SF	Determine Effective Barrier Area	14.42 x 20.67	Determine Ratio: .945 X	Determine ASD: .945 X	Determine Revised ASD: 182.4'	Is actual distance adequate?	Further mitigation required?	
		64.68'	2,667 SF	.112	.945	182.4'	Yes	No					

Date prepared: October 24, 1994

ATTACHMENT E

**The Gas Company**  
Kauai Division  
3990 Rice Street  
Lihue, Hawaii 96766  
Telephone (808) 245-3301  
Fax (808) 246-9581

October 19, 1994



*Kauai Housing Development Corporation  
3501 Rice Street  
Lihue, Kauai, Hawaii 96766  
Attn: Mr. John Frazier*

*Subject: Propane Tank Relocation and Consolidation for the Lihue theater Elderly Housing Project, Po's Kitchen, and Da Box Lunch Place, Kuhio Highway, Lihue, Kauai.*

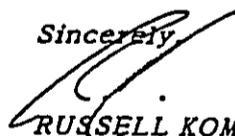
*Dear John:*

*BHP Gas Company, Kauai Branch, understands that according to HUD guidelines that there are two propane tanks which are closer to the Lihue Theater property than allowed by the guidelines. These tanks are the 499 gallon tank located on the adjacent property to the north which services Da Box Lunch Place, and the 124 gallon tank located on the adjacent property to the south which services Po's Kitchen.*

*Your proposed solution is to locate one 499 gallon tank at the far south end of the adjacent property to the south (TMK 3-6-06:89) behind an existing lava rock wall. Our calculations show that the Lihue Theater Housing Project, Po's Kitchen and Da Box Lunch Place can be adequately serviced by this one tank by every other week filling. BHP Gas Company finds the consolidation and relocation to be an acceptable solution. Cost of trenching will be the responsibility of Kauai Housing Development Corporation and the pipes themselves will be paid for by BHP Gas Company.*

*Please feel free to call if you have any questions.*

*Sincerely,*

  
**RUSSELL KOMOTO**  
Gas Sales Representative

ATTACHMENT F

HURRICANE INIKI  
TECHNICAL ASSISTANCE REPORT  
for  
HISTORIC PROPERTIES

RESOURCE:  
LIHUE THEATER  
TMK: 3-6-06:90  
Date: 21 December 1993

Funded by  
Historic Hawai'i Foundation  
Project Iniki Program  
  
in cooperation with the  
  
County of Kauai Planning Department  
and the  
Kauai Historic Preservation Review Commission

SENT BY: Xerox Telecopier 7021 ; 10-24-84 ; 8:28AM ; HISTORIC PRESERV DIV-

018082455054;# 1

JOHN WALSH  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
83 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

KEITH AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

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DONNA L. MAHAKA

AQUACULTURE DEVELOPMENT  
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CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION

DIVISION

LAND MANAGEMENT

STATE PARKS

WATER AND LAND DEVELOPMENT

REF:HP-AB

oct 20 1994

Mr. Chad Taniguchi  
Housing Administrator  
County of Kauai Housing Agency  
4193 Hardy Street  
Lihue, Hawaii 96766

LOG NO.: 12971  
DOC NO.: 9410co12  
ARCHITECTURE

Dear Mr. Taniguchi:

SUBJECT: Section 106 Compliance (NEPA)  
Lihue Theater Elderly Rental Project  
TMK 3-6-06:90, Lihue, Kauai, Hawaii

Thank you for the letter dated October 13, 1994 regarding the proposed project for the Lihue Theater Elderly Housing. We believe that the building meets the State & National Register criteria for eligibility. We cannot concur with your determination that this project will have "no effect" on the historic character of the site. Because of the existing conditions, we believe that an "adverse effect" can be mitigated through documentation and design, which is compatible or replicates the rear portion of the building. We also need to review plans to insure that the character defining features will be maintained.

The Historic Preservation Division would not require an Environmental Assessment for this project as we have your obligation to comply with Section 106, of the National Historic Preservation Act. We look forward to the completion of the Section 106 process with you.

Thank you for the opportunity to comment. Should you have any questions please call Carol Ogata at 587-0004.

Very truly yours,

Handwritten signature of Keith W. Ahue.  
KEITH W. AHUE, Chairperson and  
State Historic Preservation Officer

CO:ab

cc: Paul Kyno

**ARCHITECTURAL ASSESSMENT:**

KAUAI INVENTORY  
 STATE REGISTER  
 NATIONAL REGISTER  
 NOT LISTED

PROJECT: Lihue Theater  
ADDRESS: 3194 Kuhio Highway  
TMK: 3-6-06: 90  
SURVEY DATE: Dec. 10, 1993  
REPORT DATE: Dec. 21, 1993  
REPORT BY: Michael Toma, Architect

---

**BUILDING CHARACTERISTICS**

APPROX. AGE: Built 1931  
OCCUPANCY: Original use: Movie Theater, Vacant at present  
NO. OF STORIES: Single story (large volume) w/ balcony  
FOUNDATION: Concrete footings  
WALL SYSTEM: Steel Columns with wood stud infill  
ROOF SYSTEM: Wood shingles and plaster exterior finish  
SITE: Steel trusses with wood rafters and purlins  
Tight site with minimal setbacks fronting on Kuhio Highway in Lihue. No parking areas on this lot.

**CONSTRUCTION MATERIAL DESCRIPTION:**

FOUNDATION: Concrete  
FLOOR: Concrete  
WALL: Wood framing with interior panels  
INTERIOR FINISHES: Acoustical canec type panels, plaster  
CEILING: Perforated acoustical canec and decorative wood grilles  
ROOF: Low slope w/ built up roofing  
PAINT: Poor condition  
PLUMBING: Existing Men and Women Restrooms  
ELECTRICAL: Poor condition  
OTHER: Existing fire sprinkler system

**GENERAL DAMAGE ASSESSMENT: (55%)**

FOUNDATION: 10%  
FLOORS: 30%  
WALLS: 40%  
INTERIOR FINISHES: 75%  
CEILING: 90%  
ROOF: 90%

### COMMENTS:

The Lihue Theater opened on October 3, 1931. Even in its present dilapidated condition, one can imagine some wonderful times for this 800 seat theater. Today, the structure is vacant and has been for many years which is one of the reasons for its state of disrepair.

Its Spanish-baroque plaster facade is typical of the Art Moderne movie houses of its heyday in the 1930's. This building is significant to the history of Kauai and more specifically Lihue for its contribution to the town's past and center of town presence. *This eclectic building is a mix of references from Hollywood of the 30's to Polynesia.* The interior detail treatment of painted ceilings and intricate moldings of the ticket lobby and foyer gives the best indication of what once was.

### CONSIDERATIONS:

1. A restoration or rehabilitation project for this building would require substantial repairs and new construction. The existing main steel structure seems to be in good condition but the wood members of the roof structure and roofing as well as portions of the existing walls will be replaced. If the siding is deemed to be of historic significance every effort shall be made to preserve it. Reconstruction will require upgrading of certain building components to meet current building codes.
2. The strength of the building is its theater facade and overall scale and proportion. Restoration of the facade would be recommended for any reuse.
3. Parking is a concern for this property and future use needs to address this concern.
4. Restoring the ticket lobby and foyer to its past grandeur would be a major asset and should be considered in any new use.
5. Details and objects, ie. exit signs, fire hose cabinets, lobby light fixtures, wood ceiling grilles, exterior louvers and water features should be reused or kept for display purposes.
6. New uses that will require new openings should retain the front elevation and limit changes to the side and rear walls. New opening should be done with sensitivity. Existing exterior louver should be maintained if possible.
7. New use should be sympathetic to original use in terms of reusing as many original features as possible.
8. New design should follow the Secretary of the Interior's Standards for Rehabilitation.
9. Overall general damage assessment is 55%. This is higher than the percentage for structural damage assessment due to damages to interior finishes and systems.

## STRUCTURAL ASSESSMENT:

**PROJECT:** Lihue Theater  
**ADDRESS:** 3194 Kuhio Highway, Lihue  
**TMK #:** 3-6-06:90

**SURVEY DATE:** December 10, 1993  
**REPORT DATE:** December 21, 1993  
**REPORT BY:** Afaq Sarwar, SE

---

### STRUCTURAL SYSTEM DESCRIPTION:

**FOUNDATION:** Concrete Footings.  
**FLOOR FRAMING:** Concrete slab on grade/Wood frame floor  
**WALL FRAMING:** Steel frame with wood frame infill walls w/ lumber sheathing  
**CEIL'G FRAMING:** Wood joists supported by truss bottom chords  
**ROOF FRAMING:** Steel trusses/ steel purlins/ wood rafters/ lumber sheathing  
**OTHER:**

<u>STRUCTURAL SYSTEM DAMAGE ASSESSMENT:</u>	40	% TOTAL
FOUNDATION:	10	%
FLOOR FRAMING:	30	%
WALL FRAMING:	30	%
CEIL'G FRAMING:	20	%
ROOF FRAMING:	50	%
OTHER:		%

### COMMENTS:

The primary structural system of the building consisting of steel framing, suffered little apparent damage from hurricane Iniki. The secondary structural elements of the building, consisting of wood frame construction sustained significant damage. The damage to the secondary wood framing elements of the building was concentrated at roof and ceiling level.

The apparent damage to the building structure can be separated into three distinct categories: the damage prior to hurricane Iniki, the damage due to Iniki, and the damage after hurricane.

Some of the structural damage that appears to be the pre-Iniki, includes cracks in concrete footings, chipping and spalling of concrete bases of steel-column, corrosion at steel-columns at bases, and some rot and termite damage to wood framing elements.

The visible damage to the structure due to hurricane Iniki, as stated earlier, is concentrated at roof and ceiling level, and includes damage to roof sheathing, rafters, ceiling joists, and wood frame infill wall panels.

(continues)

## STRUCTURAL ASSESSMENT:

**PROJECT:** Lihue Theater  
**ADDRESS:** 3194 Kuhio Highway, Lihue  
**TMK #:** 3-6-06:90

**SURVEY DATE:** December 10, 1993  
**REPORT DATE:** December 21, 1993  
**REPORT BY:** Afaq Sarwar, SE

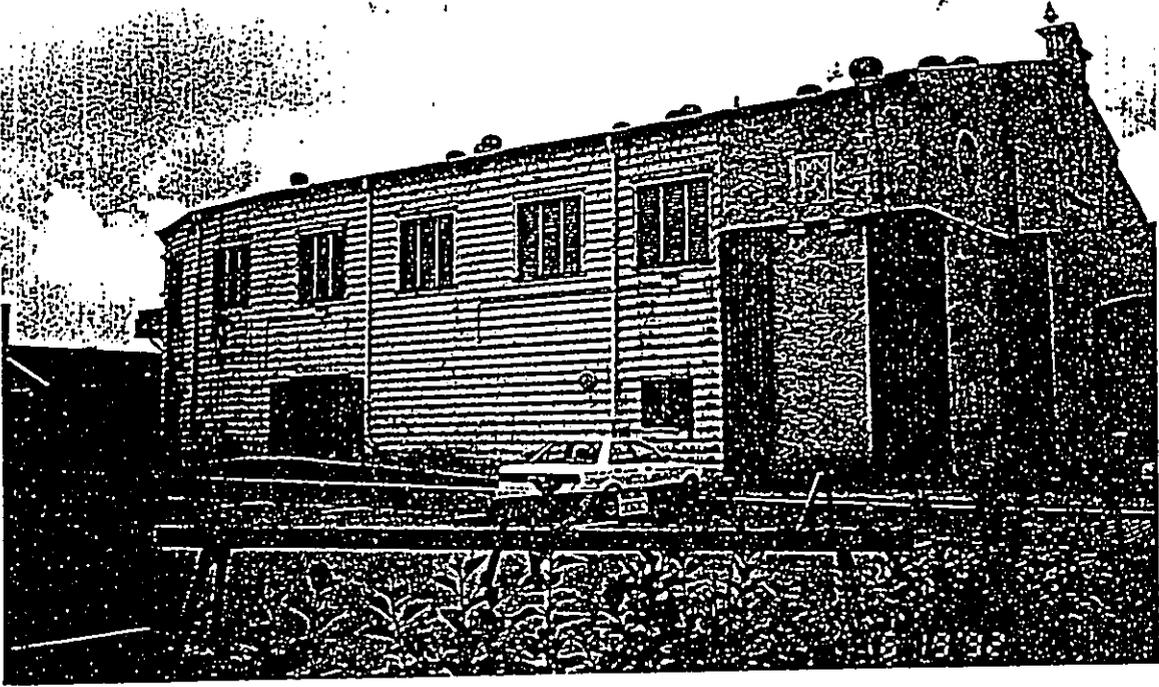
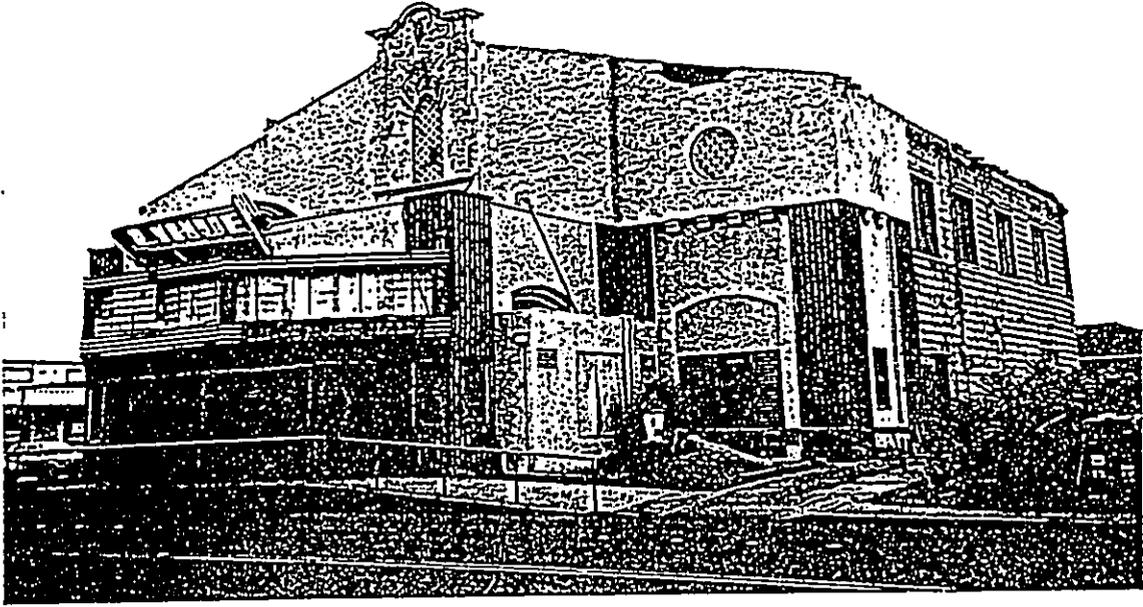
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Since the roof and ceiling damage from Iniki has not been repaired, building's interior finishes and structure has been left exposed to the elements. This continuous exposure has caused significant damage to the finishes as well as some damage to the exposed structural elements, including the structure of the stepped wood frame floor for theater seating.

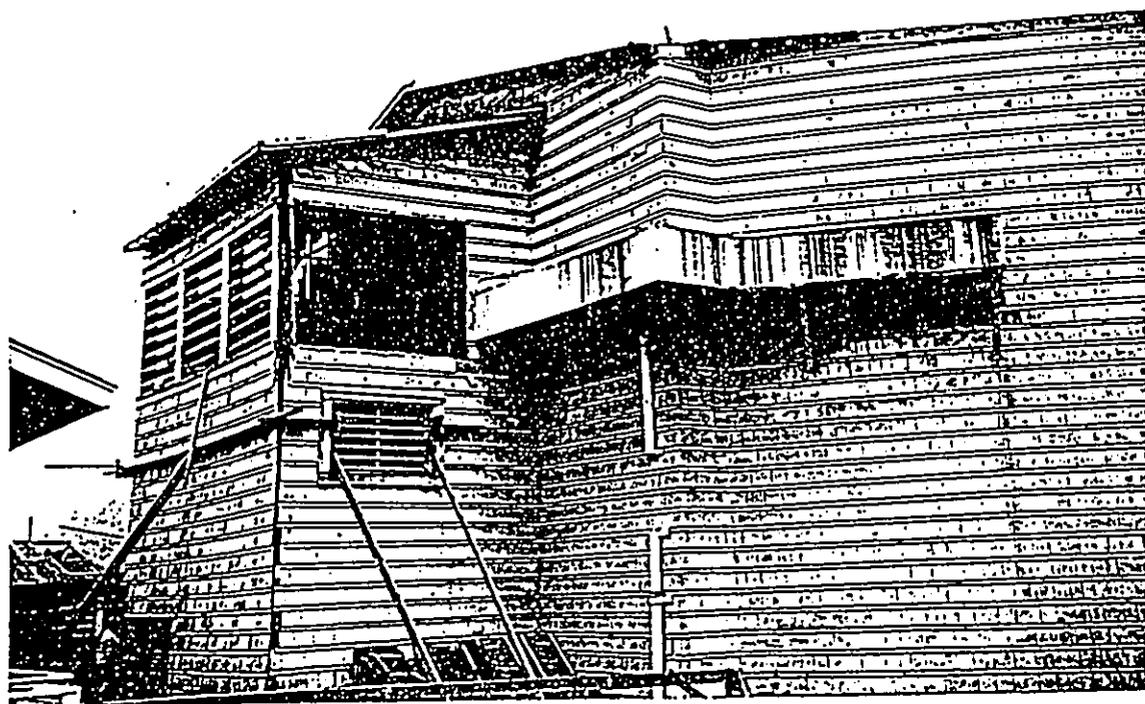
Since the primary structural framing system of the is substantially intact and is in relatively good condition, the repair and rehabilitation of the damaged secondary structural framing system aimed at restoring the building structure appears to be feasible. Due to its age, it is very likely that a detailed analysis of the structure would indicate that the building structure does not conform to the current building code requirements. It is recommended that effort be made to upgrade the structural system of the building to bring it into compliance with the contemporary standards.

The proposed conversion of the building into a two story elderly housing facility contained completely within the shell of the existing building, appears to be feasible from structural point of view. Due to the change of use, occupancy, and building area, it is likely that the building structure will have to be upgraded to bring it into conformity with the current code. It is recommended that all new work added to and within the building be kept structurally independent of the existing structure to minimize the impact on the original building structure. Further, it is strongly recommended that prior to this proposed conversion, detailed measured drawings of the building be prepared. These efforts will facilitate any future endeavor to restore and preserve this historically significant building, as much as possible, in its original form.

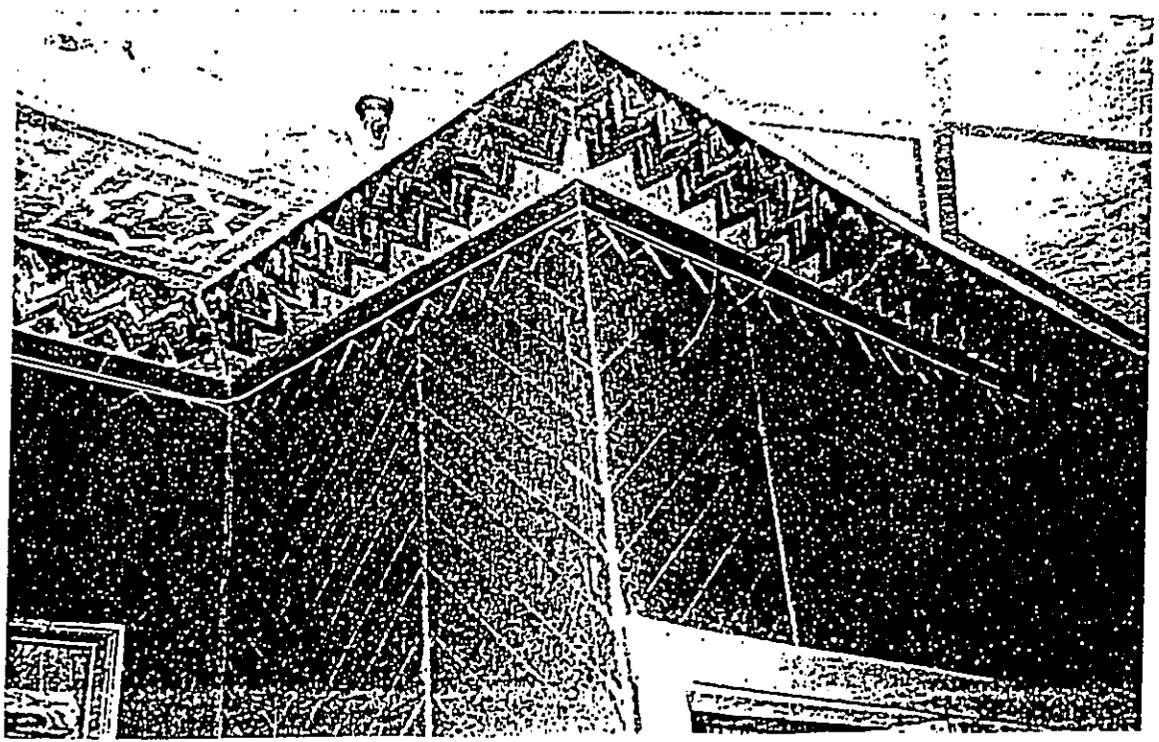
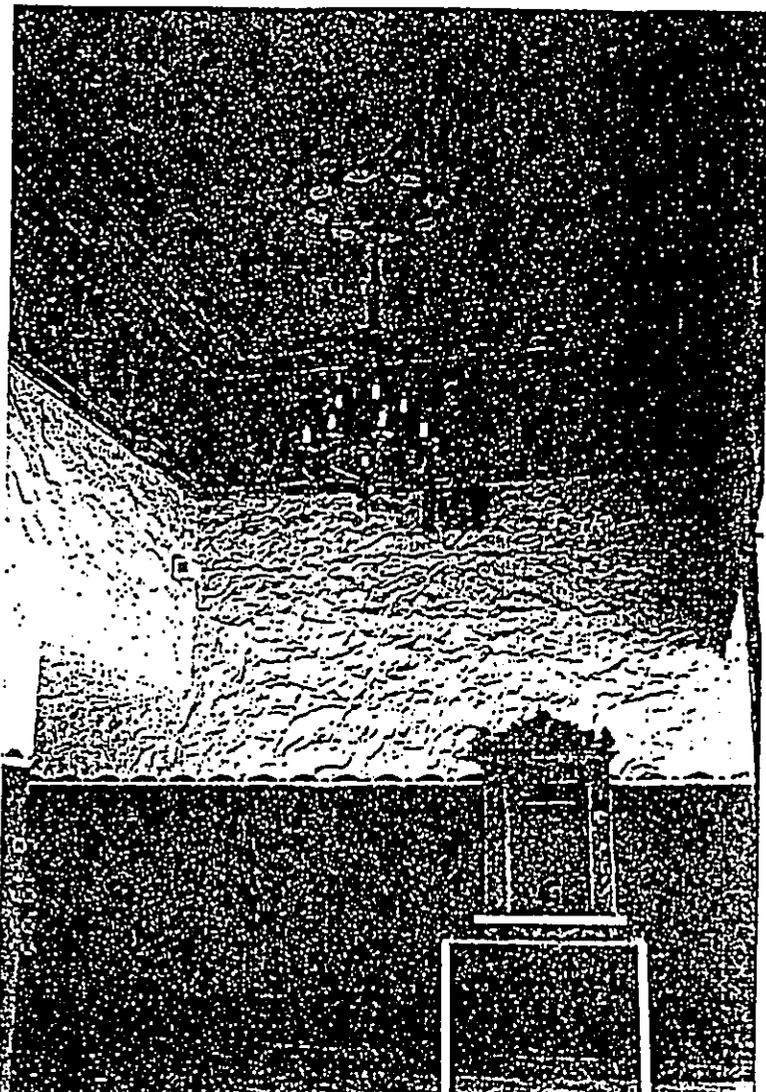
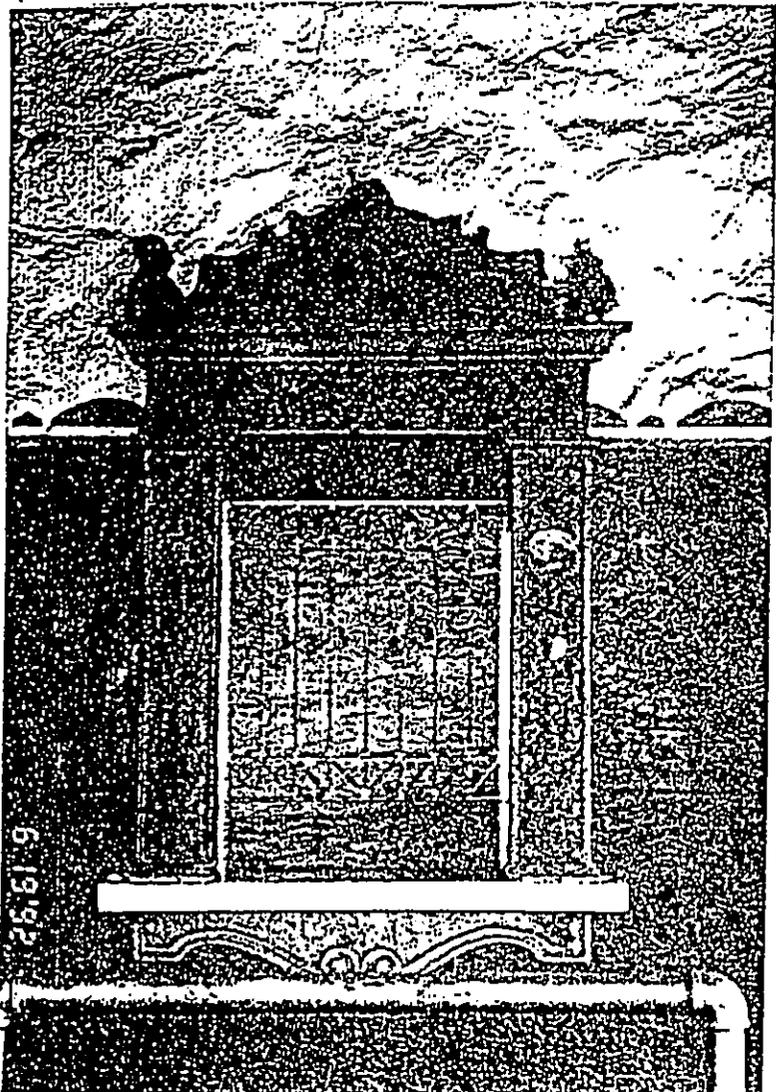
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ATTACHMENT G



KAUAI ECONOMIC OPPORTUNITY, INCORPORATED

P.O. BOX 1027 • LIHUE, KAUAI, HAWAII 96766

TELEPHONE 245-4077

September 27, 1994

Mr. Paul G. Kyno  
Executive Director  
Kauai Housing Development Corporation  
3501 Rice Street, Suite 108  
Lihue, HI 96766

Dear Mr. Kyno:

*Paul*

Because of the major need for additional elderly housing on Kauai, our organization, Kauai Economic Opportunity (KEO) will gladly support Kauai Housing Development Corporation (KHDC)'s two housing projects. The Lihue Theater Elderly and Joseph Brun Elderly projects will add 48 living units more to Kauai's existing stock of elderly housing, helping to address the island's short supply. The existing elderly housing developments on Kauai have long waiting lists. Some people have been on those lists for years, waiting for housing to come available.

KEO looks forward to providing meals to any homebound residents of these projects in addition to offering nutritional education programs, shopping assistance and other necessary services to the elderly residents.

Thank you,

*Mabel Fujiuchi*

MaBel Fujiuchi  
Chief Executive Officer



## Eldercare Kauai

2630 Alaekoa Street  
Lihue, Hawaii 96766  
Phone (808) 245-2748  
Fax (808) 246-0934

September 25, 1994

Mr. Paul Kyno, Executive Director  
Kauai Housing Development Corporation  
3501 Rice Street, Suite 108  
Lihue, Hawaii 96766

Dear Mr. Kyno:

Eldercare Kauai was pleased to hear that Kauai Housing Development Corporation received its primary source funding approval for its Lihue Theatre Elderly and Joseph Brun Elderly Housing Projects from the County Paku'i program. Affordable housing for the elderly is in short supply, particularly in Lihue.

Eldercare Kauai strongly supports these two projects and will accept referrals to assist the residents upon completion of construction and occupancy. Our services include: case management for frail and/or at-risk elderly and their caregivers; counseling; assessments for home delivered meals; and the coordination of in-home assistance such as personal care and chore services.

Thank you for addressing this need within our community.

Sincerely,

Charlotte H. Carvalho, Director

JOANN A. YUKIMURA  
MAYOR



MS. ELEANOR LLOYD  
COUNTY EXECUTIVE ON AGING

COUNTY OF KAUAI  
OFFICE OF ELDERLY AFFAIRS  
4109 HARDY STREET  
LIHUE, KAUAI, HAWAII 96766  
TELEPHONE NO. (808) 241-6400  
FAX NO. (808) 241-6400

May 9, 1994

Mr. Paul Kyno, President  
Kauai Housing Development Corporation  
Pacific Ocean Plaza  
3501 Rice Street Suite 108  
Lihue, HI 96768

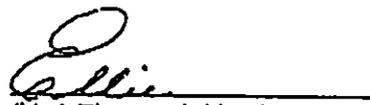
Dear Paul:

The Kauai Office of Elderly Affairs is tasked to facilitate a comprehensive and coordinated service delivery system on behalf of older adults in the County of Kauai. We advocate for those services and resources which promote and enhance the preferred quality of life in the older community. Offering the best possible alternatives and choices is the primary goal in order to support aging with quality, dignity and independence.

Choices in housing options are limited on Kauai for the approximately 60% of the older population who reside in rental units, living with family, or as a resident in an institution. In the last 20 years, elderly housing development has been minimal and the need for a housing assessment was indicated in 1992. However, it did not occur and we are now awaiting for the results of a general housing survey to be conducted by the County Housing Agency.

In regards to your proposal to construct an elderly housing apartment complex in the Old Lihue Theater, we can only speculate that it would serve as another alternative resource for those older adults seeking housing. We know that living in Lihue has always been a popular demand but there is no hard data of support as to the type and configuration of such living arrangements. Our basic on-going concerns with the proposed construction are a) the very limited parking spaces available for the tenants of the complex and b) the safety factors associated with the planned driveway.

We are encouraged to see a renewed interest in elderly housing by private developers and the receptiveness displayed to best meet the preferences of the older adult in our island community. We look forward to hearing from you as the proposal makes its way through the various processes.

  
(Ms.) Eleanor J. Lloyd  
County Executive on Aging

cc: Mayor JoAnn Yukimura



"An Equal Opportunity Employer"

101 005 P01 COK-OFFICE OF ELDERLY AFFAIRS

94-05-09 10:46 808 2416409

LIHUE THEATER SITE  
October 1994



Photo No. 1: Front View from the northwest side of Kuhio Highway.  
Shows portion to be restored.



Photo No. 2: Front and southside views from intersection of Poinciana Street  
and Kuhio Highway.

LIHUE THEATER ELDERLY PROJECT

OTHER ENVIRONMENTAL REVIEW REQUIREMENTS

STATE OF HAWAII

Review each of the rules or standards listed below and check and/or complete the statement that applies. The completion of the form and signature at the bottom will provide evidence that the proposed action is consistent with Hawaii's environmental regulations and standards.

1. Chapter 343 HRS Environmental Impact Statements
2. Act 282, Private Waste Water Treatment Plants, Session Laws of Hawaii, 1985
3. Title 11, Administrative Rules, State of Hawaii, Department of Health
  - a. Chapter 42, Vehicular Noise Control for Oahu
  - b. Chapter 43, Community Noise Control for Oahu
  - c. Chapter 54, Water Quality Standards
  - d. Chapter 55, Water Pollution Control
  - e. Chapter 59, Ambient Air Quality Standards
  - f. Chapter 60, Air Pollution Control

It has been determined that the proposed action requires compliance with one or more of the above regulations which include

Appropriate permits for clearance on the above regulations were obtained on \_\_\_\_\_ (Date).

The proposed action is consistent with the regulations listed above and no permits are required.

Certified By:  CHAD K. TANIGUCHI, Housing Administrator  
Name/Title

10/27/94

10/27/94  
Date

SCREENING CRITERIA FOR CDBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP  
DESCRIPTION OF PROPOSED ACTION: Conversion of a vacant building into a 20-unit, one-bedroom, rental apartment complex for the elderly.

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- o If none of the policies apply to the proposed action it is consistent with the Hawaii's Coastal Zone Management Program.
- o If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

<u>DETERMINATION</u>	<u>CZM POLICIES</u>		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>Consistent</u></td> <td style="width: 50%;"><u>Ind. Review</u></td> </tr> </table>	<u>Consistent</u>	<u>Ind. Review</u>	
<u>Consistent</u>	<u>Ind. Review</u>		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>X</u></td> <td style="width: 50%;"></td> </tr> </table>	<u>X</u>		<p>1. <u>SMA PERMIT</u>                      The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: <u>      </u> attached, <u>      </u> in ERR file.</p> <p>**** Proposed action is not subject to an individual consistency review. (References 1, 2)</p>
<u>X</u>			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>X</u></td> <td style="width: 50%;"></td> </tr> </table>	<u>X</u>		<p>2. <u>LAND USE DISTRICTS</u>                      Proposed action is located in a developed, altered and urban district. It is not in a State Ag, Rural or Conservation Land Use District. (References 1, 3)</p>
<u>X</u>			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>X</u></td> <td style="width: 50%;"></td> </tr> </table>	<u>X</u>		<p>3. <u>THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</u>                      Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)</p>
<u>X</u>			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>X</u></td> <td style="width: 50%;"></td> </tr> </table>	<u>X</u>		<p>4. <u>STREAMS</u>                      Proposed action will not alter the flow or use of streams.</p> <p>Proposed action is not located adjacent to streams nor will it cause channelization or diversion. (References 4, 7)</p>
<u>X</u>			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"><u>X</u></td> </tr> </table>		<u>X</u>	<p>5. <u>HISTORIC/ARCHEOLOGIC RESOURCES</u>                      The site(s) do/does not contain historic or archeological resources as determined by the State Preservation Officer. (References 8, 9) Compliance with Section 106</p>
	<u>X</u>		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>X</u></td> <td style="width: 50%;"></td> </tr> </table>	<u>X</u>		<p>6. <u>WETLANDS</u>                      The proposed action does not impact or affect a wetland. (References 4, 7)</p>
<u>X</u>			

REFERENCES

- |  |  |
|--|--|
| 1. County Planning Department              | 6. The Nature Conservancy of Hawaii                        |
| 2. Section 205A-22, Chapter 205A HRS       | 7. U.S. Corps of Engineers                                 |
| 3. State Land Use Commission               | 8. State Historic Preservation Officer                     |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service          |  |

DETERMINATION

Based on the above review it is determined that:

- The proposed action meets the criteria of the general consistency certification and is consistent with the HZMP.
- X The proposed action requires an individual consistency review that will be prepared and submitted to the State ~~DEED~~ DLNR for their review and concurrence.

See Item 5   
 Prepared by: CHAD K. TANIGUCHI Housing Administrator 10/27/94  
 Name Title Date

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

KEITH AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER II  
DONA L. HANAKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

REF:HP-AB

NOV 20 1994

Mr. Chad Taniguchi  
Housing Administrator  
County of Kauai Housing Agency  
4193 Hardy Street  
Lihue, Hawaii 96766

LOG NO.: 12971  
DOC NO.: 9410co12  
ARCHITECTURE

Dear Mr. Taniguchi:

**SUBJECT: Section 106 Compliance (NHPA)  
Lihue Theater Elderly Rental Project  
TMK 3-6-06:90, Lihue, Kauai, Hawaii**

Thank you for the letter dated October 13, 1994 regarding the proposed project for the Lihue Theater Elderly Housing. We believe that the building meets the State & National Register criteria for eligibility. We cannot concur with your determination that this project will have "no effect" on the historic character of the site. Because of the existing conditions, we believe that an "adverse effect" can be mitigated through documentation and design, which is compatible or replicates the rear portion of the building. We also need to review plans to insure that the character defining features will be maintained.

The Historic Preservation Division would not require an Environmental Assessment for this project as we have your obligation to comply with Section 106, of the National Historic Preservation Act. We look forward to the completion of the Section 106 process with you.

Thank you for the opportunity to comment. Should you have any questions please call Carol Ogata at 587-0004.

Very truly yours,

Handwritten signature of Keith W. Ahue.  
KEITH W. AHUE, Chairperson and  
State Historic Preservation Officer

CO:ab

c: Paul Kyno

6  
NOV 24 1994



April 17, 1995

Mr. Gary Mackler  
Program Specialist  
County of Kauai Housing Agency  
4193 Hardy Street,  
Lihue, HI 96766

RE: Lead Based Paint Requirements (LBP) for  
Lihue Theater Elderly Housing Project

Dear Mr. Mackler:

Kauai Housing Development Corporation (KHDC) has completed its lead based paint assessment for the Lihue Theater. Unitek Environmental Consultants, Inc. was engaged to conduct the lead based paint environmental assessment. The results of Unitek's assessment is included in their report dated April 10, 1995 enclosed herewith.

The assessment was conducted using the Atomic Absorption Spectrophotometry (AAS) method. Samples of all interior and exterior paints in and on the theater were taken and sampled in the laboratory. The samples that contained lead were noted and recommendations on mitigation were made. KHDC will use these recommendations as a guideline and will comply with the lead based paint requirements by the following agencies:

1. Occupational Safety and Health Administration (OSHA) based on 29 CFR 1926.62 "Construction Standard".
2. Environmental Protection Agency (EPA) primarily concerned with disposal of LBP wastes exceeding 5 parts per million.
3. Department of Housing and Urban Development (HUD) guidelines regarding the elimination of LBP hazards under regulation 24 CFR 35.

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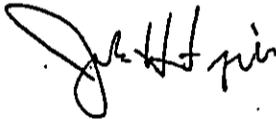
Lead Based Paint - Lihue Theater

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Please note the Unitek recommendations for abatements strategy includes primarily encapsulation and replacement. If paint removal is deemed necessary due to condition of the substrate, it will be done using a "wet" method wherein lead dust is not created. Dry removal by sanding or scraping is not recommended and will not be used due to the potential of creating lead dust. All necessary monitoring of workers and of the air during removal will be made.

Sincerely,



John H. Frazier  
Project Manager

JHF:kl

Enclosure: Unitek Report Dated April 10, 1995



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PROJECT 8544



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Environmental Assessment at Lihue Theatre  
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### SCOPE OF THE ASSESSMENT

Unitek Environmental Consultants, Inc. (UEC) was retained by Kauai Housing Development Corp. to conduct a preliminary environmental assessment, specifically addressing certain features of the Lihue Theatre, TMK 3-6-06:90, Lihue, Kauai, Hawaii.

The purpose of this preliminary survey was to identify the immediate and most recognizable environmental concerns relative to lead-based paints. This survey was not intended to address other environmental issues including, but not limited to, asbestos-containing building materials, hazardous chemicals, hazardous chemical wastes, underground storage tank systems, surface/subsurface contamination, fire/explosion hazards (which would be addressed by an insurance loss control survey), biological concerns (such as disease or infectious waste), public health/safety issues, community/worker right-to-know regulations, radiation hazards, or other environmental regulatory compliance requirements.

This preliminary site survey consisted of interviews with people having a knowledge of the property, review of previous site environmental evaluations, and a visual inspection of the property/facility as it existed on the days of the site visits. This assessment provides an initial screening for potential environmental liability concerning lead-based paint (LBP). It should not be construed as a comprehensive evaluation of all possible environmental impairment associated with the site.

Given the often obscure and elusive nature of hazardous substances and the enormous liabilities they often represent, Unitek will not provide guarantees that negative findings during this preliminary site survey confirm the absence of all environmental contamination or liability. Unitek Environmental Consultants, Inc. expressly disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from this report, or any other written or oral communication transmitted to any party during the course of this survey which might be interpreted as establishing the total extent of all environmental liability present in the subject property/facility.



### SOURCES OF INFORMATION

As a matter of necessity, Unitek relies largely on sources of information, such as the client, public records, and interviews, for recognizing potential environmental liabilities at a subject property/facility. Requests for information resources are made to collect relevant data on current and past practices conducted at the subject property/facility. Unitek may not receive all information requested or be able to confirm all information provided during the course of this preliminary site survey. Therefore, Unitek shall not be held responsible for errors, omissions or misrepresentations resulting from missing documentation or from inaccurate information provided by such sources.

#### Documentation:

Kauai Housing Development Corp., Gary Canner, AIA  
Lihue Theatre, Lihue, Kauai, Hawaii, Existing Floor Plan

The following documents were prepared during the course of this assessment and copies are included in the appendix to this report.

Atomic Absorption Spectrophotometry (AAS) Lead in Bulk Paint Samples Report,  
Method SW 846-3050-7420; EMSL Analytical; Dated March 30, 1995

#### Interviews:

The following persons were interviewed during the course of this assessment:

Mr. John Frazier, Kauai Housing Development Corp.



## LEAD-BASED PAINT

### Observations:

A visual inspection was conducted at the building to identify suspect lead-based paint (LBP) in damaged or deteriorated painted surfaces. Paint chip samples were collected and submitted to EMSL Analytical, an American Industrial Hygiene Association (AIHA) accredited laboratory, for total lead analysis.

### Paint Classification:

According to the Department of Housing and Urban Development (HUD) guidelines, paint containing greater than 0.5% lead by weight as determined by laboratory analysis is considered lead-based paint (LBP).

### Regulatory Review:

The removal of lead-based paint is presently governed by several regulations. These include federal requirements from OSHA, EPA (Environmental Protection Agency), and HUD. A brief description of each follows:

1. Occupational Safety and Health Administration (OSHA)

OSHA regulations are a set of rules and standards which are provided to protect the health and safety of the worker.

- A. 29 CFR 1926.62 "Construction Standard"

This is OSHA's interim final standard which appeared in the May 4, 1993 Federal Register and went into effect July 1, 1993. Mandated by Title X of the Housing Community Development Act of 1992, the standard reduces the permissible exposure limit (PEL) for lead in construction



from 200 micrograms per cubic meter of air ( $\text{ug}/\text{m}^3$ ) based on an eight hour time weighted average (TWA) to  $50 \text{ ug}/\text{m}^3$ .

Under this standard employers must perform an exposure assessment to determine if any employee is exposed to lead at or above the action level. OSHA requires that employers assume that certain tasks will exceed the PEL until an employee exposure assessment is performed and the employers document that employees are not exposed above the PEL. The tasks that OSHA identified include, but are not limited to, the manual demolition of structures, manual sanding, heat gun applications, and power tool cleaning. Also included is spray painting with lead paint or any task the employee has reason to believe that he or she may be exposed to lead in excess of the PEL and the employer has not performed and exposure assessment.

2. Environmental Protection Agency (EPA)

The EPA is primarily concerned with the impact of certain materials on the environment. The EPA is also concerned with the disposal of materials containing or contaminated with lead. To determine whether the materials are contaminated or contain hazardous quantities of lead, the samples must undergo a Toxicity Characteristics Leaching Procedures (TCLP) test. The leached lead concentration in the LBP wastes must exceed 5 parts per million (ppm) to be considered hazardous by EPA standards.

3. Department of Housing and Urban Development (HUD)

The Department of Housing and Urban Development amended its guidelines regarding the elimination of hazards due to LBP under their regulation 24 CFR 35 in June 1988. This was done by implementing section 302 of the Lead-Based Paint Poisoning Act in response to recent amendments contained in the Housing and Community Development Act of 1987.



The main change of the act was an interpretation and definition of "applicable surface." HUD now defines an applicable surface as all intact and non-intact painted surfaces. HUD requires that all surfaces be tested with either an x-ray fluorescence analyzer (XRF) or laboratory testing by Atomic Absorption Spectrophotometry (AAS). If XRF test results are in excess of 1.0 mg/cm<sup>2</sup>, it will be considered a positive test and the surface will be classified as a lead-based. Also, in laboratory analysis of paint chips, according to HUD guidelines, paint containing greater than 0.5% lead by weight is considered lead-based.

#### Abatement Strategies

The goal of lead-based paint abatement is to safely and cost effectively remove interior and exterior paint and reduce potential future exposure to lead dust. Any effort to remove or encapsulate or replace surfaces covered with lead can create lead dust. Lead dust is dangerous to workers and occupants because it is easy to inhale or ingest. It is important to protect workers from the harmful effects of lead dust and ensure occupants are not exposed to unacceptable amounts of lead dust when reoccupying work areas or residences.

Some things which must be taken into consideration for a lead-based paint abatement project include:

1. Selecting the most cost effective removal method available.
2. Relocating or protecting occupants and protecting workers during the project.
3. Selecting acceptable work practices and engineering controls to control and contain dust emissions during abatement.
4. Ensuring detailed post-abatement cleanup is performed.
5. Ensuring reoccupancy does not occur until strict compliance with airborne and residual dust levels is accomplished.

There are three overall strategies which apply to the lead abatement industry. They are as follows:

1. Replacement
2. Encapsulation



### 3. Paint Removal and Disposal

A brief discussion of the above referenced methods follows:

1. Replacement - This is the removing of components (windows, doors) which are lead-containing and replacing these with lead-free components. Many times it is cost-effective to replace interior and exterior components. This is generally not feasible for walls and ceilings. Some advantages associated with replacement as a response option are:

- A. This method is ideal for major renovation projects.
- B. The replaced components will most likely be more energy efficient.
- C. This method easily allows area to meet post-abatement compliance.
- D. There is no lead residue left on surfaces.

Some disadvantages of replacement as an abatement strategy include:

- A. A large volume of abatement debris may be generated.
- B. Adjacent surfaces may be damaged.
- C. Reinstallation of facility components may require skilled carpentry. The actual replacement components may be expensive.

2. Encapsulation - A process designed to make existing lead-based paint inaccessible. This is accomplished by sealing the painted surface. This method is ideal for interior and exterior walls, pipes, and trim. This method is best suited for sealing lead-based paint already in good condition. Some advantages of encapsulation as an abatement strategy include:

- A. May protect occupants from exposure to lead for significant periods of time.
- B. Low dust if surface preparation is minimal.



- C. May be faster than other methods.

Some disadvantages of encapsulation as an abatement strategy include:

- A. May not provide long term protection.
- B. Requires routine inspection.
- C. May require routine maintenance.
- D. Quality installation is critical for durability.

The following materials should never be used as encapsulents:

- A. New coat of paint or primer.
- B. Paper wall coverings.
- C. Contact paper.

3. Paint Removal- A process of stripping lead-paint from the surfaces of components. Paint removal can be conducted either on or off the project site. Off-site removal is usually conducted using chemical removing techniques. Some considerations with reference to off-site chemical paint removal include:

- A. Quality of finished product desired.
- B. Cost of removal, treatment, and reinstallation.
- C. Possible damage to components or adjacent surfaces during removal and reinstallation of components.
- D. Lead residue remaining on the substrate which can make components difficult to handle and clean.

The major advantages associated with off-site paint removal include:

- A. Allows for restoration.
- B. Usually a better finished product.

Some disadvantages associated with off-site paint removal include:



- A. Lead residue may remain on substrate and be difficult to remove.
- B. Damage may occur to adjacent areas during removal and reinstallation.
- C. Swelling of wood may occur.
- D. Hardware left on components may be damaged.

On-site paint removal operations are potentially hazardous. The following aspects must be considered when evaluating where paint removal will occur:

- A. On-site removal does not require highly skilled labor.
- B. Solvent based chemical strippers are flammable.
- C. Caustic chemical strippers can cause eye and skin injuries unless used properly. The high pH of caustic strippers may require they be treated as hazardous.

The major advantages associated with on-site paint removal include:

- A. A lower level of skilled worker is required to complete what can be a very labor intensive process.
- B. Allows for restoration.

Some of the disadvantages associated with on-site paint removal include:

- A. High dust levels may be generated, potentially exposing employees to airborne lead.
- B. Clearance standard will need to be achieved once abatement is complete.
- C. Chemical strippers may be hazardous and require special precautions.
- D. On-site paint removal is a highly visible process. Unless qualified and experienced workers are used, the liability may be high.

Health Effects and Sources of Lead Poisoning:



Lead poisoning (plumbism) in adults may result from both occupational and nonoccupational exposures. Potential occupational sources of lead exposure include:

- a. Battery Manufacturers
- b. Jewelers
- c. Painters
- d. Pottery Workers
- e. Indoor Target Shooters
- f. Solderers
- g. Welders
- h. Glass/Stained Makers
- i. Construction Workers

Nonoccupational sources of lead exposure include, but are not limited to:

- a. Cooking in leaden pots
- b. Inhaling leaded gasoline (tetraethyl lead)
- c. Producing home-distilled wine or moonshine whiskey
- d. Lead from vehicle emissions
- e. Lead from chipping paint
- f. Deleading Operations

For adults, the most common source of lead poisoning is in the inhalation of lead dust. For this reason, the highest risk of lead poisoning in adults is associated with activities that create lead dust (scraping, sanding, etc.). The present Permissible Exposure Limit (PEL), determined by the Occupational Safety and Health Administration (OSHA), is 50 micrograms per cubic meter of air. Workers may not be exposed above this level during an 8 hour work shift.

In children, lead poisoning primarily results from ingesting of inorganic lead particles in a contaminated environment, for example, in an older house (pre, 1978) with flaking or peeling lead paint or outside where lead may be present in the topsoil. In particular, pica, or the abnormal craving for and indiscriminate ingestion of non food items is a frequent factor leading to lead poisoning among children between 18 and 24 months old. Another potential source of



lead poisoning is lead dust which may be brought home on contaminated clothing worn in the workplace.

Survey results:

A total of 36 surfaces in theatre were tested for the presence of lead-based paint. Results are as follows:

TABLE 1  
Paint Chip Analysis Results

<u>Sample No.</u>	<u>Description/Location</u>	<u>Results (%)</u>
1	Second Floor; Next of Proj. Room Cream Paint on Wall Substrate: Drywall	0.028
2	Second Floor; Next to Proj. Room Red Paint on Planter Boxes Substrate: Concrete	0.245
3	Second Floor; Next to Proj. Room Green Paint on Windows Substrate: Wood	0.144
4	Second Floor; Next to Proj. Room Brown Paint on Windows Substrate: Wood	0.665
5	Second Floor; Projector Room Green Paint on Wall Substrate: Concrete	11.350
6	Second Floor; Projector Room Brown Paint on Wall Substrate: Concrete	9.100
7	Second Floor; Projector Room Black Paint on Electrical Panel Substrate: Steel	0.016
8	Second Floor; Office Area Green Paint on Wall Substrate: Wood	7.360



TABLE 1 (Continued)  
Paint Chip Analysis Results

<u>Sample No.</u>	<u>Description/Location</u>	<u>Results (%)</u>
9	Second Floor; Office Area Lt. Green Paint on Wall Substrate: Wood	5.700
10	Second Floor; Office Area Green Paint on Pipe Substrate: Steel	3.900
12	Mezzanine; Seating Area Dark Brown Paint on Wall Substrate: Wood	0.060
13	Mezzanine; Seating Area Rust Paint on Wall Substrate: Wood	0.586
14	Mezzanine; Seating Area Green Paint on Ceiling Substrate: Canick	<0.010
15	Mezzanine; Seating Area Red/Brown Paint on Floor & Handrails Substrate: Wood	0.095
16	Mezzanine; Back Stairway Dark Brown Paint on Handrail & Trim Substrate: Wood	0.016
17	Mezzanine; Back Stairway Black Paint on Handrail Substrate: Steel	0.055
18	Main Floor Seating Area Brown Paint on Handrail Substrate: Wood	0.012
19	Exterior of Building; Front Entrance Dark Brown Paint on Wall Substrate: Concrete	5.300
20	Exterior of Building; Front Entrance Silver Paint on Trim Substrate: Wood	2.680



TABLE 1 (Continued)  
Paint Chip Analysis Results

<u>Sample No.</u>	<u>Description/Location</u>	<u>Results (%)</u>
21	Exterior of Building; Front Entrance Cream Paint on Wall Substrate: Concrete	1.495
22	Exterior of Building; Front Entrance Green Paint on Wall (1" Thin Line) Substrate: Concrete	8.750
23	Exterior of Building; Front Entrance Black Paint on Door and Trim Substrate: Wood	3.100
24	First Floor; Mens Room, Lobby White Paint on Ceiling Substrate: Wood	0.370
25	First Floor; Mens Room, Lobby Light Green Paint on Stairs & Trim Substrate: Wood	0.417
26	First Floor; Ladies Room, Lobby Black Paint on Trim (Crawl Space Access) Substrate: Wood	0.065
27	First Floor; Mens Room Rust Paint on Door Substrate: Wood	0.965
28	Exterior Ceiling & Trim; Outside Lobby Multi-Color Paint on Ceiling Substrate: Plaster	0.116
29	Interior Ceiling & Trim; Lobby White Paint on Ceiling Substrate: Plaster	0.322
30	First Floor; Ticket Office Cream Paint on Wall Substrate: Wood	1.130
31	First Floor; Front Office Lt. Brown Paint on Trim Substrate: Wood	0.048



TABLE 1 (Continued)  
Paint Chip Analysis Results

<u>Sample No.</u>	<u>Description/Location</u>	<u>Results (%)</u>
32	First Floor; Lobby, Front Wall Dark Brown Paint on Paneling Substrate: Wood	0.332
33	Exterior Wall Cream Paint on Shingles Substrate: Wood	7.300
34	Exterior Wall; Piping Cream Paint on Pipe Substrate: Steel	2.580
35	Exterior Wall Cream Paint on Wall Substrate: Concrete	1.965
36	Exterior Facia (Front) Gray Paint on Facia Substrate: Concrete	0.512
37	Exterior; Front Door Gray Paint on Door & Trim Substrate: Wood	2.440

Note: There was no sample no. 11.



### SUMMARY

Lead-based paint (>0.5%) which was identified during the survey is summarized in the following table:

**TABLE 2**  
**Summary of Lead-Based Paint**

<u>Sample No.</u>	<u>Photo No.</u>	<u>Description</u>	<u>Recommendation</u>
4	1	Brown Paint; Windows	Replacement
5	2	Brown Paint; Wall	Encapsulation
6	2	Brown Paint; Wall	Encapsulation
8	3	Green Paint; Wall	Encapsulation
9	3	Lt. Green Paint; Wall	Encapsulation
10	4	Green Paint; Pipe	Encapsulation
13	5	Rust Paint; Wall	Encapsulation
19	6	Dark Brown Paint; Wall	Encapsulation
20	6	Silver Paint; Trim	Encapsulation
21	6	Cream Paint; Wall	Encapsulation
22	6	Green Paint; Wall	Encapsulation
23	7	Black Paint; Door & Frame	Replacement
27	8	Rust Paint; Door	Replacement
30	9	Cream Paint; Wall	Encapsulation
33	10	Cream Paint; Shingles	Replacement
34	10	Cream Paint; Pipe	Encapsulation
35	10	Cream Paint; Wall	Encapsulation
36	11	Gray Paint; Facia	Encapsulation
37	12	Gray Paint; Door & Trim	Replacement/Encapsulation

#### Recommendations:

According to HUD, paint chips which contain greater than 0.5% lead are considered lead-based. UEC has identified several surfaces which are greater than this level. If the



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surfaces on which LBP are found could be disturbed by grinding, drilling, or chipping during restoration activities, and will not be removed and disposed of intact, then the LBP should be removed by a qualified lead-based paint abatement contractor prior to restoration operations. Health and safety precautions should be taken, which may include air monitoring, during restoration activities which may generate lead dust.

Any future construction work which involves surfaces which contain lead must be conducted in accordance with 29 CFR 1926.62. Construction includes the demolition or salvage of structures where lead or materials containing lead are present. The standard does not identify a minimum level at which the paint is considered lead-based.