FILE COPY

ENVIRONMENTAL ASSESSMENT

FOR THE

KUAKINI STREET HOUSING PROJECT

City and County of Honolulu
Department of Housing and Community Development
July 1989

ENVIRONMENTAL ASSESSMENT

Administrative Information

A. Project: Kuakini Street Housing Project

B. Type of Action:

___ Applicant
_X_ Agency

Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813
Michael N. Scarfone, Director

C. Approving Agencies:

U.S. Department of Housing and Urban Development (HUD)
300 Ala Moana Boulevard, Room 3318
Box 50007
Honolulu, Hawaii 96850

State of Hawaii
Office of Environmental Quality Control (OEQC)
465 South King Street, Room 115
Honolulu, Hawaii 96813

D. Environmental Assessment Prepared by:

Department of Housing and Community Development
July 1989

Description of Proposed Actions

A. Proposed Activity

_X_ Single activity;
___ Aggregation of activities;
___ Multi-year activity.

Background

In June 1988, the Department of Housing and Community Development requested proposals from public agencies and private nonprofit organizations for the development of housing for persons with special needs. Included in the request for proposals was an offer to lease the City-owned parcel on Kuakini Street at Alaneo Street, Liliha (Tax Map Key: 1-7-40: 41).

The team of Pacific Housing Assistance Corporation and Child and Family Service submitted the only proposal involving the use of the City-owned parcel. DHCD proposes to recommend City Council approval of the project, subject to completion of an Environmental Review.

Proposed Project

Child and Family Service (CFS) proposes to operate and maintain a six-unit transitional housing project on the City-owned property located on Kuakini Street at Alaneo Street (Tax Map Key: 1-7-40: 41), after development by Pacific Housing Assistance Corporation. The project will serve spouses and their children referred to the facility from CFS' emergency shelter. The facility will provide clients with an opportunity to stabilize their lives while trying to locate permanent housing. Clients will be referred to the Kuakini Street shelter only after the immediate crisis has passed.

CFS will provide counseling and other social services in an environment which will foster mutual support among shelter residents. Clients will be given assistance in finding suitable permanent rental housing and are expected to reside in the facility for a maximum of 18 months. Supervision will be provided by an onsite resident manager.

Need for Project

The City's Office of Human Resources (OHR) states that spouse abuse is the single greatest cause of injury to women, greater than injuries resulting from rape, mugging and automobile accidents. In 1986 there were 128 arrests involving spouse abuse in Honolulu. In 1987, there were 702 arrests for spouse abuse, an increase of 448 percent. These figures understate the actual cases of abuse as victims are often reluctant to file complaints.

OHR further states that there is an overwhelming need for transitional housing during and immediately after a crisis.

The proposed project will provide urgently needed transitional housing to abused spouses and their children. Child and Family Service records show that in calendar year 1987, 91 percent of the clients who received emergency shelter services fell within the DHCD's income limits for low- and moderate-income households.

Proposed Actions

The Department of Housing and Community Development proposes to lease the 6,778 square foot City-owned parcel located on Kuakini Street at Alaneo Street to the Pacific Housing Assistance Corporation (PHAC) and provide to PHAC approximately $600,000 in City and Community Development Block Grant funds for the development of a three-story apartment building containing six two-bedroom apartments. Upon completion, the structure will be leased to Child and Family Service who will operate

and maintain the building as a transitional housing project for abused spouses and children.

Community Concerns

Representatives of the DHCD, Pacific Housing Assistance Corporation and Child and Family Service made informational presentations to the Liliha-Kapalama Neighborhood Board at its May 2, 1989 meeting and to the Kalihi-Palama Neighborhood Board at its May 17, 1989 meeting.

Members of the community have expressed strong concerns over the location of the project in this neighborhood. The most often voiced concerns are:

1. The neighborhood is already saturated with a wide range of public facilities and similar housing projects.

2. The project will increase noise, air pollution and traffic in the area.

3. The proposed project will not be consistent with the character of the neighborhood and will negatively affect property values.

4. The project may attract criminal elements, or an abusing spouse who may commit criminal acts.

Site Data (See Location Map)

Location:	Mauka side of Kuakini Street, at Alaneo Street, Liliha, Oahu
Tax Map Key:	1-7-40: 41
Land Area:	6,778 Square Feet
Existing Use:	Vacant parcel was originally acquired as part of the Alaneo Street extension project which has since been abandoned.
Zoning:	R-3.5 Residential
Development Plan Designation:	Residential
State Land Use District:	Urban
Land Owner:	City and County of Honolulu

KUAKINI PROJECT

Alternatives Considered

1. Alternative Sites

   Several factors make this an ideal site for the proposed project.

   a. There are no other City-owned parcels currently available to accommodate the project. Acquisition of privately-owned land would threaten the financial viability of the project.

   b. The site is conveniently located to a wide range of community facilities and services, commercial and employment opportunities and public transportation.

   c. The site is located in an established residential neighborhood which will promote community-based living and facilitate the transition of the residents into mainstream society.

2. Alternative Use

   The parcel was originally acquired for the Alaneo Street extension project which has since been abandoned. The parcel is too small for use by other City agencies and control over the parcel was transferred to the Department of Housing and Community Development for the purpose of developing housing for low and moderate income persons. Such development will maximize the use of this City-owned parcel.

3. No Project

   If this project is not implemented, the parcel will remain vacant for an undetermined period of time. The potential social benefits of the project outweigh its potential environmental impacts which can be mitigated.

Environmental Assessment Prepared for Compliance with HUD Requirements and Environmental Review Requirements of Other Levels of Government as follows:

A. X State of Hawaii, Supplemental Form EA-S-SOH
B. ___ Guam, Supplemental Form EA-S-GUAM
C. ___ Northern Mariana Islands, Supplemental Form EA-S-NMI
D. ___ Trust Territories of the Pacific Islands, Form EA-S-TTPI
E. ___ American Samoa, Supplemental Form EA-S-ASG

Findings and Conclusions from the Environmental Review

A. Environmental Findings

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

B. Agencies/Interested Parties Consulted

(See Appendix A)

C. Publication Notification

1. Finding of No Significant Impact on the Environment and Request for Release of Funds (Combined Notice)

   a. Date FONSI/RROF published in local newspaper _____
   b. Last day for recipient to receive comments _____
   c. Last day for HUD to receive comments _____
   d. Date FONSI transmitted to Federal, State or local governmental agencies or interested groups or individuals _____
   e. Date HUD released grant conditions _____

2. Negative Declaration (Hawaii only)

   a. Date Negative Declaration published in OEQC Bulletin _____
   b. Date on which 60-day waiting period expires _____
   c. Documentation attached: X Yes ___ No

IMPACT CATEGORIES

I. Land Development

A. Conformance with Comprehensive Plans and Zoning

Rating:* 3 - Minor Adverse Impacts Anticipated

Sources: Department of Land Utilization letter dated April 25, 1989

Department of General Planning letter dated April 12, 1989

State Land Use Commission letter dated April 4, 1989

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* Note: Rating of environmental factors are as follows:
1. Potentially beneficial impact.
2. No impact anticipated.
3. Minor adverse impacts anticipated.
4. Adverse impact requires mitigation.
5. Adverse impact requires modification to project/activity.

The site is within the State Urban District boundary, is zoned R-3.5 residential and is designated for residential use on the Primary Urban Center Development Plan Land Use Map. Exemptions from zoning, development plan use restrictions and Land Use Ordinance development standards are required for the proposed project and will be requested of the Honolulu City Council pursuant to Section 201E-210, Hawaii Revised Statutes. In addition, depending on the final design, exemptions may be requested for park dedication and parking requirements.

B. Compatibility and Urban Impact

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: State Representative Mike Liu letters dated March 28, 1989, April 13, 17 and 20, 1989 and May 5, 1989 and other public comments attached as Appendix A

Site Inspection - May 30, 1989

The proposed project will continue the existing residential use pattern of the neighborhood; however, the proposed three story six-unit apartment building will not be consistent with the one- and two-story single family building type in the immediate vicinity of the project.

Ten foot setbacks will be provided and landscaping installed to provide a buffer between the project and immediate neighbors.

If approved by the City Council, the exemptions from zoning and Development Plan use restrictions will allow the development of the project but are not expected to induce similar development on adjacent parcels which will alter the existing single family residential development pattern of the neighborhood.

The project will appear and function as a "normal" apartment building. The structure will bear no nameplates or signage identifying it as a CFS facility.

C. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated

Source: "Soil Survey of Island of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii," United States Department of Agriculture, Soil Conservation Service, August 1972

The U.S. Soil Conservation Service classifies the soil at the project site as Kaena Clay (KaB), 2 to 6 percent slopes. The Kaena series consists of very deep, poorly drained soils on alluvial fans and talus slopes. Runoff is slow, erosion hazard is slight. Shrink-swell potential is high in places the soil is affected by seepage.

Proper excavation and fill techniques will be employed to prevent settlement and shifting of the building foundation.

D. Hazards, Nuisances and Site Safety

Rating: 2 - No Impact Anticipated

Source: Site Inspection, July 8, 1988

There is no evidence of unusual topographic features on the project site that could produce risks from natural hazards such as geologic faults, flash floods, volcanic activity and mud slides.

There are no unwarranted risks from man-made hazards such as inadequate separation of vehicular and pedestrian traffic, lack of traffic control, visual obstructions to traffic, or the presence of hazardous materials in the surrounding area. The project site is not located in an airport clear zone.

E. Energy Consumption

Rating: 2 - No Impact Anticipated

The project will receive telephone and electric services from the respective utility companies.

II. Noise

Ratings: 3 - Minor Adverse Impacts Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

Sources: Department of Health letter dated April 18, 1989

Site Inspection - May 30, 1989

Short term increases in noise levels attributable to construction related activities are anticipated. The contractor will be required to comply with the provisions of Title 11, Department of Health Administrative Rules, Chapter 43, "Community Noise Control for Oahu."

a. The contractor must obtain a noise permit if noise levels are expected to exceed the allowable level of the rules.

b. Construction equipment and onsite vehicles requiring an exhaust of gas or air must be equipped with mufflers.

c. The contractor must comply with the conditional use of the permit as specified in the rules and conditions issued with the permit.

The Department of Health also stated that traffic noise from vehicles travelling to and from the construction site must be minimized to comply with the provisions of Title 11, Department of Health Administrative Rules, Chapter 42, "Vehicular Noise Controls for Oahu."

There are no high speed or heavily utilized roadways in the vicinity of the project site which would indicate the presence of high levels of vehicular generated noise. A site visit revealed no evidence of stationary noise sources such as power plants or industrial machinery.

The proposed project does not include uses or activities that would produce noise in levels above that which is typical in residential neighborhoods.

III. Air Quality

Rating: 2 - No Impact Anticipated

A site visit revealed no evidence of high levels of airborne pollutants generated from adjacent properties nor are there high speed or heavily utilized roadways in the area which would indicate the presence of high levels of vehicular generated airborne pollutants.

The proposed project will not involve uses which will significantly degrade the ambient air quality of the area.

Frequent watering of the site during grading and excavation in accordance with Title 11, Department of Health Administrative Rules, Chapter 60, "Air Pollution Control" will mitigate the release of fugitive dust into the immediate environment.

IV. Environmental Design and Historic Values

A. Visual Quality - Coherence, Diversity, Compatible Use and Scale

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Site Inspection - May 30, 1989

The proposed three-story apartment building, though an extension of the existing residential use pattern of the

neighborhood, will not be consistent with the existing single family residential development pattern of the neighborhood. Landscaping will be installed to mitigate the visual impact of the project on the immediate neighborhood.

B. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources letter dated May 8, 1989

Site Inspection - May 30, 1989

State and National Registers of Historic Places

The project site contains no historic or archaeological sites which are listed on or eligible for the State or National Registers of Historic Places. The Department of Land and Natural Resources (DLNR) states that it is unlikely that any surface-level archaeological sites will be present because the parcel is located in an urban area. However, DLNR notes that no subsurface archaeological testing has been conducted in the area and there is the slight possibility that subsurface cultural deposits or burials may be uncovered during construction.

Should any subsurface burials or archaeological remains be uncovered during construction, all construction activities will be suspended and the State Office of Historic Preservation notified.

V. Socio-Economic

A. Demographic/Community Character Changes

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Site Inspection - May 30, 1989

The proposed project will emplace six households into the Liliha area and is not expected to significantly alter the demographic profile of the neighborhood. The proposed project will be an extension of the existing residential use pattern of the neighborhood but will be a departure from the single family residential development pattern of the immediate area.

B. Displacement

Rating: 2 - No Impact Anticipated

Source: Site Inspection - May 30, 1989

The project site has been vacant for an extended period of time. The proposed project will not result in the displacement of any residents or businesses.

C. Employment and Income Patterns

Ratings: 1 - Potential Beneficial Impacts (Short Term)
2 - No Impact Anticipated (Long Term)

The proposed project will have a short term beneficial impact by creating temporary jobs in construction related trades during the construction of the project. The proposed project is located in a residential neighborhood and will have no impact on employment opportunities or the operation of any businesses.

VI. Community Facilities and Services

A. Educational Facilities

Rating: 3 - Minor Adverse Impact Anticipated

Source: Department of Education letter dated April 17, 1989

The Department of Education states that the proposed project will have a minimal impact on area schools.

B. Commercial Facilities

Rating: 2 - No Impact Anticipated

Source: Site Inspection - May 30, 1989

The project site is conveniently located to a wide range of commercial opportunities located along Liliha Street and at the Liliha Shopping Center. In addition, the project site is within easy travel distance from the Ala Moana Shopping Center and the downtown/Chinatown commercial district.

C. Health Care

Rating: 2 - No Impact Anticipated

Source: Field Inspection

The Kuakini Medical Center is located one-half mile from the project site and provides a wide range of medical services including 24-hour emergency services.

D. Social Services

Rating: 2 - No Impact Anticipated

Source: Site Inspection

Child and Family Service will provide assistance to clients of the facility. In addition, the proposed project is within easy access of public and private social service providers located in the downtown area.

E. Solid Waste

Rating: 2 - No Impact Anticipated

The Department of Public Works, Refuse Division, will provide twice weekly refuse collection services to the project.

F. Wastewater

Rating: 2 - No Impact Anticipated

Source: Department of Public Works letter dated April 17, 1989

The Department of Public Works states that existing sewers are available and adequate to serve the proposed project. The project has received authorization to connect to the 8-inch sewer main on Kuakini Street. An existing sewer line, which is located in the middle of the property, will be relocated.

G. Storm Water

Rating: 2 - No Impact Anticipated

Source: Department of Public Works letter dated April 17, 1989

Site Inspection - May 30, 1989

The proposed project will decrease the available percolation area of the parcel. Site grading will be done to City and County standards and include the necessary swales to ensure proper site drainage. Landscaping will be installed to prevent the erosion of topsoil by storm water runoff.

The area's existing drainage system includes curbs and gutters which direct storm water to catch basins along Kuakini Street. An existing 42-inch drainage line which bisects the property may need to be relocated.

H. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letter dated April 20, 1989

The Board of Water Supply (BWS) states that an existing 12-inch water main on Kuakini Street is presently adequate to service the proposed project. The final availability of water will be determined when the building permit is submitted to BWS for its review and approval.

If water service is made available, the applicant will have to pay the BWS' Water System Facilities Charges for source-transmission and storage.

I. Public Safety

1. Police

Rating: 2 - No Impact Anticipated

Source: Honolulu Police Department letter dated April 12, 1989

Neighborhood residents have expressed concern over the prospects of physical or emotional confrontations between shelter residents and the abusive spouse which could "spill-over" into adjacent properties. CFS notes that residents of the project will have spent at least 60 days at an emergency shelter, where such confrontations are most likely to occur. Residents who may need temporary restraining orders against their abusive spouses will obtain them prior to moving into the project. CFS will attempt to keep the location of the project as confidential as possible.

2. Fire

Rating: 2 - No Impact Anticipated

Source: Site Inspection

The project is located approximately 100 yards from the Kuakini Fire Station. The project will be designed and constructed in accordance with the existing building and fire codes.

3. Emergency Medical

Rating: 2 - No Impact Anticipated

See Section VI(3) "Health Care."

J. Open Space, Recreation and Cultural Facilities

Source: Site Inspection

Kunawai Playground, a .885 acre neighborhood park, is located approximately one-half mile from the project site. Additional recreational opportunities are located at the 5.535-acre Lanakila District Park.

A fenced play area will be provided for residents.

K. Transportation

Rating: 2 - No Impact Anticipated

Sources: Department of Transportation Services letter dated May 1, 1989

Department of Transportation letter dated April 14, 1989

The Department of Transportation Services (DTS) notes that the project site was originally acquired for the extension of Alaneo Street but that these plans have since been abandoned and DTS has no objection to the use of the parcel for the proposed project.

Neighborhood residents use the parcel as a pedestrian "short-cut" to Kunawai Lane. In addition, the parcel is also used for vehicular access to a home located behind the parcel. Development of the proposed project will force pedestrians to use Lanakila Avenue or Liliha Street to access Kunawai Lane and vehicles must use existing access easements.

Current plans provide for nine parking stalls on site. In addition, the project site is located in close proximity to bus stops on Liliha Street.

The Department of Transportation states that the project will have no impact on the State highway system.

VII. Natural Resources

A. Water Resources

Rating: 2 - No Impact Anticipated

Source: Site Inspection

There are no perennial or intermittent streams, lakes or rivers in the vicinity of the project site. The project will receive water service from the area's existing water system and connect to the municipal wastewater system.

The project does not involve the drilling of new water wells, the diversion of surface water, or the construction of cesspools or septic tanks.

B. Floodplain Management

Rating: 2 - No Impact Anticipated

Source: Department of the Army letter dated April 13, 1989

Federal Emergency Management Agency "Flood Insurance Rate Map - City and County of Honolulu," September 4, 1987, Panel Number 150001-0115-B

The Department of the Army states that the project site is located in Flood Zone X, areas outside the 500-year floodplain.

C. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated April 13, 1989

Site Inspection - May 30, 1989

The project site is located in an area which has been in urban use for an extended period of time. There are no wetlands in the vicinity of the project and a Department of the Army permit is not required.

D. Coastal Zone Management

Rating: 2 - No Impact Anticipated

Source: Site Inspection - May 30, 1989

The Office of State Planning (OSP) has concurred with DHCD's determination that the proposed project is consistent with the objectives and policies of the Hawaii Coastal Zone Management (CZM) program. OSP's letter is attached as Appendix B.

E. Unique Natural Features
F. Vegetation and Animal Life
G. Agricultural Lands

Rating: 2 - No Impact Anticipated

Source: U. S. Department of Interior, Fish and Wildlife Service, letter dated April 4, 1989

The U. S. Fish and Wildlife Service states that there are no known fish and wildlife habitats at the project site.

The project site is located in an area that has been in urban use for an extended period of time. The parcel is overgrown with tall grasses and is generally flat and nondescript.

The proposed project will not convert any agricultural lands to non-agricultural uses, or result in the displacement or disruption of any agricultural activities.

Determination

Based on the foregoing environmental assessment, it is determined that the proposed actions will have no significant impact on the human environment. The reasons supporting this determination are as follows:

1. The proposed project will not significantly degrade the ambient air quality of the neighborhood. Frequent watering of the site during site clearance and excavation will minimize the release of fugitive dust into the environment.

2. The proposed project will not significantly increase noise levels in the neighborhood. The project does not include any activities or uses which will require the release of airborne pollutants, other than those normally associated with residential uses.

3. All infrastructure (sewer, water, drainage and utilities) are available and adequate to serve the proposed project.

4. The proposed project will not result in the displacement of any residents or businesses.

5. The impact of the proposed project on the demographic profile and income and employment patterns of the neighborhood are evaluated as

minimal and not significantly affecting the quality of the human environment.

6. Although the proposed project will not be consistent with the single family residential development pattern of the neighborhood, the deviation from the existing development pattern is evaluated as not significantly affecting the quality of the human environment.

7. There are no known wildlife habitats, natural features, or unique vegetation at the project site.

8. There are no known historic or archaeological remains at the project site.

A Negative Declaration will be issued in the Office of the Environmental Quality Control Bulletin and a Notice to the Public of No Significant Impact on the Environment will be published in a newspaper of general circulation.

APPENDIX A

AGENCY AND INDIVIDUAL COMMENTS

AGENCY RESPONSES

Federal	Response Date
Department of Housing and Urban Development	---
U.S. Army Corps of Engineers	4/13/89
U.S. Department of the Interior, Fish and Wildlife Service	4/ 4/89
State	
Department of Education	4/17/89
Department of Business and Economic Development	4/12/89
Office of State Planning, Governor's Office	4/ 4/89
Department of Health	4/18/89
Department of Land and Natural Resources	5/ 8/89
Department of Land and Natural Resources, Historic Preservation Office	---
Office of Environmental Quality Control	---
Department of Transportation	4/14/89
Department of Agriculture	---
Hawaii Housing Authority	4/13/89
Housing Finance and Development Corporation	4/ 6/89
Land Use Commission	4/ 4/89
City	
Department of General Planning	4/12/89
Department of Land Utilization	4/25/89
Department of Transportation Services	5/ 1/89
Building Department	4/ 6/89
Department of Public Works	4/17/89
Department of Parks and Recreation	4/12/89
Board of Water Supply	4/20/89
Fire Department	---
Honolulu Police Department	4/12/89
Office of Human Resources	4/13/89
Department of Finance	4/ 6/89
Others	
Senator Anthony K. O. Chang	---
Representative Mike Liu	4/12/89
Councilman Gary Gill	---
Liliha/Kapalama Neighborhood Board No. 14	---