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Kihapai Street - 11 unit Apt Bldg

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# Environmental Assessment for Special Management Area Use Permit

## 150 Kihapai Street, Kailua

Prepared for:

**Chrismas Properties One, Inc.**

Joe Mastrantonio, President

Prepared By:

KRP Information Services
1314 South King Street, Suite 951
Honolulu, HI 96814

September 1990

**Environmental Assessment for**
**Special Management Area Permit Application**
**City & County of Honolulu**
**Department of Land Utilization**

## I. GENERAL INFORMATION

A. APPLICANT:

Chrismas Properties One, Inc.
3441 Waialae Avenue Suite C
Honolulu, Hawaii 96816
737 0557

B. RECORDED FEE OWNER:

Chrismas Properties One, Inc.
3441 Waialae Avenue Suite C
Honolulu, Hawaii 96816
737 0557

C. AGENT :

Jacqueline A. Parnell
KRP Information Services
1314 So. King St., Suite 951
Honolulu, HI 96814
545 3633

D. TAX MAP KEY: 4-3-59-28

E. LOT AREA: 6,072 sq ft

F. AGENCIES CONSULTED IN MAKING ASSESSMENT:

Department of Land Utilization, Department of Public Works (Wastewater Division), Board of Water Supply, and State Department of Land and Natural Resources (Division of Water and Land Development).

G. LIST OF EXHIBITS:

1. Location Map
2. SMA Boundary Map
3. Zoning Map
4. Site Plan of Proposed Project
5. Front Elevation of Proposed Project
6. Location of Existing Units on Property
7. Photograph of Existing Units
8. Photograph of Apartment Building Opposite 150 Kihapai
9. Photograph of Wailepo Place
10. Photograph of Apartment Buildings in the Vicinity
11. Approximate Area of Damaged Homes in Coconut Grove, Kailua (from flood of December 31, 1987 - January 1, 1988)
12. Estimated Flood-Water Level in Coconut Grove, Kailua (from flood of December 31, 1987 - January 1, 1988)

## II. DESCRIPTION OF THE PROPOSED ACTION

### A. GENERAL DESCRIPTION:

An 11 unit apartment building is proposed for construction at 150 Kihapai Street, near Wailepo Street in the Coconut Grove area of Kailua in the Koolaupoko development plan area. Both the development plan area designation and the zoning classification for this area are A-2 Medium Density Apartment. The property to the north of the site is zoned R-5 Residential, and to the east and south, B-2 Community Business. The parcel is located on the east side of Kihapai Street. Kawainui Marsh is on the other side of the residences on the west side of Kihapai Street and Wailepo Place. All of the property is within the special management area, the outer boundary of which follows the eastern property line of the parcel. The location of the lot and regulatory boundaries are shown on the attached maps (Exhibits 1-3). A site plan and front elevation of the proposed project are shown in Exhibits 4 and 5.

The proposed use is consistent with existing zoning and permitted uses. No variances or exceptions are required or being requested.

### B. TECHNICAL CHARACTERISTICS:

The property presently contains a paved parking area and two structures, an old one-story single-family dwelling and a two-story, two-unit dwelling unit built in 1981. The location of these structures is shown in Exhibit 6. The lot immediately to the north of the site contains two two-unit single-story dwellings. The lot immediately adjacent on the south contains one single-family unit. There is a two-story apartment building across the street at Wailepo Place. Photographs of the existing buildings on the site and the adjacent structures and streets are attached as Exhibits 7 through 10. The existing structures on the site will be demolished and replaced with the new building, parking facilities, and landscaping.

The four-story planned development consists of 11 apartments on the second and third floors. The fourth level will be made up of the lofts of the third floor apartments. The apartments will have less than 600 square feet of floor area. Access will be by stairways at either end of the building. The ground floor area will be utilized for access, parking, refuse disposal and laundry facilities. An enclosed space will be provided for a refuse dumpster and a laundry area will be constructed near the rear staircase. The site will be landscaped on all four sides to screen the building from the adjacent properties. The new structures and landscaping will result in an improvement to the appearance and general upgrading of the area compared to the existing use.

Access from Kihapai will be moved from the side to the center of the lot, as shown in the accompanying drawings. Eleven tenant and two guest parking spaces will be provided. Seven spaces will be standard size and six will be for compact cars. The existing sidewalk and curbs will be reconfigured and replaced as part of this change.

The property is level, at an elevation of approximately nine feet above sea level. No grading, grubbing or excavation will be required.

The site is already served with water, electricity, and sewers. The Wastewater Division of the Department of Public Works has verified that the existing sewer connections are adequate to accept the increased load of liquid wastes, and the Board of Water Supply has approved the additional water hookups. Existing City solid waste collection services will be continued.

C. ECONOMIC AND SOCIAL CHARACTERISTICS:

This part of Coconut Grove is an area in transition. It contains a number of older homes, some in poor condition, and both old and new apartment buildings. Construction of this new building will meet an existing demand for rental units in the area, and may provide an incentive to other property owners to upgrade their properties by constructing similar units.

The cost of the project is estimated to be $750,000. Construction will begin as soon as all permits are received. Construction time for the project is estimated to be six months.

D. ENVIRONMENTAL CHARACTERISTICS:

Soils in the Coconut Grove area belong to the Kaena-Wailua association which occurs as a narrow band along the northern and eastern coastline of the Oahu. These soils are deep and mainly level or gently sloping. They formed in alluvium and vary widely in texture, ranging from poorly drained to excessively drained. Elevation ranges from sea level to 200 feet. According to the Final Environmental Impact Statement for the Kawainui Marsh Flood Mitigation Project (M&E Pacific 1990), the houses in Coconut Grove are built on low-lying coral sands derived from dune formations along the coast that were leveled to construct house lots. The houses closest to the marsh generally are in soggy, less permeable soil with higher organic content at slightly lower elevations compared to more seaward portions of Coconut Grove.

The annual rainfall is generally 30 to 45 inches but ranges from 20 inches to 80 inches. Most of the rain falls in winter but summer showers are common. Rain runoff from the site will go into Kihapai Street and then into the existing storm drain. Construction on the parcel will not create an erosion hazard.

The Federal Flood Insurance Rating Map (FIRM) zone for the area is X. This part of Coconut Grove had only minimal flooding during the largest flood event in recent history, the New Year's Eve storm of December 31, 1987-January 1, 1988. A special report on this flood prepared by the Division of Water and Land Development (DOWALD) of the Hawaii State Department of Land and Natural Resources (DLNR 1988) describes the damage as follows:

> The American Red Cross made a residential damage survey in Coconut Grove and reported hundreds of homes (household and personal property) damaged by the floodwaters. . . Except for pockets of homes with major damages on other streets, most of the homes with major damages were along and near Kihapai Street between Kaiemi and Auwai Streets. Homes with minor damages were mainly located between Oneawa and Kihapai Street. Minor damaged homes were also located on Kainui Drive and Ulupaina Street.
>
> In its damage survey, the Red Cross also estimated the height of the flood waters. . . The highest water level of over 4 feet covered the area along Kihapai Street between Hoopuni Drive and Kahoa Drive. The area within the 2-foot water level height is mainly between Oneawa Street and the levee and between Kainui Drive and the southern end of Kihapai Street.

A rough depiction of the location of the damaged homes and personal property and of the height of the flood waters are indicated in Figures 7 and 8 of the DOWALD report. These are reproduced as Exhibits 11 and 12 at the end of this document. The report notes that the zero water level line shown in Figure 8 was traced on the map mainly using the 9-foot elevation contour line.

## III. AFFECTED ENVIRONMENT

### A. DESCRIPTION OF THE SITE:

Coconut Grove lies between Kawainui Marsh and Kailua Bay. The community measures approximately one and a half miles long in a north-south axis and slightly less than a mile wide in an east-west axis.

As noted earlier, 150 Kihapai Street is near Wailepo Street in the Coconut Grove area of Kailua in the Koolaupoko development plan area. Both the development plan area designation and the zoning classification for this area is A-2 Medium Density Apartment. The property to the north of the site is zoned R-5 Residential, and to the east and south, B-2 Community Business. The parcel is located on the east side of Kihapai Street. Kawainui Marsh is on the other side of the residences on the west side of Kihapai Street. All of the

property is within the special management area, the outer boundary of which follows the eastern property line of the parcel. The parcel contains no large or important trees or any other unique features.

B. PROJECT SITE IN RELATION TO SPECIAL AREAS:

There are no special areas in the immediate vicinity of the site that will be affected by the construction of the new building. Kawainui Marsh is a block away to the east and Kailua Beach approximately five blocks to the west. There are no rare, threatened, or endangered species on the site.

C. RELATION TO HISTORIC RESOURCES:

Kawainui, the Kailua area, and the Koolaupoko district are significant in the history of the Hawaiian people. The area contained an extensive system of taro patches and was well known because of its large fishpond. Archaeological studies have identified a number of significant sites in the Kawainui Marsh area. Construction on the site will have no impact on the Marsh.

D. RELATION TO COASTAL VIEWS:

The proposed building will be within the permitted height limit for apartment buildings and comparable to existing apartment buildings in the vicinity. There are no public viewpoints in the area to be adversely impacted.

E. RELATION TO WATER QUALITY:

The project will have only minimal effect on receiving waters and ground water resources. These minimal effects will occur as a consequence of the additional paving and hard surface areas that will be constructed, thereby increasing runoff and diminishing groundwater recharge. The groundwater is not presently developed as a water source and is unlikely to be developed in the future.

## IV. PROJECT IMPACTS AND MITIGATION MEASURES

A. SHORT-TERM IMPACTS:

Project impacts will be minor and occur mostly during construction. Short-term impacts on air quality from construction emissions will be minimal and can be mitigated. Suppression measures for fugitive dust, such as watering methods, will be employed for demolition activities. There will also be short-term noise impacts during construction. All demolition and construction activities will take place during normal

There will also be short-term noise impacts during construction. All demolition and construction activities will take place during normal working hours to minimize the impact of noise on neighboring properties. There will also be some adverse impacts on the neighborhood from additional traffic generated by construction vehicles. To the extent possible, movement of these vehicles on and off-site will be confined to off-peak hours to minimize effects of commuter traffic on Kihapai Street.

B. LONG-TERM IMPACTS:

There will be some minor long-term impacts on traffic and utilities. The increase in the number of units on the site from 3 to 11 will result in additional traffic to and from the parcel and increase the demand for parking. However, the provision of on-site parking will mitigate some of these negative impacts.

The additional new units will also increase usage of water and electricity, and increase the loads of liquid and solid wastes requiring disposal. However, allowance for this additional load on facilities has already been made by the City by its action of designating this area of Coconut Grove suitable for medium apartment density zoning.

The proposed project will provide economic and social benefits by improving the appearance of the neighborhood and by providing additional rental units to the community. Construction of this new building will meet an existing demand for rental units in the area, and may provide an incentive to other property owners to upgrade their properties by constructing similar units. This will be consistent with development plan policies that led to designating the area for medium density apartments.

C. RELATIONSHIP TO COASTAL ZONE MANAGEMENT OBJECTIVES:

The proposed project is consistent with Coastal Zone Management (CZM) objectives and policies (Section 205A-2, HRS) and the Special Management Area guidelines (Section 33-3.2, ROH). The relevant CZM objectives are as follows:

*Recreational Resources*

**Objective:** Provide coastal recreational opportunities accessible to the public.

The proposed project will neither create nor interfere with access to coastal recreational resources.

*Historic Resources*

**Objective:** Protect and preserve natural and man-made historic and prehistoric resources that are significant in Hawaii and American history and culture.

The proposed project will have no adverse impact on historic resources.

*Scenic and Open Space Resources*

**Objective:** Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

The proposed project will not adversely affect any views of scenic coast al areas.

*Coastal Ecosystems*

**Objective:** Protect valuable coastal ecosystems.

The proposed project will not adversely affect coastal ecosystems. Runoff from the site will be minimal and at some distance from coastal waters.

*Coastal Hazards*

**Objective:** Reduce hazard to life and property from flooding.

The proposed project is in an area that had little damage during a period of severe flooding. Measures now being taken by the City Department of Public Works to mitigate flood damages should result in no future damage should there be a repeat of the severe rainstorm that occurred on New Year's Eve in 1987-1988. Flood hazard to personal property will be reduced because residential units will be elevated from ground level to the second and third floors.

D. FINDINGS AND DETERMINATION OF SIGNIFICANCE:

Chapter 200 (Environmental Impact Statement Rules) of Title 11 Administrative Rules of the State Department of Health specifies criteria for determining if an action may have a significant effect on the environment. The relationship of the proposed project to these criteria is discussed below.

(1) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

The project site has been modified extensively and has no natural resources. The only cultural resources in the area are those associated with Kawainui Marsh which will not be affected.

(2) *Curtails the range of beneficial uses of the environment;*

The proposed apartment building will be located on a site currently used for the same purpose as the proposed use.

(3) *Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;*

The proposed project does not conflict with long-term state environmental policies or goals.

(4) *Substantially affects the economic or social welfare of the community or state;*

The proposed improvements will provide economic and social benefits through the upgrading the property and providing new rental units in an area where there is an acute shortage of rental properties.

(5) *Substantially affects public health;*

Public health is not threatened by the existing residences on the site and there is no reason to expect that public health to be affected in the future by the new units.

(6) *Involves substantial secondary impacts, such as population changes or effects on public facilities;*

The project does not involve substantial secondary impacts such as population changes or effects on public facilities. Water, sewer, drainage, and transportation systems are adequate to serve the project.

(7) *Involves a substantial degradation of environmental quality;*

Environmental impacts will be minor. Environmental quality will not be significantly degraded.

(8) *Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

The proposed project is consistent with the City's development plan and zoning. It neither involves a commitment for a larger action nor results in significant adverse effects upon the environment.

(9) *Substantially affects a rare, threatened or endangered species, or its habitat;*

There are no rare, threatened, or endangered species (plant or animal) on the project site.

(10) *Detrimentally affects air or water quality or ambient noise levels;*

Noise and dust are unavoidable short-term consequences of construction but can be mitigated through strict adherence to public health regulations governing air pollution and noise.

There will be no impact on water quality. Impacts on air quality will be short-term and should not result in a violation of standards. Noise associated with construction may pose a short-term nuisance for residents of adjacent property.

(11) *Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.*

The project is located in a coastal area subject to some flooding. The use is consistent with existing land use regulations for the area.

Based on the above findings, it appears that the construction of the proposed apartment building will have no significant adverse environmental impact.

## References

City & County of Honolulu, Department of Public Works and Hawaii State Department of Health. *Water Quality Management Plan for the City and County of Honolulu.* Honolulu, Hawaii. June, 1989.

Hawaii State Department of Business and Development. *State of Hawaii Data Book 1989.* Honolulu, Hawaii. November, 1989.

Hawaii State Department of Land and Natural Resources, Division of Water and Land Development. *Post Flood Report New Year's Eve Storm December 31, 1987-January 1, 1988 Windward and Leeward East Oahu.* Circular C119. Honolulu, Hawaii. July, 1988.

M&E Pacific, Inc. *Final Environmental Impact Statement: Kawainui Marsh Flood Damage Mitigation Project.* Honolulu, Hawaii. June, 1990.

U. S. Soil and Conservation Service. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii.* Washington, D. C. August 1972.

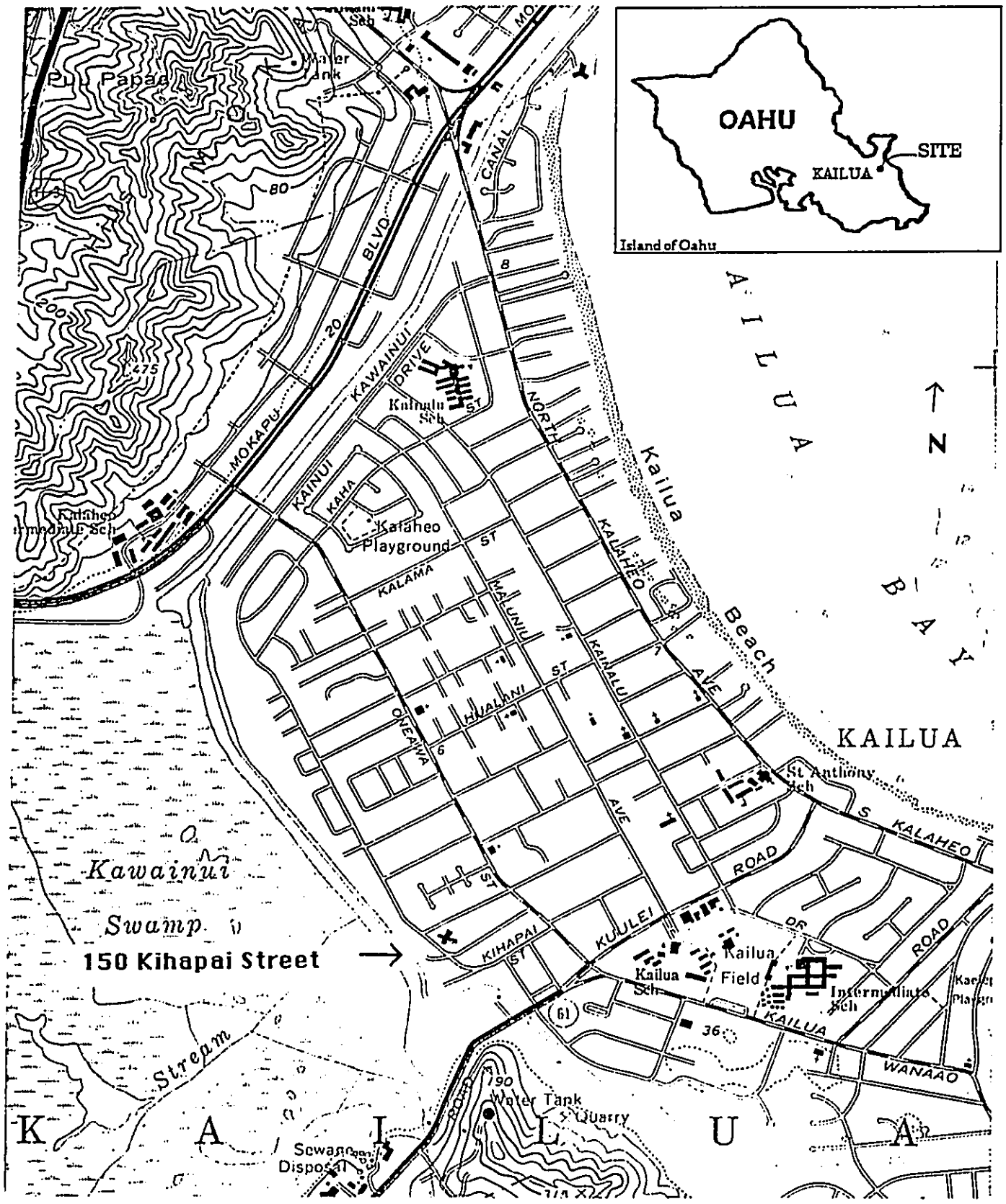



*Exhibit 1. Location Map*

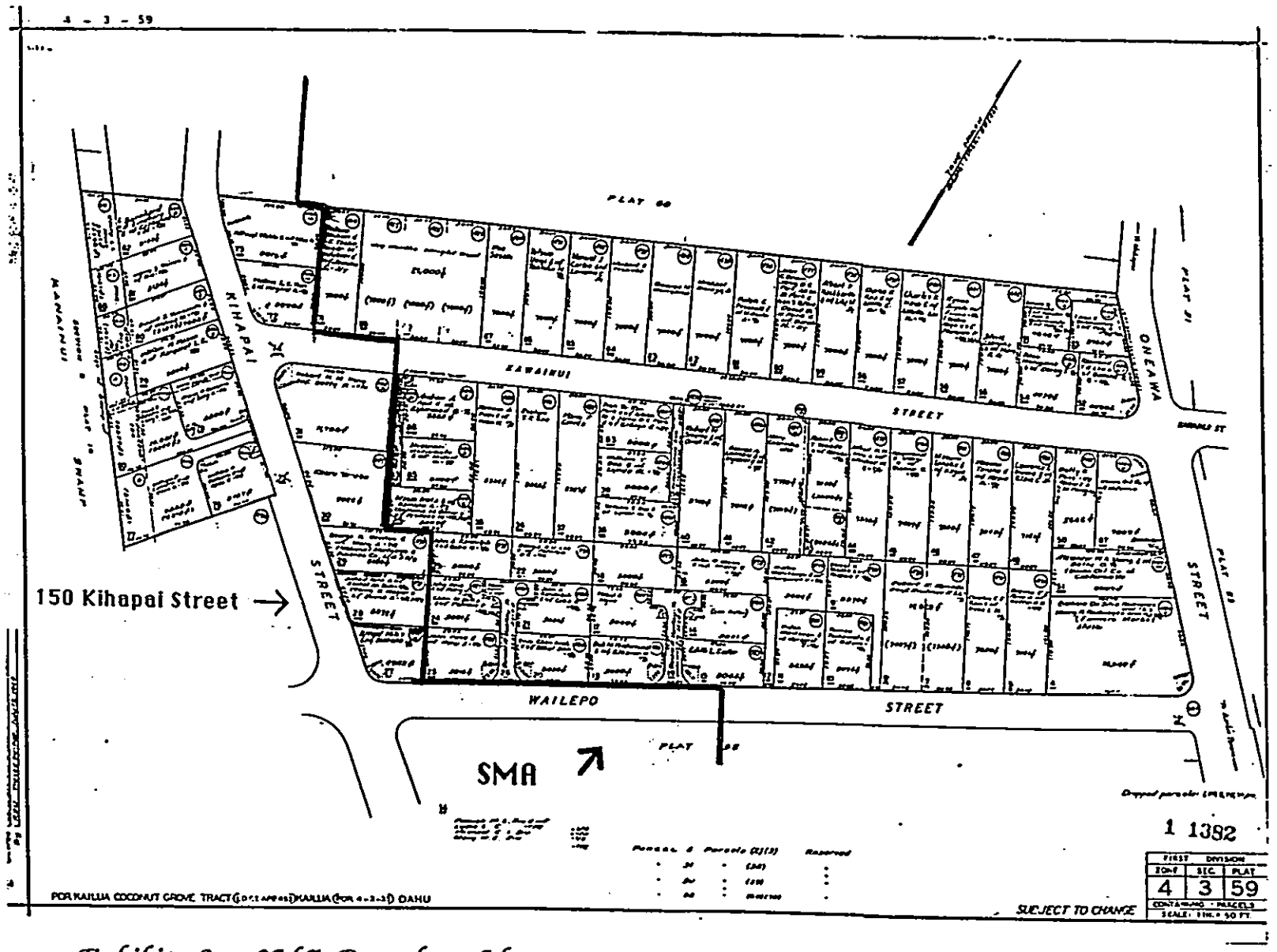



*Exhibit 2. SMA Boundary Map*

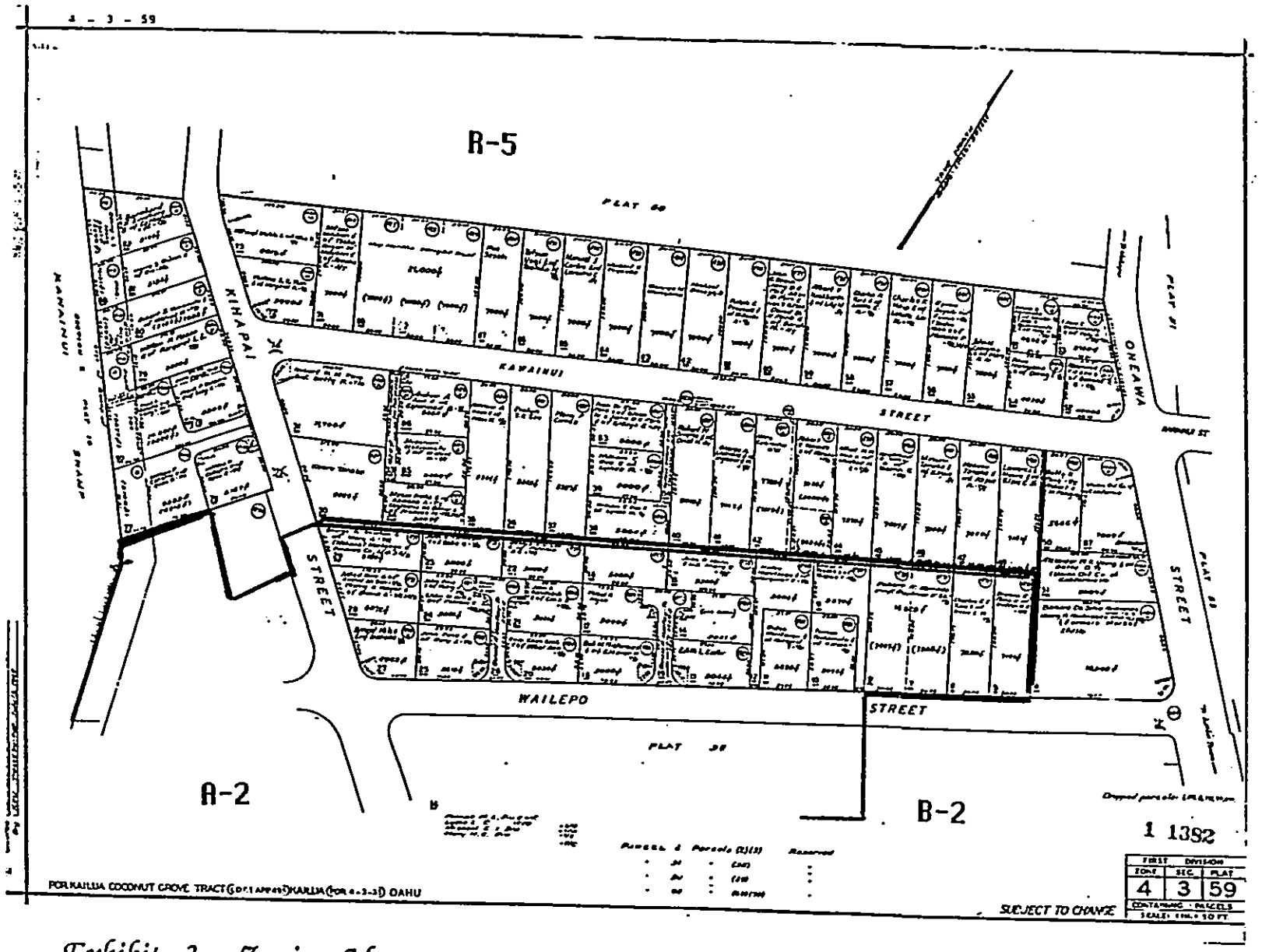



*Exhibit 3. Zoning Map*

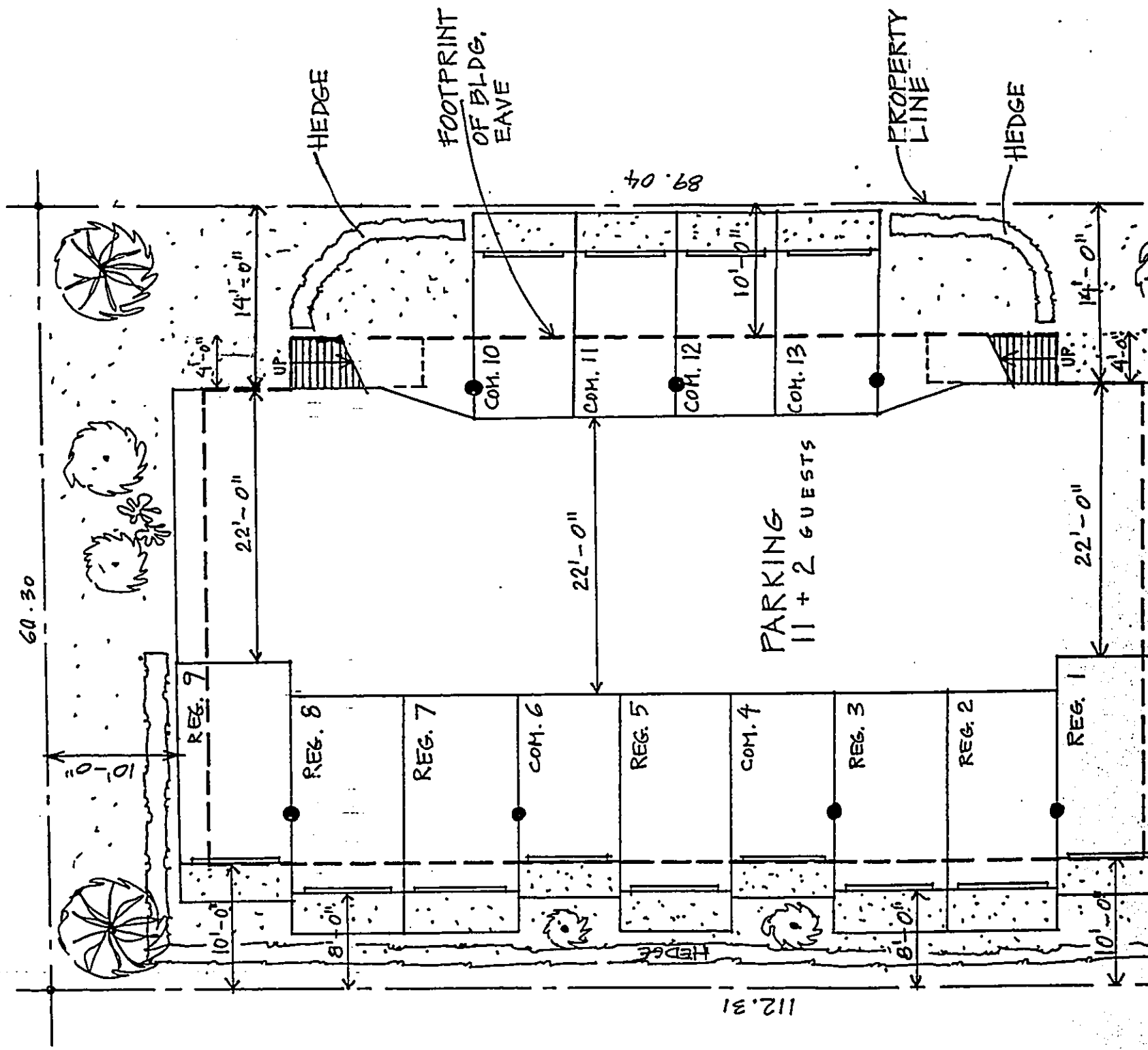
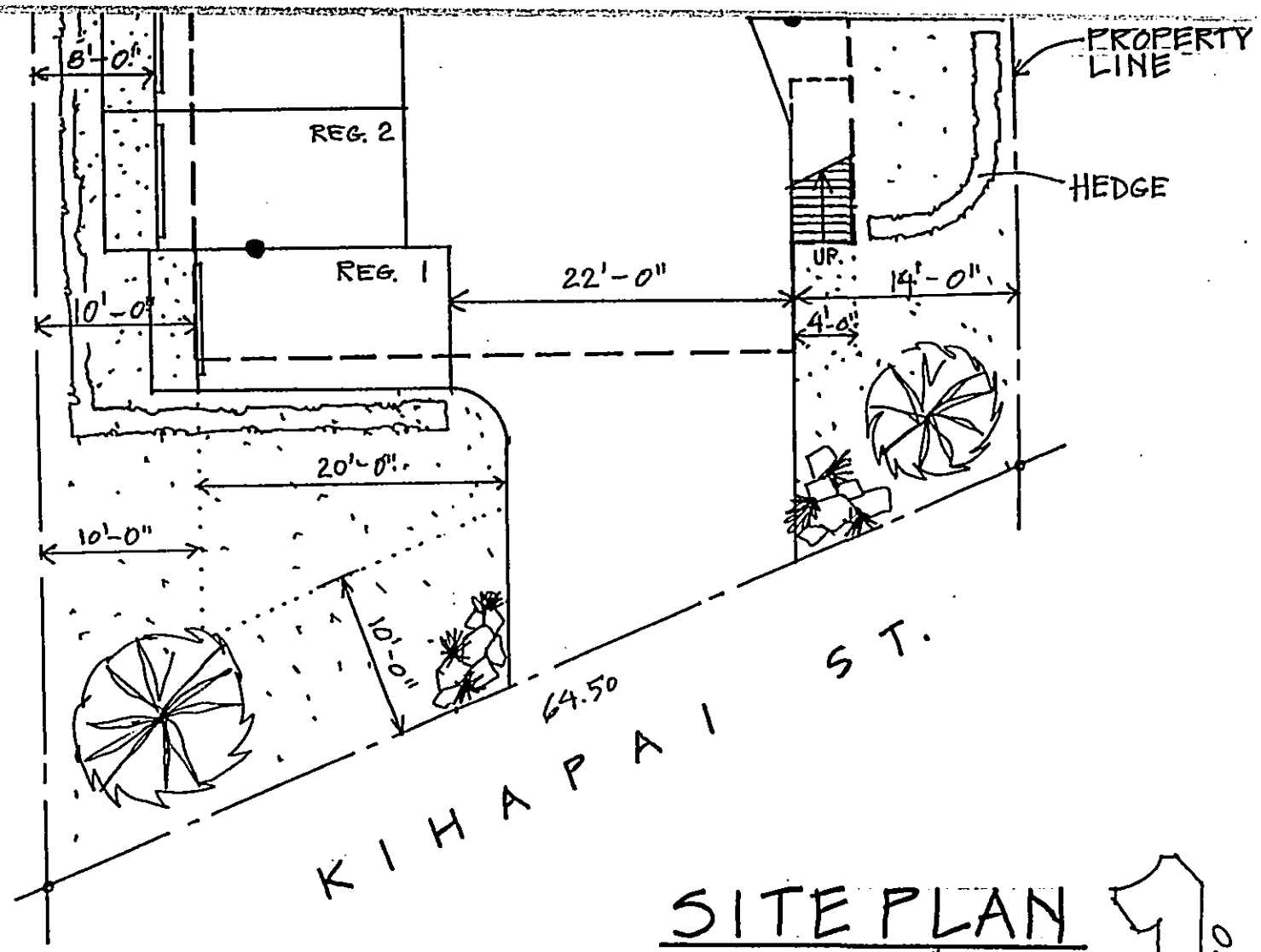



*Exhibit 4. Site Plan of Proposed Project*




# SITE PLAN

SCALE: 1" = 10 FT.

TMK: 1-4-3-59:28

ZONE A-2 6072 ft

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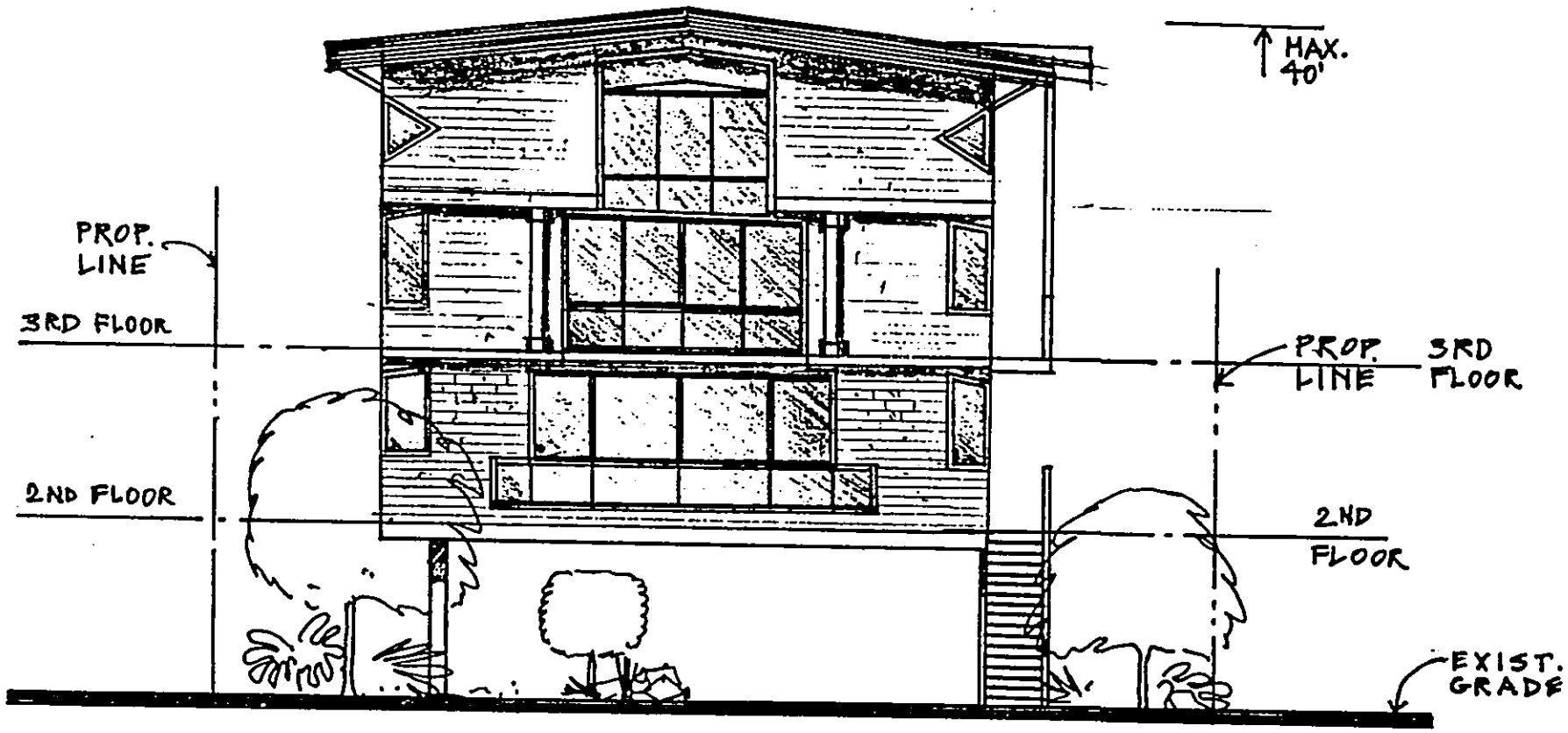
FAR ALLOWED: 5747 ft

FAR PROVIDED: 5740 ft

TOTAL PARKING: 13

NOTE: PARKING TRADE-OFF: 280 ft

OPEN SPACE PROVIDED: 288 ft




FRONT ELEV.

2

9/18/90

*Exhibit 5. Front Elevation of Proposed Project*

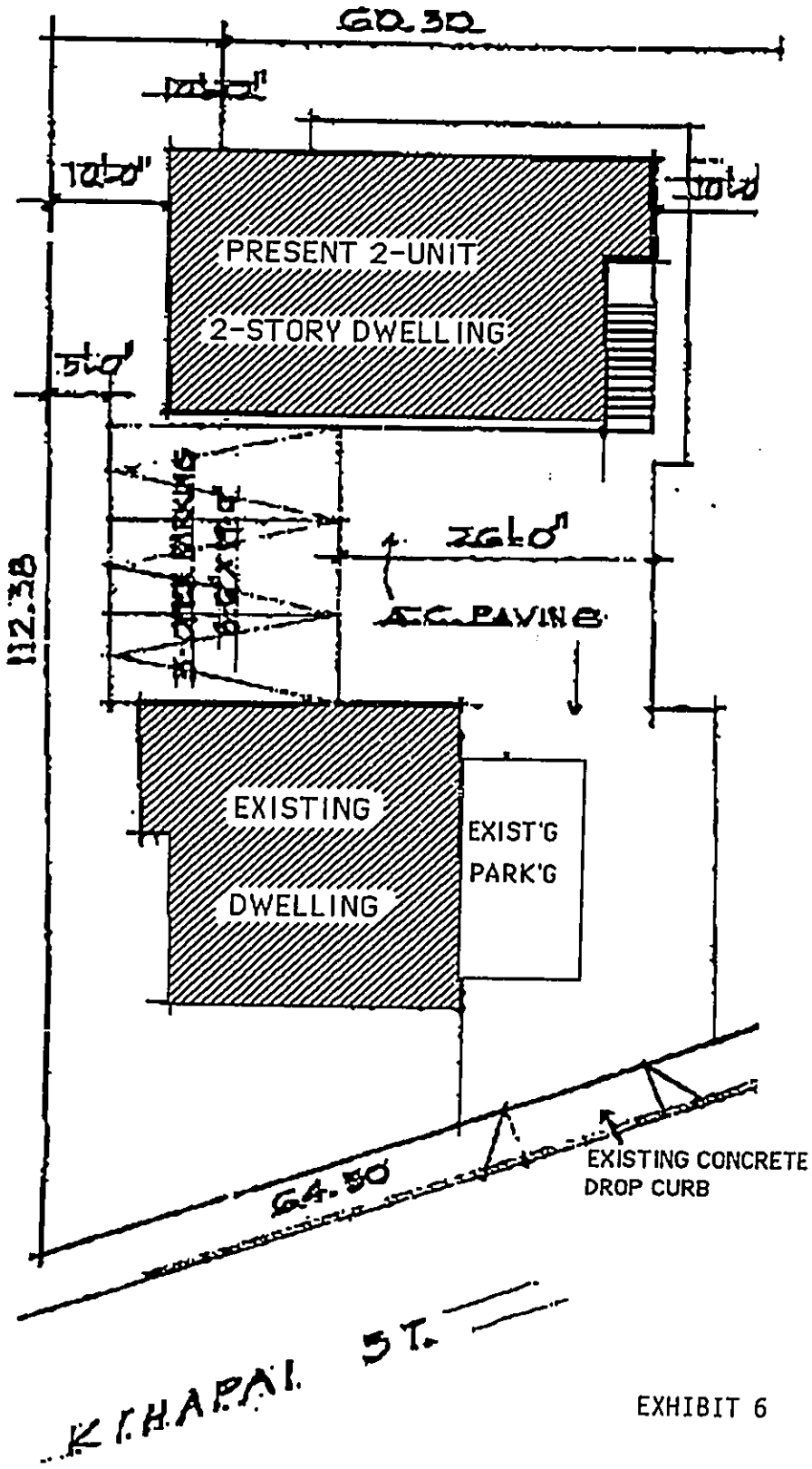



*Exhibit 6. Location of Existing Units on Property*

*Exhibit 7. This is a picture of the subject property looking directly toward the site from Kihapai Street.*

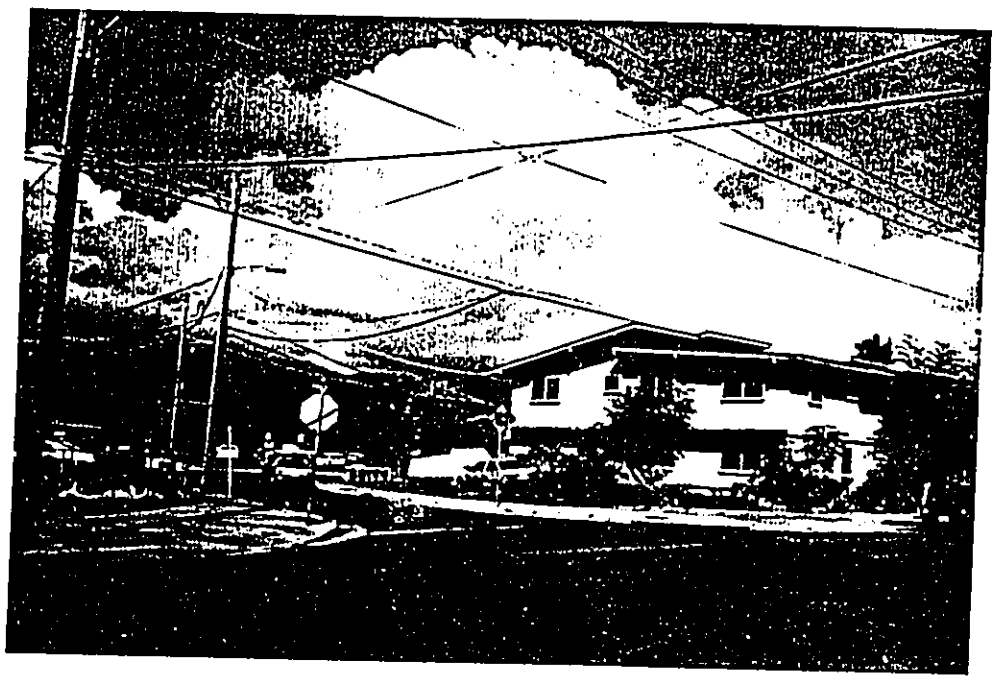


*Exhibit 8. This is a picture of the apartment building directly across Kihapai from the subject property (Sec. II-B, p. 3) and up Wailepo Place which runs perpendicular to Kihapai from the subject property.*

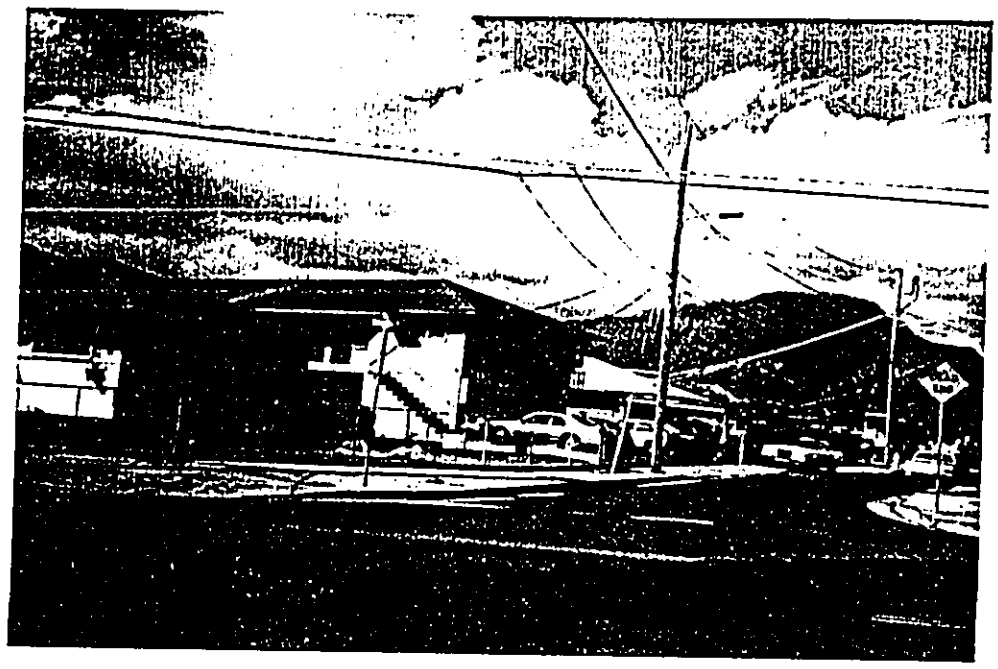


*Exhibit 9. This is another view up Wailepo Place which provides a good illustration of the neighborhood's mix of single-story cottages and 2 or 3 level apartment properties.*

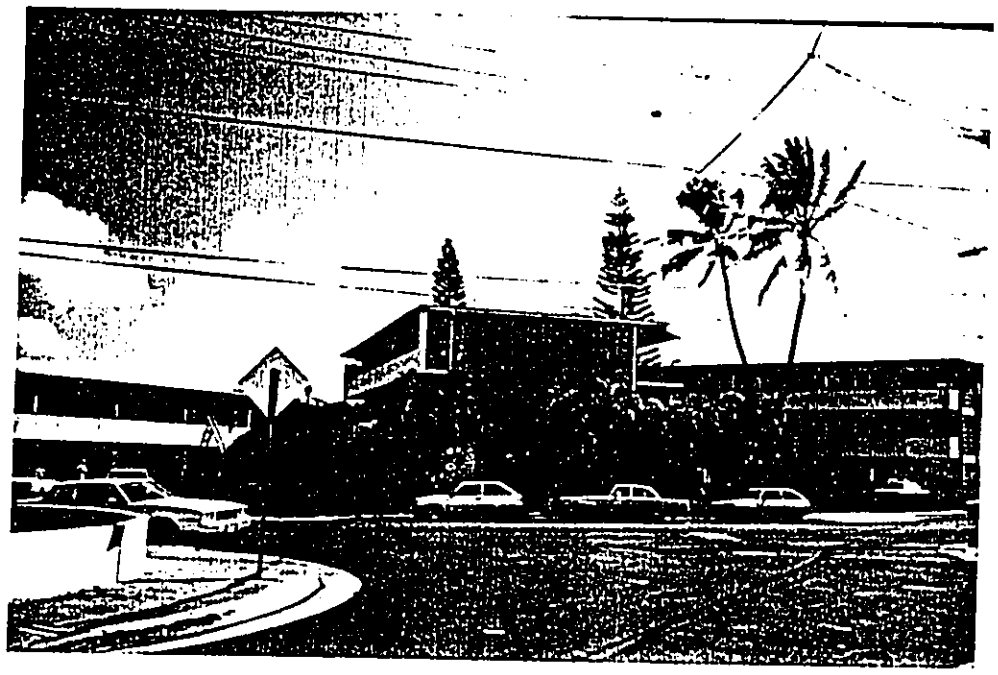


*Exhibit 10. This demonstrates the type of cinder block, 3-story apartment buildings prevalent in the neighborhood.*

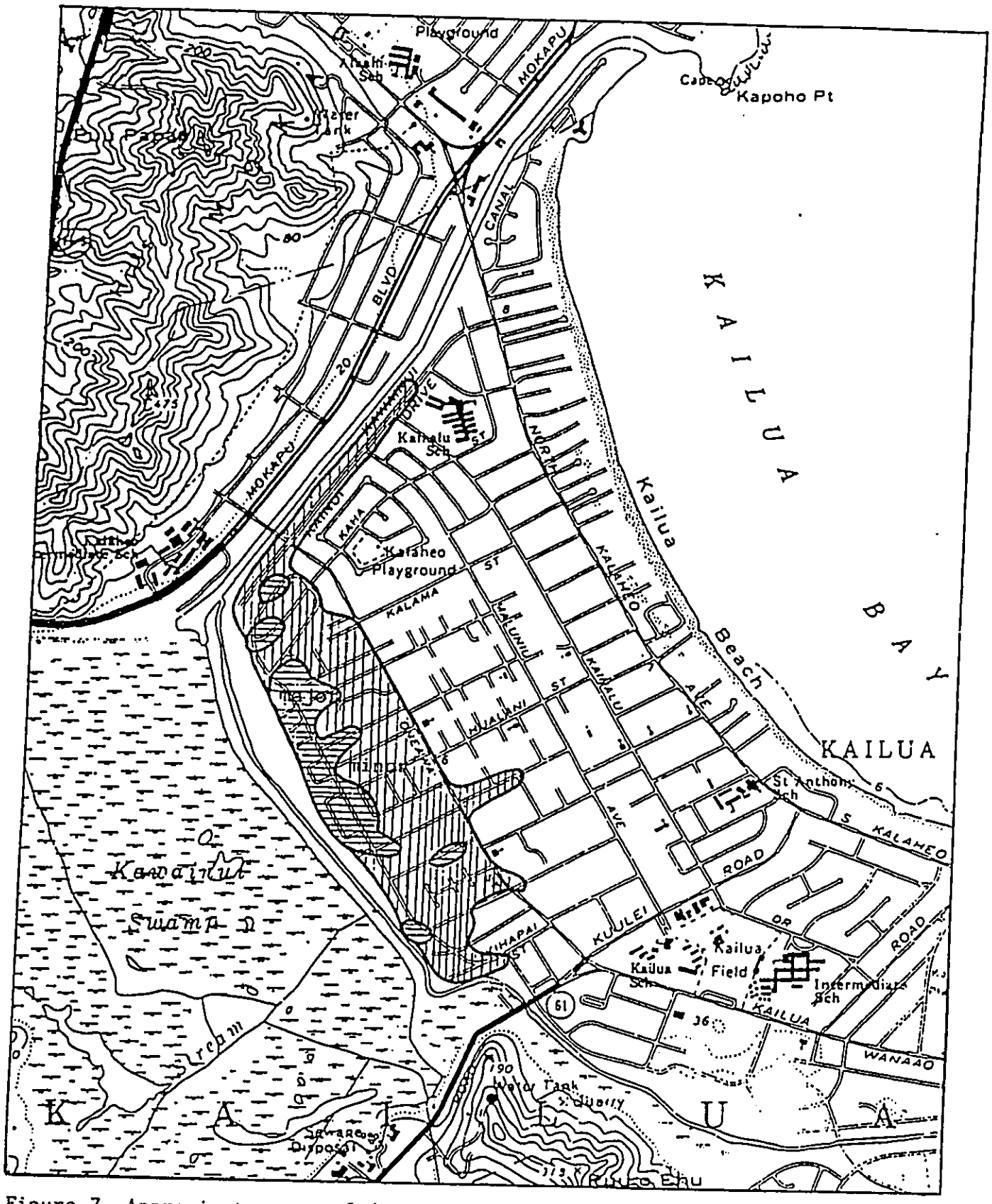



Figure 7. Approximate area of damaged homes in Coconut Grove, Kailua.

major damage  minor damage

*Exhibit 11. Flood Damage Map from DLNR Report*

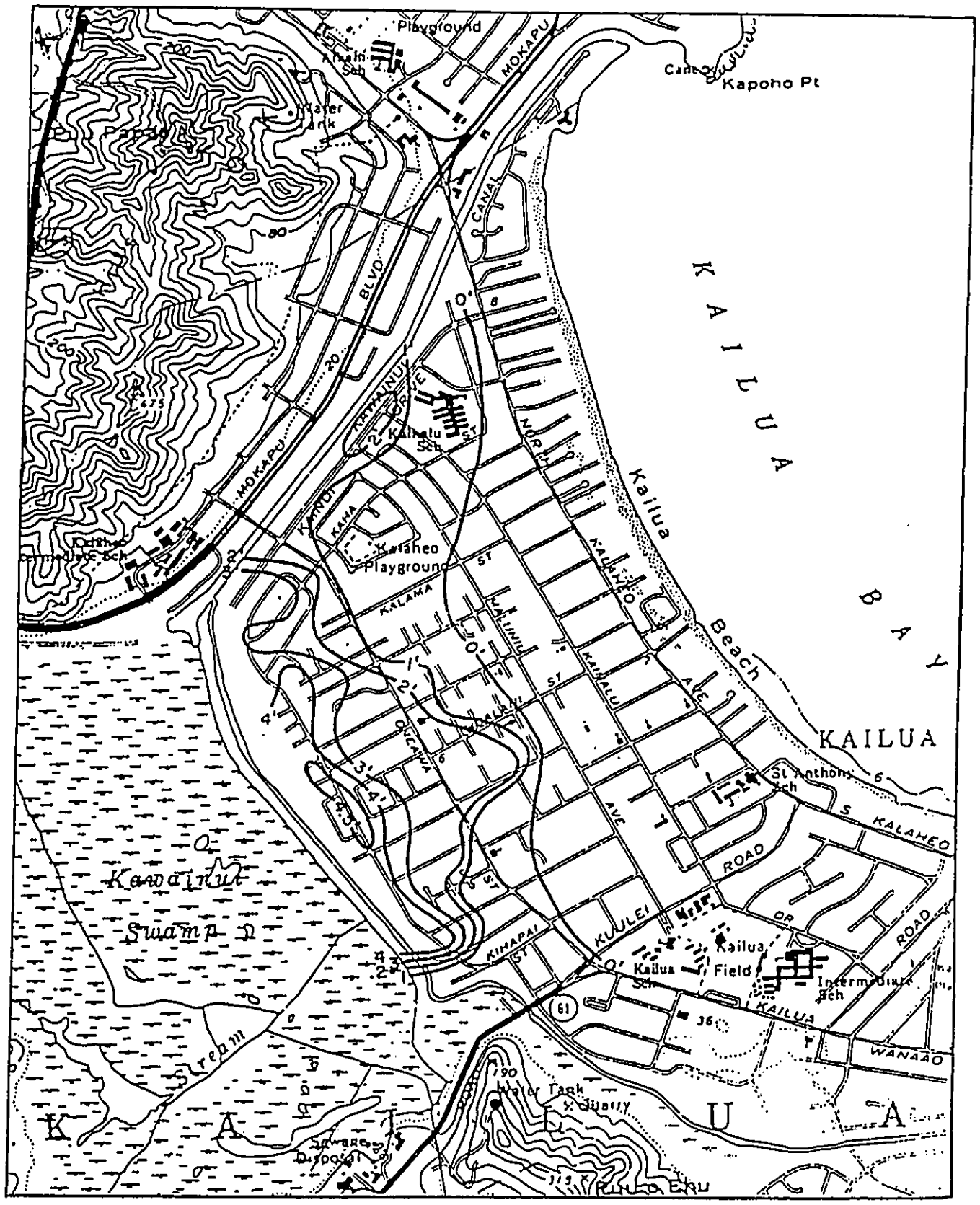



Figure 8. Estimated flood-water level in Coconut Grove, Kailua.

*Exhibit 12. Flood-Water Level Map from DLNR Report*