

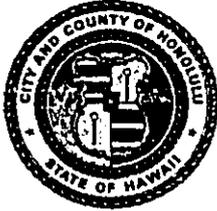
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 5TH FLOOR  
HONOLULU, HAWAII 96813  
PHONE: 523-4427 • FAX 527-5488

RECEIVED

FRANK F. FASI  
MAYOR

'90 AGO 28 A11:26



MICHAEL N. SCARFONE  
DIRECTOR

Gail Kaito  
DEPUTY DIRECTOR

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

August 24, 1990

Director  
Office of Environmental Quality  
Control  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

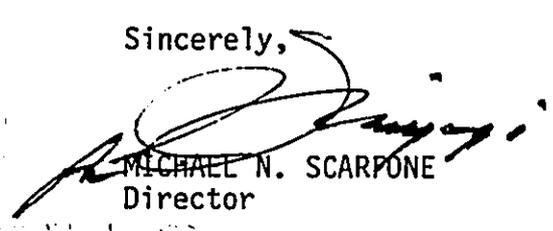
Dear Sir:

Subject: Negative Declaration  
Kaimuki Elderly Housing Project  
Tax Map Key: 3-2-5: 035

Please publish a Negative Declaration in the September 8, 1990 OEQC Bulletin for the subject project. The OEQC Form for Publication and four copies of the subject document are enclosed.

The Environmental Assessment prepared for the project indicated that there were no significant effects on the quality of the environment. The assessment is on file with the Department of Housing and Community Development at the Honolulu Municipal Building, 650 South King Street, 5th Floor, Honolulu, and is available for inspection by the public during regular office hours between 7:45 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

  
MICHAEL N. SCARFONE  
Director

Enclosures

195

1990-09-08-0A-FEA

**FILE COPY**

RECEIVED

ENVIRONMENTAL ASSESSMENT <sup>90</sup> AGO 27 P3:39

FOR THE OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

\* KAIMUKI ELDERLY HOUSING PROJECT \*

Department of Housing and Community Development  
City and county of Honolulu  
August 1990

ENVIRONMENTAL ASSESSMENT

Administrative Information

A. Project: Kaimuki Elderly Housing Project

B. Type of Action:  Applicant  
 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  
August 1990

Description of Proposed Actions

A. Proposed Activity

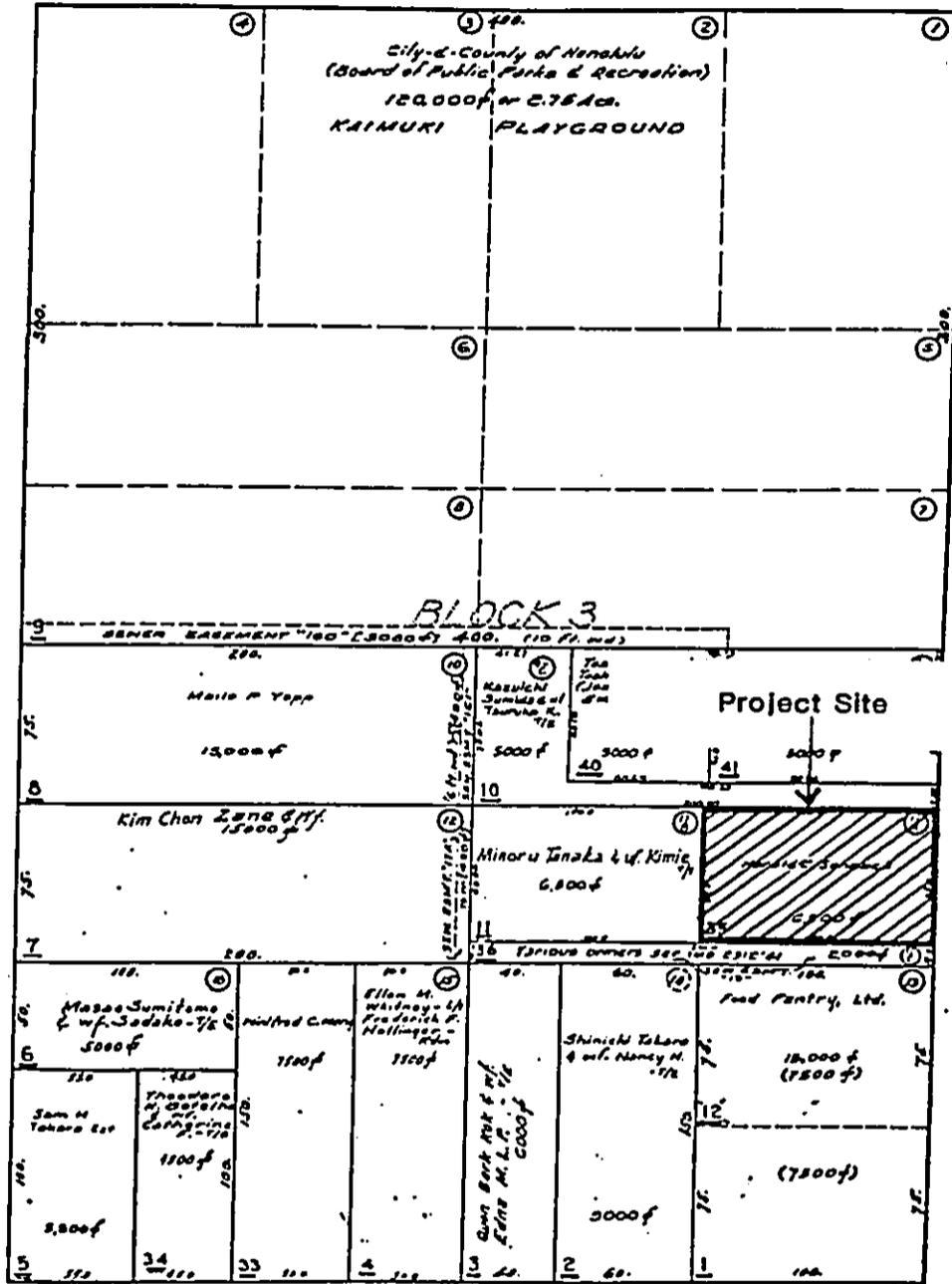
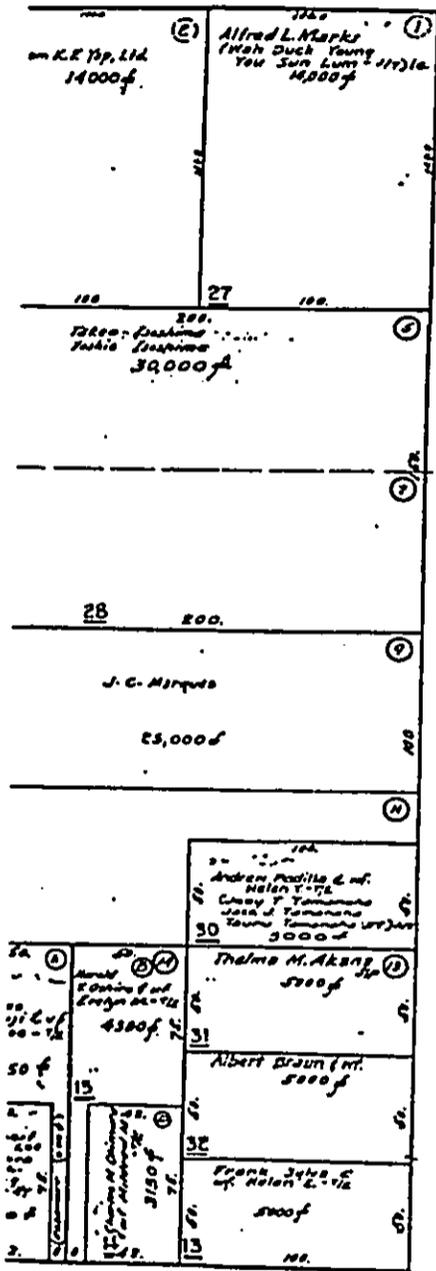
Single activity;  
 Aggregation of activities;  
 Multi-year activity.

Proposed Project

The Department of Housing and Community Development proposes to develop and operate an 18-unit elderly housing project on a 6,500 square foot parcel located at 1114 11th Avenue, Kaimuki, Oahu (see location map). The project is intended to provide long-term housing services to the elderly.

WAIALAE

AVENUE



HARDING

AVENUE

Kaimuki Elderly

### Need for Project

In general, there is a critical need for new affordable rental units on Oahu. While there has been minimal new construction of rental units, the demand for new rental units continues to increase, as new households are formed and existing units are demolished or converted to condominiums.

Elderly households are less able to compete on the rental market. According to Homeless Aloha, Inc., a nonprofit entity that provides information on the homeless, the elderly are at special risk of becoming homeless because many live on fixed incomes and often have limited ability or mobility to find affordable rental units. Catholic Services to Elderly, which operates a small group home project and provides other services to the elderly, has noted that it is difficult to estimate the numbers of elderly in need of assistance due to health and/or safety concerns. There is a demand, however, for public housing and subsidized housing in urban areas because of access to transportation, stores and medical services.

According to the City's Office of Human Resources, East Honolulu has the largest proportion of the 60+ population on Oahu. According to the 1980 Census, Kaimuki's 60+ age group totals 4,543 persons, or 23 percent of the total number of residents. This percentage is twice as much as the overall average (11 percent) for Oahu. An elderly housing project in this area would help to alleviate the problem of finding affordable housing for the elderly in East Honolulu.

### Community Reactions

The City made a presentation describing the project at the June 28, 1990 meeting of the Kaimuki Neighborhood Board No. 4. The Board voted unanimously to support the proposed project, subject to provision of the following:

- . Ingress and egress for the Tanaka residence located behind the project site;
- . Turnout for loading and unloading on 11th Avenue; and
- . Parking for residents at the municipal parking lot.

DHCD will examine the feasibility of accommodating these conditions in the proposed project.

### Proposed Action

The Department of Housing and Community Development (DHCD) proposes to acquire the 6,500 square foot parcel located at 1114 11th Avenue (Tax Map Key: 3-2-5: 035), Kaimuki, Hawaii using approximately \$450,000 in Community Development Block Grant funds and \$1,950,000 in City funds. DHCD will complete the unfinished concrete masonry structure on the

property to create an elderly rental project containing 18 one-bedroom units with a 412 square foot meeting room.

Site Data

Ownership: Harold C. Schnack  
Location: 1114 11th Avenue, Kaimuki, Oahu, Hawaii  
Tax Map Key: 3-2-5: 35  
Land Area: 6,500 square feet  
Assessed Value  
1990: Land - \$245,700  
Building - \$32,500  
Site Description: Slightly sloping, rectangular parcel near the intersection of Harding and 11th Avenues.

Land Use Data

Zoning: B-2 Community Business District  
Development Plan  
Designation: Commercial  
State Land Use  
District: Urban  
Existing Use: Vacant, unfinished four-story structure.  
Surrounding Land  
Uses: Multi-family and single-family residential and commercial retail uses.  
Flood Zone: Firm Zone X. Area determined to be outside the 500-year floodplain.  
Special Management  
Area (SMA): Not in SMA.

Alternatives Considered

1. Alternative site. DHCD is considering sites throughout Oahu for its housing projects, based on the principle of equal distribution of housing units. The reasons for selecting this parcel as a site for elderly housing include:
  - a. The site is ideal for elderly housing. The site is near medical care and fire and police protection. Bus lines, shops

and the Kaimuki Playground and Recreation Center are within walking distance.

- b. The site contains an existing unfinished structure which has been determined to be feasible to be completed as a residential structure.

2. Demolition of existing structure and construction of new building.

In January 1990, DHCD retained an architectural consultant to examine the feasibility of completing construction of the existing structure versus demolishing the structure and constructing a new facility. Engineers working with the consultant estimated improvement costs at approximately \$1.46 million. In comparison, the costs to demolish and build a new building were estimated at approximately \$2 million. The cost savings realized by completing the existing structure could be used by the City to support another elderly or special needs housing project. Therefore, completion of the existing structure is the preferred alternative. Because the structure has stood unoccupied for such a length of time, however, more detailed structural studies focusing on the integrity of the building will be conducted prior to proceeding further.

- 3. No project. Indications are that the project site would remain in its present condition, containing the existing partially-completed structure, for an indefinite period of time. Consequently, the potential safety hazards posed by the condition of the abandoned structure can be expected to continue to exist.

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

- A.  State of Hawaii, Supplemental Form EA-S-SOH
- B.  Guam, Supplemental Form EA-S-GUAM
- C.  Northern Mariana Islands, Supplemental Form EA-SNMI
- 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
  - Finding of No Significant Impact on the Environmental (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:  Yes  No

Impact Categories

The following criteria is used to rate the level of impact the project will have on the various categories:

- 1 - Potentially beneficial impact.
- 2 - No impact anticipated.
- 3 - Minor adverse impacts anticipated.
  - a. Short Term
  - b. Long Term
- 4 - Adverse impact. Requires mitigation.
- 5 - Adverse impact. Requires modification to project/activity.

A. Land Development

1. Conformance with Comprehensive Plans and Zoning

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: Department of Land Utilization letter dated June 12, 1990

Department of General Planning letter dated June 21, 1990

State Land Use Commission letter dated June 12, 1990

AM Partners, Inc. "Renovation of the Schnack Building", January 8, 1990.

The parcel is within the State Urban District, is designated for commercial use on the City's PUC Development Plan Land Use Map, and is zoned B-2 Community Business District under the Land Use Ordinance. The project is not a permitted use under

the current Development Plan and zoning designations. Exemptions from the City's PUC Development Plan and Land Use Ordinance (LUO) will be requested under the provisions of Chapter 201E, Hawaii Revised Statutes.

DHCD retained an architectural consultant to prepare an evaluation of the feasibility of rehabilitating the existing structure on the site. The report, published in January 1990, focused on the provisions of required/appropriate facilities for the elderly, an examination of code conformity and the creation of a possible residential image for the building. The study determined that the existing structure does not conform to Land Use Ordinance standards in the following areas:

Land Use: Under current (August 1989) LUO standards, dwelling units are allowed only as an accessory use. Under those conditions, 4 units are allowed, to be occupied by owners or caretakers of principal site use. However, the current structure has been designed for residential use and is adjacent to a residential district.

Setbacks: B-2 setbacks require a 5' front yard setback, with no rear and sideyard setback requirements. Adjacency to the R-5 residential district requires that residential setbacks be adopted on the Front (Street), North, and rear sides. The existing structure is nonconforming on these sides.

Bringing the building into setback compliance would require demolition of existing exterior walls and reconstruction of the affected periphery, with no real functional benefit.

Heights: The existing structure and suggested improvements do not conform with height setbacks on any except the makai side. To bring the building into conformance, exterior walls and interior portions of the existing structure would have to be demolished and rebuilt. A loss of available units would result, with no real benefit to the project.

Off-Street Parking: The current LUO requires provision of 31 stalls to serve the project's 18 units and ancillary project spaces. There is no room on the site to accomplish this without demolition and reconstruction of the existing facilities.

Loading: LUO requirements indicate one loading bay for the project. There is no room on-site for a loading bay unless a portion of the existing building is demolished.

Doors Opening onto Easement: The trash room and transformer vault open onto the makai easement. The placement of the openings currently represents functional room use, however, openings onto the easement are technically non-conforming.

The consultants evaluated the identified non-conformities for their potential effect on public health, safety and welfare and concluded that none of them posed threats with respect to these factors. Therefore, DHCD will seek exemptions to allow these non-conformities to continue to exist in the proposed project. The exemptions will be sought pursuant to Chapter 201E, HRS, which provides for exemptions for affordable housing projects from statutes, ordinances, charter provisions and rules of any government agency relating to planning, zoning and construction standards for subdivision, development and improvement of land and the construction of units thereon.

2. Compatibility and Urban Impact

Rating: 1 - Potentially Beneficial Impact

Sources: Site Inspection conducted by Strather Ing, DHCD staff planner, June 1990

Existing Land Use Map

The proposed project is located in a Community Business District. The structures in the area provide various services to the community including an assortment of shops along Waiālae Avenue which could benefit from the proposed project. The proposed project would involve completing the existing vacant, partially-constructed structure, thereby removing potential health and safety hazards resulting from its current condition. The proposed structure will be compatible with the surrounding area in terms of land use density, scale, mass, texture and architectural design.

3. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated

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

AM Partners, Inc., "Renovation of the Schnack Building," January 8, 1990

The United States Soil Conservation Service classifies the soil at the project site as Molokai silty clay loam (MuB), 3

to 7 percent slopes, with slopes as much as 25% for foundations for low buildings.

On this soil, runoff is slow to medium and the erosion hazard is slight to moderate. Included in mapping were a few small areas that are eroded to soft, weathered rock. Also included in mapping on Oahu were small areas of dark reddish-brown silty clay loams that overlie fine-textured, gravelly alluvium and small areas of dark reddish-brown silty clay soils that have a mottled subsoil. This soil is used for sugarcane, pineapple, pasture, wildlife habitat and homesites.

The architectural study of the existing four story structure did not note any structural damage due to soil settling.

4. Hazards, Nuisances and Site Safety

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, June 1990

Existing Land Use Map

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 slide. There is no evidence of hazards imposed by inadequate traffic control, visual obstructions to traffic, or inadequate separation of traffic.

5. Energy Consumption

Rating: 2 - No Impact Anticipated

Source: Site Inspection, June 1990

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

The project reflects an attempt to achieve the objectives of the Hawaii State Plan and State Energy Plan with respect to energy efficiency. The project is located in an easily serviceable and concentrated area which is next to existing urban development. The utilization of energy conservation devices will be encouraged through tenant orientation programs conducted by the City.

B. Noise

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

Sources: Site Inspection, June 1990

Existing Land Use Map

1989 Data Book, Table 155

Short term increases in ambient noise levels resulting from construction related activities are anticipated. The building contractor will be required to comply with Title 11, Department of Health Administrative Rules, Chapter 43, "Community Noise Controls for Oahu."

The proposed development is not expected to significantly increase existing noise levels. Although Waialae Avenue is a highly utilized roadway, the proposed project is approximately 415 feet away from the roadway.

Data from 1981-82 indicate that existing noise levels in Kaimuki during daylight hours exceed 43.3 decibels 90 percent of the time and exceed 57.2 decibels only 10 percent of the time. In comparison, the U.S. Department of Housing and Urban Development's (HUD) standard for acceptable noise levels is a day-night average sound level that does not exceed 65 decibels.

#### C. Air Quality

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

Sources: Site Inspection, June 1990

1989 Data Book, Table 153

The air quality monitoring station nearest to the project is in Downtown Honolulu. The annual range of total suspended particulates in 1988 was 12 to 45 micrograms per cubic meter with an arithmetic average of 26. Waialae Avenue is approximately 415 feet from the proposed project and air pollutants from that roadway would have a negligible effect on the site. A site visit revealed no evidence of stationary sources of air pollutants such as power plants, sugar mills and industrial manufacturing.

The proposed project does not include activities or uses which will significantly degrade ambient air quality over the long term.

During the construction phase, some fugitive dust will be generated by construction activities, resulting in minor short term adverse impacts to air quality. However, frequent watering of the site in accordance with Title 11, Department of Health Administrative Rules, Chapter 60, "Air Pollution Controls", Section 5, "Fugitive Dust" will minimize the release of fugitive dust into the immediate environment.

D. Environmental Design and Historic Values

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

Rating: 1 - Potentially Beneficial Impact

Sources: Site Inspection, June 1990

Existing Land Use Map

The proposed development is surrounded by a mix of residential and business structures. The visual effects of the proposed structure should have no effect on the existing development pattern of the surrounding area. To the extent that it will result in the completion of the long-standing partially constructed building, the proposed project should have beneficial visual impacts on the surrounding area.

2. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources letter dated July 17, 1990

Site Inspection, June 1990

The Department of Land Natural Resources (DLNR) states that since this project involves completion of an already existing, unfinished concrete structure, DLNR believes that the project will have "no effect" on significant historic sites.

E. Socio-Economic

1. Demographic/Community Character Changes

Rating: 3 - Minor Adverse Impacts Anticipated

The proposed project will add a maximum of 36 persons to the neighborhood. This amount could be even less if existing Kaimuki residents move into the proposed development. Therefore, the proposed 4-story elderly housing project is not expected to significantly change the demographic characteristics of Kaimuki. The proposed project will not result in the loss or displacement of any community facilities or services.

2. Displacement

Rating: 2 - No Impact Anticipated

Source: Site Inspection, June 1990

The project site contains a vacant, partially constructed multi-story structure. The proposed project will not require or result in the displacement of any residents or businesses.

3. Employment and Income Pattern

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

The proposed project will result in short-term employment in construction related trades during the construction of the project. In the long term, the proposed project is not expected to significantly change income and employment patterns in the area.

F. Community Facilities and Services

1. Educational Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Education letter dated June 8, 1990

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

There will be opportunities for residents of the proposed development to participate in nearby adult education and recreation programs. There is a senior citizens group which meets every Friday at the Kaimuki Recreation Center at 3521 Waiālae Avenue and adult education classes are provided at the Kaimuki Community School for Adults at 2705 Kaimuki Avenue.

2. Commercial Facilities

Rating: 2 - No Impact Anticipated

Sources: Existing Land Use Map

Site Inspection, June 1990

Many shops, restaurants and convenience stores are situated along Waiālae Avenue, just 375 feet from the proposed site. Residents of the proposed development would benefit from being within walking distance of these facilities and services.

3. Health Care

Rating: 2 - No Impact Anticipated

Source: Existing Land Use Map

Straub Clinic and Hospital, Kaiser Permanente and Queens Medical Center are all located within 3.25 to 4 miles of the proposed site. Specialized medical care, 24-hour emergency service and a wide range of health services are provided by one or more of these medical centers.

4. Social Services

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Existing Land Use Map

Social services to the elderly are available through several sources, including the City's Office of Human Resources, State Department of Human Services and private nonprofit Catholic Services to Elderly. It is anticipated that project residents may require assistance from government social service agencies, including welfare, food stamps, health care and employment assistance. The presence of a number of elderly persons at the proposed development will enable social service and health care outreach workers to consolidate visits and reduce travel time.

5. Solid Waste

Rating: 2 - No Impact Anticipated

The Department of Public Works (DPW), Refuse Division, will provide twice weekly refuse collection service to the project site if the proposed development meets DPW's design criteria. Otherwise, the project will be served by a private collection service.

6. Wastewater

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Department of Public Works letter dated June 19, 1990

The Department of Public Works states that existing sewers are available and adequate for the proposed project.

The proposed project is expected to generate 4,050 gallons of wastewater per day, assuming an average household size of 1.5 persons and per capita consumption of 150 gallons.

7. Storm Water

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, June 1990

Department of Public Works letter dated June 19, 1990

The Department of Public Works has no concerns with respect to drainage on the proposed site. Runoff from the project site drains into catch basins on either side of 11th Avenue near the middle of Kaimuki Park, one catch basin on the corner of 11th and Waialae Avenues, and 2 catch basins with one grated basin on the corner of 10th and Waialae Avenues.

The proposed project will not significantly decrease the available percolation area because the project site is located in a developed urban area and is almost completely paved.

8. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letter dated July 5, 1990

There is a 6" water main on 11th Avenue, an 8" water main on Waialae Avenue, an 18" water main on Harding Avenue and a 12" water main on 10th Avenue. The Board of Water Supply (BWS) states that water service credits are applicable, if service is ordered on or before September 1, 1992; water availability will be determined when the building permit application is submitted for review and approval; construction plans are to be submitted for a 3-inch or larger water meter installation; and water system facilities and meter charges will be assessed.

9. Public Safety

a. Police

Rating: 1 - Potentially Beneficial Impact

Source: Honolulu Police Department letter dated June 19, 1990

The Honolulu Police Department (HPD) states that it does not anticipate that the proposed project will result in an increase for police services. Primary police protection for the proposed project will be provided by the main police station located approximately three miles from the project site. The HPD also states that the completion of the unfinished structure will stop children and other individuals from loitering within the structure.

b. Fire Protection

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letter dated June 14, 1990

Primary fire protection for the proposed project will be provided by the engine company located at the Kaimuki Fire Station located approximately 1/5 of a mile from the project site. The Honolulu Fire Department has no comments on the proposed project.

Access for fire apparatus, water supply and building construction will conform to existing codes and standards.

c. Emergency Medical

Rating: 2 - No Impact Anticipated

See Section F(3), Health Care.

10. Open Space, Recreation and Cultural Activities

Rating: 2 - No Impact Anticipated

Source: Department of Parks and Recreation letter dated June 18, 1990

The proposed project is located within walking distance of Kaimuki Playground and Recreation Center. Facilities at this park include a recreation building, basketball courts, volleyball courts, tennis courts and children's play apparatus.

The Department of Parks and Recreation states that the proposed project will be subject to compliance with the City's Park Dedication Ordinance No. 4621. An exemption to this requirement will be requested pursuant to Chapter 201E, Hawaii Revised Statutes.

11. Transportation

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: Department of Transportation letter dated June 22, 1990

Department of Transportation Services letter dated June 25, 1990

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

The City Department of Transportation Services states that sufficient tenant parking should be provided in accordance with the Land Use Ordinance (LUO) and that the 3-foot road setback on 11th Avenue should be enforced and frontage improvements should be constructed as part of this project.

The site has vehicular access from 11th Avenue. Due to the configuration of the existing structure, an exemption from LUO parking requirements will be requested under the provisions of Chapter 201E, Hawaii Revises Statutes. Offstreet visitor parking, however, is available at the municipal parking lot located across the street, at Harding and 11th Avenue. Pursuant to a suggestion from the Kaimuki Neighborhood Board, DHCD will also examine the feasibility of reserving a number of parking stalls at the municipal lot for use by residents of the proposed project.

It is expected that tenants' car ownership will be at a low rate and that most transportation needs will be handled by public transportation. The site is within walking distance of Bus Routes 1, 3 and 14 which provides service to and from downtown Honolulu at a scheduled interval time of 25 minutes for Route 3 (Kaimuki-Pearl Harbor) to one hour for Route 14 (St. Louis- Kahala-Maunalani). There are two bus stops at Waialae and 11th Avenue (one heading east and one heading west).

#### G. Natural Features

##### 1. Water Resources

Rating: 2 - No Impact Anticipated

Source: Oahu Water Plan, Board of Water Supply

There are no lakes, reservoirs or perennial or intermittent stream in the vicinity of the project site. The project is not expected to affect water quality or yields.

##### 2. Floodplain Management

Rating: 2 - No Impact Anticipated

Source: Department of the Army letter dated July 10, 1990

Federal Emergency Management Agency, "Flood Insurance Rate Map, City and County of Honolulu," Panel 150001-0120C

The project site is located in firm Zone X, other areas determined to be outside of the 500-year floodplain, as designated by the Federal Emergency Management Agency.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated July 10, 1990  
Site Inspection, June 1990

The proposed project will not affect any wetlands.

A Department of the Army permit is not required.

4. Coastal Zone Management

Rating: 2 - No Impact Anticipated

Source: Special Management Area Map - Primary Urban Center,  
December 2, 1985

The project site does not lie in the Special Management Area designated by the Department of Land Utilization under Chapter 205A, Hawaii Revised Statutes, relating to Coastal Zone Management.

5. Unique Natural Features  
6. Vegetation and Animal Life

Rating: 2 - No Impact Anticipated

Source: Department of the Interior, Fish and Wildlife  
Service, letter dated June 14, 1990

The project has been in urban use for an extended period of time. There are no unique natural features or wildlife habitats on the project site.

7. Agricultural Lands

Rating: 2 - No Impact Anticipated

Source: Site Inspection, June 1990

The proposed development will not affect the supply of agricultural lands on Oahu.

#### H. Determination

It is determined that the proposed actions will have no significant impact on the quality of the human environment, and that an Environmental Impact Statement is not required. The reasons supporting this determination are:

1. The number of units to be emplaced by this project (18) is far below the threshold (2,500 units) which would require the preparation and dissemination of an environmental impact statement under the provisions of Section 58.37, Federal Register, Volume 47, No. 70 dated April 12, 1982.
2. The potential environmental impacts of this project are easily mitigated or are evaluated as not significantly affecting the quality of the human environment:
  - a. Short term increases in noise levels attributable to construction related activities will be mitigated through compliance with Title 11, Administrative Rules, Department of Health, Chapter 43, "Community Noise Controls for Oahu."
  - b. Escape of fugitive dust into the environment will be minimized by watering of the project site as necessary during the construction period.
  - c. The impacts of the project on public services and facilities and the visual impacts of the project on the project area are evaluated as minimal and not significantly affecting the quality of the human environment.
3. The project will have the positive social benefit of providing housing opportunities to elderly persons.

A Negative Declaration will be filed with the State Office of Environmental Quality Control and a Finding of No Significant Impact on the Environment will be published in a newspaper of general circulation.

AGENCY RESPONSE

<u>Federal</u>	<u>Response Date</u>
U.S. Department of Housing and Urban Development	6/18/90
U.S. Army Corps of Engineers	7/10/90
U.S. Department of the Interior, Fish and Wildlife Service	6/14/90
 <u>State</u>	
Department of Education	6/ 8/90
Department of Business and Economic Development	6/21/90
Office of State Planning, Governor Office	---
Department of Health	8/15/90
Department of Land and Natural Resources	7/17/90
Department of Land and Natural Resources, Historic Preservation Office	---
Office of Environmental Quality Control	6/26/90
Department of Transportation	6/22/90
Department of Agriculture	---
Hawaii Housing Authority	---
Housing Finance and Development Corporation	7/ 5/90
University of Hawaii Environmental Center	7/13/90
Land Use Commission	6/12/90
 <u>City</u>	
Department of General Planning	6/21/90
Department of Land Utilization	6/12/90
Department of Transportation Services	6/25/90
Building Department	6/18/90
Department of Public Works	6/19/90
Department of Parks and Recreation	6/18/90
Board of Water Supply	7/ 5/90
Fire Department	6/14/90
Honolulu Police Department	6/19/90
Office of Human Resources	7/12/90
Department of Finance	6/12/90
 <u>Others</u>	
Councilmember Leigh Wai Doo	---
Kaimuki Business and Professional Association	---
Mr. Henry Iwasa, Chair, Kaimuki Neighborhood Board #4	7/11/90

APPENDIX A



U.S. Department of Housing and Urban Development  
Honolulu Office, Region IX  
300 Ala Moana Blvd., Room 3318, Box 50007  
Honolulu, Hawaii 96850-4991

90-205

June 18, 1990

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

COMMUNITY PLANNING  
& DEVELOPMENT DIVISION

'90 JUN 20 P2:59

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment  
Kaimuki Elderly Housing Project

This is in response to your letter of May 31, 1990, seeking our comments on the proposed Kaimuki Elderly Housing project. We understand that Community Development Block Grant (CDBG) and City funds are being proposed to acquire and complete an existing unfinished concrete masonry structure on 6,500 square feet for use as an elderly rental project in Kaimuki. Our comments follow:

1. Since the structure is incomplete, it appears that the use of CDBG funds to complete the structure falls under new housing construction. The activity would be eligible for CDBG assistance only if undertaken by a qualified subrecipient and if the grantee determines that the activity is necessary or appropriate to achieve its community development activities.
2. A full Environmental Impact statement would not be required by HUD regulations, however a full environmental assessment would be required under 24 CFR Part 58.36.
3. The State Historic Preservation Office should be consulted in accordance with 36 CFR Part 800.

If you have any questions, you may call my staff at 541-1327.

Very sincerely yours,

Calvin Lew  
Director  
Community Planning and  
Development Division



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
BUILDING 230  
FT. SHAFTER, HAWAII 96858-5440

July 10, 1990

REPLY TO  
ATTENTION OF:  
Planning Division

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

Dear Mr. Scarfone:

Thank you for the opportunity to review the Environmental Assessment preparation notice for the proposed Kaimuki Elderly Housing Project, Kaimuki, Oahu. The following comments are offered:

a. A Department of the Army (DA) permit is not required for the project.

b. According to the Flood Insurance Study for the City and County of Honolulu, the project site is located in Zone X, "Other Areas" determined to be outside of the 500-year flood plain as designated by the Federal Emergency Management Agency.

Sincerely,

*C. Fung*  
Kisuk Cheung  
Director of Engineering

DEPT. OF HOUSING  
& COMM. DEVELOPMENT

'90 JUL 12 P2:33



United States Department of the Interior

**FISH AND WILDLIFE SERVICE  
PACIFIC ISLANDS OFFICE**

P.O. BOX 50167  
HONOLULU, HAWAII 96850

JUN 14 1990  
FISH AND WILDLIFE SERVICE  
& CONSERVATION DIVISION  
JUN 15 1990 13:36

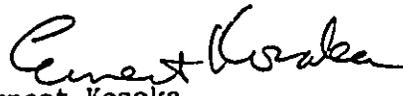
Mr. Michael N. Scarfone  
Department of Housing and  
Community Development  
City and County of Honolulu  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Re: Environmental Assessment  
Kaimuki Elderly Housing Project

Dear Mr. Scarfone:

Due to current staff limitations, the Pacific Islands Office, Fish and Wildlife Enhancement cannot devote the time to adequately evaluate potential impacts to important fish and wildlife resources from the proposed project. Please understand that this notification does not represent the Fish and Wildlife Service's approval of the proposed activity. We may review future actions related to this project should workload constraints be alleviated, or if significant adverse impacts to trustee fish and wildlife resources are identified.

Sincerely yours,

  
Ernest Kosaka  
Field Supervisor  
Fish and Wildlife Enhancement

JOHN WAIHEE  
GOVERNOR



CHARLES T. TOGUCHI  
SUPERINTENDENT

STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P. O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

June 8, 1990

90 JUN 20 AM 1:08  
DIRECTOR OF HOUSING  
& COMMUNITY DEVELOPMENT

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

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment  
Kaimuki Elderly Housing Project

Our review of the subject environmental assessment indicates that there will be negligible impact on public schools in the area.

Thank you for the opportunity to comment.

Sincerely,

*Charles T. Toguchi*  
Charles T. Toguchi  
Superintendent

CTT:sy

cc: E. Imai  
Dr. M. Oda

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



DEPARTMENT OF BUSINESS  
AND ECONOMIC DEVELOPMENT

ENERGY DIVISION, 335 MERCHANT ST., RM. 110, HONOLULU, HAWAII 96813 FAX: (808) 531-5243

JOHN WAIHEE  
GOVERNOR  
ROGER A. ULVELING  
DIRECTOR  
BARBARA KIM STANTON  
DEPUTY DIRECTOR  
LESLIE S. MATSUBARA  
DEPUTY DIRECTOR

90:823e

June 21, 1990

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

Dear Mr. Scarfone:

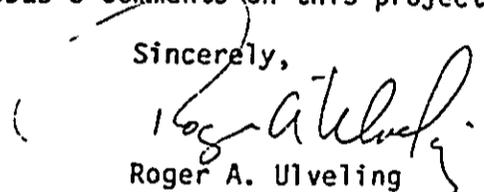
Subject: Environmental Assessment for Kaimuki  
Elderly Housing Project

In response to your letter of May 31, 1990, regarding the above project, the Department of Business and Economic Development (DBED) has no comment on whether there is a need to prepare an Environmental Impact Statement (EIS).

However, DBED does want to express its concern that steps be taken to make this project as energy efficient as possible. I am enclosing a copy of a letter DBED received from DHM, Inc., regarding our comments on a Draft Environmental Impact Statement for the Waikiki Landmark. It is our hope that the Kaimuki Elderly Housing Project will be designed with as much attention to energy conservation as was given to the design of the Waikiki Landmark.

Thank you for asking for DBED's comments on this project.

Sincerely,

  
Roger A. Ulveling

RAU/PE:do  
Enclosure

90 JUL -2 AM 33  
DEPT. OF BUSINESS  
& ECONOMIC DEVELOPMENT

**DHM inc.**

land use  
and environmental  
planning

1188 Bishop Street  
Suite 2405  
Honolulu, HI 96813  
Ph. (808) 521-9855  
Fax (808) 538-3665

*AJH/MLC*

January 11, 1990

Mr. Maurice H. Kaya  
Energy Program Administrator  
Department of Business  
and Economic Development  
Energy Division  
State of Hawaii  
335 Merchant Street, Room 310  
Honolulu, Hawaii 96813

Dear Mr. Kaya:

**Subject: Revised Draft Environmental Impact Statement  
for Waikiki Landmark**

Thank you for your letter commenting on the Revised Draft Environmental Impact Statement (Revised dEIS) for the Waikiki Landmark.

The proposed Waikiki Landmark Development has an estimated electrical energy consumption of 500,000 kwh/month or 1,428.6 kwh/day. The Waikiki Landmark development will incorporate the most recent energy saving technology so as to minimize the cost of energy to occupants of the commercial space and the residential units. The following features will be provided:

- 1) Each fan coil air conditioning unit in each unit will be separately controlled so that the occupant has the choice of cooling different areas in his/her unit at alternative times of the day.
- 2) A heat pump will be used to heat the building's hot water system. Studies have shown that this is the most efficient method of heating the hot water.
- 3) The condenser heat from the central chilled water system will be recovered by the heat pump to heat the building's hot water.
- 4) High efficiency motors will be used on most of the motor driven equipment.
- 5) High efficiency chillers will be used for the residential towers.
- 6) A variable speed secondary chilled water pumping system will be used for the residential fan coil units.

Mr. Maurice H. Kaya  
January 11, 1990

Page 2

Electrical energy conservation measures which will be provided as part of the proposed development include:

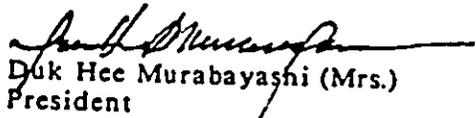
- 1) Light sources to be used primarily are fluorescent and H.I.D. (High Pressure Sodium and Metal Halide). Compact fluorescent lamps will be used in place of incandescent lamps, with the exception of low-voltage accent lighting at water features, etc. A 13-watt compact fluorescent replaces a 60 watt incandescent with the same light output at a savings of 47 watts/lamp. This reduction in watts also lowers the air conditioning load.
- 2) Ballasts for all fluorescent lamps will be energy-saving type, or premium high power factor type for applications where energy-saving type are not manufactured. Energy-saving ballasts (ESB's) use 37 percent less energy than standard ballasts for the same light output. ESB's also run approximately 10 degrees cooler than standard ballasts, reducing the air conditioning load.
- 3) Reflectors for light fixtures are highly specular and contribute to overall fixture efficiency, enabling use of lower wattages and fewer fixtures to achieve desired lighting levels.
- 4) Secondary power factor correction is provided to bring the building power factor to 90 percent or greater.

Applicable sections of the State Plan's objectives, policies and guidelines for energy use and the State Energy Functional Plan will be examined and included in the Final EIS for the Waikiki Landmark.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional comments regarding these measures please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM inc.

  
Duk Hee Murabayashi (Mrs.)  
President

cc: Dr. Marvin Miura, OEQC  
Mr. Bennett Mark, DLU  
Mr. Tony Tjan, Bel-Landmark, Inc.

JOHN WAIHEE  
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH

P. O. BOX 3378  
HONOLULU, HAWAII 96801

In reply, please refer to:  
EPHSD

August 15, 1990

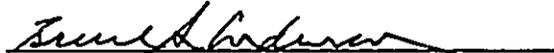
2-121  
AUG 21 1990  
OFFICE OF THE  
& COMM. DEVELOPMENT

To: Michael N. Scarfone, Director  
Department of Housing and Community Development  
City & County of Honolulu

From: Deputy Director for Environmental Health

Subject: Environmental Assessment (EA)  
Kaimuki Elderly Housing Project

Thank you for allowing us to review and comment on the subject EA. We do not have any comments at this time.

  
BRUCE S. ANDERSON, Ph.D.

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

REF:OCEA-CT

JUN 17 1990

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

Dear Mr. Scarfone:

Subject: Environmental Assessment  
Kaimuki Elderly Housing Project

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the materials you submitted and have the following comments.

This project involves construction on an already existing, unfinished concrete structure. We, therefore, believe that the project will have "no effect" on significant historic sites.

If you have any questions, please call me or Cathy Tilton at our Office of Conservation and Environmental Affairs at 548-7837.

Very truly yours,

*Keith W. Ahue*  
WILLIAM W. PATY

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

File: 90-777  
Doc.: 8513E

RECEIVED  
& CORRESPONDENCE

JUN 19 AM 10:16

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
465 SOUTH KING STREET, ROOM 104  
HONOLULU, HAWAII 96813

MARVIN T. MIURA, Ph.D.  
DIRECTOR  
TELEPHONE NO.  
548-6915

June 26, 1990

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

Dear Mr. Scarfone:

Subject: Environmental Assessment  
Kaimuki Elderly Housing Project

We have received the preliminary project information and suggest the following questions that could be included in the environmental assessment.

What are the nature of the surrounding businesses and how are they compatible with the proposed use? How is parking to be provided if an exemption from off street parking requirements is being sought? What is the mix of residents in terms of rents, disabilities, and need for nursing care? How far away are amenities such as parks, grocery stores, restaurants, senior activity centers, and bus routes? What impact will renovation activities have on surrounding businesses and what mitigation measures will be taken? What are noise levels around project site? Are sidewalks available in the surrounding neighborhood?

Thank you for the opportunity to comment. Please forward the completed environmental assessment to our office with the agency determination for publication in the OEQC Bulletin.

Sincerely,

*Marvin Miura*  
MARVIN T. MIURA, Ph.D.  
Director

90 JUL -2 11:31  
DEPT. OF HOUSING  
& COMM. DEVELOPMENT

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

June 22, 1990

EDWARD Y. HIRATA  
DIRECTOR

DEPUTY DIRECTORS  
DAN T. KOCHI (PRIMARY)  
RONALD N. HIRANO  
JEANNE K. SCHULTZ  
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-PS  
2.2337

DEPT. OF TRANSPORTATION  
COMM. DEVELOPMENT

'90 JUN 25 P1:43

Mr. Michael H. Scarfone  
Director  
Department of Housing & Community  
Development  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Environmental Assessment (EA) for the  
Kaimuki Elderly Housing Project, TMK: 3-2-4: 35

Thank you for your letter of May 31, 1990 requesting our review of  
the subject EA.

We do not anticipate that the subject project will affect our  
State highway facilities.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward Y. Hirata".

Edward Y. Hirata  
Director of Transportation

JOHN WAIHEE  
GOVERNOR



JOSEPH K. CONANT  
EXECUTIVE DIRECTOR

STATE OF HAWAII  
DEPARTMENT OF BUDGET AND FINANCE  
HOUSING FINANCE AND DEVELOPMENT CORPORATION  
SEVEN WATERFRONT PLAZA, SUITE 303  
500 ALA MOANA BOULEVARD  
HONOLULU, HAWAII 96813  
FAX (808) 543-6841

IN REPLY REFER TO:

90:PLNG/3046 jt

July 5, 1990

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

Dear Mr. Scarfone:

Re: Environmental Assessment for the Proposed Kaimuki Elderly  
Housing Project

DEPT. OF  
& COMM. DEVELOPMENT  
JUL 9 10:19 AM '90

We have reviewed the fact sheet for the proposed elderly housing project and are generally supportive of the project provided that the parking issue can be resolved.

Thank you for the opportunity to comment.

Sincerely,

  
Joseph K. Conant  
Executive Director

JT:eks



## University of Hawaii at Manoa

Environmental Center  
Crawford 317 • 2550 Campus Road  
Honolulu, Hawaii 96822  
Telephone (808) 948-7361

July 13, 1990  
RN:0261

OFFICE OF THE  
& COMMUNITY DEVELOPMENT  
JUL 19 10 53 AM '90

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

Dear Mr. Scarfone:

Preliminary Information for Environmental Assessment  
Kaimuki Elderly Housing Project  
Kaimuki, Oahu

The above referenced information pertains to a project which will entail use of an existing unfinished concrete masonry structure in Kaimuki to develop a housing rental complex for the elderly.

The Environmental Center has examined the preliminary information received from you regarding the above project with the assistance of Collette Browne, School of Social Work; and Carolyn D. Cook, Environmental Center, and we offer the following brief comments.

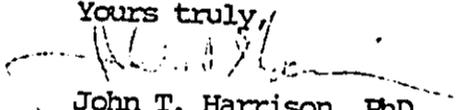
At this time we do not foresee that the project will result in any adverse environmental impacts, and it should help fulfill the growing demand for housing for the elderly.

The location will be convenient, as it is close to buslines, shopping centers and the Kaimuki Playground and Recreation Center, the later of which may accommodate increase interest in senior programs.

Traffic safety and precautions should be considered specifically for the elderly, especially at Harding and 11th which is a busy intersection. Another consideration should be an elevator for the building, if one does not already exist.

We are not able to make further comments at this time, as more specific information is needed, but we look forward to reviewing the EA. Thank you for the opportunity to preview this project.

Yours truly,

  
John T. Harrison, PhD  
Environmental Coordinator

cc: OEQC  
L. Stephen Lau  
Collette Browne  
Carolyn Cook

A Unit of Water Resources Research Center  
AN EQUAL OPPORTUNITY EMPLOYER



STATE OF HAWAII  
DEPARTMENT OF BUSINESS  
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Building, 335 Merchant Street  
Honolulu, Hawaii 96813 Telephone: 548-4611

JOHN WAIHEE  
Governor

RENTON L.K. NIP  
Chairman

FREDERICK P. WHITTEMORE  
Vice Chairman

COMMISSION MEMBERS:

Lawrence F. Chun  
Sharon R. Himeno  
Allen K. Hoe  
Allen Y. Kajfoka  
Eusebio Lapenia, Jr.  
James M. Shinno  
Elton Wada

ESTHER UEDA  
Executive Officer

June 12, 1990

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

Dear Mr. Scarfone:

Subject: Environmental Assessment for the Proposed Kaimuki  
Elderly Housing Project, TMK No.: 3-2-5: 35,  
Honolulu, Oahu

We have no comments at this time except that the subject  
parcel is designated within the State Land Use Urban District.

Thank you for the opportunity to comment.

Sincerely,

ESTHER UEDA  
Executive Officer

EU:to

DEPT. OF BUSINESS  
& ECONOMIC DEVELOPMENT

JUN 14 1990 3:21

DEPARTMENT OF GENERAL PLANNING  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



BENJAMIN B. LEE  
CHIEF PLANNING OFFICER  
ROLAND D. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER

MH 6/90-1674

June 21, 1990

MEMORANDUM

*Mike*  
TO: MICHAEL N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
FROM: BENJAMIN B. LEE, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING  
SUBJECT: EARLY ASSESSMENT FOR THE PROPOSED KAIMUKI ELDERLY  
HOUSING PROJECT

DEPT OF  
& COMM. DEVELOPMENT

'90 JUN 25 09:43

Thank you for the opportunity to review and comment on the subject housing project. We have the following comments for your consideration.

The Development Plan Land Use Map designation for the project site is Commercial. After discussing the subject project with your staff, we were informed that the project will be processed through Section 46-15.1 and Chapter 201E of the Hawaii Revised Statutes. Therefore, the proposed project is exempted "from all statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivisions . . ." Hence, the subject housing project would not require a Development Plan Land Use Map amendment. The environmental assessment (EA) should include this information. The EA should also discuss the appropriateness of the location of the proposed elderly housing project because of its walking distance to restaurants, stores, shops, and bus routes in Kaimuki.

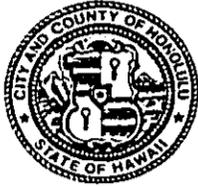
If you have any questions regarding our comments, please contact Matthew Higashida at 527-6056.

*Ben*  
BENJAMIN B. LEE  
Chief Planning Officer

BBL:js

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI  
MAYOR



DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

LU6/90-3755(RF)

June 12, 1990

DEPT. OF LAND UTILIZATION  
& COMMUNITY DEVELOPMENT  
90 JUN 13 AM 10:17

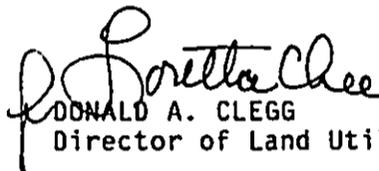
MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: DONALD A. CLEGG, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT  
KAIMUKI ELDERLY HOUSING PROJECT

We understand that your department will seek an exemption under Chapter 201-E, HRS, in order to allow this apartment use in the B-2 Community Business District. We have no objection to such an exemption. It appears that a Negative Declaration would be appropriate for this project.

  
DONALD A. CLEGG  
Director of Land Utilization

DAC:s1  
0338N/30

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



ALFRED J. THIEDE  
DIRECTOR

JOSEPH M. MAGALDI, JR.  
DEPUTY DIRECTOR

TE-3207  
PL90.1.175

June 25, 1990

90 JUN 26 AM 8:55  
& COMM. DEVELOPMENT

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: ALFRED J. THIEDE, DIRECTOR

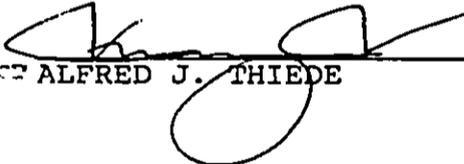
SUBJECT: KAIMUKI ELDERLY HOUSING PROJECT  
ENVIRONMENTAL ASSESSMENT  
TMK: 3-2-5: 35

This is in response to your memorandum of May 31, 1990 requesting our review and comments on the subject project.

We have the following traffic concerns:

1. Sufficient tenant parking should be provided in accordance with the Land Use Ordinance.
2. The 3-foot road setback on 11th Avenue should be enforced and frontage improvements should be constructed as part of this project.

Should you have any questions, please contact Wayne Nakamoto of my staff at Local 4190.

  
ALFRED J. THIEDE

BUILDING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



HERBERT K. MURAOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

PB 90-466

June 18, 1990

MEMO TO: MICHAEL SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: HERBERT K. MURAOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: KAIMUKI ELDERLY HOUSING PROJECT  
ENVIRONMENTAL ASSESSMENT

DEPT. OF HOUSING  
& COMMUNITY DEVELOPMENT  
90 JUN 19 12:59

In response to your memorandum of May 31, 1990 regarding the subject project, we have the following comment:

Submit the existing building plans to our Building Safety Division for preliminary code review.

Thank you for the opportunity to offer our comments.

Should there be any questions, please have your staff call Douglas Collinson at local 6375.

A handwritten signature in cursive script, appearing to read "Herbert K. Muraoka".

HERBERT K. MURAOKA  
Director and Building Superintendent

cc: J. Harada  
Safety Div.

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



SAM CALLEJO  
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET  
DEPUTY DIRECTOR  
In reply refer to:  
ENV 90-132(449)

June 19, 1990

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)  
KAIMUKI ELDERLY HOUSING PROJECT  
TAX MAP KEY: 3-2-05: 35

RECEIVED  
& COMM. DEVELOPMENT  
JUN 21 AM 10:06

We have reviewed the subject EA and have the following comments:

1. Existing sewers are available and adequate for the proposed elderly housing project.
2. We have no drainage comments at this time.

*C. Michael Street*  
SAM CALLEJO  
Director and Chief Engineer

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

630 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

WALTER M. OZAWA  
DIRECTOR

HIROAKI MORITA  
DEPUTY DIRECTOR

June 18, 1990

TO: MIKE N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT  
KAIMUKI ELDERLY PROJECT  
TAX MAP KEY: 3-2-05: 35

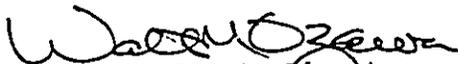
WALTER M. OZAWA  
& COMM. DEVELOPMENT

'90 JUN 20 P 3:30

We have reviewed the proposal to develop the elderly rental units in Kaimuki and make the following comments and recommendation.

We have determined that the proposed project will be subject to compliance with the City's Park Dedication Ordinance No. 4621. Procedures and requirements to comply with the Ordinance are specified in the City's Park Dedication Rules and Regulations.

Should you have any questions, please contact Jason Yuen of our Executive Policy Planning Unit at extension 6315.

  
WALTER M. OZAWA, Director

WMO:js

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



July 5, 1990

FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman  
JOHN K. TSUI, Vice Chairman  
SISTER M. DAVILYN AH CHICK, O.S.F.  
SAM CALLEJO  
EDWARD Y. HIRATA  
WALTER O. WATSON, JR.  
MAURICE H. YAMASATO

KAZU HAYASHIDA  
Manager and Chief Engineer

TO: MICHAEL N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER  
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF MAY 31, 1990 REGARDING THE  
ENVIRONMENTAL ASSESSMENT FOR KAIMUKI ELDERLY HOUSING  
PROJECT, TAX MAP KEY 3-2-05: 35

90 JUL -9 A7:59  
DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT  
KAZU HAYASHIDA

We have the following comments on the project:

1. Water service credits are applicable if service is ordered on before September 1, 1992.
2. Water availability will be determined when the building permit application is submitted for review and approval.
3. Construction plans are to be submitted for 3-inch or larger water meter installations.
4. Water system facilities and meter charges will be assessed.

If you have any questions, please contact Lawrence Whang at 527-6138.

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

1455 SOUTH BERETANIA STREET, ROOM 305  
HONOLULU, HAWAII 96814

FRANK F. FASI  
MAYOR



LIONEL E. CAMARA  
FIRE CHIEF

DONALD S.M. CHANG  
DEPUTY FIRE CHIEF

June 14, 1990

TO: MICHAEL N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

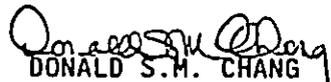
FROM: LIONEL E. CAMARA, FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT  
KAIMUKI ELDERLY HOUSING PROJECT

DEPT. OF HOUSING  
& COMM. DEV. DIVISION  
JUN 15 10:30

We have reviewed the subject material provided and have no comments.

Should you have any questions, please contact Battalion Chief Michael Zablan  
of our Administrative Services Bureau at local 3838.

  
DONALD S.M. CHANG  
Acting Fire Chief

MZ:ny

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

1435 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96814 - AREA CODE (808) 943-3111



FRANK F. FASI  
MAYOR

HAROLD KAWASAKI  
CHIEF

OUR REFERENCE SG-LK

June 19, 1990

DEPT. OF POLICE  
& COMM. DEVELOPMENT  
90 JUN 20 AM 1:00

TO: MICHAEL N. SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: HAROLD KAWASAKI, CHIEF OF POLICE  
HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT  
KAIMUKI ELDERLY HOUSING PROJECT

We have reviewed the environmental assessment for the above-referenced project and have no objections to the proposal.

The completion of the unfinished structure will definitely improve the area and stop children and other individuals from loitering within the structure.

We do not foresee the project to have a major impact on calls for police services in the area.

Thank you for the opportunity to provide comments.

HAROLD KAWASAKI  
Chief of Police

By *Joseph Aveiro*  
JOSEPH AVEIRO  
Assistant Chief of Police  
Support Services Bureau

OFFICE OF HUMAN RESOURCES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING, 6TH FLOOR  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 527-5311



FRANK F. FASI  
MAYOR

MARIA VICTORIA R. BUNYE  
DIRECTOR

VICTOR D. GUILLERMO, JR.  
DEPUTY DIRECTOR

July 12, 1990

To: Michael N. Scarfone, Director  
Department of Housing and Community Development

From: *Maria Victoria R. Bunye*  
Maria Victoria R. Bunye, Director  
Office of Human Resources

Subject: Comments on Kaimuki Elderly Housing Project

DEPT. OF HOUSING  
& COMMUNITY DEVELOPMENT

'90 JUL 17 P2:12

After careful review, the Office of Human Resources is in support of this project. The proposed acquisition and completion of the vacant unfinished concrete structure for elderly housing is an excellent use that will increase the inventory of needed affordable rental housing for the elderly.

We strongly support any development of services and facilities in East Honolulu for older residents because it has the largest proportion of the 60+ population on Oahu. Also, according to the 1980 census, Kaimuki's 60+ age group comprises 23% or 4,543 of the total number of residents. This percentage is twice as much as the overall average (11%) for Oahu. We estimate that the 1990 census will reveal that Kaimuki's current 60+ population has grown by 55% with counts approaching 6,800 older persons.

In addition, we endorse the location of this project within an established community as it maximizes the older residents' access to shopping, banks, doctor's offices, recreation and other programs and facilities. Our experience has been that access to community and supportive services is more critical to older, less mobile residents.

We appreciate this opportunity to comment on this project and offer our assistance with the planning and coordination of services. If there are any questions, please contact Mrs. Lynette Kurren at ext. 4361. We look forward to the project's approval and completion.

DEPARTMENT OF FINANCE  
**CITY AND COUNTY OF HONOLULU**  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



THEODORE G. JUNG  
DIRECTOR

GLEN S. NONAKA  
DEPUTY DIRECTOR

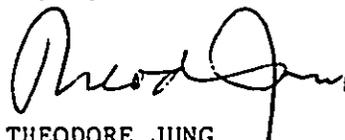
June 12, 1990

TO: MICHAEL SCARFONE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: THEODORE JUNG, DIRECTOR OF FINANCE

SUBJECT: ENVIRONMENTAL ASSESSMENT  
KAILUA AND KAIMUKI ELDERLY HOUSING PROJECTS

We have no comments on the subject projects.

  
THEODORE JUNG  
Director of Finance

TJ:si

DEPT. OF HOUSING  
& COMM. DEVELOPMENT

90 JUN 15 P 3:39

KAIMUKI NEIGHBORHOOD BOARD NO. 4  
c/o KAIMUKI LIBRARY  
1041 KOKO HEAD AVENUE  
HONOLULU, HAWAII 96816



July 11, 1990

Mr. Michael N. Scarfone  
Director  
Housing and Community Development  
650 South King Street  
Honolulu, Hawaii 96813

90 JUL 12 AM 11:19  
DEPARTMENT OF  
& COMMUNITY DEVELOPMENT

Dear Mr. Scarfone:

Subject: Conversion of Schnack Building at 1114 11th Avenue  
( TMK 3-2-05: 35 ) Kaimuki to Elderly Housing

Thank you for the opportunity to comment on this project. We appreciate the presentation given to the Kaimuki Neighborhood Board by your Deputy Director Ronald Mun and staff on the plan of the city to purchase and convert the long uncompleted derelict building for the purpose of elderly housing. Conversion to elderly housing is an excellent use of the property.

The Board voted unanimously to support the project subject to the following conditions:

1. Design and operation of the facility shall provide safe and unimpeded ingress and egress for the Tanaka residence in back.
2. A turnout for loading and unloading shall be provided on 11th Avenue that will not interfere with traffic headed towards the freeway.
3. Parking for the elderly able to drive should be provided in the Municipal Parking Lot across the street since on-street parking is prohibited.

Very truly yours,

*for* *Henry Iwasa*  
Henry Iwasa  
Chairman  
Kaimuki Neighborhood Board No. 4

1990-04-08-0A-FEA

Environmental Assessment  
for  
\* Kakela Beach Park Acquisition  
Koolauloa \* Oahu, Hawaii  
(Tax Map Key: 5-5-01: 54)

RECEIVED

'90 APR -2 P5:39

Proposing Agency: Department of Parks and Recreation  
City and County of Honolulu OFC. OF ENVIRONMENTAL  
650 South King Street QUALITY CONTROL  
Honolulu, Hawaii 96813

Consulted Parties: The following parties were asked for input prior to preparation of this Environmental Assessment.

Department of the Army (Corps of Engineers)  
Department of Land and Natural Resources  
Department of Health  
University of Hawaii Environmental Center  
Department of Land Utilization  
Department of General Planning  
Department of Public Works  
Board of Water Supply  
Honolulu Police Department  
Honolulu Fire Department  
Hawaiian Electric Company, Inc.  
Hawaiian Telephone Company  
Zions Securities Corporation  
Koolauloa Neighborhood Board No. 28

I. Proposed Project

A. Summary

The proposed action consists of City acquisition of an 11.115-acre private beach park identified by Tax Map Key: 5-5-01: 54. The property is currently owned by the Corporation of the President of the Church of Jesus Christ of Latter Day Saints.

B. Technical Characteristics

Zions Securities Corporation currently maintains and manages use of the property. After City acquisition, the City Department of Parks and Recreation will assume responsibility for maintenance and management. The property is adjacent to a recently acquired 4.4-acre City beach park at Tax Map Key: 5-5-01: 2.

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING