

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

650 SOUTH KING STREET, 5TH FLOOR  
HONOLULU, HAWAII 96813  
PHONE: 523-4427 • FAX 527-5498

FRANK F. FASI  
MAYOR



MIKE N. SCARFONE  
DIRECTOR

GAIL M. KAITO  
DEPUTY DIRECTOR

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL  
APR 11 2 59 PM 1991

Mr. Brian J. J. Choy, Acting Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration  
Alewa Heights Respite Center  
Tax Map Key: 1-8-29: 47 (portion)

Please publish a Negative Declaration in the May 8, 1991 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

64

1991-05-08-0A-FAA

# FILE COPY

ENVIRONMENTAL ASSESSMENT  
FOR THE  
ALEWA HEIGHTS RESPITE CENTER

Department of Housing and Community Development  
City and County of Honolulu  
April 1991

ENVIRONMENTAL ASSESSMENT

Administrative Information

- A. Project: Alewa Heights Respite Center
- 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)  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813
- D. Environmental Assessment Prepared by:  
Department of Housing and Community Development  
April 1991

Description of Proposed Action

- A. Proposed Activity  
 Single activity;  
 Aggregation of activities;  
 Multi-year activity.

Proposed Project

The proposed project involves the construction of a respite center for persons with Alzheimer's disease to be constructed on a 29,105 square foot site at Na Pueo Park, Alewa Heights (see location map attached as Appendix A). The respite

center will accommodate approximately 13 persons on an overnight basis, and an additional 12 persons on a day-only basis. The respite center is intended to ensure that professionally managed, short-term care is available for persons with Alzheimer's disease and related afflictions in the event that their caregivers are temporarily not available to care for or supervise them.

The proposed facility is envisioned to be a single family residence of approximately 2,400 square feet with six bedrooms, a central activity area, kitchen, dining room, and staff accommodations. The facility will be staffed 24 hours a day by professionally trained and supervised personnel.

*J/C*

Need for Project

The Honolulu Chapter - Alzheimer's Association (HCAA) estimates that there are approximately 14,000 persons in Hawaii with some form of dementia (chronic memory loss). Dementia is a manifestation of a number of afflictions such as Parkinson's Disease, however, the majority of dementia patients suffer from Alzheimer's Disease. Approximately one-half of all persons in nursing homes suffer from some sort of dementia. Prior to their placement in nursing homes, dementia patients are usually cared for by their families. Moreover, because of the nature of their affliction, dementia patients require 24-hour care or supervision.

*SSE*

The Department of Human Resources (DHR) also reports that in its surveys of family caregivers, respite care has been consistently identified as a high priority need. DHR further notes that there are no specially designed facilities or programs on Oahu that can provide temporary relief and assistance that the family caregivers need.

The proposed project, therefore, in addressing the need for a facility at which dementia patients can receive short-term care and supervision, will also address the needs of caregivers for respite services.

Proposed Actions

The Department of Housing and Community Development (DHCD) proposes to develop the proposed respite center, and upon completion, lease the facility to the HCAA. HCAA will contract with a qualified management agency to oversee day-to-day operations of the facility.

Site Data

Ownership:	City and County of Honolulu
Location:	Alewa Heights
Tax Map Key:	1-8-29: 47 (portion)
Land Area:	29,103 Square Feet

**Site Description:** Vacant, irregularly-shaped parcel, severely sloping along the makai boundary.

Land Use Data

**State Land Use District:** Urban  
**Development Plan Designation:** Parks and Recreation  
**Zoning:** P-2 General Preservation  
**Existing Use:** Vacant  
**Surrounding Land Uses:** Single family residential, park.  
**Flood Zone:** Zone X, outside the 500-year flood plain.  
**Special Management Area:** Not in SMA.

Alternatives Considered

1. Alternative Client Group

The proposed project is being developed through DHCD's Special Needs Housing (SNH) program. The SNH program is intended to provide affordable, safe and suitably equipped housing for persons with special social, physical or mental conditions. Groups assisted through the SNH program include homeless families, abused spouses and children, the mentally and physically challenged, runaway and abused youths, and the frail elderly.

The other client groups considered for the site were abused youths and the mentally challenged. However, other sites were found to accommodate these groups. The site was determined to fit the needs of a proposed respite facility for persons with Alzheimer's disease, that is, a site in an established residential neighborhood, centrally located and suitable for development.

2. Alternative Use

The site's irregular shape and zoning restrictions limit the range of uses for the site. The proposed project will continue the residential use pattern of the surrounding neighborhood. The proposed facility will be compatible in terms of size and appearance with the surrounding neighborhood.

3. No Project

Should this project not be implemented, persons with dementia may be without proper care should their caregiver become unable to provide care for short periods of time due to an emergency or illness. In addition, family caregivers would be prevented from receiving the respite they need. Finally, a valuable, developable publicly-owned parcel would continue to be underutilized. The potential social benefits of the project outweigh the potential environmental impacts which can be mitigated.

Community Concerns and Reaction

DHCD has organized an advisory committee comprised of members of the community, the Liliha-Kapalama Neighborhood Board, and elected officials. DHCD has also made presentations at the Liliha-Kapalama Neighborhood Board and at community meetings at Alewa Heights. Some of the concerns raised include:

- Conversion of land acquired for a park to residential use.
- Potential for increased noise and traffic.
- Impacts on the neighborhood's infrastructure.
- Availability of police and emergency medical services.

DHCD will continue to work with the community to ensure that legitimate concerns regarding the project are addressed.

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 Environment (FONSI)
- An Environmental Impact Statement is required.

B. Agencies/Interested Parties Consulted

(See Appendix B)

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.

I. Land Development

A. Conformance with Comprehensive Plans and Zoning

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: Department of Land Utilization letter dated January 28, 1991

Department of General Planning letter dated January 29, 1991

Land Use Commission letter dated January 8, 1991

The project site is zoned P-2 General Preservation, is designated for parks and recreation use on the Primary Urban Center Development Plan Land Use Map, and is within the State Urban district. In addition, a Conditional Use Permit (Type 2) and Site Plan Review approval must also be obtained. DHCD will request exemptions from Development Plan and Zoning Use restrictions and development standards pursuant to Section 201E-210, Hawaii Revised Statutes. ?

B. Compatibility with Urban Impact

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Site Inspection on September 4, 1990, by Keith Ishida, Planner, Department of Housing and Community Development

The surrounding neighborhood is exclusively in single family residential use. Residents have expressed concerns that the proposed respite center will not be compatible with the surrounding neighborhood.

The proposed facility combines a residential use (overnight respite) with a day care program. Day care programs have operated in residential areas in Honolulu for an extended period of time and in some neighborhoods are considered to be amenities. Development of the facility is not expected to induce non-residential development in the area.

C. Slope, Erosion and Soil Suitability

Rating: 2 - No Impacts Anticipated

Sources: Site Inspection, September 4, 1990

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

The United States Soil Conservation Service classifies the soil of the project site as Manana silty clay (MpC). The Manana soils series consists of well drained soils on uplands on Oahu. The Manana soils are developed from materials weathered from basic

igneous rock. Manana silty clay typically has slopes of 8 to 15 percent. The site is fully grassed and there is no evidence of excessive soil erosion at the project site. A soils investigation will be conducted to ensure the proper design of building foundations, retaining walls and driveways. Grassing and landscaping will be installed to prevent soil erosion from storm water runoff.

D. Hazards, Nuisances and Site Safety

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

The project site and adjacent Na Pueo Park are bounded on the south-east by a steep cliff which drops abruptly into Puunui. The entire project site will be fenced, and ingress and egress from the project will be controlled by a security system and monitored by staff. Excursions out of the project site will be supervised by project staff. A site investigation revealed no evidence of the presence of thermal or explosive hazards near the project site. The site is not located in an airport clear zone. ✓

E. Energy Consumption

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

The project site will receive electrical service from the Hawaiian Electric Company. The facility will be designed to maximize the use of natural light and ventilation.

II. Noise

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

The project is anticipated to cause a very minimal increase in traffic and thus increase vehicle generated noise. However, this increase is expected to be minimal. In order to minimize traffic noise, admitting times will be limited to normal business hours. Day program participants will be required to meet at a central location and will be transported to the site by van. ✓

Some residents have expressed concerns over the potential of noise from program participants, particularly screaming from residents. To minimize the potential for noise from the facility disturbing neighbors, HCAA will screen all prospective clients to exclude those who may be a disturbance to residents and program participants. The design of the facility provides for a minimally restrictive environment which will enable residents to express themselves in other ways than loud noises. In addition, the facility will be designed so that activity areas are surrounded by quiet spaces such as bedrooms, bathrooms and the kitchen.

### III. Air Quality

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

There are no stationary sources of air pollutants such as power plants, sugar mills or industrial activities within the vicinity of the project. There are no heavily travelled freeways or highways in the area which would indicate the presence of high levels of automobile emissions.

The proposed project does not involve the development or placement of facilities or equipment which will increase ambient air pollution in the area. The project will not significantly increase automobile traffic in the area and as such will not increase automobile generated airborne pollutants in the area.

### IV. Environmental Design and Historic Values

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

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

The existing site is presently free of any site improvements. The surrounding area is almost exclusively in single family residential use with the exception of Na Pueo Park and a Board of Water Supply water tank. ✓

The proposed respite center will continue the residential use pattern of the surrounding area. The facility is envisioned to be a single family residence that will be compatible with the surrounding neighborhood in terms of scale, density, size and appearance. The removal of any of the large trees on the project site is not anticipated. ✓

B. Historical, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: National/State Registers of Historic Places

Site Inspection, September 4, 1990

The project site contains no known sites which are listed on or are eligible for inclusion on the National or State Registers of Historic Places. There are no records of any surface or subsurface archaeological study being conducted at the project site. A field reconnaissance of the site revealed no evidence of the presence of any surface level archaeological sites. Portions of the site were heavily overgrown which limited the visual reconnaissance.

Personal conversation with a long time resident revealed that prior to residential development, the project site was in pineapple cultivation. Typically, such cultivation would destroy any surface artifacts, and damage or destroy any subsurface artifacts within the depth of cultivation. In addition, the site was extensively graded in preparation for residential development which would further diminish the potential for subsurface artifacts being present at the project site. In the event that artifacts and/or remains are uncovered during site clearance, excavation and grading, all work will be suspended and the State Historic Preservation Office notified.

V. Socio-Economic

A. Demographic/Community Character Changes

Rating: 2 - No Impact Anticipated

Source: 1990 State of Hawaii Data Book

Alewa Heights is a well established, stable community. During the period 1980 to 1988, the resident population of the neighborhood, identified as Census Tract 47, increased from 4,893 persons to 4,981 persons for a net increase of 88 persons or 1.8 percent. In comparison, the population of the entire City and County of Honolulu increased by 10 percent during the same period.

Although the proposed project is a residential use, the facility will offer only temporary accommodation to persons with Alzheimer's disease, and as a result, will not increase the resident population

of the neighborhood. The proposed respite center will add up to 25 persons to the Alewa community at any one time.

B. Displacement

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

The project site is presently vacant. No residents or businesses will be displaced as a result of the proposed project.

C. Employment and Income Patterns

Rating: 1 - Positive Impacts Anticipated

Source: Site Inspection, September 4, 1990

The project will not result in the displacement of any economic activities. The project will result in the creation of temporary employment in construction related trades and in permanent employment from the operation of the respite center.

VI. Community Facilities and Services

A. Educational Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Education letter dated January 7, 1991

The Department of Education confirmed that the proposed project will have no impact on area schools. The proposed respite center will not increase the population of school aged children in the area.

B. Commercial Facilities

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

The Ala Moana Shopping Center is the principal regional shopping center in the area. Additional commercial opportunities are located in Liliha and Chinatown approximately three miles from the project site. Respite center clients will reside at the facility for only a brief period of time, or on a day-only basis, during which time

they will be provided with meals, and thus will not need to access commercial opportunities on a regular basis.

C. Health Care

Rating: 2 - No Impact Anticipated

The Saint Francis Medical Center and Kuakini Medical Center are located within three miles of the project site. Both medical centers provide a full range of medical services including emergency medical and geriatric care.

D. Social Services

Rating: 2 - No Impact Anticipated

The project site is conveniently located within five miles of State, City and private social services located in the downtown Honolulu and in the Liliha/Nuuanu areas. These agencies include the Department of Human Services, Department of Human Resources and Lanakila Senior Centers.

E. Solid Waste

Rating: 2 - No Impact Anticipated

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

F. Waste Water

Rating: 2 - No Impact Anticipated

Source: Department of Public Works letter dated January 17, 1991

The Department of Public Works states that municipal sewers in the area are available and adequate to serve the proposed project. There is a 6-inch sewer line that runs through the project site. A sewer connection is available at the makai corner of the parcel.

G. Storm Water

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

Storm water collected from Na Pueo Park mauka of the project site drains through the project site and into a drainage culvert makai of the project site. The project site will be graded to promote proper drainage and to prevent the channeling of water onto adjacent properties.

H. Water Supply

Rating: 2 - No Impact Anticipated  
Source: Board of Water Supply letter dated January 29, 1991

The project site is not currently connected to the municipal water system. The Board of Water Supply states that the existing off-site water system is adequate to accommodate the proposed project.

I. Public Safety

1. Police

Rating: 2 - No Impact Anticipated

Source: Honolulu Police Department letter dated January 22, 1991

The proposed project is not anticipated to increase the demand for police services in the area. Residents of the area have stated that loitering in Na Pueo Park is sometimes a problem. The proposed project may reduce loitering in the makai area of the park by creating a 24-hour presence in the area.

2. Fire

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letter dated February 22, 1991

The Honolulu Fire Department states that the proposed project will have no adverse impact on its facilities or services. The proposed project will be designed to meet all building codes.

c. Emergency Medical

See Section IV(3) "Health Care."

J. Open Space, Recreation and Cultural Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Parks and Recreation letter dated January 8, 1991

The project site was formally part of Na Pueo Park but was declared to be unsuitable for park use and made available for housing development. No additional conversion of park lands to other uses is contemplated. Na Pueo Park will be improved as a passive "scenic" park with a walkway, trees and benches which will be suitable for use by project clients. On-site open space will also be provided.

K. Transportation

Rating: 3 - Minor Adverse Impact Anticipated

Sources: Department of Transportation Services letter dated January 29, 1991

Department of Transportation letter dated January 23, 1991

The Department of Transportation states that the proposed project will have no impact on State highway facilities. In order to minimize traffic on Alewa Drive, participants in the project's day program will be required to meet at a central location and will be transported to the project site by van. Staff will also be encouraged to carpool. The project's overnight component is not anticipated to generate significant amounts of traffic because clients will be dropped off by their caregiver who will return to pick them up when they are able to resume caring for the individual. Because of the short duration of the stay, significant visitor traffic is not anticipated. Parking for staff will be provided, in addition, the two parking stalls for park maintenance vehicles may also be used during non-business hours. The driveway to the facility will be wide enough to accommodate two-way traffic.

VII. Natural Features

A. Water Resources

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply "Oahu Water Plan," July 1982

The project is located in the Board of Water Supply's Honolulu Water Use District. The project does not involve the development of additional groundwater resources, nor does it involve the diverting of surface water. The project does not involve the construction of septic systems or underground injection chambers which could contaminate ground water resources.

**B. Floodplain Management**

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated January 22, 1991  
Federal Emergency Management Agency "Flood Insurance Rate Map for the City and County of Honolulu," Panel No. 150001 0112C, Revised September 28, 1990

The project site is located in Flood Zone X, an area determined to be outside the 500-year floodplain.

**C. Wetlands Protection**

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated January 22, 1991  
Site Inspection, September 4, 1990

The proposed project is not located near a wetland. A Department of the Army permit is not required.

**D. Coastal Zone Management**

Rating: 2 - No Impact Anticipated

Source: Office of State Planning letter dated March 18, 1991

DHCD has determined that the proposed project is consistent with the Hawaii Coastal Zone Management Program. The Office of State Planning has concurred with the determination.

- E. Unique Natural Features
- F. Vegetation and Animal Life

Source: Site Inspection, September 4, 1990

There are no unique natural features, vegetation or animal habitats in the vicinity of the project site.

- G. Agricultural Lands

Rating: 2 - No Impact Anticipated

Source: Site Inspection, September 4, 1990

The project does not involve the conversion of agricultural land to non-agricultural uses.

#### Determination

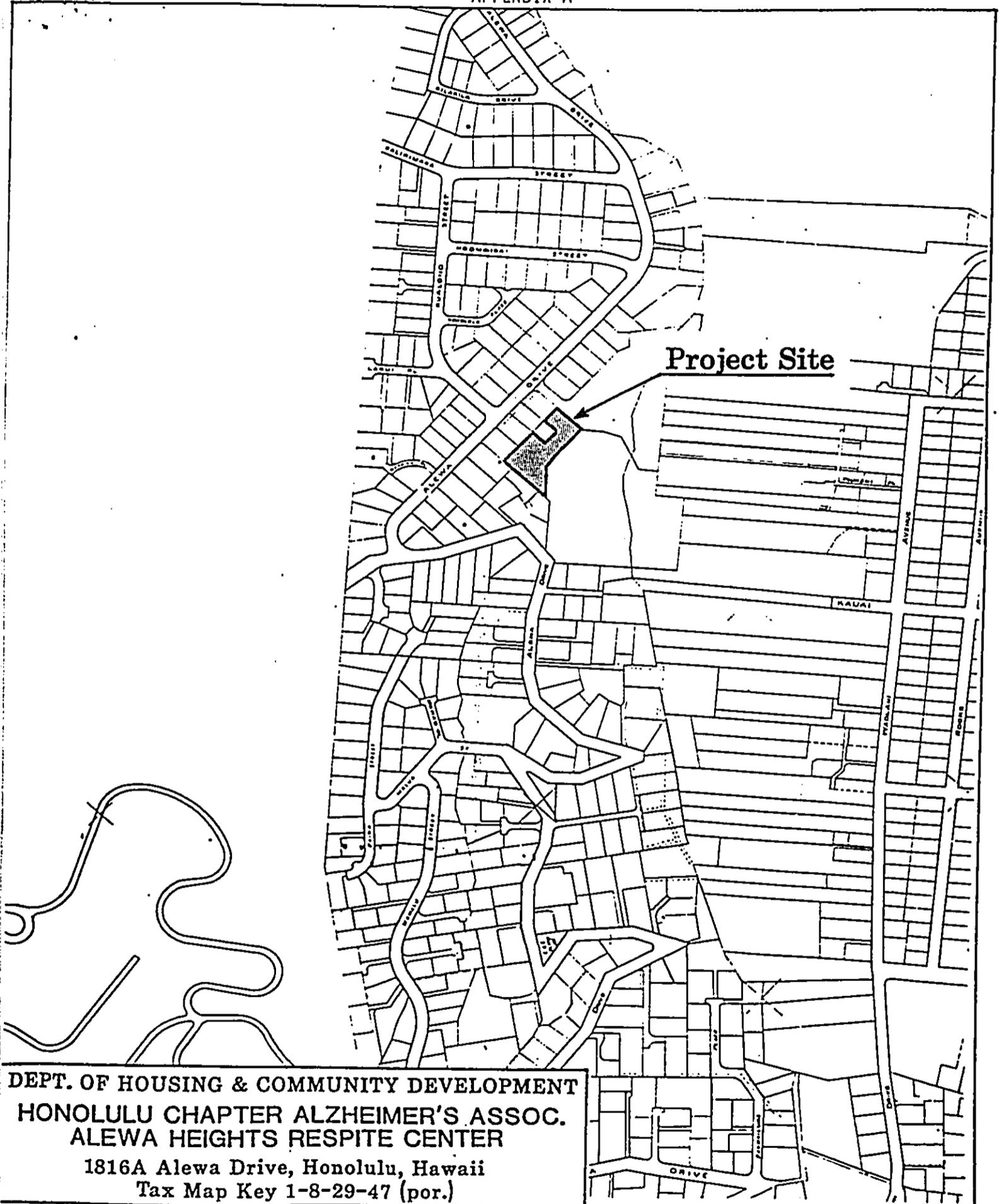
Based on this environmental assessment, it is determined that the proposed project will have no significant impact on the human environment. The basis for this determination is as follows:

1. The project will not adversely impact noise and air quality in the project area.
2. All infrastructure is available and adequate to serve the proposed project.
3. The project will continue the residential use pattern of the surrounding neighborhood and is anticipated to be compatible with the neighborhood.
4. The project will have no impact on any natural resources in the area.
5. The impact of additional traffic will be mitigated by the use of a van service and carpooling.

A negative declaration will be published in the Office of Environmental Quality Control Bulletin and a Finding of No Significant Impact on the Environment published in a newspaper of general circulation.

DOCUMENT CAPTURED AS RECEIVED

APPENDIX A



APPENDIX B  
AGENCY COMMENTS

<u>Federal</u>	<u>Date Received</u>
Department of Housing and Urban Development	---
U.S. Army Corps of Engineers	1/22/91
U.S. Department of the Interior, Fish and Wildlife Service	---
 <u>State</u>	
Department of Education	1/ 7/91
Department of Business and Economic Development	1/14/91
Office of State Planning, Governor's Office	---
Department of Health	2/28/91
Department of Land and Natural Resources	---
Department of Land and Natural Resources, Historic Preservation Office	---
Office of Environmental Quality Control	---
Department of Transportation	1/23/91
Department of Agriculture	---
Hawaii Housing Authority	1/17/91
Housing Finance and Development Corporation	1/14/91
Land Use Commission	1/ 8/91
 <u>City</u>	
Department of General Planning	1/29/91
Department of Land Utilization	1/28/91
Department of Transportation Services	1/29/91
Building Department	1/ 7/91
Department of Public Works	1/17/91
Department of Parks and Recreation	1/ 9/91
Board of Water Supply	1/29/91
Fire Department	2/22/91
Honolulu Police Department	1/22/91
Department of Human Resources	1/ 8/91
Department of Finance	1/15/91
 <u>Others</u>	
Councilmember Gary Gill	---
Liliha-Kapalama Neighborhood No. 14	---
Honorable Suzanne Chun	1/28/91
Honorable Anthony Chang	---



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

January 22, 1991

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  
Honolulu, Hawaii 96813

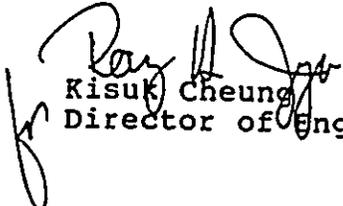
91 JAN 25 P1:39  
DISTRIBUTION  
& CONTROL SECTION

Dear Mr. Scarfone:

Thank you for the opportunity to review the Environmental Assessment preparation notice for the proposed Alewa Heights Respite Center, Honolulu. The following comments are offered:

- a. A Department of the Army permit is not required for the project.
- b. The flood hazard determination on the Fact Sheet is correct.

Sincerely,

  
Risuk Cheung  
Director of Engineering

JOHN WAIHEE  
GOVERNOR



CHARLES T. TOGUCHI  
SUPERINTENDENT

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

OFFICE OF THE SUPERINTENDENT

January 7, 1991

RECEIVED  
& CONTROL  
HONOLULU, HI  
JAN 18 1991  
P 2:00

Mr. Michael N. Scarfone, Director  
Department of Housing and Community Redevelopment  
Honolulu Municipal Building, 5th Floor  
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment  
Alewa Heights Respite Center

Our review of the subject project indicates that it will have no impact on the public schools in the area.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Charles T. Toguchi".

Charles T. Toguchi  
Superintendent

CTT:jl

cc: E. Imai  
J. Kim



DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM

KAMAMALU BUILDING, 250 SOUTH KING ST., HONOLULU, HAWAII  
MAILING ADDRESS: P.O. BOX 2359, HONOLULU, HAWAII 96804 FAX: (808) 548-1746

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

January 14, 1991

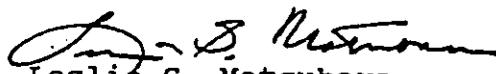
Mr. Michael N. Scarfone  
Director  
City and County of Honolulu  
Department of Housing and  
Community Development  
650 So. King St., 5th Floor  
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment  
Alewa Heights Respite Center

Thank you for the opportunity to comment on the proposed  
Alewa Heights Respite Center, however, the Department has no  
comments to offer at this time.

Sincerely,

  
Leslie S. Matsubara  
Deputy Director

91 JAN 15 12 51  
2001 JAN 15 11 11

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:  
File:

February 28, 1991

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

91 MAR -6 PM 3:30  
A COMMUNICATIONS SECTION

Dear Mr. Scarfone:

Subject: Environmental Assessment  
Alewa Heights Respite Center

Thank you for allowing us to review and comment on the subject environmental assessment. We have the following comment:

Sanitation

1. If meals are prepared for the residents of the facility or clients, then the kitchen must meet the requirements of Chapter 1-A, Food Service and Food Establishment Sanitation Code. All other sanitation requirements depends upon what the facility is classified as (e.g. care home, group living facility, etc.). At this time, it is unclear as to who will classify this facility and what it will be classified as.

If you should have any questions, please contact Kelvin Sunada of the Sanitation Branch at 548-3225.

Very truly yours,

  
JOHN C. LEWIN, M.D.  
Director of Health

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

January 23, 1991

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  
2.5273

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:

Environmental Assessment - Alewa Heights Respite Center

Thank you for your letter of December 28, 1990, requesting our review of the subject Environmental Assessment.

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

Very truly yours,

  
Edward Y. Hirata  
Director of Transportation

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
& COMMUNITY DEVELOPMENT

91 JUN 24 AM 1:12

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907  
HONOLULU, HAWAII 96817

MITSUO SHITO  
EXECUTIVE DIRECTOR

LEONARD PARESA, JR.  
DEPUTY EXECUTIVE DIRECTOR

FAX: (808) 848-3313

IN REPLY REFER TO:

91:PLNG/58

January 17, 1991

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

LETTER  
& COPY TO  
... ..

91 JAN 22 AM 15

Dear Mr. Scarfone:

RE: ENVIRONMENTAL ASSESSMENT - ALEWA HEIGHTS RESPITE CENTER

We have reviewed the notice regarding the preparation of an Environmental Assessment for the subject project and have no objections at this time.

Please contact either myself (848-3230) or Liana Tamura (848-3255) should you have any questions or need further assistance.

Sincerely,

Handwritten signature of Mitsu Shito in cursive script.  
MITSUO SHITO  
Executive Director

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 300  
500 ALA MOANA BOULEVARD  
HONOLULU, HAWAII 96813  
FAX (808) 543-6641

IN REPLY REFER TO:

91:PLNG/224 jt

January 14, 1991

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

Dear Mr. Scarfone:

Re: Environmental Assessment for a Proposed Alewa Heights  
Respite Center

Thank you for the opportunity to review the information on the  
proposed respite center for persons with Alzheimer's disease. We  
have no comments to offer at this time.

Sincerely,

  
for JOSEPH K. CONANT  
Executive Director

JT:eks

PLANNING  
& COMMUNITY DEVELOPMENT

91 JAN 17 11 50

JOHN WAIHEE  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 548-4611

January 8, 1991

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  
Alewa Heights Respite Center

We have reviewed the Preliminary information for the subject project transmitted by your letter dated December 28, 1990, and have no comment, other than to confirm that the subject property is located in the State Land Use Urban District.

Thank you for the opportunity to comment on this matter. If you have any questions, please feel free to call me or my staff at 548-8101.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA  
Executive Officer

EU:to

91 JAN 11 11:57  
& COPY TO: [illegible]

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

VW 1/91-04

January 29, 1991

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: ENVIRONMENTAL ASSESSMENT ALEWA HEIGHTS RESPITE CENTER

RECEIVED  
& COMM. DEV. DIV.  
91 JAN 30 AM 11:16

In response to your memorandum of December 28, 1990 on the Alewa Heights Respite Center Environmental Assessment, we offer the following comments:

The assessment should include discussion on alternate sites considered. We believe that a respite center for Alzheimer patients would be best suited near hospitals and emergency care facilities. In addition, the proposed density of 25 daytime patients, 13 nighttime patients and a 10 person staff on 29,103 square feet of land may not be compatible with the existing residential density of the area. We also recommend that you consult with the Department of Transportation Services regarding traffic and vehicular access to the site from the steep, narrow and winding Alewa Drive.

Should you have any questions regarding this matter, please call Verne Winqvist of our staff at extension 6044.

*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

LU1/91-0022 (KK)

January 28, 1991

MEMORANDUM

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

FROM: DONALD A. CLEGG, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ALEWA HEIGHTS RESPITE CENTER

91 JUN 29 10:00  
A COMMUNITY DEVELOPMENT

We have no objections to the proposed Alewa Heights Respite Center. We do, however, offer the following comments to consider in preparing the Environmental Assessment (EA):

1. The proposed respite center use will be subject to several Land Use Ordinance (LUO) approvals discussed below, unless the LUO requirements are exempted by invoking the 201-E process.
  - a. Zone change from P-2 General Preservation District to R-5 Residential District;
  - b. Site Plan Review approval for a day care facility for day-only respite care; and
  - c. Conditional Use Permit Type 2 approval for a group living facility for the overnight respite care.
2. Special consideration needs to be given to safety (fence or wall) on the makai portion of the site which is impacted by steep slopes.
3. The respite center should be buffered from abutting residences by a solid wall or landscaping. Other measures should be considered to mitigate light, noise and visual impact of the proposed development on neighboring residences.

Michael N. Scarfone, Director  
Page 2  
January 28, 1991

If you have any questions, please contact Keith Kurahashi of my staff at local 5374.

  
DONALD A. CLEGG  
Director of Land Utilization

DAC:gf  
0022.grf

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

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



JOSEPH M. MAGALDI, JR.  
DIRECTOR

TE-14  
PL91.1.003

January 29, 1991

PLANNING  
& COMMUNITY DEVELOPMENT  
JAN 30 AM 11:16

MEMORANDUM

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

FROM: JOSEPH M. MAGALDI, JR., DIRECTOR

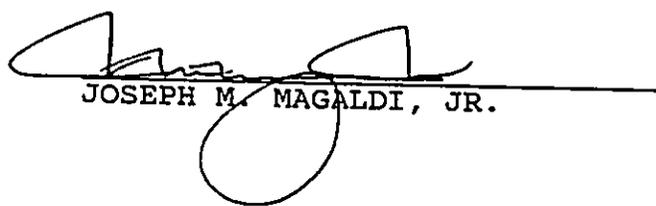
SUBJECT: ALEWA HEIGHTS RESPITE CENTER  
ENVIRONMENTAL ASSESSMENT  
TMK: 1-8-29: PORTION 47

This is in response to your memorandum of December 28, 1990 requesting our review and comments on the subject project.

We have the following traffic concerns:

1. Sufficient off-street parking should be provided in accordance with the Land Use Ordinance.
2. The driveway should be designed to accommodate two-way traffic and have a dropped curb connection to Alewa Drive.

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

  
JOSEPH M. MAGALDI, JR.

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 91-6

January 7, 1991

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

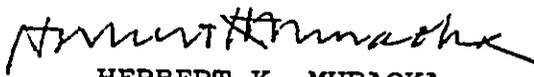
FROM: HERBERT K. MURAOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ALEWA HEIGHTS RESPITE CENTER

2 COMM. DEVELOPMENT  
91 JAN - 8 AM:18

This is in response to your memo dated December 28, 1990 regarding the subject project.

We have no comments to offer. Thank you for the opportunity to review the preliminary information.

  
HERBERT K. MURAOKA  
Director and Building Superintendent

cc: J. Harada



DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

WALTER M. OZAWA  
DIRECTOR

ALVIN K.C. AU  
DEPUTY DIRECTOR

January 9, 1990

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

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ALEWA HEIGHTS RESPITE CENTER  
TMK NO. 1-8-29: 47

RECEIVED  
& COMM. DIVISION

'91 JAN 10 13:26

We have reviewed the preliminary information on the proposed Short Term Respite Center to be built on portion of Na Pueo Park, and have no comment to offer at this time.

Should you have any questions, please feel free to contact Lester Lai of our Advance Planning Branch at extension 4696.

*Walt*  
WALTER M. OZAWA, Director *MS*

WMO:11

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843



January 29, 1991

FRANK F. FASI, Mayor  
DONNA B. GOTH, Chairman  
SISTER M. DAVILYN AH CHICK, O.S.F.,  
Vice Chairman  
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 DECEMBER 28, 1990 REGARDING THE  
ENVIRONMENTAL ASSESSMENT FOR THE ALEWA HEIGHTS RESPITE  
CENTER, TMK: 1-8-29: POR. 47, ALEWA DRIVE

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31  
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02  
03

We have no objections to the proposed respite center. The following comments shall apply:

1. There are no existing water services for the subject property.
2. The availability of water to the proposed respite center will be confirmed when the building permit is submitted for our review and approval. When water is made available, the developer will be required to pay our Water System Facilities Charges for source-transmission and daily storage.
3. The existing off-site water system is presently adequate to accommodate the proposed respite center. The developer should coordinate the on-site fire protection requirements with the Fire Prevention Bureau of the Honolulu Fire Department.
4. If a meter larger than two inches is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

If you have any questions, please contact Bert Kuioka at 527-5235.

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

February 22, 1991

REC'D  
& COMM. DIVISION

'91 FEB 25 AM 11:16

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

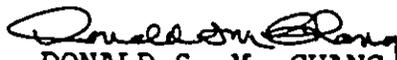
FROM: DONALD S. M. CHANG, ACTING FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ALEWA HEIGHTS RESPITE CENTER

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Should you have any questions, please contact Battalion Chief Attilio Leonardi of our Administrative Services Bureau at 943-3838.

  
DONALD S. M. CHANG  
Acting Fire Chief

AKL:ny

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

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



JAN 23 11:10

FRANK F. FASI  
MAYOR

MICHAEL S. NAKAMURA  
CHIEF

HAROLD M. KAWASAKI  
DEPUTY CHIEF

ES-LK

OUR REFERENCE

January 22, 1991

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

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE  
HONOLULU POLICE DEPARTMENT

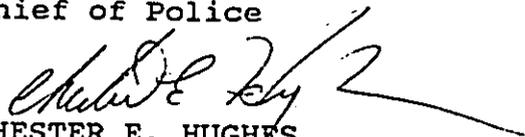
SUBJECT: ENVIRONMENTAL ASSESSMENT: ALEWA HEIGHTS RESPITE CENTER

This is in response to your request for comments on the preliminary project information for the Alewa Heights Respite Center.

Our only concern has to do with planning for the movement of traffic into and out of the site. Since the facility will generate some additional traffic, attention should be given to providing easy vehicular access and adequate parking.

Thank you for the opportunity to comment.

MICHAEL S. NAKAMURA  
Chief of Police

By   
CHESTER E. HUGHES  
Assistant Chief of Police  
Support Services Bureau

DEPARTMENT 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  
Acting DIRECTOR

VICTOR D. GUILLERMO, JR.  
Acting DEPUTY DIRECTOR

January 8, 1991

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

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

Subject: Comments on Alewa Heights Respite Center

A CONFIDENTIAL DOCUMENT  
72-10-9 P1-72  
16

After careful review, the Department of Human Resources is in full support of this project. The proposed respite center for persons with Alzheimer's disease is an excellent use of a surplus City site in this well-established neighborhood. The residential nature of the surrounding area is very suitable for the type of short-term respite that is proposed for the projected numbers of persons served.

Alzheimer's disease is a devastating illness for both victims and their families. In studies and surveys of family caregivers conducted by the Elderly Affairs Division, respite has been consistently identified as a high need service. Unfortunately, there are no specially designed facilities or structured programs on Oahu that can provide the temporary relief and assistance that this program will offer at this site. This respite center will be a valuable resource for the community and will fill the void for the many Alzheimer's victims and their families needing respite assistance.

We are confident that the Hawaii Chapter, Alzheimer's Association has the expertise and capability to design and manage such a facility and program. In the past three years they have demonstrated their competence through contracts with our department.

We appreciate this opportunity to comment on this proposal. 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



JAN 23 1991

THEODORE G. JUNG  
DIRECTOR

GLEN S. NONAKA  
DEPUTY DIRECTOR

January 15, 1991

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

FROM: THEODORE JUNG, DIRECTOR OF FINANCE

SUBJECT: ENVIRONMENTAL ASSESSMENT  
ALEWA HEIGHTS RESPITE CENTER

This is in response to your memorandum dated December 28, 1990, regarding the subject project. We have no comments or recommendations on this project.



THEODORE JUNG  
Director of Finance

TJ:jf



HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

January 28, 1991

RECEIVED  
& CONTROL SECTION  
JAN 30 1991  
16

Mr. Michael N. Scarfone  
650 South King Street,  
Department of Housing & Community Development  
Fifth Floor  
Honolulu, Hawaii 96813

Thank you for the opportunity to be of service to you, our city, and our community. In response to your letter dated December 28, 1990, concerning the proposed Alewa Heights Respite Care Center facility, my office visited and talked with residents living near Na Pueo Park along Alewa Drive. The following are their concerns, questions, and suggestions:

A. Concerns:

- (1) Increased traffic in and out of the facility - streets are narrow, space limited, etc.
- (2) Parking problems in and around the area.
- (3) Disturbances and noise because of police cars and ambulances and screaming patients. This is an area with elderly people, peaceful and quiet neighbors.
- (4) Safety and security is a major concern. Elderly people afraid of mentally unstable people wandering around.
- (5) Concern about the proper use of funds. The cost of installing new sewers, new lines, new cables, new construction, grading, etc., would no doubt be very high. Wouldn't the funds be put to better use somewhere else?
- (6) Concern about the appropriateness of this kind of facility in a neighborhood comprised mainly of elderly citizens.
- (7) Concern about the families of these patients. Has ample parking, security, accessibility and other concerns been shared with them and made aware of before they come to visit their relatives?

B. Questions:

- (1) Will there be community meetings to gather community input from the residents?
- (2) What kind of permit requirements are required for such a project?
- (3) Does it need the Planning Commission's approval?
- (4) Does it need the City Council's approval?

- (5) What is the time-line for this project?
- (6) What type of structure would this facility be?
- (7) How is it going to be operated and managed?
- (8) Why build such a facility in this neighborhood?

C. Suggestions:

- (1) This respite center should be incorporated into an existing hospital or medical care facility by adding a wing or extension.
- (2) First priority is the park. This facility will keep people from using the nearby park because of fear. park should be upgraded and fixed up. Leave out the facility.
- (3) subdivide the land and lease or sell to the residents to farm, plant, maintain, etc. instead of putting up a facility like this on it.

I personally believe that there are too many questions on the ... minds of the residents and feel it is prudent for your department to address them in some clear, timely and orderly fashion before we proceed much further.

Please feel free to call me or my assistant, Siaosi Maluotoga, at 548-8874 if we can be of any assistance in this matter. My office will be more than happy to assist in any way we can.

Sincerely,

*Suzanne Chun*

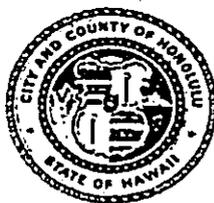
Suzanne Chun  
State Representative  
34th District

sc:sm/lf

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

650 SOUTH KING STREET, 5TH FLOOR  
HONOLULU, HAWAII 96813  
PHONE: 523-4427 • FAX 527-5498

FRANK F. FASI  
MAYOR



MIKE N. SCARFONE  
DIRECTOR  
GAIL M. KAITO  
DEPUTY DIRECTOR

March 6, 1991

Honorable Suzanne Chun  
State Representative  
34th District  
State Capitol, Room 322  
Honolulu, Hawaii 96813

Dear Representative Chun:

Subject: Alewa Heights Respite Center

This is in response to your letter dated January 28, 1991 concerning the subject project. We appreciate your efforts in bringing the concerns of your constituents to our attention. The following are our responses to their concerns, questions, and suggestions.

Concerns

In discussions with the advisory committee established for this project and with neighborhood residents, it is evident that traffic, parking, and compatibility of the project with the existing neighborhood are the principal concerns of the community.

We are aware that there is an acute parking problem on Alewa Drive, particularly at night, and that portions of Alewa Drive below the project site are somewhat narrow and winding. To minimize traffic impacts, participants in the project's day program will be required to meet at a centralized collection point, and will be transported to the project site by a van. Staff will also be encouraged to carpool. Off street parking for staff and visitors will be provided. We do not anticipate that the facility will generate much visitor traffic because the facility is intended to provide day care and overnight accommodations to persons with Alzheimer's disease for whom the care giver is unable to care for a short period of time. Typically, the overnight client will be dropped off at the facility by the care giver, who will return to pick-up the client after the care giver is able to resume caring for the individual. To further minimize traffic disruptions to the neighborhood, admitting hours will be limited to normal daytime business hours.

Honorable Suzanne Chun  
March 6, 1991  
Page 2

Excessive noise from the facility is not anticipated. Many people appear to have mistaken the proposed facility for a skilled nursing facility or intermediate care facility which are typically associated with noise from screaming patients. The proposed respite center will be a less restrictive environment which will enable clients to express themselves in nonverbal ways. The project's design surrounds the central activity areas with quiet spaces such as bedrooms and quiet rooms which will further reduce noise from the respite center. The Honolulu Chapter - Alzheimer's Association (HCAA) will screen all prospective clients and eliminate those who may disturb other clients and neighbors. The entire site will be fenced, and ingress and egress to the facility will be controlled by a security system.

The persons served by the facility are neither mentally unstable nor chronically mentally ill. Alzheimer's disease is an organic disease that gradually diminishes a person's mental faculties. We are aware that some residents may not totally understand Alzheimer's disease, and as a result may be afraid of Alzheimer's patients. We have tried to educate the residents of the community by attending your community meeting and through limited canvassing of the immediate neighborhood. DHCD and HCAA will continue this community information program as long as necessary.

The cost of the facility is estimated to be \$500,000. Given the number of persons who will be served by the respite center, we believe that the facility is very cost effective. All infrastructure (water, sewer and drainage) are available and adequate to serve the proposed project. There is no need for extensive off-site construction.

#### Questions

We have established a community advisory committee to assist us in planning this project. We are also willing to attend any community presentations as time and scheduling permits. The project does not require Planning Commission or State Land Use Commission approval prior to development. Several City Council approvals, including a budget appropriation, authorization to lease the facility to HCAA, and exemptions from zoning restrictions and development standards pursuant to Section 201E-210, Hawaii Revised Statutes, are required. Building and grading permits will also be required and the facility will be licensed by the Department of Health.

The proposed facility is envisioned to be a single story, single family residence with approximately 2,400 square feet of interior floor space. The facility will be similar in scale to the single family homes in the neighborhood. We anticipate that the facility will be ready for occupancy in the first quarter of 1992. Upon completion, the respite center will be leased to HCAA who will contract with a qualified management agency to oversee day to day operations.

Honorable Suzanne Chun  
March 6, 1991  
Page 3

The project is proposed for the Alewa Heights site because the parcel is already owned by the City and available for immediate development. The site also fits the program requirements for the project, that is, an established residential neighborhood that would provide clients with a residential atmosphere that is integral to the program's success.

Suggestions

To develop the facility at a hospital would be counter-productive to the goals and objectives of the program. Frequently, persons with Alzheimer's Disease are prematurely institutionalized which speeds the deterioration of the person's mental and physical abilities. Research has shown that this deterioration can be slowed if the patient can be provided with the proper environment and services. This environment can best be achieved in a residential neighborhood where all the familiar sights and sounds of a typical home can be realized. The respite center will provide the Alzheimer's patient with a minimally restrictive, noninstitutional setting as well as support services.

We have no intention of utilizing any additional park lands for the proposed project. The improvements to Na Pueo Park are under the jurisdiction of the Department of Parks and Recreation (DPR) and we are coordinating our efforts with DPR in order to minimize construction period disturbances. DHCD is investigating the possibility of releasing the portion of the site that will not be utilized for the respite center to the adjacent neighbors. A decision on this matter cannot be made until a site plan for the project has been finalized.

We are convinced that the project can be implemented with a minimum of impacts to the neighborhood while serving the needs of families caring for Alzheimer's patients. We hope that we have satisfactorily addressed the questions raised by your constituents, and we look forward to working with you and the community on this project. Should you or any of your constituents have any questions regarding this project, please do not hesitate to call Keith Ishida at 527-5092.

Sincerely,

Original signed by  
Michael N. Scarfone

MICHAEL N. SCARFONE  
Director

bcc: Honolulu Chapter - Alzheimer's Association

APPENDIX C

Hawaii Coastal Zone Management Program Federal Consistency  
for the Alewa Heights Respire Center Project (F/C91-001)



## OFFICE OF STATE PLANNING

Office of the Governor

STATE CAPITOL, HONOLULU, HAWAII 96813 TELEPHONE (808) 548-5893

JOHN WABLER, Governor

Ref. No. P-1805

March 18, 1991

The Honorable 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:

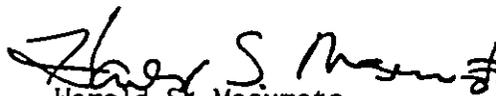
Subject: Hawaii Coastal Zone Management (CZM) Program Federal Consistency  
for the Alewa Heights Respite Center Project (FC/91-001)

We have reviewed your CZM assessment and concur with your finding that the project is consistent with Hawaii's CZM Program. Therefore, CZM consistency approval is granted. By copy of this letter, we are informing the U.S. Department of Housing and Urban Development, Honolulu Office, that CZM consistency requirements have been met.

CZM consistency approval is not an endorsement of the project and does not exempt the project's compliance with any other State or County regulations.

Thank you for your continued cooperation in complying with Hawaii's CZM Program. If you have any questions, please call our CZM office at 548-5973.

Sincerely,

  
Harold S. Masumoto  
Director

cc: U.S. Department of Housing and Urban Development  
Honolulu Office  
Department of Land Utilization

RECEIVED  
MAR 21 1991  
P 2:06