

JOHN WAIHEE  
GOVERNOR



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STATE OF HAWAII  
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HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
HONOLULU, HAWAII 96813  
FAX (808) 587-0600

IN REPLY REFER TO:  
94:HFB/5746

November 10, 1994

TO: Dr. Bruce S. Anderson, Interim Director  
Office of Environmental Quality Control

FROM: *Joseph K. Conant*  
Joseph K. Conant  
Executive Director

SUBJECT: Final Environmental Assessment Update and Negative  
Declaration for the Hale Mohalu Housing Project  
TMK: 9-7-19:49  
Pearl City, Oahu, Hawaii

OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
94 NOV 10 10:33 AM  
RECEIVED

The Housing Finance and Development Corporation has reviewed all comments received during the 30-day public comment period which began on September 8, 1994, and has determined that this project will not have significant environmental effects.

We are filing a negative declaration for this project. Please publish this notice in the November 23, 1994, OEQC Bulletin.

We have attached a completed OEQC Bulletin Publication Form and four copies of the Final Environmental Assessment Update and Negative Declaration.

Should there be any questions, please have your staff contact me at 587-0640 or Mr. Stacy Sur at 587-0576.

Attach.

c: Mr. William Turbeek,  
Coalition for Specialized Housing  
Mr. Calvin Kim, Calvin Kim & Associates, Inc.  
Mr. Gerald Park, Gerald Park Urban Planner



1994-11-23 -DA- FEA- Hale Mohalu  
Housing Project

NOV 23 1994

FILE COPY

*FILE COPY*

FINAL ENVIRONMENTAL ASSESSMENT UPDATE  
AND NEGATIVE DECLARATION

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**HALE MOHALU HOUSING PROJECT**

Pearl City, Oahu, Hawaii

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Prepared in Fulfillment of the Requirements  
of Chapter 343, Hawaii Revised Statutes and  
Chapter 200, Title 11, Administrative Rules  
Department of Health, State of Hawaii

Prepared For

Coalition for Specialized Housing

Prepared By

Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

November, 1994

**SUMMARY INFORMATION**

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**PROPOSED ACTION:** Hale Mohalu Housing Project

**APPLICANT:** Coalition for Specialized Housing  
47 Kaapuni Drive  
Kailua, Hawaii 96734

**DETERMINING AGENCY:** Rental Housing Trust Fund Commission c/o  
Housing Finance and Development Corporation  
Department of Budget and Finance  
State of Hawaii  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813

**TAX MAP KEY:** 9-7-19: 49

**LAND AREA:** 12.209 acres  
Project Area: [6.506] 5.7 acres

**LAND OWNER:** State of Hawaii

**STATE LAND USE DESIGNATION:** Urban

**GENERAL PLAN:** Primary Urban Center

**DEVELOPMENT PLAN AREA:** Primary Urban Center  
Land Use Map: Residential  
Public Facilities Map: No Symbol

**ZONING:** Residential R-5 (Makai of Channel)

**EXISTING USE:** Vacant and Undeveloped

**CONTACT PERSON:** Mr. Stacy Sur, Housing Finance Specialist  
Rental Housing Trust Fund Commission  
Housing Finance and Development Corporation  
Department of Budget and Finance  
State of Hawaii  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813  
  
Telephone: (808) 587-0576

Note: Revisions to the Draft Environmental Assessment are shown in bold type. Deleted text is enclosed by brackets [ ].

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## SECTION 1 DESCRIPTION OF THE PROPOSED PROJECT

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The Coalition for Specialized Housing a local non-profit housing organization, proposes to construct a multiple residential housing complex on the grounds of the former Hale Mohalu State Hospital located in Pearl City, Ewa District, Honolulu, Hawaii. The project site bears tax map key 9-7-19: 49 encompassing a land area of 6.506 acres. Of this acreage, 0.8 ± acres comprise the adjoining Waiamano Drainage Channel yielding a net developable land area of 5.7 acres. A Location Map is shown in Figure 1.

### A. Objective of the Project

The objective of the project is to create affordable rental housing in a community setting where residents can be assured a secure, stable, and comfortable lifestyle. The development offers a housing alternative to institutionalized living arrangements for elderly households and the developmentally disabled including persons afflicted with Hansen's disease. Units will be available to persons at least 62 years of age or older, those who are physically disabled, can meet income qualifications, and those who can maintain an independent, self-functioning household.

### B. Technical Characteristics

Applicant proposes to construct a residential complex on the triangular shaped parcel. The complex consists of a single, three-story structure for elderly persons and a one-story structure for persons afflicted with Hansen's disease (See Figure 2). The three-story senior facility is one building with four wings providing living accommodations for 196 households in studio and one-bedroom units. Each unit includes a kitchen, bath, bedroom or sleeping area, living room, and a lanai (See Figure 3). The facility has a gross floor area of approximately 110,000 square feet about evenly distributed on three floors. Dwelling units are double-loaded on each floor typically with a mix of about 65 studio and one-bedroom units per floor. Seating areas are provided on each floor where residents can gather informally and "talk story". Four elevators, one in each wing, will provide vertical access.

A community meeting room and kitchen are located on the ground floor inside the main entry. The meeting room can be used by residents for assemblies, social functions, and recreation activities. Ground floor space is allocated also for a mail room and management office. Because of the size of the project, a resident manager and tentatively an assistant manager will reside on-site. Common laundry facilities are located on each floor of each building wing (total of 12) and in the Hansen's facility.

An interior landscaped courtyard will be built on the ground level leading to the main entry located in Wing B. The courtyard will be furnished with bench seats for passive recreation activities.

The senior facility will be erected on a reinforced concrete slab-on-grade, wood framed with composition exterior siding, and topped with a composition shingle roof. Both the structure and its exterior are staggered to add architectural interest. The height of the building is approximately 38 feet measured from finish grade to top of roof (See Figure 4). [Applicant has received a waiver from the to the height limit for residential zoning districts (25 feet) to

allow the taller building.] The Honolulu City Council has exempted the project from the requirements of the R-5 residential district and will be developed in accordance with the standards of the A-2 Medium Density Apartment District with a height limit of 40 feet (Resolution No. 94-184).

People with Hansen's disease will be housed in a separate structure located in the northern section of the site. The structure is about 15,400 square feet in area and accommodates fifteen one-bedroom units double-loaded along a common corridor. Each unit comes with a kitchen, bath, bedroom, and living room. A common kitchen and community room is located in the center of the building for social gatherings and meetings. The one-story structure will be erected on a concrete slab, wood framed with composition exterior siding, and topped by a composition gable roof. Building height measured from finish grade to top of roof is approximately 18 feet.

The distribution of all dwelling units is tabulated below.

<u>Building</u>	<u>Unit Type</u>	<u>No. of Units</u>	<u>Living Area</u>
Senior Facility	Studio	180	405 square feet
	1 BDRM	16	505 square feet
Hansen's Facility	1 BDRM	15	505 square feet

The site will be accessed only from Third Street. Road improvements are planned for a 400-foot section of Third Street which is part of the Hale Mohalu property. Improvements include widening the road pavement to 24-feet and constructing curbs and gutters on both sides. A 4-foot wide sidewalk will be built on the mauka side for pedestrian use..

Two-way vehicle circulation within the project is provided by a single driveway of varying width. The driveway is aligned around the perimeter of the senior facility and ends in a cul-de-sac near the center of the site. At-grade, uncovered, on-street parking for 80 vehicles (including stalls for the handicapped) is provided along the driveway. Applicant has received an exemption reducing the number of parking stalls from the parking requirements of the Land Use Ordinance, City and County of Honolulu.

An additional 19 parking stalls will be shared with the Pearl City Youth Complex Association (PCYCA). The shared stalls are sited along the west property line to the left of the main entry road.

A 1.0 acre passive park will be built in the north corner of the property and maintained by the developer. The use of the park, however, will be shared with the PCYCA. A pedestrian bridge over the Waimano Drainage Channel will be built at this location to access the PCYCA outdoor recreation facility. Seating areas, barbecue pits, a gazebo, and picnic benches are located around the perimeter of the property for residents to enjoy outdoor activities and relaxation.

Water, drainage, and sanitary sewers will be provided as well as underground electric, telephone, and street lighting systems. All utility systems will be constructed to standards of the City and County of Honolulu and the respective utility company. Water will be taken off

an existing 12" line in Lehua Street and extended to the site along Third Street. Water demand is estimated at .084 mgd for domestic use and fire flow at 1,500 gpm. Wastewater will be discharged into a 10" sewer line along the western edge of the property. Wastewater flow is estimated at .0325 mgd. On-site runoff will be collected by an underground drainage system and discharged into the Waimano Drainage Channel.

Electrical power and communication service will be taken off existing systems along Third Street. Utility lines will be placed underground within the development area.

#### **C. Economic Characteristics**

The cost of the project is estimated at \$17.3 million. The total cost is being funded by the sale of federal and state low income housing tax credits, the State of Hawaii's Rental Housing Trust Fund, the City and County of Honolulu's HOME funds, and a State of Hawaii CIP Grant.

The property is owned by the State of Hawaii and is leased to the Coalition for Specialized Housing. A direct lease with the Coalition for Specialized Housing was executed in [1992] 1993 for a term of 65 years. The lease rent is set at \$20,000.00 for the first 15 years of the lease.

Construction is anticipated to commence in the last quarter of 1994 and should be completed in 14 months. The entire project will be built out in one phase.

#### **D. Social Characteristics**

The project will not displace any residential or commercial activities.

Housing will be made available for persons 62 years of age or older who can meet income qualifications. Twenty percent (20%) of the units will be available for persons earning 50% of the State of Hawaii median income or lower. The rest of the units will be available for those earning 60% of the State of Hawaii median income or lower.

Rental rates have been established initially at \$350 per month for studio units and \$450 per month for one-bedroom units.

All dwelling units are handicapped accessible and 10% are designed for the handicapped.

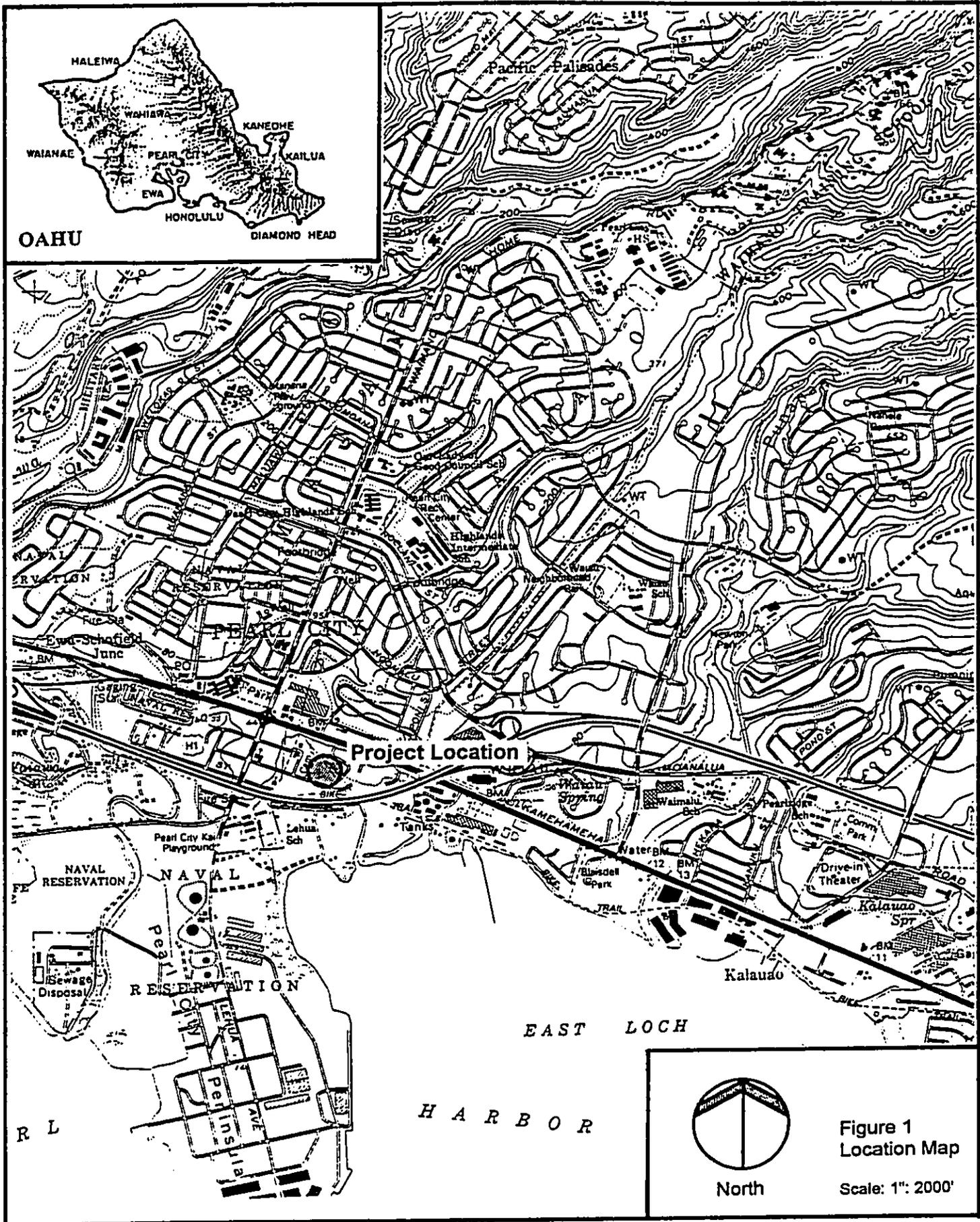
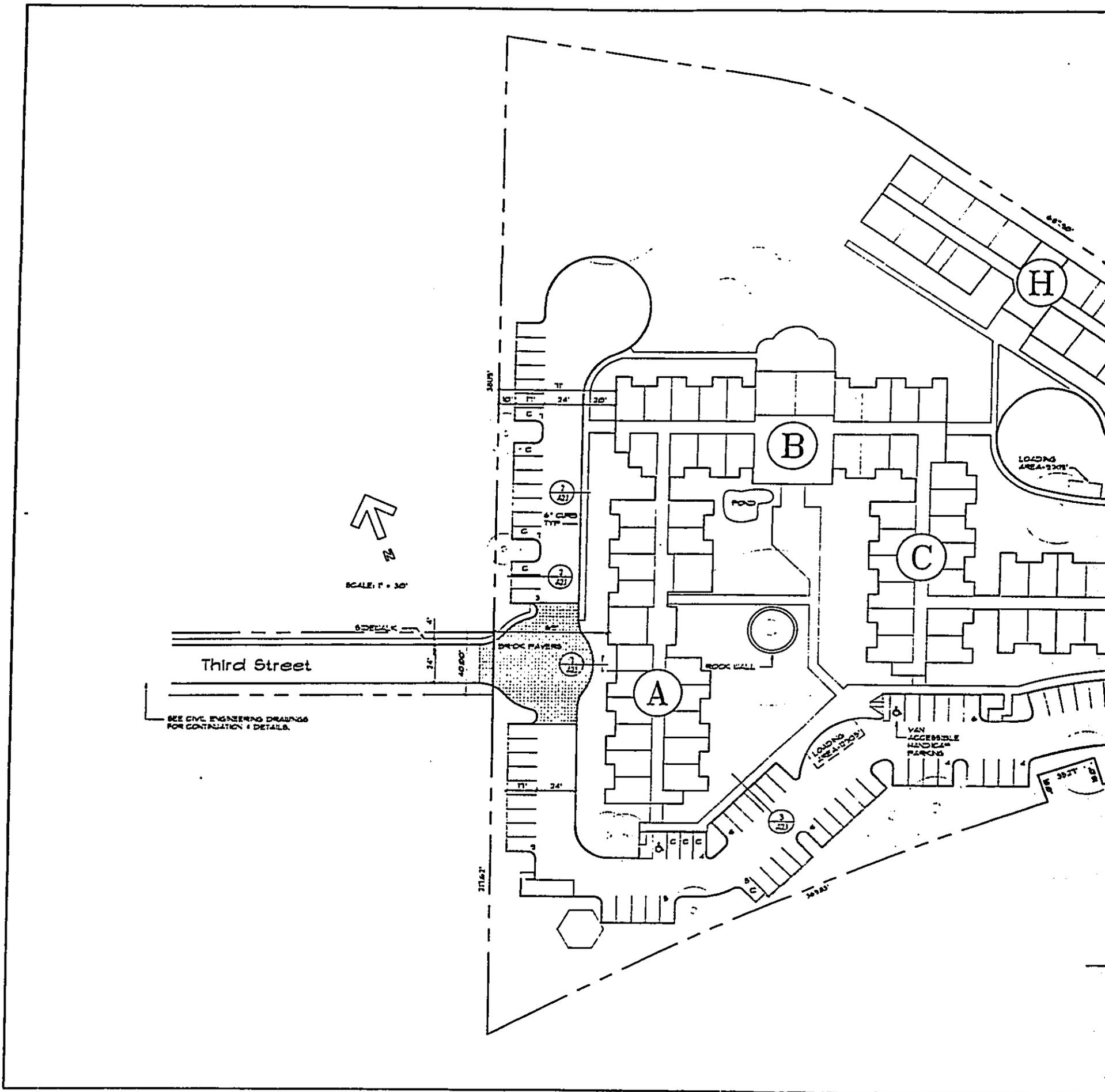
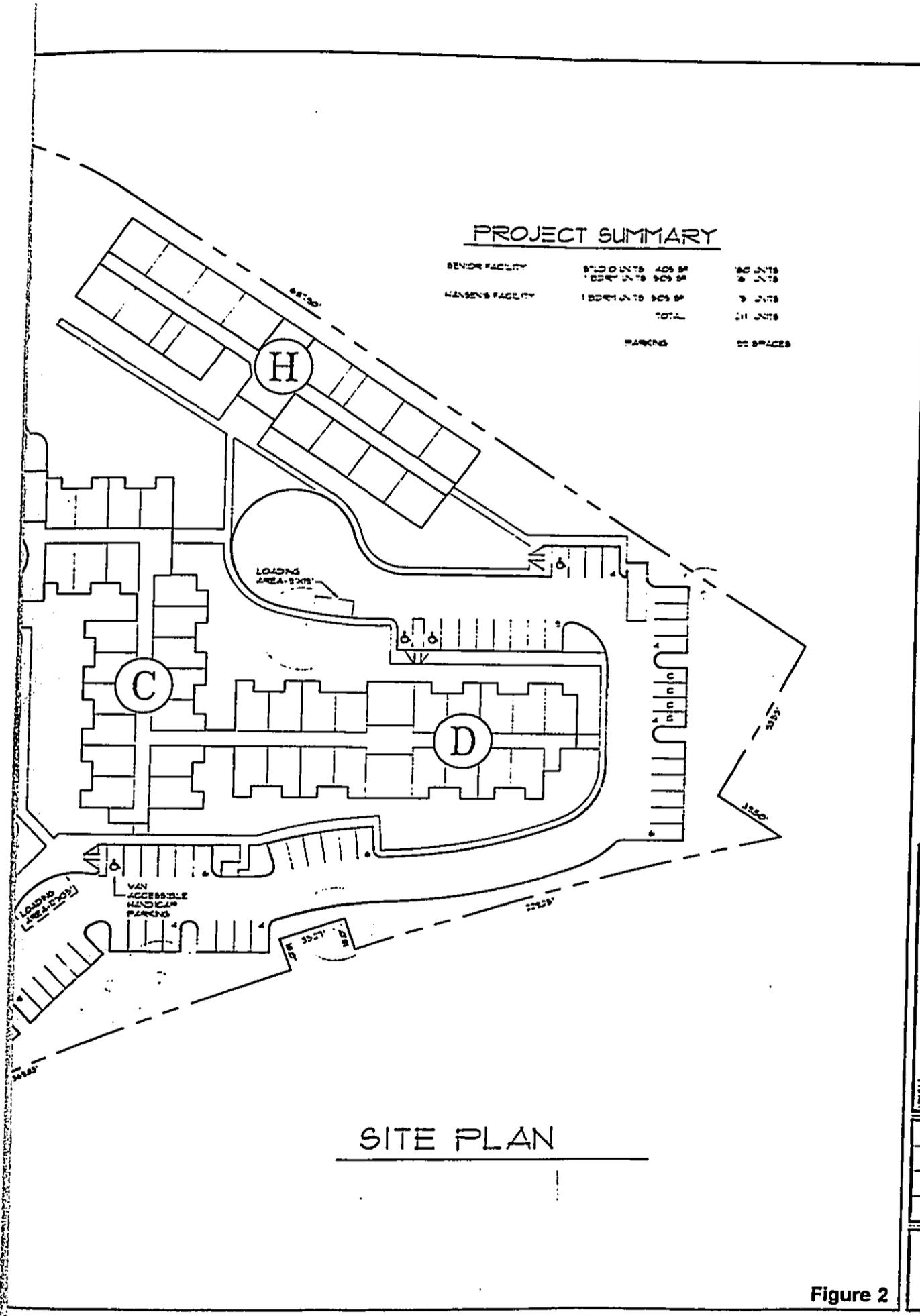


Figure 1  
Location Map

Scale: 1" = 2000'





**PROJECT SUMMARY**

SENIOR FACILITY	8700 S.F.	40% S.F.	3500
HANSEN'S FACILITY	18000 S.F.	80% S.F.	14400
		TOTAL	17900
		PARKING	55 SPACES

I AM HEREBY APPROVING THE  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CITY OF HONOLULU, HAWAII. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_

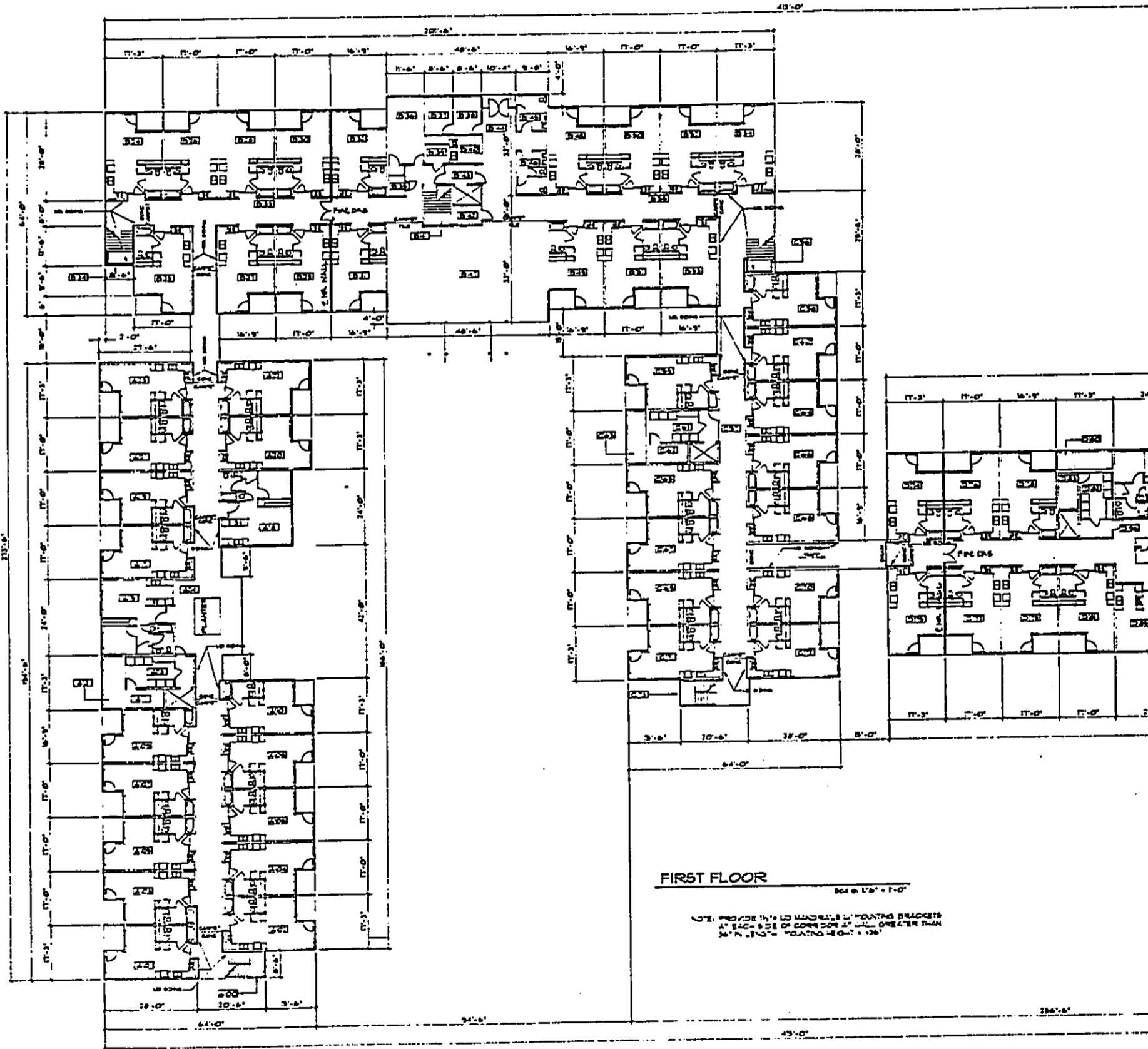
**THE CBM GROUP, INC.**  
 ARCHITECTURAL DIVISION  
 1010 Marquet Club Drive, Suite 1118, Aiea, Hawaii 96861

**HALE MOIALU**  
 APARTMENTS  
 PEARL CITY, HAWAII  
 SHEET TITLE: **SITE PLAN**

SHEET NO.  
 PROJECT NO.  
 DATE

**A2**

Figure 2



FIRST FLOOR

Scale: 1/8" = 1'-0"

1. PROVIDE 2x4 END STUDS AT JOINTS BRACKETS  
AT EACH END OF CORNER JOINTS  
2. PROVIDE 2x4 END STUDS AT JOINTS BRACKETS  
AT EACH END OF CORNER JOINTS



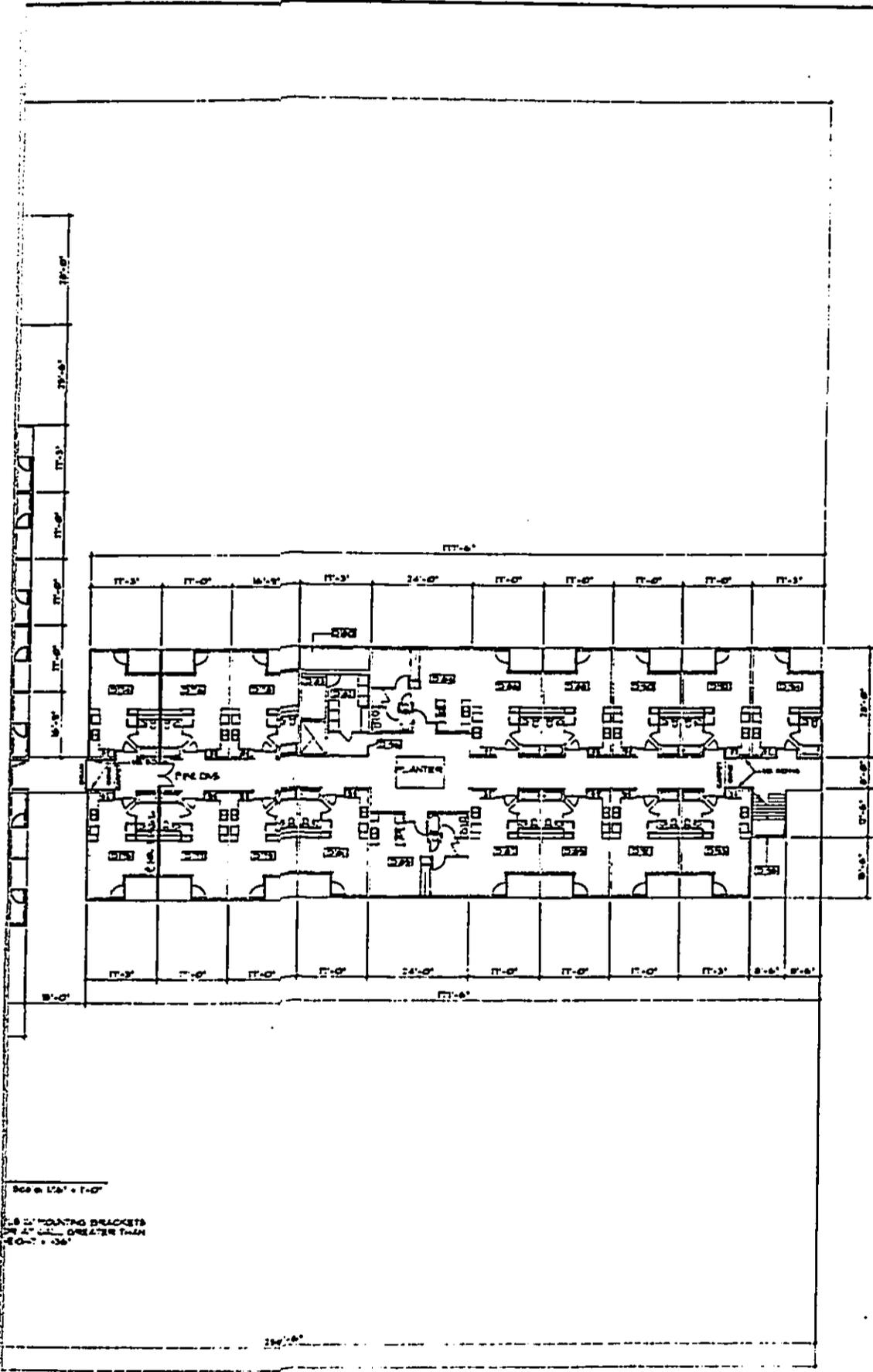


Figure 3

**FARMERS HOME ADMINISTRATION**

All construction performed under the provisions of these plans and specifications shall comply with prescribed standards approved by the U.S. Department of Agriculture and Housing Administration. Plans or not the responsibility of the architect. Plans prepared by the architect for the Farmers Home Administration.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

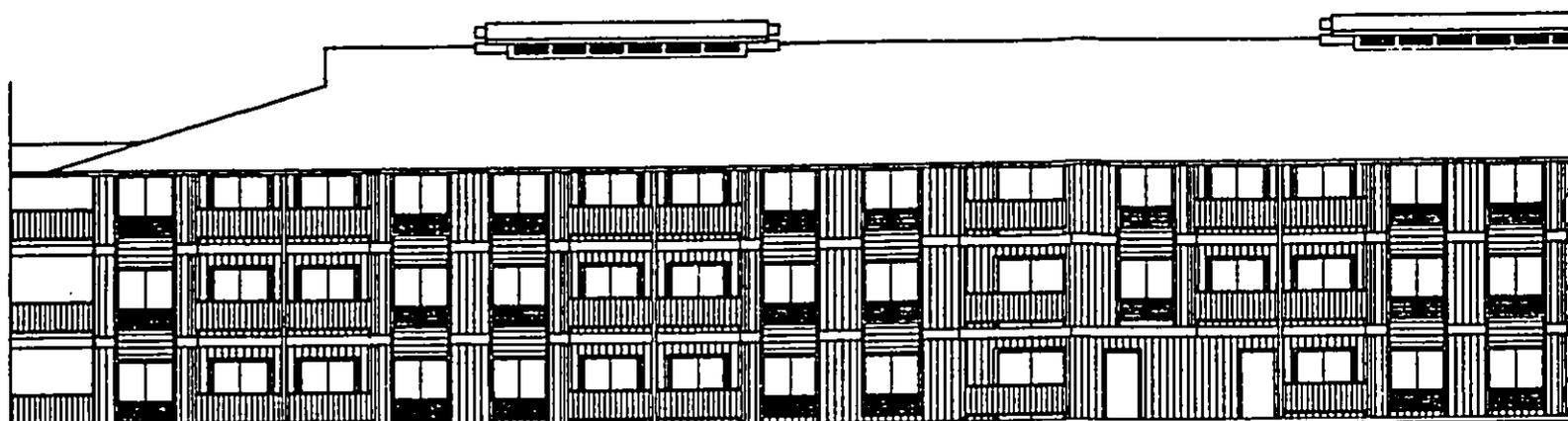
By \_\_\_\_\_ FARM, Architect

**THE CBM GROUP, INC.**

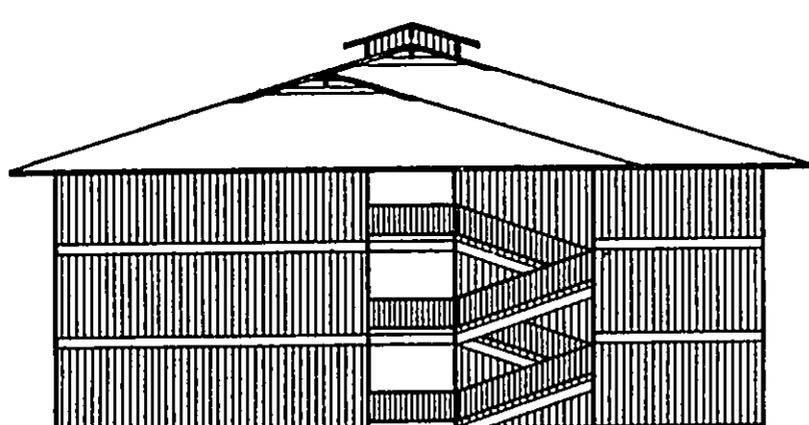
ARCHITECTURAL DIVISION

1010 Marquet Club Drive, Suite 5110, Auburn, California 95603 • (916) 888-1001

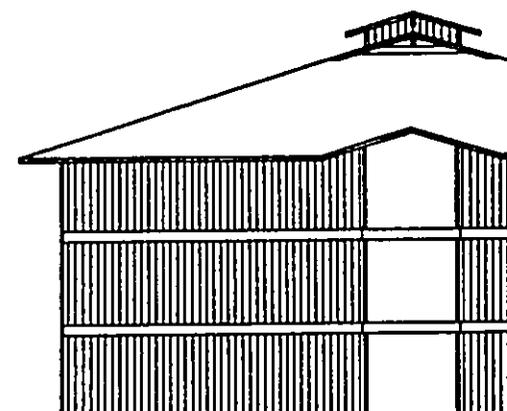
PROJECT	<b>HALE MOHALU SENIOR APARTMENTS PEARL CITY, HAWAII</b>
SHEET TITLE	<b>1/10' BUILDING PLAN, 1st FLOOR</b>
DESIGNED BY	
CHECKED BY	
PROJECT NO.	
DATE	
SHEET NO.	<b>A4.1</b>



WEST ELEVATION

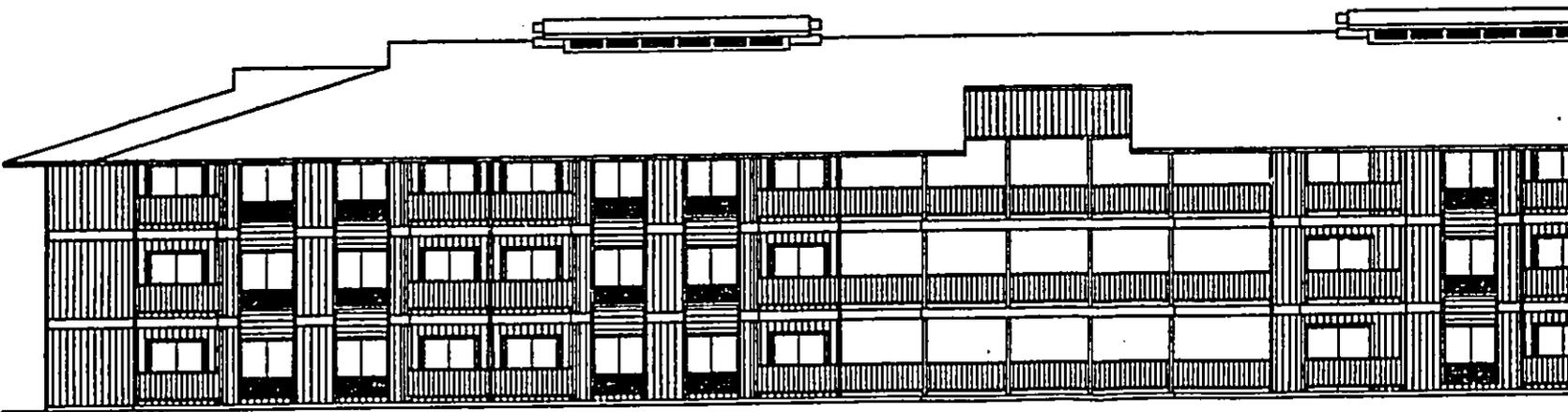


SOUTH ELEVATION

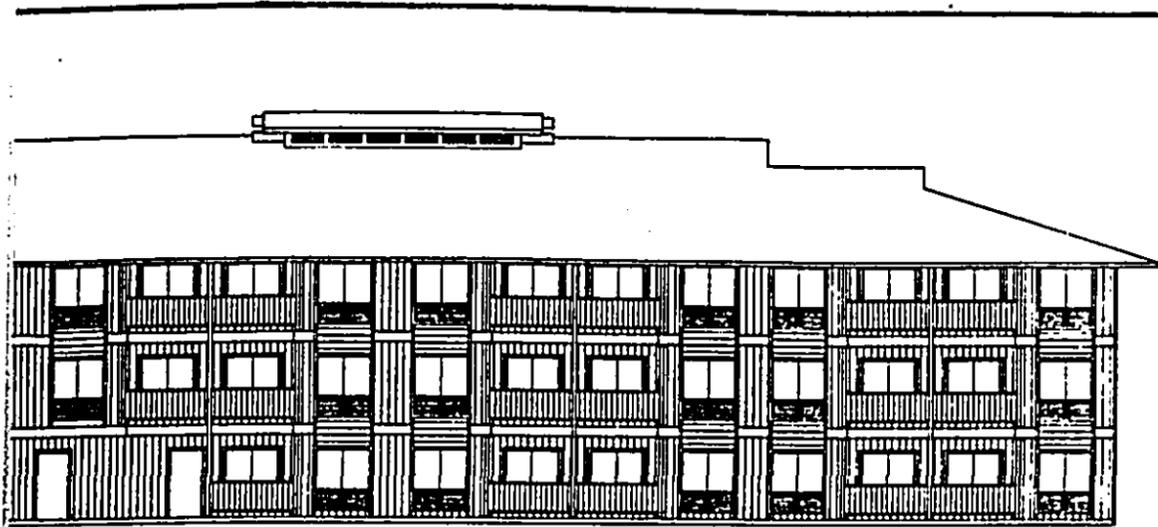


NORTH ELEVATION

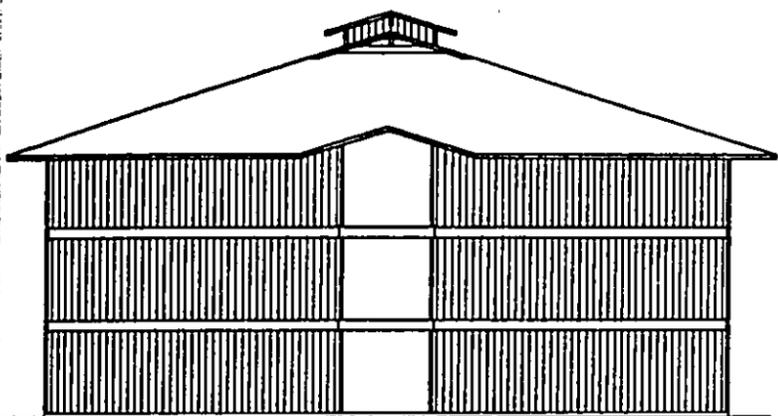
1/8" = 1'-0"



EAST ELEVATION

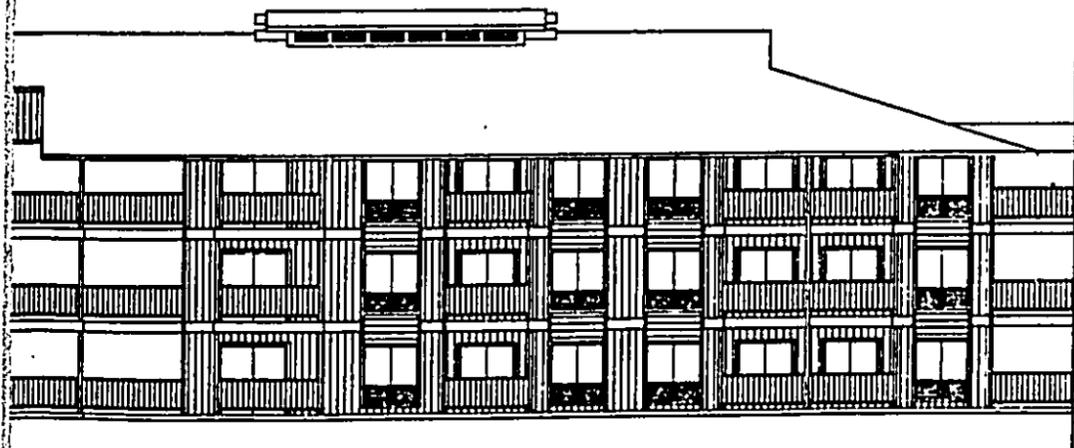


1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



1/8" = 1'-0"

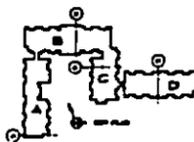


Figure 4

PLANNED HOME ADMINISTRATION  
 An organization formed under the provisions of these plans and specifications shall comply with prescribed standards herein for the purpose of providing for the maintenance and repair of the building and its contents and shall be responsible for the maintenance and repair of the building and its contents and shall be responsible for the maintenance and repair of the building and its contents.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 By \_\_\_\_\_  
 Title, Architect

THE CBM GROUP, INC.  
 ARCHITECTURAL DIVISION  
 1010 Macquet Club Drive, Suite 102-Auburn, California 95603-1910

PROJECT  
**HALE MOHALU  
 SENIOR APARTMENTS**  
 PEARL CITY, HAWAII

SHEET TITLE

SCALE

DATE

BY

DATE

**A5.**

## SECTION 2 DESCRIPTION OF THE AFFECTED ENVIRONMENT

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### A. Existing Use

Located makai of Kamehameha Highway, the Hale Mohalu building site is bounded by the Pearl City Business Plaza (a four-story commercial building) and a gasoline station on the north, the Waimano Drainage Channel on the east, a railroad right-of-way and elevated sections of the H-1 Freeway on the south, and a cemetery (Sunset Memorial Park) and residential dwellings on the west.

From 1949 to its closing in 1978, Hale Mohalu State Hospital was used as a treatment center for people afflicted with Hansen's disease. Prior to its closure, most patients were relocated to Leahi Hospital in Kaimuki. All buildings on the parcel were razed in 1985 for public health and safety reasons. Since that time, the property has been vacant and unused.

In 1987, the State of Hawaii awarded a lease to a portion of the property to the Pearl City Youth Complex Association (PCYCA), a community based athletic organization. The lease encumbered a 4.7 acre area on the mauka side of the Waimano Drainage Channel. After acquiring the lease, the PCYCA constructed recreation improvements to include a grass field for outdoor sports, an irrigation system, and paved parking areas. The PCYCA site is currently unused.

### B. Physical Characteristics

Features such as paved roadways, concrete foundations, a lined drainage channel, stone walls, an incinerator, and vehicle and pedestrian bridge crossings are all the man-made remnants that are left as testament to the previous use of the site.

The property has been graded with a west to east slope of about 1% in the direction of the drainage channel.

The parcel is composed almost entirely of Honouliuli silty clay, a silty and plastic clay. According to the Soil Conservation Service (1972), permeability is moderately slow, runoff is slow, the erosion hazard is slight, and the soil has a high shrink-swell potential. A visual inspection of the concrete building pads showed no signs of structural deformities attributable to ground settlement.

Waimano Drainage Channel bisects the Hale Mohalu site and forms the eastern boundary of the proposed residential development. Constructed in the early 1960's, stormwater is contained in a gunite lined trapezoidal section 8 feet deep and 20 feet wide (bottom) with a .75:1 sloped sidewalls. The channel can accommodate a design flow of 6,200 cfs. Sections of the channel through the property are cracked and deteriorated beyond feasible economic repair. This portion of the channel (about 700 LF) will be removed and replaced with a new structure. Improvements to the channel will be constructed separately from this project.

Flood Insurance Rate Maps designate the site Zone D which is defined as "areas in which flood hazards are undetermined" (Federal Emergency Management Agency, 1990).

The site is not part of a wetland, marsh, or tidal land and is 1,200 lineal feet north of East Loch, Pearl Harbor.

Although not maintained, the property supports trees of significant height and spread. Prominent banyans (*Ficus spp.*) some of which stand 75 feet high with a spread of 100+ feet dominate the landscape. Fine specimen trees include monkeypod (*Samanea saman*), royal poinciana (*Delonix regia*), Java Plum (*Eugenia cumini*), rubber (*Brassia actinophylla*), opiuma (*Pithecellobium dulce*), and Christmas berry (*Schinus terebinthifolius*). Slender coconut palms (*Cocos nucifera*) rise above the tree tops giving the site a tropical appearance. Beneath spreading tree canopies, koa haole (*Leucaena leucocephala*), Guinea grass (*Panicum maximum*), California grass (*Brachiara mutica*), ipomea (*Ipomea sp.*), and wayside weeds spread unchecked. Of interest, a fine chaulmoogra tree (*Hydnocarpus arithelmintica*), the oil of whose fruit was used in leprosy treatment, grows as a living memento of the patients the site once served. In the drainage channel, the perennial sedge (*Cyperus alternifolius*) and honohono grass (*Commelina diffusa*) sprout from broken bottom sections and joints. None of the species are threatened or endangered or proposed for such status.

Ambient noise levels are high owing to high traffic volumes and speeds on the adjacent elevated section of the H-1 Freeway. Background noise levels range from 70 Ldn 100 feet from the freeway and diminishing to 65 Ldn at 500 feet (Ebisu, 1988).

There are no recorded archaeological features on the property.

No hazardous waste materials or underground storage tanks are known to be present on-site. Oil transmission lines are buried within a 40-foot wide railroad right-of-way passing to the immediate south of the site.

#### C. Land Use Controls

Land use controls for the property are summarized below:

State Land Use:	Urban
Oahu General Plan:	Primary Urban Center
Development Plan Area :	Primary Urban Center
Land Use Map:	Residential
Public Facilities:	No symbol
Zoning:	Residential (R-5)
Special Management Area:	Not located in the Special Management Area
Special District:	Not located in a Special District

#### D. Public Facilities and Services

The housing site is accessed from 3rd Street, a two-way, two-lane road within a 40-foot right-of-way. Owned by the City and County of Honolulu and the State of Hawaii, the road is partly paved (County owned portion) and partly graveled (State owned portion). The State owned portion (approximately 400 lineal feet) is part of the Hale Mohalu site.

Water, electrical, and communication systems on 3rd Street (or Lehua Avenue) are available to service the project. A 10-foot wide sewer easement (Waiau Trunk Sewer) follows the west property line and wastewater generated by the development will be discharged into the municipal trunk sewer. Overhead power lines cross the north corner of the property within a 25-foot wide power line easement in favor of Hawaiian Electric Company.

The Pearl City Fire Station is located at the intersection of 1st Street and Lehua Avenue within one-half mile of the project site. Response time to the site is less than one minute. Similarly, the Pearl City Police Station on Waimano Home Road also is within one-half mile of the project site.

### SECTION 3 SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

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#### A. Assessment Process

The scope of the project was discussed with the developer, the architects, the engineers, and others comprising the project team. State and County agencies were consulted for information relative to their jurisdiction and expertise. Time was spent in the field noting site conditions and conditions on adjoining lands. From the discussions and field investigations, existing conditions and features that could be affected by or affect the project were identified. These influencing conditions are:

- o The entire 6+ acre parcel was extensively modified during its previous use as a State Hospital;
- o The property is vacant and undeveloped;
- o There are no rare, threatened, or endangered flora and fauna on the premises;
- o There are no archaeological features on the property;
- o The project is not located in an identified flood hazard area; and
- o Public facilities and services are adequate and available to service the project.

#### B. Short-term Impacts

Dust will be raised during demolition, grubbing, and grading activities. Fugitive dust cannot be avoided but measures will be taken to control dust generation. State of Hawaii Department of Public Health Administrative Rules (Chapter 60, Air Pollution Control) stipulate acceptable dust control measures and additional measures may be attached as conditions to approved grading plans by the Department of Public Works, City and County of Honolulu.

Construction noises will be generated for the duration of the project. Heavy construction equipment will be used and noise in the range of 78-90 dBA can be expected. No pile driving activity is proposed. Business activities in the Pearl City Business Plaza may be affected by noise and construction noise will be quite audible in the residential neighborhood adjoining the property on its west side. Noise, like fugitive dust, cannot be avoided. All activities will comply with noise regulations of Title 11, Administrative Rules, State Department of Health (Chapters 42 and 43).

Grading is required to achieve the design elevations for roadways and buildings. Some erosion can be anticipated during construction and temporary measures will be implemented to contain soil within the site and prevent discharge into Waimano Drainage Channel. Erosion control measures will be as specified in grading plans submitted to the Department of Public Works, City and County of Honolulu and conditions attached to approved grading plans by the Department of Public Works. Applicant will also adhere to conditions made a part of any permit required by the State Department of Health.

Flora in the project area are not rare, threatened, or endangered. The property will be grubbed of all vegetation except for trees to be used in landscaping the development. Specimen trees will be identified by the landscape architect, tagged, and relocated elsewhere on the premises. The chaulmoogra tree will be transplanted to the site of the Hansen's facility.

The Historic Preservation Division recommends that development should be accompanied by archaeological monitoring of backhoe trenches. Excavations will be monitored, and should any cultural features be unearthed during construction, work in the affected area will cease and historic authorities notified for proper disposition of the finds.

Planned road improvements to and utility line installation along Third Street will temporarily inconvenience residents of Third Street and visitors to Sunset Memorial Park. Besides the dust and noise associated with construction, traffic delays can be anticipated during road work. Flagman will be posted to marshal traffic around work sites and open trenches (for utility installation) will be covered with traffic plates at the end of each work day. Residents will be notified of road work beforehand.

#### C. Long-term Impacts

There is no evidence of unusual topographic and geological features contributing to flash floods, landslides, or other natural hazards to affect the development in the long-term. The reconstructed Waimano Drainage Channel should accommodate the design runoff (6,200 cfs) from areas above Kamehameha Highway and mitigate potential flooding of lands comprising the project site.

There are no odor producing or noxious activities adjacent to the site. The project will neither be affected by air pollutants generated by vehicle traffic on the nearby H-1 Freeway nor adversely affect ambient air quality on the adjacent surface streets and intersections (Neal, 1988).

Traffic noise from the H-1 Freeway measured at the south boundary of the project site exceeds 65 Ldn, the acceptable exterior noise standard for most government agencies. Those units that would be most affected by traffic noise would be the upper floor units fronting the freeway which could experience noise in the range of 68-71 Ldn (Ebisu, 1988). Sound attenuation treatment should be implemented in order to minimize noise impacts from freeway traffic. Proposed mitigation measures include planting of tall trees between the freeway and the senior facility, using double-paned windows or window type sound attenuators, and insulating all walls facing the freeway. Up to twenty-seven (27) units on the upper floors of Wing D may be air conditioned to negate noise impacts from freeway traffic.

The Hale Mohalu site is located in an urban setting surrounded by an array of activities and land uses. Lands to the north support strip commercial developments, low-density residential and cemetery uses are to the west, a proposed outdoor recreation complex lies to the east, and a section of the H-1 Interstate Freeway passes to the south. Beyond (south) of the Freeway, watercress is grown on the low-lying coastal plain. Given these diverse land uses in a highly developed urban setting, the housing project is neither a new use being introduced to the surrounding neighborhood nor wholly different and incompatible with current established land uses and activities.

The project is consistent with City and County of Honolulu General Plan policies for maximizing use of Primary Urban Center lands and providing needed affordable, specialized housing for the

elderly and the developmentally disabled. The project is located in an older, established community with available utilities, public facilities and services, and access to existing major roadways.

**The Planning Department has indicated that the proposed housing complex is inconsistent with the 25-foot height limit for the Residential designation of the Development Plan Land Use Map. The City Council has exempted the project from the Development Plan Land Use Map, Primary Urban Center Common Provisions, and Development Plan Special Provisions to allow medium density apartment uses in an area designated for residential use.**

The project will adhere to the development standards of the A-2 medium density apartment district. The A-2 apartment district permits multi-family dwellings, meeting facilities, and complementary uses and activities including limited social services. Applicant has requested and the City and County of Honolulu has approved an exemption from the development standards of the R-5 zoning district for the project.

As shown in the site plan, almost all the residential units will be located in a single structure of four wings placed in the middle of the property with parking and outdoor facilities dispersed around the perimeter. In comparison, a previous development plan prepared in 1989 proposed dispersing 19 detached, two-story structures throughout the site. The senior facility building is one floor higher than the height of the two-story structures proposed in the 1989 plan but the development density is almost the same (211 units versus 213 units). In whole, the development will alter the scenic characteristics of the site and, because of its size and configuration, the senior facility will be the most widely viewed object. To soften the appearance of the main building it has been placed near the center of the property. At this location, there is sufficient space to provide ample setbacks which in concert with the driveway around the perimeter of the lot establishes a 50-100 foot deep buffer from adjoining properties. The buffer will be landscaped to help screen parts of the building from view, soften mass, and accent the overall building design. The three-story building is almost the same height as two-story (residential) and three-story buildings (commercial) on nearby properties. A 10-20 foot difference in grade separates the property from Kamehameha Highway which will make the structure appear lower in height than it really is. In addition, the exterior walls of the building are staggered to add architectural interest and to break up an otherwise monotonous exterior appearance. The roof line also adds visual interest to the building and reinforces the staggered exterior.

The completed project will accommodate a projected population of between 300 to 325 persons (assuming a household size of 1.5 persons X 211 units). This increase is about equivalent to one percent of the 31,000 persons residing in Pearl City in 1990 (DBEDT, 1991). A change in land use with an increase in population is the logical outcome of County growth policies aimed at infilling vacant or underdeveloped lands in the primary urban center. Whether this influx of people results in substantial social change and impact to the community is difficult to ascertain early in any planning process. The change in use of land and population increases have been taking place in Pearl City for many years oftentimes on a scale larger than that proposed. The advantages of the area—temperate climate, suburban locale, a heterogeneous population, good schools, proximity to commercial and public facilities, an efficient transportation system—certainly are valued by existing residents and will be valued by others who choose to reside in the community. Some of these advantages (and there are others) are probably more sought after by the elderly.

The project will increase neighborhood density but should not result in significant negative externalities such as increased traffic and residential noise. In general, housing projects for the

elderly do not generate adverse residential noises. The elderly are too quiet and many expect the same from their living environment. Housing projects for the elderly are not traffic generators when compared to residential subdivisions or other multi-family housing projects. Trip generation and traffic volume should be negligible because only a few residents are expected to own and operate motor vehicles. Those that do probably will not operate their vehicles daily and would do so primarily during off-peak traffic hours. In addition, vehicle ownership is discouraged by limiting the number of resident parking stalls to less than 80.

Increases in water consumption, wastewater discharge, and power usage are expected. However, the agencies and utility companies responsible for providing services and facilities have indicated that their respective systems are adequate to accommodate the proposed development.

*Solid waste will be collected by a private collection company and disposed of either at the Waimanalo Gulch sanitary landfill or the H-Power waste to energy facility.*

The loss of open space is not significant considering that the property is vacant, unused, and underdeveloped for such a prominent location. A dense canopy of trees and a layer of underbrush obscure the ground surface. Beneath the leafy canopy, the landscape is visually blighted by rubbish piles, building debris, broken concrete, and earth mounds. Clearing the site and removing the junk will improve the appearance of the site.

## SECTION 4 ALTERNATIVES TO THE PROPOSED PROJECT

---

### No Action

A no action alternative precludes all environmental impacts beneficial and adverse, short and long term described herein. The project site would remain vacant, undeveloped, and underused. Social and housing goals sought to benefit the elderly and developmentally disabled would be foregone.

### Change in Density

Development at a density higher than what is proposed would not achieve the functional design objectives of the project and probably result in overcrowding—an undesirable outcome. A higher density development may reduce monthly rental costs to the benefit of tenants but at the same time place greater demands on public services and facilities. Physical impacts to the site and its occupants would be similar to that described in this Assessment.

A lower density development would have the opposite effects. Demands on public services and facilities would be lessened but rental rates may increase beyond the ability of the occupants to pay. Physical impacts to the site and its occupants would be similar to that described in this Assessment.

**SECTION 5 AGENCIES AND ORGANIZATIONS CONSULTED IN THE  
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

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Notice of the Draft Environmental Assessment for the Hale Mohalu Housing Project was published in the Office of Environmental Quality Control (OEQC) Bulletin of September 8, 1994. Copies of the Draft Environmental Assessment were distributed to the agencies and organizations listed below review. Publication in the OEQC Bulletin initiated a 30-day public comment period which ended on October 8, 1994. An asterik \* identifies agencies and organizations that submitted written comments to the Draft Environmental Assessment within the comment period. Comment letters are found in Appendix A.

**Federal**

- \*U.S. Army Corps of Engineers
- \*U.S. Department of Agriculture, Soil Conservation Service
- U.S. Department of Housing and Urban Development
- U.S. Department of the Interior
- Fish and Wildlife Service

**State of Hawaii**

- Department of Health
- Environmental Management Division
- Department of Human Services
- \*Department of Land and Natural Resources
- Aquatic Resources Division
- \*Historic Preservation Division
- Commission on Water Resources Management
- Division of Land Management
- \*Hawaii Housing Authority

**City and County of Honolulu**

- \*Board of Water Supply
- \*Department of Housing and Community Development
- \*Department of Land Utilization
- \*Department of Parks and Recreation
- \*Department of Public Works
- Department of Transportation Services
- Department of Wastewater Management
- \*Planning Department
- Police Department
- \*Fire Department

**Others**

- Hawaiian Electric Company
- GTE Hawaiian Telephone Company Incorporated
- \*The Gas Company, BHP Petroleum

Pearl City Youth Complex Association  
Sunset Memorial Park  
Pearl City Neighborhood Board  
Pearl City-Aiea Business Association

## SECTION 6 DETERMINATION OF SIGNIFICANCE

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Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment ( 11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

There are no significant natural or cultural resources on the premises. The entire 12+ acre property was previously used as a State Hospital until its closure in 1978. The site was bulldozed of all surface structures in 1985 leaving only remnant roadways and building foundations as reminders of its previous use.

- 2) Curtails the range of beneficial uses of the environment;

The project commits vacant, idle land to a productive use in support of long-range land use planning policies directed towards infilling vacant or underdeveloped lands in urban areas.

The site was previously used as a health care facility before lying idle. The proposed use (and proposed recreation use of the remainder of the property) will help provide needed housing for the elderly and developmentally disabled residents of the State and a need area for outdoor community recreation.

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

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

- 4) Substantially affects the economic or social welfare of the community or State;

The project will not substantially affect the economic or social welfare of the State. On the other hand, by making available safe, affordable, specialized housing for a growing segment of the State's population, the project is expected to contribute to the individual and collective well being of its resident population.

- 5) Substantially affects public health;

The lush vegetation, flowing water, and uninhabited status of the property coupled with the availability of food from adjoining inhabited areas creates an ideal habitat for rodents and other animals. Clearing the lot of rubbish and junk should eliminate public health nuisances such as insects and vectors.

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

Most of the occupants are expected to be drawn primarily from Oahu. This amounts to a redistribution of some of Oahu's elderly population rather than a net gain in islandwide population per se. The project will contribute and estimated 300-325 people to the area which is equivalent to about 1% of the 1990 population of the Pearl City community.

Increases in water consumption, wastewater discharge, and power usage are inevitable consequences of development. The government agencies and public utilities responsible for these systems have assured the developer that the respective utility systems are available and adequate to accommodate the project.

- 7) Involves a substantial degradation of environmental quality;

The proposed project will not degrade the environmental quality of the site and the surrounding environment. The open space and aesthetic quality of the site is questionable considering the amount of rubbish and junk that has accumulated on the property over the years.

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

The project does not entail a commitment for larger actions.

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

No rare, threatened or endangered flora or fauna are known to have established their habitat on the premises.

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

Ambient air quality will be affected during construction by fugitive dust and combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be pronounced during site preparation work but should diminish once the building is erected. All construction activities will comply with air quality, noise pollution, and water quality regulations of the State Department of Health.

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

The project is not located in nor will it affect an environmentally sensitive area.

Based on the above criteria, the project will not result in significant adverse environmental impacts and an Environmental Impact Statement should not be required.

## BIBLIOGRAPHY

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- Honolulu City Council. 1994. Resolution No. 94-184. *Authorizing Exemptions from Certain Requirements Relating to the Development of the Hale Mohalu Seniors Complex at Pearl City Oahu, Tax Map Key: 9-7-19: 49*
- Park Gerald Urban Planner. 1988. *Environmental Assessment Hale Mohalu Housing Project Waimano, Oahu, Hawaii*. Prepared for the Department of Housing and Community Development, City and County of Honolulu.
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APPENDIX A  
COMMENT LETTERS AND RESPONSES

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

490 SOUTH KING STREET  
HONOLULU, HAWAII 96813



RECEIVED  
8/27/94

KENNETH E. SPRAGUE  
DIRECTOR AND CHIEF ENGINEER

ENV 94-208

August 30, 1994

Mr. Gerald Park  
August 30, 1994  
Page 2

7. A license for a Private Storm Drain Connection to the City and County Separata Storm Saver System is required.

Very truly yours,

  
KENNETH E. SPRAGUE  
Director and Chief Engineer

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii, 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment  
Hale Mohalu Housing Project  
Tax Map Key: 9-7-19: 35

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

1. Our records indicated that Third Street has been turned over to the City.
2. All improvements should be in accordance with the City standards as well as the American with Disabilities Act Accessibility Guidelines.
3. A sign of "Private Road" should be installed at the entrance of the project. (4/2/94 : AK-H)
4. Pavers should be installed within the roadway right-of-way.
5. The use of private park for stormwater detention should be considered.
6. Since the project area exceeds five (5) acres, a NPDES permit associated with construction activities issued by the State Department of Health is required.

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



RECEIVED  
9/2/94

WALTER M. OZAWA  
DIRECTOR  
ALVIN C. AU  
DEPUTY DIRECTOR

August 30, 1994

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment Update  
Hale Mohalu Housing Project - Pearl City  
Tax Map key 9-7-19: 48

We have determined that the design changes made to the Hale Mohalu Housing Project in Pearl City will not impact the recreation areas and facilities originally proposed in the project.

We have no objections to the Department of Housing and Community Development's request for the project to be exempt from Park Dedication Ordinance No. 4621.

If there are any questions, please call Jason Yuan of our Advance Planning Branch at 527-6315.

Sincerely,

For WALTER M. OZAWA, Director

WMO:ei

Attachment

June 20, 1994

TO: RONALD S. LIM, ACTING DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: REQUEST FOR EXEMPTIONS PURSUANT TO  
SECTION 201E-212, HRS  
HALE MOHALU SENIORS' COMPLEX - PEARL CITY  
TAX MAP KEY 9-7-19: 49

We have no objection to the request for exemption from Park Dedication Ordinance No. 4621 for the development of the Hale Mohalu Seniors' Complex in Pearl City.

The project has been designed to provide adequate recreation areas and facilities to include a one-acre passive park with picnic and barbecue areas and an indoor, multi-purpose community facility to serve the residents.

Should you have any questions, please call Jason Yuan of our Advance Planning Branch at extension 6315.

For WALTER M. OZAWA, Director

WMO:ei (J. Yuan, Advance Planning)

2/72

*We Add Quality to Life*

JUN 20 1994



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
FORT SHAFTER, HAWAII 96860-5440

September 12, 1994

RECEIVED

Dobinichick  
10/17/008

18 JUN 1994

July 18, 1994

G. Young  
CEPOD-ED-P

H. Young/Actg  
CEPOD-ED-P

Planning Division

Mr. Gerald Park  
Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Mr. Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Hanson  
CEPOD-CO

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Environmental Assessment for the Hale Mohala Housing Project, Pearl City, Oahu (TKX 9-7-17: 35). We do not have any additional comments to offer beyond those offered in our previous letters dated September 14, 1988 and July 18, 1994 which are enclosed for your information.

Dear Mr. Park:  
Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Waimano Drainage Channel Reconstruction Project, Pearl City, Oahu (TKX 9-7-17: 35). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

Pelowski/Actg  
CEPOD-ED-Z

Sincerely,

*James A. Pelowski*  
Ray H. Jyo, P.E.  
Director of Engineering

CF:  
CEPOD-ED-Pt  
(Dobinichick)  
CEPOD-CO-O  
#P94-032

Enclosures

a. Please refer to the enclosed letter from our Operations Division dated April 13, 1994 regarding Section 401 Water Quality requirements. File Number W94-032 has been assigned to this project and should be referred to for future inquiries.

b. The flood hazard information provided on page 9 is correct.

Sincerely,

*R. Pelowski*

Ray H. Jyo, P.E.  
Director of Engineering

CEPOD-ED-P  
-lles(mac)

Enclosure



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
BUILDING 210  
FT. SHAFTER, HAWAII 96861-5440

September 14, 1988

REPLY TO  
ATTENTION:OP.

Planning Branch

'88 SEP 20 P1:30  
DEPT. OF HOUSING,  
& COMM. DEVELOPMENT

Mr. Mike Moon, Director  
Department of Housing and  
Community Development  
658 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Dear Mr. Moon:

Thank you for the opportunity to review the Environmental Assessment preparation notice for the proposed Hale Mohalu project at Pearl City, Oahu. The following comments are offered:

a. A Department of the Army permit would be required for any fills or structures placed within Waimano Stream. The site Plan in Exhibit II indicates that there may be roads, walkways, and utility lines crossing the stream. The applicant should contact Operations Branch at 438-9258 for further details on permit requirements.

b. According to the Flood Insurance Study for the City and County of Honolulu, the project parcel is located in zone D (areas in which flood hazards are undetermined).

Sincerely,

  
Kiauk Chedung  
Chief, Engineering Division



United States  
Department of  
Agriculture

Soil  
Conservation  
Service

P. O. Box 50004  
Honolulu, HI  
96850-0001

September 8, 1994

Gerald Park, Urban Planner  
1245 Young Street Suite 201  
Honolulu, Hawaii 96814

Dear Sir:

Subject: Hale Mohalu Housing Project  
Pearl City, Ewa District, Oahu, Hawaii

We have completed our review of the environmental assessment prepared for the project. Because of the project's proximity to Maiano Stream and its subsequent drainage into the Pearl Harbor Basin, we are concerned about the potential nonpoint source pollution caused by sediments and other related pollutants produced by construction and residential activities.

To prevent this pollution potential, we recommend the development of an erosion and sediment control plan (ESCP) that incorporates best management practices into the final landscaping configuration. Dikes and silt fences around the perimeter of the land parcel should be the minimum practices. We would like to be consulted during the development of the ESCP. Please send the preliminary plan to the following address:

West Oahu Soil & Water Conservation District  
c/o USDA Soil Conservation Service  
3049 Kalaniana'olaha Street Suite 801  
Honolulu, Hawaii 96819

Thank you for the opportunity to provide comment on such an important project. Please do not hesitate to contact Mr. Michael C. Tulang at (808) 541-2606 or Mr. Michael Bajjinting at (808) 861-8520, should you have any questions.

Sincerely,

KENNETH M. KAUEHIMO  
State Conservationist

cc: Michael Bajjinting, Dist. Cons., Honolulu Field Office  
Mr. Peter Gibson, Chairman, West Oahu SWCD, 1001 Kama'ala Blvd,  
Kapolei, Hawaii 96707.



To lead the way in helping our customers conserve, sustain, and enhance Hawaii's natural resources through efficient service of the highest quality.



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17042  
HONOLULU, HAWAII 96817

September 14, 1994

JOHN WILKIE  
DIRECTOR

RECEIVED

HITSUO SHITO  
EXECUTIVE DIRECTOR

LEONARD PARRA, JR.  
STAFF EXECUTIVE DIRECTOR

FAX: (808) 548-3113

BY MAIL REFER TO:

94:ENG/1725

Mr. Gerald Park  
Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

SUBJECT: Hale Mohalu Housing Project, TMK 9-7-19:49  
Pearl City, Ewa District, Island of Oahu, Hawaii

Thank you for your letter and draft environmental assessment dated August 12, 1994.

We have reviewed your draft environmental assessment. Both the Department of Human Services and the Hawaii Housing Authority strongly support the development of additional elderly and special needs housing for the people of the State of Hawaii.

Thank you for the opportunity to comment. Should you have any questions, please contact Mr. Wayne Nakamoto at 832-5920.

Sincerely,

HITSUO SHITO  
Executive Director

November 8, 1994

Kenneth M. Kaneshiro, State Conservationist  
United States Department of Agriculture  
Soil Conservation Service  
P.O. Box 30004  
Honolulu, Hawaii 96850-0001

Dear Mr. Kaneshiro:

Subject: Hale Mohala Housing Project  
Pearl City, Ewa, Oahu

Thank you for reviewing the *Draft Environmental Assessment for the*  
subject project. We offer the following responses to your comments.

The design consultant has prepared an erosion and sedimentation control  
plan which will need to be approved by the Department of Public Works,  
City and County of Honolulu. The General Contractor will be responsible  
for obtaining a NPDES Permit Authorizing Discharges of Stormwater  
Associated with Construction Activity. The Contractor will prepare and  
submit a best management plan to the Department of Health for approval.  
The best management plan will incorporate the erosion control plan  
approved by the Department of Public Works and other measures to be  
implemented by the Contractor.

For post construction activities and subsequent residential occupancy of the  
project, erosion and sediment control will be achieved primarily through  
landscaping.

We have forwarded this letter and your request to review the best  
management plan to the design consultants.

Thank you for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

cc: S. Sur, Housing Finance Development Corporation  
B. Turbeck, Coalition for Specialized Housing  
C. Kim, Calvin Kim & Associates, Inc.



GERALD PARK Urban Planner

1245  
Young Street  
Suite 207  
Honolulu, HI 96814  
Tel: 808-598-0018  
Fax: 808-598-0019

GOVERNMENT  
OFFICE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX #1  
HONOLULU, HAWAII 96814

DEPARTMENT OF LAND AND NATURAL RESOURCES  
DEPUTY  
CHIEF OFFICER  
COURT HOUSE

AGRICULTURE DEVELOPMENT  
ADULT RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
CONSERVATION AND  
RESOURCES DEVELOPMENT  
CONTRACTS  
CULTURAL RESOURCES  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

FILE NO.: 95-099  
DOC. ID.: 4912  
SEP 16 1994

Mr. Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

RECEIVED  
7/17/94

Dear Mr. Park:

SUBJECT: Draft Environmental Assessment (DEA): Hale Mohalu Housing  
Project, Pearl City, Oahu; TR#: 9-7-19: 49

We have reviewed the DEA information for the subject project transmitted  
by your memorandum dated August 12, 1994, and have the following comments:

Historic Preservation Division

The Historic Preservation Division (HPD) comments that the DEA correctly  
summarized their comments to the City Department of Housing and Community  
Development. These comments were as follows:

"Thank you for the opportunity to review the proposed Hale Mohalu  
Elderly Housing project. An archaeological reconnaissance and  
testing by State Parks archaeologists was conducted in 1985 at this  
parcel. The parcel was bulldozed in 1983 to remove surface  
structures leaving only paved roadways and concrete foundations on  
the surface. Because of land record information from the 1850s test  
excavations were conducted to determine if any subsurface cultural  
deposits relating to earlier agricultural use could be located.  
Because results of the testing were limited and not definitive, it  
was recommended that future development of this parcel should be  
accompanied by archaeological monitoring of backhoe trenches.  
Because of the possibility of subsurface cultural deposits, we  
recommend that the City follow the attached conditions to ensure "no  
adverse effect" to any historic sites."

HPD also comments that they shall: 1) review the final plans for ground  
disturbing activities, and 2) inspect utility corridors in order to  
identify and treat any significant subsurface remains that would be  
disturbed by construction activities.

Mr. Park

- 2 -

File No.: 95-099

We have no other comments to offer at this time. Thank you for the  
opportunity to comment on this matter.

Please feel free to call Steve Togawa at our Office of Conservation and  
Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

*[Signature]*  
GERTH W. NUUE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 21ST FLOOR  
HONOLULU, HAWAII 96813  
PHONE: (808) 531-4137 • FAX: (808) 537-5488



JERRY HARRIS  
Acting Mayor



GAIL M. KAITO  
Acting Director  
BOULDER J. LIM  
Acting Deputy Director

Mr. Gerald Park  
September 15, 1994  
Page 2

Thank you for the opportunity to review this draft EA. The City is supportive of CSH and its efforts to develop affordable rental housing for the elderly and persons with Hansen's Disease.

September 15, 1994

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Hale Mohalu Housing Project  
Draft Environmental Assessment (EA)

We have reviewed the draft EA and offer the following:

1. Earlier this year, the City assisted the Coalition for Specialized Housing (CSH) in obtaining exemptions from certain development standards to allow and facilitate construction of the project. Exemptions from zoning, height limits, parking requirements and payment of permitting fees were granted by the City Council on July 13, 1994 with the adoption of Resolution No. 94-184 (attached).

2. We note the following minor discrepancies between the Draft EA and the information presented to the City Council:

Item	Draft EA	City Council
• Land Area	6.5 Acres	5.7 Acres
• Site Plan	Arrangement of parking stalls.	

3. The lease between CSH and the State of Hawaii requires CSH to improve the Maimano Drainage Channel. Since the Draft EA states that these improvements will be constructed separately from this project, we assume an assessment will be done for the channel and request the Department of Public Works be consulted.

4. The City will provide a \$2 million construction loan to CSH with federal HOME program funds.

Sincerely,

*Gail Kaito*

GAIL M. KAITO  
Acting Director

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS  
RELATING TO THE DEVELOPMENT OF THE HALE MOHALU SENIORS  
COMPLEX AT PEARL CITY, OAHU, TAX MAP KEY: 9-7-19; 49

WHEREAS, the Coalition for Specialized Housing (CSH) will lease a 5.7-acre site in Pearl City from the State of Hawaii for development of a 3-story and 1-story apartment building with 211 studio and 1-bedroom units for the elderly and persons with Hansen's Disease and 99 parking stalls, to be known as the Hale Mohalu Seniors Complex (the "Project"); and

WHEREAS, all of the units will be rented to the elderly and persons with Hansen's Disease earning less than 60% of the median family income; and

WHEREAS, the City Council is empowered to authorize exemptions from statutes, ordinances, charter provisions and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development, improvement of land, and the construction of units thereon pursuant to Sections 46-15.1 and 201E-212 of the Hawaii Revised Statutes ("HRS"); and

WHEREAS, the City Council has reviewed the preliminary plans and specifications dated May 1994 for the Project submitted to the Council by the Department of Housing and Community Development ("DHCD"); and

WHEREAS, the Project is consistent with the housing goals and objectives of the City; and

WHEREAS, the granting of exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the exemptions meet minimum requirements of health and safety;

NOW, THEREFORE BE IT RESOLVED by the Council of the City and County of Honolulu that it authorizes exemptions from certain requirements for the Project as follows:

1. Ordinance No. 81-79, Development Plan Land Use Map, Primary Urban Center, Development Plan Common Provisions and Development Plan Special Provisions to allow medium density apartment uses in an area designated for residential use and a maximum height of 40 feet instead of 25 feet.
2. Ordinance No. 86-133, Zoning Map No. 7, Halawa to Pearl City, and Section 2.30(a), Land Use Ordinance (LUO), to allow construction of 211 multi-family dwelling units in an area zoned R-5, Residential District, in accordance with A-2, Medium Density Apartment District Uses and Development Standards with a height limit of 40 feet.

DHCDHW. R94

H

RESOLUTION

3. Sections 3.70-2 and Table 3.1(A), LUO, relating to off-street parking requirements to allow provision of 99 parking stalls for the tenants instead of the required 233.

4. Article 7, Chapter 22, ROH, relating to park dedication, and applicable sections of the Park Dedication Rules and Regulations of the City and County of Honolulu, to waive park dedication requirements and payment of in lieu fees as it relates to the development of the proposed elderly housing.

5. Section 14-4-1, ROH, to waive payment of grading permit fees.

6. Section 18-6-1, ROH, to waive payment of building permit fees.

BE IT FURTHER RESOLVED that if, for any reason, the proposed structure ceases to be utilized as dwelling units for the elderly and persons with Hansen's Disease, all exemptions granted by this resolution shall be revoked.

BE IT FURTHER RESOLVED that the final plans and specifications for the Project, shall be deemed approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing, approving, or disapproving the plans and specifications; and

BE IT FURTHER RESOLVED that the Director of the Department of Housing and Community Development is hereby authorized to execute any incidental or related documents to carry out the transactions, above described, as long as said documents do not increase either directly or indirectly the financial obligation of the City; and

# RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and is hereby directed to transmit copies of this Resolution to the Department of Housing and Community Development and CSH.

INTRODUCED BY:

*[Signature]*

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

Councilmembers

DATE OF INTRODUCTION:

JUN 23 1994  
 Honolulu, Hawaii

## CITY COUNCIL

CITY AND COUNTY OF HONOLULU

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL OF THE CITY AND COUNTY OF HONOLULU on the date and by the vote indicated in this report.

ATTEST:

*[Signature]*  
 RICHARD M. PUA  
 CLERK

*[Signature]*  
 GARY GIEB  
 CLERK (ALTERNATE)

Date July 13, 1994

ADOPTED MEETINGS HELD	
July 13, 1994	
B-2010	
COO	
FELIX	
HOLMES	
ISA	
MANOPO	
MARSHALL	
MONROE	
CALL	

Reference: 5 510  
 Report No. H-378

Resolution No.  
51-104

9010

November 8, 1994

Gail M. Kaito, Acting Director  
Department of Housing and Community Development  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Kaito

Subject: Hale Mohalu Housing Project  
Draft Environmental Assessment

Thank you for offering your comments to the Draft Environmental Assessment prepared for the subject project. Our responses are numbered to coincide with your comments.

1. No response.
2. The 6.5 acre area encompasses all of parcel 49 which includes the Hale Mohalu site and the Waimano Drainage Channel. The Hale Mohalu site is approximately 5.7 acres in size and the Waimano Drainage Channel approximately 0.8 acres. References in the Assessment to 6.5 acres will be revised to 5.7 acres.
3. A separate Environmental Assessment was prepared for the Waimano Drainage Channel and published as a Negative Declaration in the OEQC Bulletin of October 8, 1994, Volume XI, No. 19. ✓
4. No response required.

Thank you for your participation in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*

Gerald Park



GERALD PARK urban planner

cc: S. Sur, Housing Finance Development Corporation  
B. Turbeck, Coalition for Specialized Housing  
C. Kim, Calvin Kim & Associates, Inc.

1245  
young street  
suite 207  
honolulu, hi 96814  
tel: 808  
555-6018

urbanplanner

PLANNING DEPARTMENT  
CITY AND COUNTY OF HONOLULU  
810 SOUTH KING STREET  
HONOLULU, HAWAII 96813



SEINTY MALIS  
SECRET

RECEIVED  
7/27/94

ROBIN FOSTER  
Chief Planning Officer  
ROLAND B. LIBBE, JR.  
Deputy Chief Planning Officer

TH 8/94-4212

September 16, 1994

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Updated Environmental Assessment (EA) for the  
Hale Mohalu Housing Project, Pearl City,  
Honolulu, Oahu, Hawaii. Tax Map Key: 9-7-19: 49

In response to your letter of August 12, 1994, we have reviewed the updated EA and have no further comments. A copy of our earlier comments to the Department of Housing and Community Development on June 14, 1994 is attached for your information.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Sincerely,

*Robin Foster*  
ROBIN FOSTER  
Chief Planning Officer

RF:ft  
Attachment

PLANNING DEPARTMENT  
CITY AND COUNTY OF HONOLULU  
810 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK FARM  
SECRET

ROBIN FOSTER  
Chief Planning Officer  
ROLAND B. LIBBE, JR.  
Deputy Chief Planning Officer

TH 5/94-3702

June 14, 1994

MEMORANDUM

TO: RONALD S. LIM, ACTING DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: ROBIN FOSTER, CHIEF PLANNING OFFICER  
PLANNING DEPARTMENT

SUBJECT: REQUEST FOR EXEMPTIONS PURSUANT TO SECTION 201E-212, HAWAII REVISED STATUTES, HALE MOHALU SENIORS COMPLEX, PEARL CITY, OAHU. TAX MAP KEY: 9-7-19: 35

In response to your memorandum of May 27, 1994, we have reviewed your request and offer the following comments:

The site of the proposed project is designated Residential on the Development Plan (DP) Land Use Map for the Primary Urban Center with a general height limit of 25 feet. The proposed affordable housing complex is inconsistent with the requirements for this designation as specified under Article 1, Section 24-1.3(a) and Article 2, Section 24-2.2(3) of the DP Common and Special Provisions, respectively. Therefore, an exemption from the DP Common and Special Provisions is required in order to develop a medium density apartment complex with a 150-foot height limit.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

*Robin Foster*  
ROBIN FOSTER  
Chief Planning Officer

RF:lh

BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU  
630 SOUTH BERTANHA STREET  
HONOLULU, HAWAII 96813



September 20, 1994

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Your Letter of August 12, 1994 Regarding the Draft Environmental Assessment (EA) for the Hale Mohalu Housing Project, Kaneohe Highway, Pearl City, THKI 9-7-191, 49

Thank you for the opportunity to review and comment on the Draft EA for the proposed Hale Mohalu Housing project.

We have the following comments to offer:

1. The existing water system is presently adequate to accommodate the proposed development. There is no existing water service to the proposed project site.
2. The availability of water will be confirmed when the building permit application is submitted for our review and approval. If the development plan requires action by the Department of Land Utilization, the plan should be approved by that department before we take action on the proposed development. When water is made available, the applicant will be required to pay our Water System Facilities Charges for source, transmission and daily storage.
3. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
4. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
5. The proposed project is subject to our cross-connection control requirements prior to the issuance of the building permit application.

If you have any questions, please contact Harry Usagawa at 527-5235.

Very truly yours,

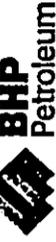
KAZU HAYASHIDA  
Manager and Chief Engineer

JEREMY HARRIS, Mayor  
WALTERO WATSON, Jr. Chairman  
MAURICE H. YAMASATO, Vice Chairman  
SISTER M. DAVY, MAH CHICKA, OSF  
REID JOHNSON  
MELISSA Y. LUM  
FORREST C. MURPHY  
ADRIENNE SPRAGUE

KAZU HAYASHIDA  
Manager and Chief Engineer



The Gas Company  
315 Kamehame Street  
PO Box 3379 Honolulu, Hawaii 96812  
Telephone (808) 547-3333  
Fax (808) 747-3000 540 3341



September 19, 1994

Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Attention: Mr. Gerald Park

Gentlemen:

Subject: Hale Mohalu Housing Project  
Pearl City, Ewa District, Oahu, Hawaii  
Environmental Assessment Review and Comment

In response to your letter dated August 12, 1994, we are returning a copy of the Draft Environmental Assessment.

Please be advised that the project area is currently clear of all gas utility facilities, and we have no immediate plans for future gas line work in this area.

Thank you for the opportunity to comment on the proposed elderly housing project. Should there be any questions, or if additional information is desired, please call me at 594-5574.

Very truly yours,

Keith K. Yamamoto  
Supervisor, Engineering

TW/REK/TAH  
94-30

Attachments

DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU

840 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • HON-523-4432



RECEIVED  
7/23/94

DONALD A. CLEGG  
DIRECTOR  
LAND UTILIZATION  
94-05496 (DT)

SECRETARIUS  
MAYOR

September 30, 1994

Mr. Gerald Park  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Draft Environmental Assessment (DEA)  
Hale Mohalu Housing Project, Pearl City, Oahu  
Tax Map Key: 9-7-19: 49

Thank you for the opportunity to review the above-described DEA.  
We offer the following comments:

1. The method of solid waste disposal after the project is completed should be included in the Final EA.
2. The proposed project site is not within the Special Management Area.

If you have any questions regarding this letter, please call Dana Taramoto of our staff at 523-4648.

Very truly yours,

*Donald Clegg*

DONALD A. CLEGG  
Director of Land Utilization

DAC:st  
Honolulu, HI

FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

2378 KOUKAA STREET SUITE #422  
HONOLULU, HAWAII 96819-1819



RECEIVED  
9/22/94

RICHARD R. SETO - MOOK  
FIRE CHIEF  
EMERGENCY MANAGEMENT  
FIRE DEPARTMENT

September 21, 1994

Mr. Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

SUBJECT: Hale Mohalu Housing Project  
Pearl City, Ewa District, Oahu, Hawaii

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 call Assistant Chief Attilio Leonard of our Administrative Services Bureau at 831-7775.

Sincerely,

*Richard R. Seto - Mook*

RICHARD R. SETO-MOOK  
Fire Chief

AKL:ny

Environmental Assessment Draft attached

November 8, 1994

Donald A. Clegg, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South Beretania Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Hale Mohalu Housing Project (94-05496 (DT))  
Pearl City, Ewa, Oahu

Thank you for reviewing and commenting on the Draft Environmental Assessment prepared for the subject project. We offer the following response to your comment.

Solid waste from the completed project will be collected by a private collection company and disposed of at either the Waimanalo Gulch sanitary landfill or the H-Power waste to energy facility. We will include this response in the Final Environmental Assessment.

The Housing Finance Development Corporation will be filing a Negative Declaration for the project. Thank you for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

cc: S. Sur, Housing Finance Development Corporation  
Rev. William Turbeck, Coalition for Specialized Housing  
C. Kim, Calvin Kim & Associates, Inc.



GERALD PARK, urban planner

1245  
young street  
suite 201  
Honolulu, HI 96814  
tel: (808)  
596-0016

urbanplanner.com



PEARL CITY NEIGHBORHOOD BOARD NO. 21

P.O. BOX 1038 - PEARL CITY, HAWAII 96813

PEARL CITY NEIGHBORHOOD BOARD NO. 21  
October 6, 1994  
Page 2

October 6, 1994

Rental Housing Trust Fund Commission  
c/o Housing, Finance and Development Corporation  
State of Hawaii  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813  
Attention: Mr. Stacy Sur

Gentlemen:

Subject: Hale Mohalu Housing Project - Pearl City  
Draft Environmental Assessment  
Waimano, Ewa, Oahu, Hawaii  
Tax Map Key: 9-7-19:49  
Applicant: Coalition for Specialized Housing

Based on the review of the above document, submitted by the Applicant, the Pearl City Neighborhood Board No. 21 voted 16-0-0, at its September 30, 1994 regular meeting, to submit the following comments for response and disclosure by the Applicant in the Final Environmental Assessment:

1. Page 2: Formulation of contingency plans for off-site and on-site overflow vehicular parking.
2. Page 13: Identification of and proposed mitigation measures for traffic impacts associated with the project, as indicated in previous environmental reports.
3. Page 14: Discussion of the sharing of costs with the City to have future traffic signals installed at the Third Street and Lehua Avenue intersection, if warranted.

The Pearl City Neighborhood board is very elated in the Coalition's efforts and success to provide our area with much needed affordable housing units. We will continue to support their objectives for completion of this outstanding project, as well as its acceptance within our community.

Very truly yours,

*Robert V. Cooney /Chair*

Robert V. Cooney  
Chair

cc: Reverend William Terbeak, Coalition for Specialized Housing  
Gerald Park, Urban Planner  
Pearl City Neighborhood Board members  
Neighborhood Commission Office



November 8, 1994

Robert V. Cooney, Chair  
Pearl City Neighborhood Board No. 21  
P.O. Box 1025  
Pearl City, Hawaii 96782

Dear Chair Cooney:

Subject: Hale Mohalu Housing Project  
Pearl City, Ewa, Oahu

We thank you and members of the Pearl City Neighborhood Board for reviewing and commenting on the Draft Environmental Assessment for the subject project. Our responses are numbered to coincide with your comments.

1. The Coalition for Specialized Housing will provide 99 off-street parking stalls on-site. Eighty stalls are for residents and guest use and nineteen (19) stalls are for use by the Pearl City Youth Complex Association (PCYCA) during PCYCA's normal hours of operation.

There is no contingency plan for on-site and off-site overflow parking. The 80 parking stalls are considered adequate for the project. Exemption to the parking requirements of the Land Use Ordinance was approved by the Honolulu City Council in June, 1994.

Additional parking can be provided on-site in unmarked stalls in the cul-de-sac or along the driveway. The widening of a section of Third Street will provide marked on-street parking stalls for public use.

2. Significant traffic impacts along Third Street are not anticipated. Third Street will function as the only entry/exit to the project. The previous Environmental Assessment projected maximum vehicle traffic at 43 vehicles per hour split between Kamehameha Highway and Third Street. Direct access to Kamehameha Highway is not provided by the new site plan and all traffic will be directed to Third Street.

The proposed widening of a section of Third Street will facilitate vehicle movements to Hale Mohalu and all properties fronting the right-of-way to be improved.

It is not likely for the elderly to contribute to the journey to work commute during morning and afternoon peak traffic hours. More than likely those that will operate private vehicles will do so during non-peak hours. Hale



GERALD PARK URBAN PLANNER

4125  
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Suite 301  
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Tel: (808)  
556-0079

Robert V. Cooney  
November 8, 1994  
Page 2

Mohalu is located within walking distance of bus stops along Kamehameha Highway and neighborhood shopping facilities which will encourage residents to use public transportation rather than drive to their destinations and shop in the neighborhood for their daily needs.

3. There have been no discussions with the City and County of Honolulu regarding sharing of costs for future signaling of the Third Street/Lehua Avenue intersection. If there is a need for signaling the intersection, the Coalition will pay their pro rata share.

Thank you for participating in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: S. Sur, Housing Finance Development Corporation  
Rev. William Turbeck, Coalition for Specialized Housing  
C. Kim, Calvin Kim & Associates, Inc.