

SUPPLEMENTAL DRAFT ENVIRONMENTAL ASSESSMENT  
AND  
MAJOR MODIFICATION OF SPECIAL MANAGEMENT AREA  
USE PERMIT NO 94/SMA-1

WAIANAEO COAST COMPREHENSIVE HEALTH CENTER  
HARRY AND JEANETTE WEINBERG FAMILY MEDICAL BUILDING

AMENDMENT TO THE  
SPECIAL MANAGEMENT AREA  
ENVIRONMENTAL ASSESSMENT AND PERMIT  
(No. 94/SMA-1, RESOLUTION NO. 95-345)

KOBER HANSEN MITCHELL ARCHITECTS  
55 MERCHANT STREET, SUITE 1812  
HONOLULU, HAWAII 96813

3 JUNE 2008

## INTRODUCTION

This Supplemental Draft Environmental Assessment (DEA) and Major Modification of Special Management Area (SMA) Use Permit Application is being submitted to consider a variance to the height limit of forty (40) feet allowed under the Unilateral Agreement and Declaration for Conditional Zoning dated May 15, 1996 attached hereto as Exhibit "A".

The applicant is seeking a modification to the original SMA Permit approved on June 26, 1996 and extended on July 23, 2003 until June 26, 2010. The project site is located on a severely sloping site located below the base of Pu'u Mā'ili'ili'i. Originally approved as a three story building with basement, the design was changed to two stories above grade and two floors below grade (basement) to mitigate the height issue. Although a majority of the building's height is within the height limit, the topography severely slopes away on one side of the building, causing a height issue.

This Supplemental DEA shall address two specific issues not addressed in the original SMA – cultural and visual impacts to Pu'u Mā'ili'ili'i. Concurrently DPP will process the variance to the 40' height limit for this B-2 zoned parcel.



70816206-1165  
 CITY AND COUNTY OF HONOLULU  
 DEPARTMENT OF PLANNING & PERMITTING  
 650 South King Street  
 Honolulu, Hawaii 96813

**LAND USE PERMITS DIVISION MASTER APPLICATION FORM**

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing". PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information.

SUBMITTED FEE: \$ ~~5,700.00~~ <sup>4,800.00</sup>

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

<b>Cluster:</b> <input type="checkbox"/> Agricultural <input type="checkbox"/> Country <input type="checkbox"/> Housing  <b>Conditional Use Permit:</b> <input type="checkbox"/> Minor <input type="checkbox"/> Major  <input type="checkbox"/> Existing Use: _____ (Indicate Type of Use) <input type="checkbox"/> Minor Shoreline Structures Permit  <input type="checkbox"/> Modify Approved Permit: _____ (Indicate Reference File No.)	<input type="checkbox"/> Plan Review Use  <b>Planned Development:</b> <input type="checkbox"/> Housing <input type="checkbox"/> Commercial (WSD Only) <input type="checkbox"/> Resort (WSD Only)  <input type="checkbox"/> Shoreline Setback Variance  <b>Special District Permit:</b> <input type="checkbox"/> Minor <input type="checkbox"/> Major _____ (Indicate District) <input type="checkbox"/> Downtown Height >350 Feet	<b>Special Management Area Use Permit:</b> <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major Amendment  <input type="checkbox"/> Variance from LUO Sec.(s): _____  <input type="checkbox"/> Waiver from LUO Sec.(s): _____  <input type="checkbox"/> Zoning Adjustment, LUO Sec.(s): _____  <input type="checkbox"/> 201G Project
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TAX MAP KEY(S): B-6-001:003  
 LOT AREA: 14.75 acres  
 ZONING DISTRICT(S): B-2 STATE LAND USE DISTRICT: Urban District  
 STREET ADDRESS/LOCATION OF PROPERTY: 80-260 Farrington Highway  
Waianae, HI 90792-2199

RECORDED FEE OWNER:  
 Name (& title, if any) State of Hawaii - DLNR  
 Mailing Address 1151 Punchbowl  
Honolulu, HI 96813  
 Phone Number 808-587-0446  
 Signature [Signature]  
 PRESENT USE(S) OF PROPERTY/BUILDING:  
Health Care Center

APPLICANT: .  
 Name Waianae Coast Comprehensive Health Ctr.  
 Mailing Address 80-260 Farrington Highway  
Waianae, HI 90792  
 Phone Number 808-696-1476  
 Signature Richard F. Bellino / me/y  
 AUTHORIZED AGENT/CONTACT PERSON:  
 Name Kurt H. Mitchell, AIA  
 Mailing Address 55 Merchant St., Suite 1812  
Honolulu, HI 96813  
 Phone Number 808-528-9462  
 Signature [Signature]

PROJECT NAME (if any): Harry & Jeanette Weinberg  
Family Medical Building

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project): This request is to amend an approved SMA Permit (No. 94/SMA-1) to allow an adjustment in the 40ft height limit. Approval of this amendment will allow the Applicant to process a height variance request. A part of the building site is on a steep embankment.

DEPT. OF PLANNING AND PERMITTING  
 CITY & COUNTY OF HONOLULU  
 08 MAR 13 4 19 PM  
 RECEIVED

POSSE JOB NO. \_\_\_\_\_

**SUPPLEMENTAL DRAFT ENVIRONMENTAL ASSESSMENT  
AND  
MAJOR MODIFICATION OF SPECIAL MANAGEMENT AREA  
USE PERMIT NO 94/SMA-1**

**Name of Project:** Waianae Coast Comprehensive Health Center –  
Harry and Jeanette Weinberg Family Medical Building  
**Applicable Law:** HAR Subchapter 10 (Sections 11-200-26 through 29) and Sections  
25-3-3 (c) and 25-4-2 Revised Ordinances of Honolulu (ROH)  
**Type of Document:** Supplemental Draft Environmental Assessment  
**Island:** Oahu  
**District:** Waianae  
**TMK:** 8-6-01:03  
**Status:**  
**Public Comment  
Deadline:**  
**Permits Required:** Shoreline Management Area (SMA) Major Modification Permit

**Name of Applicant:** Waianae Coast Comprehensive Health Center  
Address 86-260 Farrington Highway  
City, State, Zip Waianae, Hawaii 96792  
Contact & Phone Marianne Glushenko – (808) 696-1479

**Proposing Agency:** City & County of Honolulu  
Department of Planning and Permitting  
Address 650 South King Street, 7<sup>th</sup> Floor  
City, State, Zip Honolulu, Hawaii 96813  
Contact & Phone James Peirson – (808) 768-8014

**Approving Agency:** City & County of Honolulu  
Department of Planning and Permitting  
Address 650 South King Street, 7<sup>th</sup> Floor  
City, State, Zip Honolulu, Hawaii 96813  
Contact & Phone James Peirson – (808) 768-8014

**Send Comments To:** Kober Hanssen Mitchell Architects  
Address 55 Merchant Street, Suite 1812  
City, State, Zip Honolulu, Hawaii 96813  
Contact & Phone Kurt Mitchell - (808) 566-5408

**Project Summary:**

This Supplemental Draft Environmental Assessment (DEA) and Major Modification of Special Management Area (SMA) Use Permit Application is being submitted to consider a variance to the height limit of forty (40) feet allowed under the Unilateral Agreement and Declaration for Conditional Zoning dated May 15, 1996 attached hereto as Exhibit "A".

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This Supplemental DEA shall address two specific issues not addressed in the original SMA – cultural and visual impacts to Pu'u Mā'ili'ili'i. Concurrently DPP will process the variance to the 40' height limit for this B-2 zoned parcel.

## Draft and Final Environmental Assessment Checklist

### FOR OEQC USE ONLY

Date Received:

Date of Publication:

Draft EA Comment Deadline:

Draft EA Place in Public Library:

Project Name: Waianae Coast Comprehensive Health Center – Harry & Jeanette Weinberg  
Family Medical Building

### Draft Environmental Assessment

Conditions Which Triggered Ch. 343, HRS, EIS Law. Check All That Apply:

Applicable sections (*check all that apply*):

- |  |  |
|--|--|
| <input type="checkbox"/> use of state or county lands or funds   | <input type="checkbox"/> use of land in the Waikiki district                   |
| <input type="checkbox"/> use of conservation district lands  | <input type="checkbox"/> amendment to county general plan                      |
| <input checked="" type="checkbox"/> use within shoreline setback area  | <input type="checkbox"/> reclassification of conservation lands                |
| <input type="checkbox"/> use of historic site or district  | <input type="checkbox"/> construction or modification of helicopter facilities |
| <input type="checkbox"/> wastewater facility, waste-to-energy facility, landfill, oil refinery, or power-generating facility |  |

Content Requirements: Draft EA (see Sec. 11-200-10 thru 13, HAR)

- Agency submittal letter and anticipated determination
- Identification of applicant or proposing agency
- Identification of approving agency
- Identification of agencies, citizen groups, and individuals consulted in making the assessment
- General description of the action's technical, economic, social, and environmental characteristics; time frame; funding source
- Summary description of the affected environment, including suitable and adequate regional, location and site maps such as Flood Insurance Rate Maps, Floodway Boundary Maps, or United States Geological Survey topographic maps
- Impacts to cultural practices and resources, past and current (Act 50, 2000)
- Identification and summary of impacts and proposed mitigation measures
- Alternatives considered
- Discussion of findings and reasons supporting the agency anticipated determination
- List of all required permits and approvals (State, federal, county), if any
- Written comments and responses to the comments under the early consultation under HAR 11-200-9(a)(1), 11-200-9(b)(1), or 11-200-15.

### Final Environmental Assessment

#### Finding of No Significant Impact (FONSI)

- Agency submittal letter
- Agency determination
- Discussion of findings and reasons supporting the agency determination
- Written comments and responses to the comments under the statutorily prescribed public review periods

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## **EXHIBITS**

- A 1996 Unilateral Agreement and Declaration for Conditional Zoning
- B Original SMA Draft Environmental Assessment and Application
- C Resolution 95-345 CD-1 Granting 1996 SMA Use Permit
- D OEQC Bulletin – FEA Declaration and City’s Response
- E 2004 SMA Minor Use Permit
- F 2003 Extension Letter of 1996 SMA Permit
- G Agnes Cope Letter
- H Current Building Plans (Site, Floor, Elevations & Section)
- I Landscape Plan and Photo Analysis
- J 1996 Unilateral Agreement Yearly Status Update (2007)
- K Building Construction Schedule
- L Building Construction Cost
- M Variance Height Analysis
- N TIAR Summation and Additional Information
- P Letter Regarding Walter Allocation
- Q Neighborhood Board Minutes

## SUPPLEMENTAL DRAFT ENVIRONMENTAL ASSESSMENT

In an effort to design and develop one of the facilities allowed under the 1996 SMA it became apparent that maintaining the height requirement set forth in the Unilateral Agreement and Declaration for Conditional Zoning (ULA/DCZ). Therefore, in 2005 the Applicant consultant applied for a height variance through the City and County of Honolulu's Department of Planning and Permitting (DPP).

In November 2007, DPP informed the Applicant's consultant that since the ULA/DCZ set the buildings height, a Supplemental DEA and Modification to the SMA Permit will be required. It was requested that the Supplemental DEA address cultural and visual impacts because it is located below the base of Pu'u Mā'ili'ili'i.

Following is the Applicants response to DPP's request. The Assessment is divided into three sections. Those three sections are as follows:

Cultural Impact: WCCHC, Waianae Coasts largest employer and provides the primary services in health and welfare. Its connection to the community, how its expanded on all aspects of Waianae cultural resources, support of the community, development of rural health education shall be outlined.

Visual Impact: DPP is concerned with this projects impact on the view of Pu'u Mā'ili'ili'i, a significant landform of the Waianae mountain range. Both a photo and written analysis has been developed.

Requested Information: The applicant has been asked to provide certain specific information both in support and in addition to the Cultural and Visual Impacts.

WCCHS has been a leader, not only in community health, but also in enhancing our cultural resources, working with the community and providing education both historical and to the future. As a business, WCCHC demonstrates the highest level of commitment to the community

### 1.0 CULTURAL IMPACTS

- 1.1 All current and/or proposed building of the Waianae Coast Comprehensive Health Center is situated on TMK parcels 8-6-01:03 (Department of Land and Natural Resources) and TMK 8-6-01: 40, 41 and 46 (Department of Hawaiian Home Lands). The parcels are zoned B-2: Community Business District (with a 40 foot height limit).

There are currently no documented historical/archeological sites on the land area being utilized by the Health Center.

- 1.2 The Health Center utilizes the expertise of a Kupuna Council, made up of Native Hawaiian Elders from the community who are also traditional practitioners, to provide input and direction on cultural aspects related to all of its programs and facilities. Kupuna Council members include: Agnes Cope, Kepa Hart, Mileka Kanahele, James “Ace” Kaleiwohi, Pikake Pelekai, and Vincenza “Midge” Eli. A letter in support of this project by Agnes Cope (Exhibit G) is attached.

The Kupuna Council played an integral role in the design of the three-story medical and training building. For example, they were adamant in the need to preserve the ulu (breadfruit) tree that was planted and blessed by legendary spiritual councilor Papa Kalahihi’ola when ground was broken for construction on the initial buildings. The Kupuna Council also indicated the appropriate native Hawaiian plant that would best represent the services to be provided on each floor of the new building. As a result of their input, the final building design preserves the ulu tree and each floor incorporates the design of the identified plant.

- 1.3 As part of its organizational structure, the Health Center maintains an Integrated Health Committee to set guidelines and oversee activities that integrate western medicine and Native Hawaiian Traditional/cultural practices. The five –member committee is made up of a representative from the Health Center’s Board of Directors, a representative named by the Kupuna Council, and the Chief Executive Officer, Medical Director and Associate Director.
- 1.4 Ten members of the Health Center’s eighteen member Board of Directors are elected by a corporate membership of 450 individuals. As residents of the community, the community-elected board members act as a link to needs and/or issues raised by the community. Currently, four of the Health Center’s board members are residents of three of the four Hawaiian Homesteads on the Waianae Coast. To date there have been no issues brought to the attention of board members related to concerns on the view of the coastline or a cultural impact to Pu’u Mā’ili’ili’i.
- 1.5 With its buildings situated on the hillside of Pu’u Mā’ili’ili’i, the Health Center experiences a threat from fire on a yearly basis. The past two years were particularly devastating due to fast moving stubborn fires that scorched a good portion of the mountain, forcing the closure of clinics, the evacuation of staff and adult day care clients as well as nearly closing the emergency room. The Health Center has invested in clearing brush throughout the hillside to create firewalls to protect its grounds and facilities.

To coordinate with the regular maintenance required to keep the firewall paths clear of brush, the Health Center has taken advantage of the pathways to create walking trails for its fitness/wellness program participants as well as for use by the general community. A map of the walking paths is available in a visitor's hale at the start of the trails as well as on the Health Center's website ([www.wchc.com](http://www.wchc.com)).

- 1.6 Native plants are planted along the trails and will soon include signs describing its medicinal use. Beside its medicinal use, some of the plant and trees provide shade and food. These are two natural sustainable uses of the land. These plants and trees provide medicine, food, climate control and education. The plantings were accomplished in part by students from the agricultural technology program at Windward Community College (WCC). The partnership with WCC is coordinated through the Health Center's Waianae Health Academy which has provided allied health courses and programs in the community through Leeward and Kapiolani Community Colleges for the past 15 years. The Waianae Health Academy will be graduating their 1,000<sup>th</sup> student within the year; meeting is mission to provide health career training opportunities within the community.
- 1.7 In addition to the Waianae Health Academy, the Health Center has a history of commitment to providing training both for its employees and students from various institutions in numerous fields of study. The Health Center is part of an exciting new medical education initiative being named a training site for the osteopathic medical school program with A.T. Still University in Arizona. The school is dedicated to training future doctors who will go into primary care and treat those living in underserved communities. Students will spend their second, third and fourth year of training at the Health Center. The training classrooms will be located in the three-story medical and training building.
- 1.8 The Health Center utilizes numerous venues to keep the community informed and involved regarding its services and facility expansion:
  - Through webcams accessed via the Health Center's website, the general community can view current construction activity as well as other areas of the center's grounds.
  - In addition, the Health Center purchases a 2-page section in the monthly community newspaper, Westside Stories, which is delivered to all households on the coast. This section is used to keep the community abreast of facilities development as well as services, programs and items of interest.
  - Health Center staff presented the three-story project building design and purpose to the Waianae Neighborhood Board at its February 1, 2005 and April 4, 2006 meetings as well as held community meetings during the planning phase.

- Also, along the Health Center's Ke Ala O Ke'oke'o Kea (White Hibiscus) Legacy Trail, there are three hale with one describing future expansion plans. The other hale provides information on the Health Center's history and integrated model of care.

1.9 The accompanying photos show much of what has been done toward the integration of Native Hawaiian and traditional medicine with the future of modern western medicine.

Photos A & B show the haies that exists on the trails and the information it provides on health, natural healing and WCCHC involvement. Other hale's provide information on how to use the trails and exercise programs, while other give information on the plants and trees that are found on the trail as shown in photos C & E.

Photos D & F show some of the medicinal plants found on the walkway trail.

Photo G shows a space used for community gatherings.

Photo H indicates that besides being a resource for food and health, plants are used to educate. Photo I shows that beside plants on the trail, a nursery was developed to grow plants for community use.

Photo J also shows how cultural icons are used to educate the community.



A



B



C



D





G



H



I



J

## 2.0 COASTAL VIEWS

- 2.1 In 1987 the city developed a study of the coastal views to address the “preserving, maintaining, and where desirable, improving and resorting shoreline open spaces and secure resources”. The study was to include significant coastal views and coastal land forms. Certain mauka land farms are visually inseparable from the coastal viewing experience. The views focus primarily “viewing emphasis in the makai direction or laterally along the coast”.
- 2.2 Although the views discussed in the study were primarily of the coastline of the principles in the studies Design Guidelines that are built forms should stay below the major ridgeline of a significant landform. Pu’u Mā’ili’ili’i is the significant landform whose visual impact is being questioned.

Based on the 1987 Coastal View Study the base of Pu’u Mā’ili’ili’i starts at elevation 200’. This project, base elevation is approximately at elevation 85’. Adding 40’ to this elevation put the roof of this project no higher than elevation 125’, well below the base of the Pu’u. Therefore, this project does not violate the Coastal View Study’s Design Guidelines principles or penetrate into the Pu’u view plane.

- 2.3 Over 85% of this project sits at a grade elevation of 85.0’. At an allowable height limit of 40 feet, the maximum height elevation, based on the building grade would be elevation 125.0’. The project buildings roof plane never goes above elevation 125.0’. In section 3.9, “Building Height and Photo Analysis” of this report a simple diagram has been developed to indicate how the roof plane remains constant while the land drops away causing the height issue.
- 2.4 A photo analysis was conducted to review the potential impact the subject building would have on the coast line and Pu’u Mā’ili’ili’i. Photos #1 through #6 indicate views toward the Pu’u from the mauka side of Farrington Highway. Photo#6 shows the building as it sits within the WCCHC campus.

Photos #7 and #8 are taken from the adjacent drainage stream looking back towards the site and the Pu’u, which is way beyond from the project.

Photos #9 through #13 are taken from Waianae Shopping Center, Pokai Bay Beach Park, and Pokai Bay Beach Road and across from the street from the site. The project building site can be seen in any of these photos.

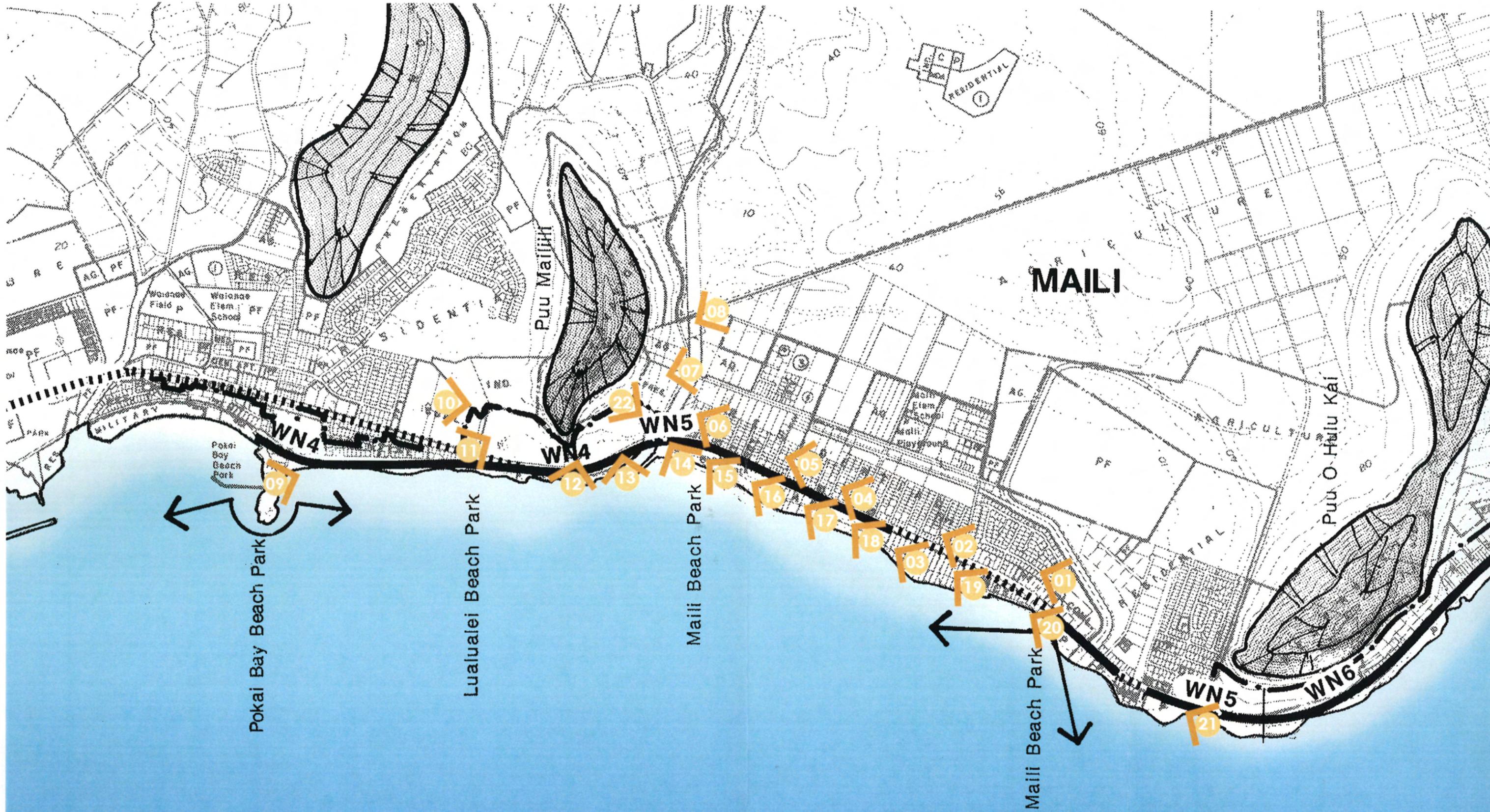
Photo #14 is taken from the first restrooms, at Maili Beach Park, across the stream. As you can see that the roof plane, which is constant and predominately within the 40 foot height limit is slightly higher than the roof forms of the existing buildings. The view of the Pu’u is unobstructed.

Photos #15 through #18 is from Maili Beach Park. Photo #18 is at the Honolulu end of the Beach Park and the project is barely visible.

Photos #19 through #21 are from other beach parks with Photo #21 close to Maili Point. The project site is not visible.

The analysis clearly indicates that the project sits well below the base of the Pu'u. Therefore, it still allows unobstructed views of Pu'u Mā'ili'ili'i. In photo #14 most of what is visible is within the allowable height limit. Therefore, this project does not impact any significant view planes. Photo #22 demonstrates that from the project site views of the coastline will not be impacted.

- 2.5 In the 1996 SMA's DEA no view analysis was required, although the 1987 view study was in place for almost 10 years. The height limit set in the ULA/DCZ was unchanged from what the original building height limit was under the original zoning. Originally the zoning was industrial with a height limit of 40'. The zoning was changed to commercial but the height remains unchanged.
- 2.6 In the 1987 Coastal View Study, page 40, WCCHC is identified as a positive example towards a good design solution for hillside design. It sites that being tucked into the Pu'u Mā'ili'ili'i landform should serve as prototype in similar solutions. This building project is also tucked down and into the hillside. Cutting into the hillside has also caused the ground to slope away from this project.



Note: Background Image From **Exhibit No. 17**  
 1987 Coastal View Study,  
 City and County of Honolulu,  
 Department of Land Utilization

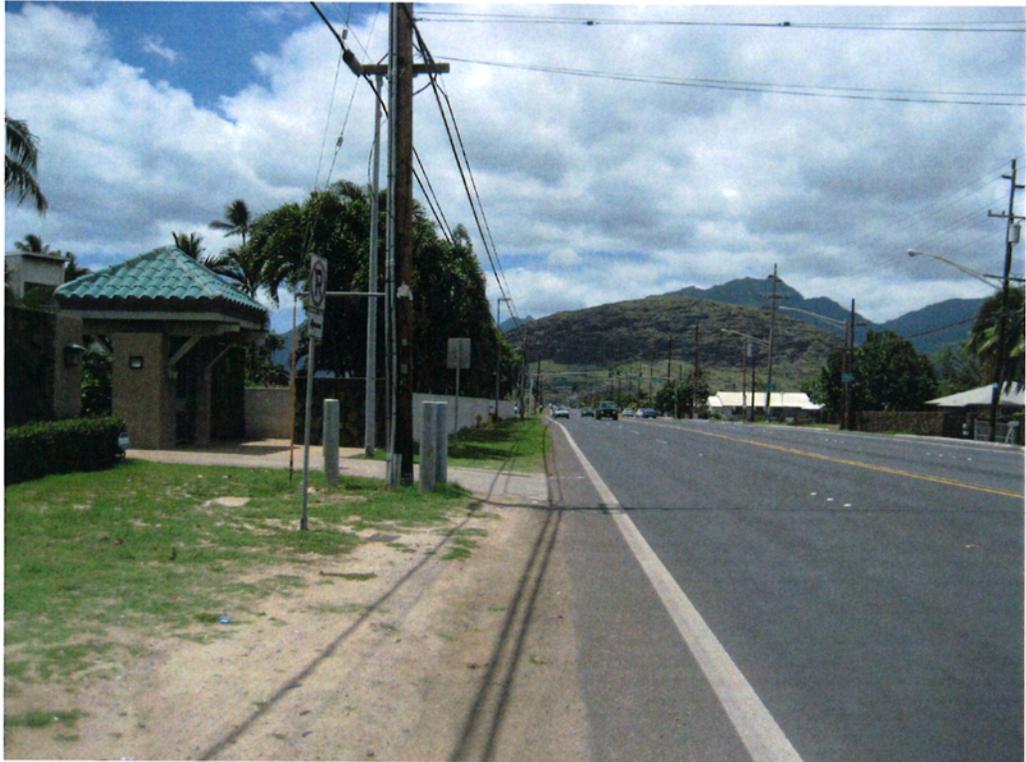
# COASTAL VIEW KEYPLAN



1



2



3



4



5



6



7



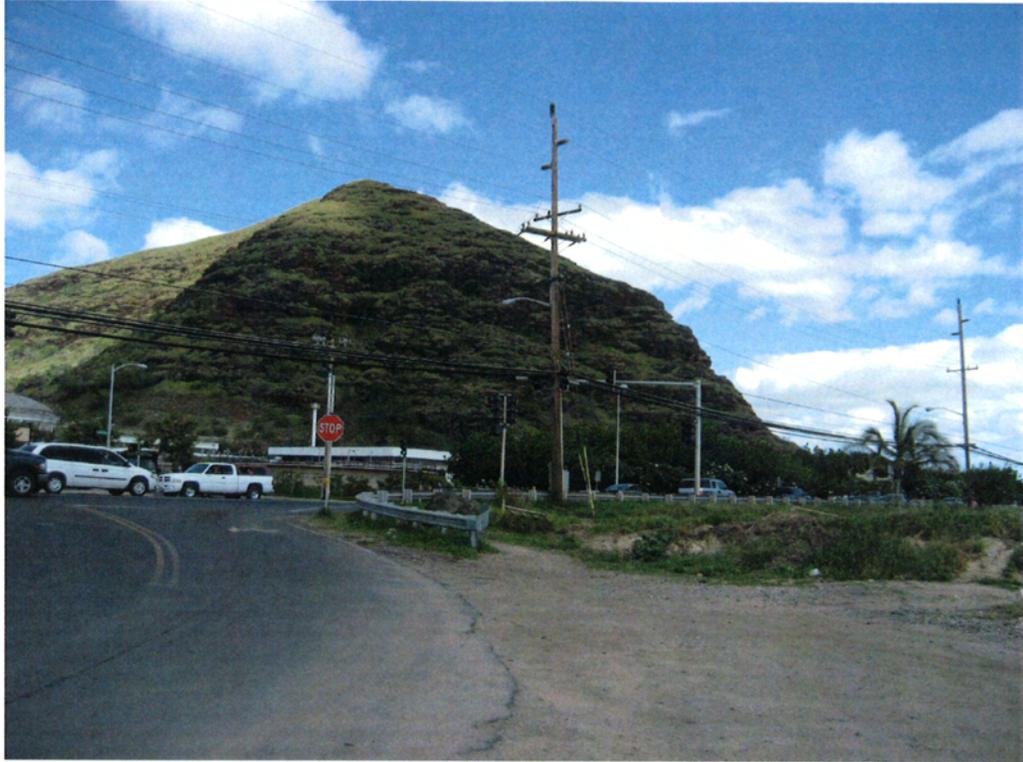
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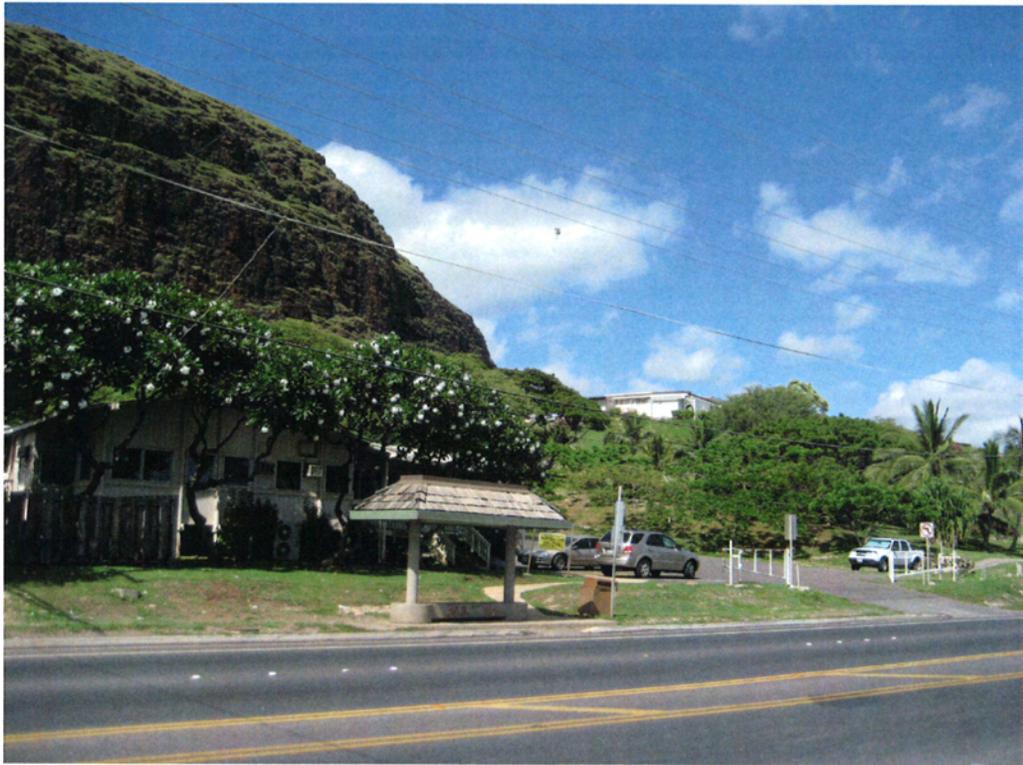
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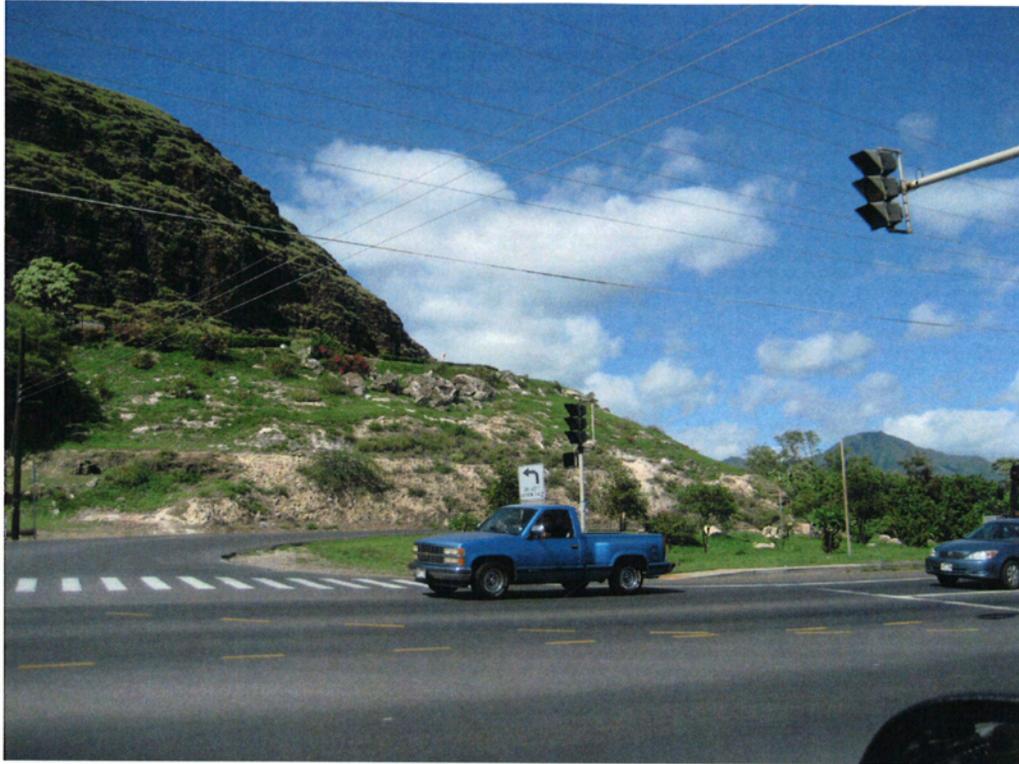
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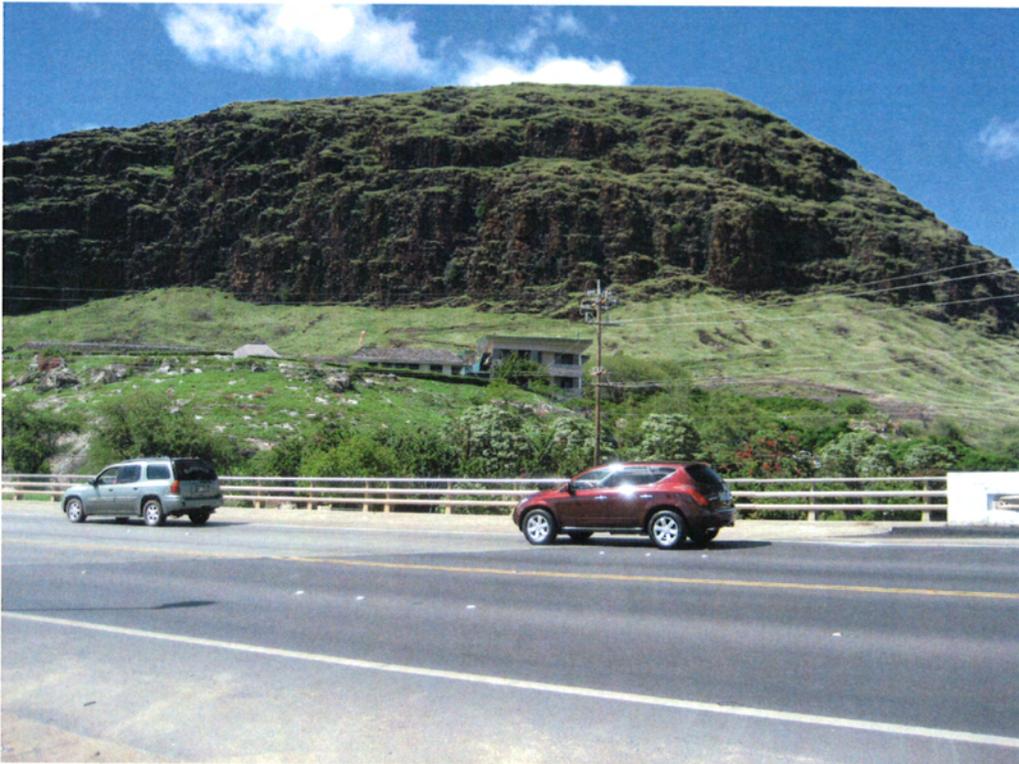
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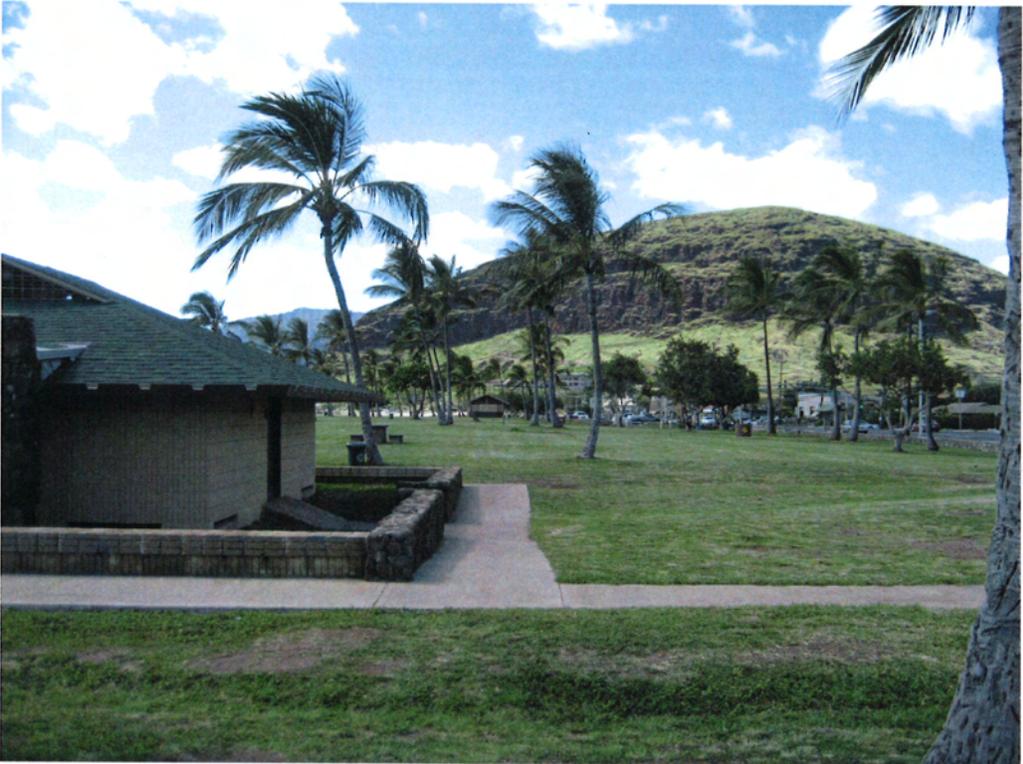
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14



15



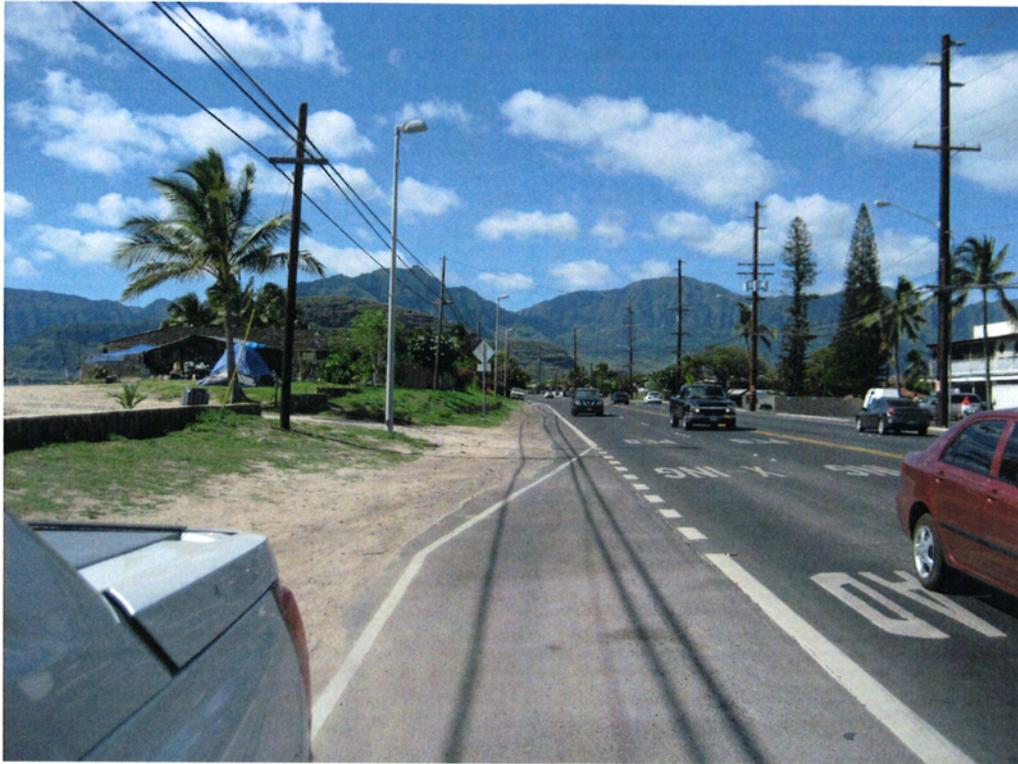
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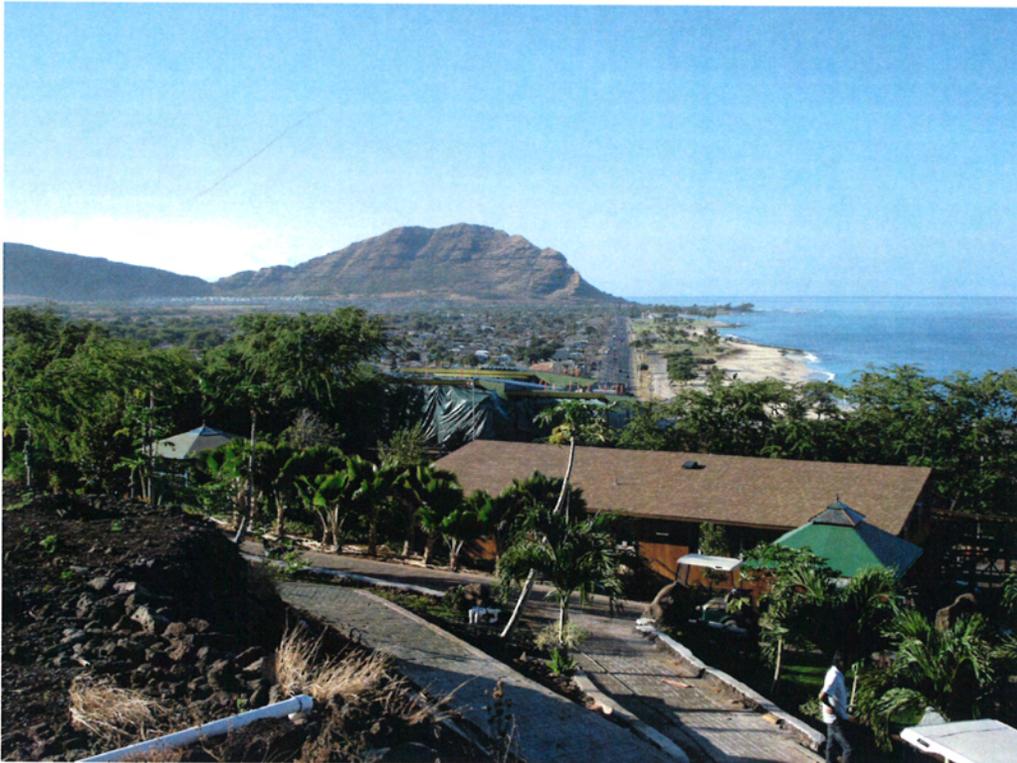
19



20



21



22

### 3.0 REQUESTED INFORMATION

DPP has requested that the Applicant provide additional information on specific issues, in support of this supplemental DEA. The following address specific concerns as well as describe referenced information about the overall project and its process.

3.1 For reference, included as Exhibits are the following documents:

Exhibit B: Original SMA Environmental Assessment and Permit Application

Exhibit C: Letter from the City indicating Resolution 95-345, CD-1 granting an SMA Use Permit

Exhibit D: OEQC Bulletin – FEA Declaration and City’s Response to the FEA

Exhibit E: 2004 SMA Minor Use Permit

Exhibit F: Letter from the City extending the time and revisions of the SMA Use Permit

3.2 Current plans, Exhibit H, indicate the location of the proposed buildings, elevations and sections. Also the height limit is indicated on the plans.

In the original SMA application, Exhibit B, the concept plans were based on a program that was developed over 10 years ago. Changes in the practice of medicine and healthcare have meant re-programming the functions of the project. Also changes in the building codes meant the building layout would be impacted. Also the floor to floor height used in the original SMA was too low to house lighting, mechanical and fire sprinkler systems.

The program and building code changes have defined a new layout for the building.

3.3 The Waianae Sustainable Communities Plan calls for the development “Community Gathering Places” and to preserve protect and enhance important cultural sites and landscapes. It also encourages the planning and implementation of beautification programs that bring the community closer to the beaches and coastline.

WCCHC’s healthcare programs have developed gathering places and the use of traditional medicinal plants and native plants to educate the community on a healthier environment. Trails have been created from the natural fire breaks. On these trails grow fruit and vegetable plants, information and health tips, and historical information, all while enjoying the coastline.

This project will continue that philosophy of helping the community, providing a valuable service and education.

- 3.4 The City's General Plan is a document that points out areas of concern that guide the general welfare and prosperity for the people of Oahu. There are eleven areas of concern of which eight (8) are directly impacted by the operation and function of WCCHC. This means that the social benefit, held to be significant importance by the General Plan, WCCHC brings to the Waianae Coast is of great value.
- 3.5 The main entrance to the WCCHC campus is at a lower grade elevations than the project building. To mitigate the massing from this view point, landscape plans (Exhibit I) call for Kukui trees and palms, which will be from 15 to 25 feet high. A photo with the proposed landscaping is a part of Exhibit I.
- 3.6 DPP has requested that an update be given on the Phase 2 work of the original SMA (Exhibit B). Included in this Draft Assessment as Exhibit J is the required yearly update on the status of work granted by the original SMA and the ULA/DCZ. Following is specifically what has been done regarding the Phase 2 work.

	<i>Per Original SMA</i>	<i>Per 7/23/2003 SMA Extension</i>	<i>Per 2007 Annual Report</i>	<i>Current</i>
<i>Use</i>	<i>Ola Loa Ka Na'auao Health Academy</i>			<i>WCCHC in Partnership with West Oahu College</i>
<i>Proposed Improvement</i>	<i>Train and Assist Waianae Residents in obtaining jobs in the health care profession</i>			<i>Offer on-site training within Health Care related professions to Waianae Residents, in partnership with West Oahu College.</i>
<i>Type of Construction</i>	<i>Relocation of an existing off-site facility (six portables) to the campus</i>			<i>Single dwelling wooden structure</i>
<i>Floor Area</i>	<i>1-story 5,072 sf.</i>			<i>1-story not to exceed 5,072 sf</i>
<i>Activity</i>		<i>No construction schedule</i>	<i>Center continues to seek funding for this project to be completed by June 2010</i>	<i>Center secured funding to proceed with a reduced floor area of approximately 2600 square feet. Center expects to complete project by June 2010.</i>

- 3.7 As part of this report Exhibit K & L is the current schedule and cost for the construction of the project building. Substantial completion is scheduled for June 30 with the final construction completed by the end of summer. The current cost is approximately \$10,600,000.00.
- 3.8 The current building design is a redesign of the original building. Building cost and the height issue prompted a review of the overall design. Other site locations on the WCCHC campus have been considered, but functional, operational and size of the project has made other locations unfeasible. Also another site location would be a modification to the existing SMA.

As previously mentioned, in the current design 90% of the buildings mass sits within the height limit. Flat roofs, pitched or sloped roofs do not matter. The severity of the slope mitigates the roof design.

- 3.9 As part of the Height Variance request, a computer photo analysis was done. This will accurately show how much of the building penetrates the 40' height plane. Exhibit M is the analysis submitted with the Variance Application. This information is provided in support of granting a modification of the SMA.
- 3.10 Per the original SMA, it was requested that a traffic study on the need of a dedicated left turn at the campus entry would be required. The report was done in 2005. The report and corresponding recommendation was submitted to DPP for review and comment. To date we have not received any comments. The information, Exhibit N, is included for reference.
- 3.11 Attached for reference only is Exhibit P, which has to do with the availability of water for the entire project.
- 3.12 Currently the project is being considered for a height variance. Exhibit Q contains excerpts from the two neighborhood board meetings where the project and the height issued was presented. Both times the neighborhood board supported the project.

**EXHIBIT "A"**

**EXHIBIT "A"**

Waianae Coast Comprehensive Health Center  
Malama Drug and Vocational Rehabilitation Program Project  
8.1: Attachment A  
Unilateral Agreement & Declaration of Conditional Zoning  
Page 23

R-774

STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

MAY 15, 1996 02:45 PM

Doc No(s) 96-067868

/s/ CARL T. WATANABE  
ACTING  
REGISTRAR OF CONVEYANCES

LAND COURT

REGULAR SYSTEM

After recordation, return by: mail (x) to:

Marianne Glushenko, Facilities Administrator  
Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792

Title of Document:

Unilateral Agreement and Declaration For Conditional Zoning

Parties to Document:

Developer & Declarant: Waianae District Health and Hospital Board, Inc.  
86-260 Farrington Highway  
Waianae, Hawaii 96792

Recorded Fee Owner  
Parcel TMK 8-6-01:03: State of Hawaii  
Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Recorded Fee Owner  
Parcels TMK 8-6-01:40,41,46: State of Hawaii  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805

Property Description:

THOSE certain parcels of land situated at Lualualei, District of Waianae, City and County of Oahu, State of Hawaii, further described as Tax Map Key 8-6-01:3,40,41 & 46 respectively, and more particularly described in Exhibits A and B.

## UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE (hereinafter referred to as this "Unilateral Agreement" or this "Declaration"), made this 25 day of 4, 1994, by Waianae District Health and Hospital Board, Inc., a Hawaii corporation, doing business as Waianae Coast Comprehensive Health Center, whose address is 86-260 Farrington Highway, Waianae, Hawaii 96792 (hereinafter referred to as "Declarant"), and State of Hawaii, Department of Land and Natural Resources, whose address is 1151 Punchbowl Street, Honolulu, Hawaii, 96813 (hereinafter referred to as "Fee Owner Parcel TMK 8-6-01:03") and State of Hawaii, Department of Hawaiian Home Lands, whose address is P.O. Box 1879, Honolulu, Hawaii 96805 (hereinafter referred to as "Fee Owner Parcels TMK 8-6-01:40,41,46"),

### WITNESSETH:

WHEREAS, Declarant is Lessee (1) under that certain lease dated 12/1/84, of that certain parcel of land situated in Waianae, Oahu, Hawaii, identified as Tax Map Key 8-6-01:03, and more particularly described in Exhibit "A" attached hereto and incorporated herein, which land is owned in fee simple by Fee Owner Parcel TMK 8-6-01:03; and (2) under that certain lease dated 10/20/88, of those certain parcels of land situated in Waianae, Oahu, Hawaii, identified as Tax Map Keys 8-6-01:40, 41 and 46, and more particularly described in Exhibit "B" attached hereto and incorporated herein, which land is owned in fee simple by Fee Owner Parcels TMK 8-6-01:40,41,46 (all of the aforesaid parcels of land being hereinafter collectively referred to as the "Land"); and

WHEREAS, Declarant, Fee Owner Parcel TMK 8-6-01:03, and Fee Owner Parcels TMK 8-6-01: 40, 41, 46, desire to make the Land subject to this Unilateral Agreement; and

WHEREAS, Declarant plans to expand and redevelop the Waianae Coast Comprehensive Health Center in four phases on the Land in accordance with a master plan submitted to the City Department of Land Utilization (the "Project"); and

WHEREAS, the City Council (the "Council") of the City and County of Honolulu (the "City"), State of Hawaii, pursuant to the provisions of the Land Use Ordinance (the "LUO"), Revised Ordinances of Honolulu 1990 ("ROH") Section 21-8.40, as amended, relating to conditional zoning, is considering a change in zoning under the LUO of the Land from I-2 Intensive Industrial District with a 40-foot height limit to B-2 Community Business District with a 40-foot height limit; and

WHEREAS, a public hearing regarding the change in zoning, Bill 114 (1995), was held by the Council on December 6, 1995; and

WHEREAS, the Council recommended in its Zoning Committee Report No. 53 that the said change in zoning be approved, subject to the following conditions contained in this Declaration to be made pursuant to the provisions of ROH Section 21-8.40, as amended, relating to conditional zoning, to become effective on the effective date of the zoning ordinance approving the change of zoning (the "Rezoning Ordinance").

NOW, THEREFORE, Declarant, Fee Owner Parcel TMK 8-6-01:03, and Fee Owner Parcels TMK 8-6-01:40,41,46, hereby covenant and declare as follows:

1. The Declarant shall comply with the following recommendations of the City Department of Transportation Services and the State Department of Transportation prior to the issuance of building permits for new structures:
  - a. Department of Transportation Services:
    - 1) The one-way internal circulation for the upper campus shall be implemented with Phase II of the Project. Appropriate signage and markings indicating the vehicular travel pattern shall be clearly visible to motorists.
    - 2) Declarant shall monitor the east entrance for possible traffic congestion or difficulties due to the left turn into the upper campus access drive along Mailiili Road and will install a left-turn pocket for storing the vehicles should the Department of Transportation Services deem it warranted.
  - b. State Department of Transportation:
    - 1) To prevent backup onto Farrington Highway, Declarant shall provide access to the health center from the second driveway off Mailiili Road and an exit from the facility at the current driveway near Farrington Highway. For the lots fronting Farrington Highway, access shall be limited to two points, with the easterly (townside) access restricted to right turns in and out, and the westerly access accommodating two-way traffic.
    - 2) All required roadway improvements shall be provided at no cost to the State.
2. Development of the Project shall be in general conformance with the revised site plan dated January 10, 1996, submitted on behalf of Declarant to the City Department of Land Utilization ("DLU"). Development of each parcel on the Land shall comply independently with LUO standards.
3. The Declarant shall immediately stop work and contact the State Historic Preservation Division (SHPD) for review and approval of proposed mitigation measures should any previously unidentified historic sites (including but not limited to artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls) be encountered during the development of the project approved under this zone change. Work in the immediate area shall be stopped until the SHPD is able to assess impacts and make further recommendations for appropriate mitigation measures. The Declarant shall, within 90 days of the effective date of this rezoning, designate an archaeologist to be used to prepare a mitigation plan for the project site should previously unidentified sites as described above be encountered during development of the project.

4. Approval of this zone change does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements. They are subject to separate review and approval. The Declarant shall be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable Land Use Ordinance and other governmental agencies' provisions and requirements.
5. Declarant shall give notice to the Department of Land Utilization of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the Declarant's leasehold interest in the Land prior to commencement of construction on the Land; provided, however, that the Declarant may transfer ownership in the leasehold interest to an affiliate or joint venture of which Declarant is a member or in a manner consistent with prior representations to the City, and may mortgage the leasehold interest at any time without notice to the City. A mortgagee under such mortgage may foreclose the mortgage, by judicial foreclosure or under a power of sale contained in such mortgage (provided notice of the date of such foreclosure sale is given to the City), or may with notice to the City, acquire title to such leasehold interest in lieu of foreclosure.
6. On an annual basis, corresponding with the anniversary of the effective date of the Rezoning Ordinance, the Declarant shall submit a written status report to the DLU documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted until such time as the DLU has determined that all conditions of approval have been satisfied.
7. In the event of noncompliance with any of the conditions set forth herein, the City Director of Land Utilization shall inform the Council and may initiate action to rezone the Land, seek civil enforcement, or take appropriate action to terminate or stop the Project until applicable conditions are met.
8. Failure to fulfill any conditions to the zone change may be grounds or revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

NOW, THEREFORE, Declarant, Fee Owner Parcel TMK: 8-6-01:03, and Fee Owner Parcels TMK: 8-6-01:40, 41, 46, hereby make the following additional Declarations:

That the conditions imposed herein are reasonably conceived to fulfill public service demands created by the requested change in zoning and are rationally related to the objective of preserving the public health, safety and general welfare and the further implementation of the General Plan of the City and County of Honolulu.

The development of the Land by the Declarant shall conform to the aforesaid conditions with the understanding that, at the request of the Declarant and upon the satisfaction of the conditions set forth in this Unilateral Agreement, the Department of Land Utilization may fully or partially release, as applicable, any of the foregoing conditions that have been fulfilled.

That if there are any conflicts between this Unilateral Agreement and any previous unilateral agreement(s) applicable to the Land, the terms and conditions of this Unilateral Agreement shall apply.

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that the conditions imposed in this Declaration shall run with the Land of Fee Owner Parcel TMK: 8-6-01:03 in perpetuity and shall run with the Land of Fee Owner Parcels TMK: 8-6-01:40, 41, 46 only for the duration of that certain lease with Declarant dated October 20, 1988, and shall bind and constitute notice to all the parties hereto and subsequent lessees, grantees, assignees, mortgagees, lienors, successors, and any other persons who have or claim to have an interest in the Land, and the City and County of Honolulu or the State of Hawaii shall have the right to enforce this Declaration by rezoning, appropriate action at law or suit in equity against all such persons, provided that Declarant or its successors and assigns may file a petition with the Department of Land Utilization for amendment or removal of any conditions or termination of this Declaration, such petition to be processed in the same manner as petitions for zone changes.

And Fee Owner Parcel TMK: 8-6-01:03 and Fee Owner Parcels TMK: 8-6-01:40, 41, 46, hereby consent and join in this Declaration and agree that the Land shall be subject to the covenants and conditions contained herein, in accordance with the durations listed above.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration the day and year first above written.

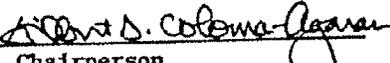
Declarant:

Waianae District Health and Hospital Board, Inc.

By   
Its Administrator

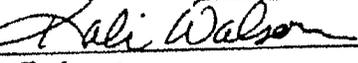
Fee Owner Parcel TMK 8-6-01:03:

State of Hawaii, Department of Land and Natural Resources

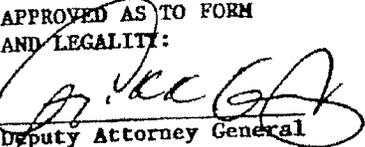
By  *CBS.*  
Its Chairperson  
Board of Land and Natural Resources

Fee Owner Parcels TMK 8-6-01:40,41,46:

State of Hawaii, Department of Hawaiian Home Lands

By   
Its Chairman  
Hawaiian Homes Commission

APPROVED AS TO FORM  
AND LEGALITY:

  
Deputy Attorney General  
State of Hawaii



**EXHIBIT "B"**

# WAIANAE COAST COMPREHENSIVE HEALTH CENTER

SPECIAL MANAGEMENT AREA ENVIRONMENTAL  
ASSESSMENT AND PERMIT APPLICATION

FOR IMPLEMENTATION OF THE

FIVE YEAR FACILITIES MASTER PLAN

14 October 1993



**SPECIAL MANAGEMENT AREA ENVIRONMENTAL  
ASSESSMENT AND PERMIT APPLICATION**

**PROJECT NAME:** Waianae Coast Comprehensive Health Center

**DATE:** 14 October 1993

**I. GENERAL INFORMATION:**

- A. Applicant: Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792
- B. Recorded Fee  
Owners:  
8-6-01:03 State of Hawaii  
Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813
- 8-6-01:40,41,46 State of Hawaii  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805
- C. Agent: TRB/Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813
- D. TMK: 8-6-01:03 8-6-01:40 8-6-01:41 8-6-01:46
- E. Lot Area: 13.689 ac 0.805 ac 0.814 ac 1.000 ac

**II. DESCRIPTION OF PROPOSED ACTION**

**B. GENERAL DESCRIPTION:**

The Waianae Coast Comprehensive Health Center (WCCHC) campus is located on a sloping site on the makua side of Farrington Highway overlooking the Pacific Ocean. The center is situated on four parcels with a total land area of approximately sixteen

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

acres. The existing campus includes 9 major buildings and is shown on Location Map, exhibit A.

The WCCHC Board of Directors has adopted a Five Year Facilities Master Plan for the Health Center. SMA permits have been granted for some individual portions of the master plan as indicated below. This SMA application is intended to update existing SMA permits as required and permit new portions of the project to implement the entire Five Year Facilities Master Plan.

1. The Facilities Master Plan will be completed in five phases. The site for all five phases is located entirely within the boundaries of the Waianae SMA district. Phase 1 includes improvements to the existing facilities already permitted and completed. The existing site plan is shown on attached sheet SP-1.
2. Phase two construction is shown on the attached drawing SP-2 and will include construction of:
  - 2.1. A new medical laboratory and dental clinic (existing SMP permit granted #92/SMA 44)
  - 2.2. A new parking lot and retaining wall (existing SMP permit granted #92/SMA 44)
  - 2.3. Relocation of portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy (No previous SMP permit applied for)
  - 2.4. A new building for the Waianae Coast Community Mental Health Center (existing SMP permit granted #89/SMA-98)
  - 2.5. The construction of five ground signs (No previous SMP permit applied for)
  - 2.6. A new concrete slab with trellis and moss rock wall (No previous SMP permit applied for)
  - 2.7. Temporary siting of two family planning trailers. (See 12 November letter from DLU to TRB re file 92/SMA-44)
  - 2.8. Emergency room improvements are primarily interior renovations and only the extension fire wall is exterior work which requires an SMP permit. (No previous SMP permit applied for)

Waianae Coast Comprehensive Health Center  
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3. Phase three construction is shown on the attached drawing SP-3 and will include construction of:
  - 3.1 Relocation and expansion of the existing **Administration Building** (existing SMP permit granted #86/SMA-19 for relocation, existing SMP permit granted #92/SMA 44 for expansion) and relocation of two other buildings to lower campus parcel 8-6-01:46. (No previous SMP permit applied for)
  - 3.2 **New Family Practice Medical Building** (existing SMP permit granted #86/SMA-19)
  - 3.3 **Development of a Native Hawaiian Health Village** including an open pavilion (existing SMP permit granted #86/SMA-19), a practitioner's building and three seminar cottages (No previous SMP permit applied for)
  - 3.4 **Construction of the mid campus development** including a new parking lot. (No previous SMP permit applied for)
  - 3.5 **Construction of a one story building** to house the existing WCCHC nutritional education program. (No previous SMP permit applied for)
  - 3.6 **Construction of a one story buildings** to house the existing WCCHC women/infant/children (WIC) program. (No previous SMP permit applied for)
  - 3.7 **Construction of a one story buildings** to house the existing WCCHC maintenance operations. (No previous SMP permit applied for)
  - 3.8 **Relocation and permanent siting of the two family planning trailers** noted in item 2.7 to the mid-campus parking lot. (No previous SMP permit applied for)
  - 3.9 **The construction of two ground signs** (No previous SMP permit applied for)
4. Phase four construction is shown on the attached drawing SP-4 and will include construction of:
  - 4.1 **A new medical outpatient building** (No previous SMP permit applied for).
  - 4.2 **Construction of a building** on parcel 8-6-01:03 along Farrington highway. (No previous SMP permit applied for)

Waianae Coast Comprehensive Health Center  
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- 4.3 Construction of a permanent support building on lower campus parcel 8-6-01:46. (No previous SMP permit applied for)
- 4.4 Relocation and permanent siting of two portable administration buildings listed in Item 3.1 above to the mid-campus parking lot. (No previous SMP permit applied for)

C. TECHNICAL CHARACTERISTICS:

1. Use Characteristics:

The existing Health Center Campus is divided into two groups with the lower campus facilities along Farrington Highway (parcels 8-6-01:40, 41 & 46) and the upper campus facilities located on a knoll above (parcel 8-6-01:03). The upper campus houses the medical core including administration, emergency, clinic, radiology and laboratory facilities. Below this cluster is the lower campus including an adult day health center, physical therapy and WIC nutrition facilities.

- 1.1 Currently the upper campus of WCCHC contains approximately 19,437 square feet of building area.
- 1.2 Phase two construction will include:
  - 1.2.1 A new 4,200 SF medical laboratory and dental clinic is planned to replace the existing laboratory and dental facilities in the existing clinic. The relocation of the laboratory and dental facility is also motivated by the need for more exam rooms which would be developed in the vacated space.

The structure is planned as a single story, free standing building. The building is to be located in the existing parking lot adjacent to the existing emergency care building in the upper campus development. This proximity to the existing emergency room is critical due to the laboratory's 24 hour operation and frequent staff visits. The building fronts onto a covered pedestrian mall leading to the clinic's main entrance. This mall will provide additional outdoor waiting area for the laboratory and dental clinic. See Exhibit C, Sheet 2.1.

- 1.2.2 A new parking lot and retaining wall containing approximately 51 parking stalls will be constructed on the hillside above the existing upper campus parking lot.

Waianae Coast Comprehensive Health Center  
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- 1.2.3. Relocation of six portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy to be run in partnership with both Kapiolani and Leeward Community Colleges. The health academy will develop a training center to assist more Waianae residents with finding jobs in health care. See Exhibit C, Sheet 2.3.
- 1.2.4. Construction documents for the Waianae Coast Community Mental Health Center have been completed. A new approximately 11,000 square foot building has been designed and permitted. Funds are currently being sought to complete construction. See Exhibit C, Sheet 2.4.
- 1.2.5 The proposed exterior five ground signs will be indirectly illuminated and will replace the existing illuminated sign along the Farrington Highway side of the property. Construction of the proposed sign will require demolishing the existing sign. See Exhibit C, Sheet 2.5.
- 1.2.6 The proposed wood trellis will be used as a rest area by the staff of the Health Center. The trellis will be located adjacent to the existing clinic building. Construction of the proposed trellis will require minor grading of the existing site to receive a concrete slab and moss rock wall. See Exhibit C, Sheet 2.6.
- 1.2.7 The proposed trailers will be used as office space and storage for existing Health Center programs. There will be no patient care conducted in the trailers. The trailers will require minor modification to infill one end of each trailer. Wood stairs and a ramp will need to be constructed to access the entry doors of the trailers. Each trailer has a 20,000 BTU package air conditioner at one end and its own electrical/telephone system that needs to be externally connected to a main source of power and telephone panel.

Trenching for utilities from the trailers to the existing Health Center will be necessary. Minor grading for pier foundations at the proposed trailer site will be required and a permit will need to be obtained. A retaining moss rock wall will be constructed behind the trailers. See Exhibit C, Sheet 2.7.

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- 1.2.8 Emergency room improvements will include interior renovations of the existing laboratory and dental clinic areas into a special procedures area and a mental health/ occupational medicine space. In addition a firewall will be constructed between the existing central waiting area and emergency building.
- 1.3. Phase three construction will include:
- 1.3.1 Three existing portable buildings in the upper campus development are planned to be relocated to allow for the construction of the Family Practice Medical Building. The larger of the three existing portable buildings will be enlarged to house the Health Center's administration. The two smaller of the existing portable buildings will be relocated to lower campus sites where they will be used for non clinical use such as research, home health or daycare.
- 1.3.2 The Family Practice Medical Building is planned as a three story wood framed building containing approximately 7,210 square feet per floor for a total area of approximately 21,630 square feet. The building will house a family practice medical clinic, the physical therapy department and office space. The building will be located adjacent to the existing upper campus medical complex in a space currently occupied by three portable buildings used for business and administration. The Family Practice Medical Building will share existing parking and medical facilities as well as the proposed medical laboratory. See Exhibit C, Sheet 3.2.
- 1.3.3 The design for the Native Hawaiian Health Village includes an open meeting pavilion, a traditional healers building, and three seminar cottages. The complex is programmed to include approximately 7,500 square feet of floor space in the five buildings. The Health Village is envisioned as collection of smaller buildings in a largely natural setting, separated from the upper campus by an existing ravine. See drawing on sheet 3.3. The upper parking lot constructed in phase 2 will be expanded to provide approximately 52 additional parking stalls for use by this facility.
- 1.3.4 Construction of the mid campus parking lot with approximately 67 parking spaces for the use of the proposed mid campus buildings.

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- 1.3.5 Construction of a one story office type building approximately 3,000 SF to house the existing WCCHC nutritional education program.
- 1.3.6 Construction of a one story office type building approximately 2,600 SF to house the existing WCCHC women/infant/children (WIC) program.
- 1.3.7 Construction of a one story office type building approximately 2,700 SF to house the existing WCCHC maintenance operations.
- 1.3.8 Relocation and permanent siting of the two trailers noted in item 2.7 to the mid-campus parking lot will serve as the permanent location for the existing family planning office.
- 1.3.9 The construction of two ground signs will be indirectly illuminated and similar in design to those in item 2.5 with lava rock bases.
- 1.4. Phase four construction will include:
  - 1.4.1 A new Five story medical outpatient building is envisioned as an innovative modern medical facility that would include many services generally offered by hospitals but on an outpatient basis. Services would include a new emergency center, radiology, outpatient surgical center, holding bed capacity, birthing center and medical specialty suites. This building is designed as a terraced structure to follow the existing contours of the steep bank on which it is built. See drawing on sheet 4.1.
  - 1.4.2 Construction of a 2,000 SF building on parcel 8-6-01:03 along Farrington highway to be used as a non-clinical support building. Possible uses include a business office, purchasing or storage.
  - 1.4.3 Construction of a permanent support building on lower campus parcel 8-6-01:46 to replace the portable buildings in item 3.1. This 3,300 SF building will be used non clinical use such as research, home health or daycare.
  - 1.4.4 Relocation and permanent siting of two portable administration buildings listed in item 3.1 above to the mid-campus parking lot where they will be used for administrative functions.

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2. Physical Characteristics are shown on exhibit B, site plans sheets, SP-1 through SP-4.
3. Construction Characteristics are shown on exhibit C, building information
4. Utility Requirements
  - 4.1 The upper campus is served by an existing 3" water line which should be adequate for phase 2 & 3 work. Each of the lower campus parcels are served by individual water meters believed to be 1 1/2" each.
  - 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
  - 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.
5. Liquid Waste Disposal
  - 5.1 WCCHC is currently served by an on-site cesspool.
  - 5.2 WCCHC is currently contracting to install a sewer main along Farrington Highway to connect the four parcels to the city sewer system.
  - 5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.
6. Solid Waste Disposal
  - 6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.
7. Access to the Site
  - 7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Maililii road.
  - 7.2 Access to the lower campus sites (parcels 8-6-01:40,41,46) will continue to be directly off of Farrington Highway.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

D. ECONOMIC & SOCIAL CHARACTERISTICS:

1. Parcel 8-6-01:03 is owned by the State of Hawaii, Department of Land and Natural Resources, and is leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center. This upper campus land is controlled by WCCHC under a 65 year lease from the State DLNR.

The lower campus parcels (8-6-01:40,41 & 46) are owned by the State of Hawaii, Department of Hawaiian Homelands, and are leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center for a 40 year period. Waianae Coast Comprehensive Health Center has subleased parcel 40 to the Waianae Coast Community Mental Health Center.

- 1.1 WCCHC's Five-Year Facility Plan is arranged to expand and consolidate clinic activities on the land it controls under the DLNR lease, primarily the upper campus with some mid campus development. The Five-Year Facility Plan calls for the lower campus to be developed in joint ventures with other organizations to share the land lease costs.
- 1.2 Phase two construction will begin in late 1993 and take approximately 18 months to complete. Estimated construction costs are as follows:
  - 1.2.1 The 4,200 SF medical laboratory and dental clinic has an estimated construction cost of \$1.2 million.
  - 1.2.2. The new parking lot and retaining wall have an estimated construction cost of \$350,000.
  - 1.2.3. Relocation of six portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy have an estimated construction cost of \$542,000.
  - 1.2.4. The Waianae Coast Community Mental Health Center has an estimated construction cost of \$ 2.2 million.
  - 1.2.5 The proposed exterior five ground signs have an estimated construction cost of \$9,700.
  - 1.2.6 The proposed wood trellis has an estimated construction cost of \$8,800.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

- 1.2.7 The proposed trailers have an estimated construction cost of \$53,000.
- 1.2.8 The proposed Emergency room improvements have an estimated construction cost of \$275,000.
- 1.3. Phase three construction will begin in 1995 and take approximately 2 years to complete.
  - 1.3.1 Relocation and expansion of the larger of the three existing portable buildings has an estimated construction cost of \$500,000. Relocation of the two smaller of the existing portable buildings to lower campus sites has an estimated construction cost of \$65,000.
  - 1.3.2 The Family Practice Medical Building has an estimated construction cost of \$2.5 million.
  - 1.3.3 The 7,500 square feet Native Hawaiian Health Village including an open meeting pavilion, a traditional healers building, and three seminar cottages has an estimated construction cost of \$937,500. The expansion of the upper parking lot to provide approximately 52 additional parking stalls has an estimated construction cost of \$230,000.
  - 1.3.4 Construction of the mid campus development parking lot with approximately 67 parking spaces has an estimated construction cost of \$400,000.
  - 1.3.5 Construction of a one story nutritional education building has an estimated construction cost of \$375,000.
  - 1.3.6 Construction of a one story women/infant/children (WIC) building has an estimated construction cost of \$325,000.
  - 1.3.7 Construction of a one story maintenance building has an estimated construction cost of \$338,000.
  - 1.3.8 Relocation and permanent siting of the two family planning trailers has an estimated cost of \$50,000.
  - 1.3.9 The construction of two ground signs have an estimated construction cost of \$3,880.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

- 1.4. Phase four construction is expected to begin in 1998 and will completed in two years.
  - 1.4.1 The new Five story medical outpatient building includes approximately 20,000 SF of patient care area and approximately 12,000 SF of enclosed parking. The complex has an estimated construction cost of \$ 8 million.
  - 1.4.2 The 2,000 SF building on parcel 8-6-01:03 has an estimated construction cost of \$250,000.
  - 1.4.3 Construction of a permanent 3,300 SF support building on lower campus parcel 8-6-01:46 has an estimated construction cost of \$413,000.
  - 1.4.4 Relocation and permanent siting of two portable administration buildings has an estimated construction cost of \$65,000.
2. Waianae Coast Comprehensive Health Center is dedicated to providing high quality health services to the leeward community and recognizes the need for expansion space for employees which will address their current and future needs.

D. ENVIRONMENTAL CHARACTERISTICS:

1. Soils
  - 1.1 The Waianae Coast Comprehensive Health Center is situated on a gentle sloping site overlooking Farrington Highway and the Waianae coastline. Soils are predominately rocky.
2. Topography
  - 2.1 The WCCHC campus fronts Puu Maililii, which rises behind the center to an elevation of 723 feet. The upper campus is located on a plateau approximately 80 feet above mean sea level.
3. Water Quality
  - 3.1 On-site storm water moves through existing swales, inlets, trench drains, lined concrete trenches and underground pipe systems, and discharges into Maililii Channel which discharges into the ocean.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

3.2 A drainage report prepared by David K. Wong, Ph.D., P.E., dated October 8, 1992, has been submitted previously. The report indicates that the existing drainage structures area adequate for current drainage needs, and that landscaping will be used to decrease run-off through the site. No on-site drainage problems are anticipated.

4. Flood Hazards

4.1 The Federal Floor Insurance Rate Map (FIRM), revised September 28, 1990, designates the project area within Zone D, areas in which floor hazards are undetermined. This zone is not designated as a Flood Hazard District under the Land Use Ordinance.

III. AFFECTED ENVIRONMENT

A. Surrounding Area:

1. The proposed development falls within the I-2 (Intensive Industrial District) zone. The WCCHC is permitted in the I-2 zone as a public use.
2. Under the I-2 zone, front yard setbacks are five feet, side yard and rear yard setbacks are not required. The height limit is 40'.
3. A master plan has previously been submitted to the Department of Land Utilization. The DLU is currently proposing a zoning change to B-2.
4. The proposed development is within all the limits outlined by the zoning code. Total lot coverage and parking are listed in exhibit D.

B. Relationship to Public Lands:

1. The nearest public recreation area is Maili Beach Park and is located makai of Farrington highway. The project is anticipated to have no impact on recreational facilities or shoreline access.
2. No endangered wildlife or plants are known to be located on the project site. Negative impact on the coastal ecosystems are not anticipated.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

C. Relationship to Historic, Cultural and Archeological Resources:

1. In a previous SMA approval report dated March 18, 1993 and written by Loretta K.C. Chee, Acting Director of Land Utilization noted, "the Department of Land and Natural Resources (DLNR) commented on November 23, 1992, that 'a single historic site is located at or near the western corner of the parcel'".
2. An Archaeological Assessment of all four parcels of the site has been recently conducted by the anthropology Department of the Bishop Museum. The attached post field summary letter dated 2 December 1993 concludes "Based on the absence of surface and subsurface archaeological remains, we recommend that no further work in these parcels in necessary."

D. Costal Views:

1. Although the Health Center is visible from Farrington Highway, it is located on the mauka side of the street. The upper campus buildings on parcel 8-6-01:03 and the mid campus development will take place largely behind the existing buildings and should have little visual impact. The lower campus buildings along Farrington highway including the new five story medical outpatient building and the 2,000 SF building on parcel 8-6-01:03 will be more visible. The medical outpatient building is terraced into the hill and heavily landscaped to minimize the visual impact.
2. The lower campus development on parcels 8-6-01:40 & 41 will also take place largely behind existing buildings. The Waianae Community Mental Health Center will be more visible.

WCCHC:SMAPERMT2.NAR

BISHOP MUSEUM



CELEBRATING A  
CENTURY OF DISCOVERY

**RECEIVED**  
DEC - 3 1993

**TRB/ARCHITECTS**

December 2, 1993

Mr. Kent Royale  
TRB Architects Ltd.  
Pauahi Towers, Suite 1110  
1001 Bishop Street  
Honolulu, HI 96813

SUBJECT: *Post field summary for Archaeological Assessment of TMK:6-01:03, 40, 41, 46,  
Wai'anae O'ahu.*

Dear Kent,

This letter is in response to our phone conversation on December 1st, 1993 and summarizes the results of field investigations conducted on November 17th and 18th, 1993, on the above parcels. A formal report will follow at a later date, as Dr. Dixon has agreed.

No surface archaeological features were found during our reconnaissance survey of the parcels. Any cultural remains that may have been present have been obliterated by previous landscaping, grading and construction of dirt roads.

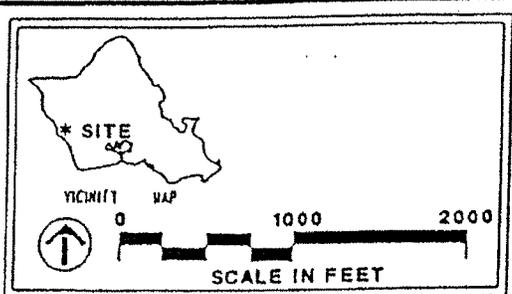
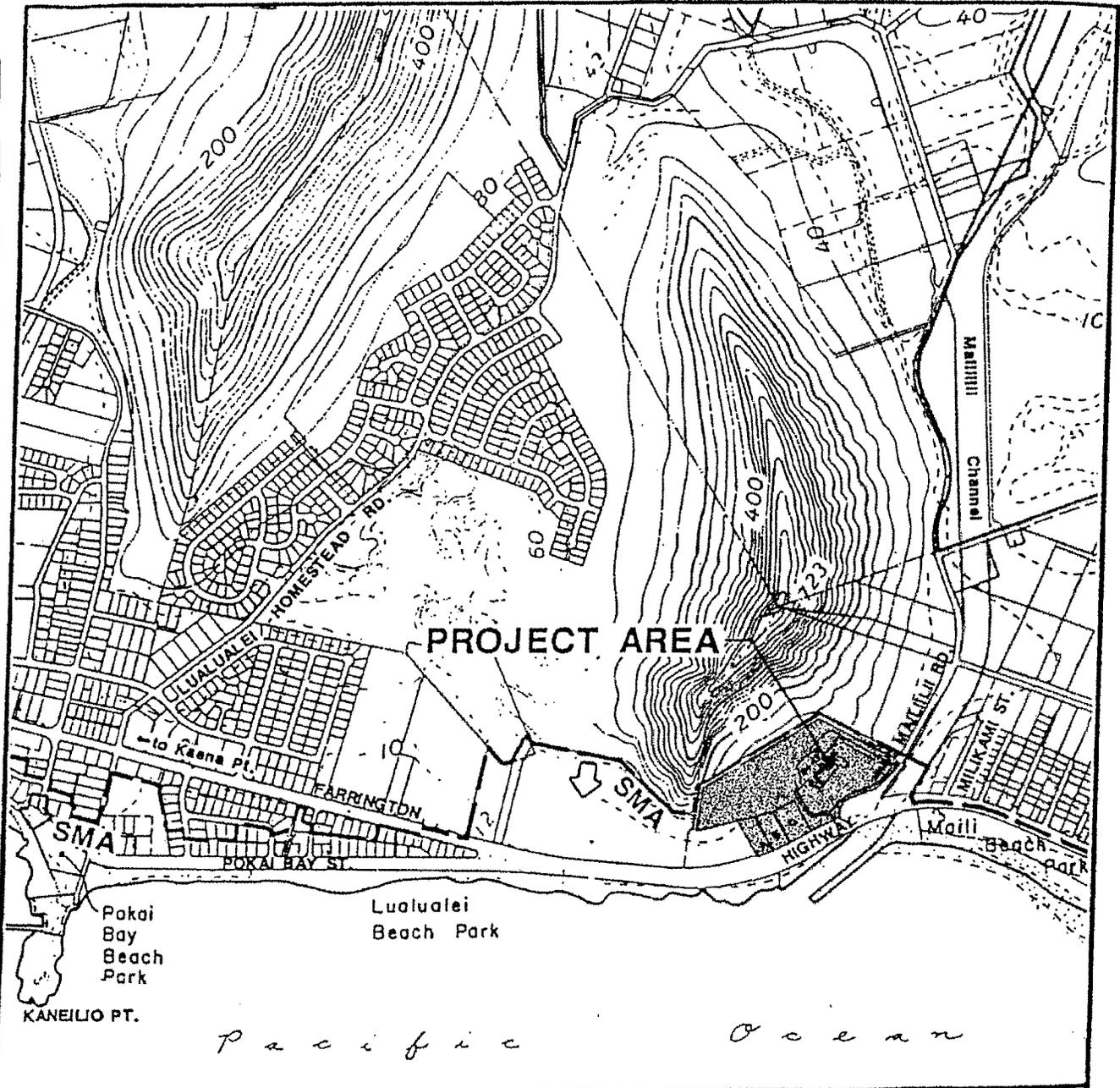
Exposed road cuts in the project area were examined for subsurface cultural components. No evidence of cultural materials or features were observed in the road cuts. Based on the absence of surface and subsurface archaeological remains, we recommend that no further work in these parcels is necessary.

If you have questions regarding this information, please contact Dr. Dixon or myself in Honolulu at 847-8279 or 847-8220.

Mahalo nui loa,

Stephan D. Clark, Assistant Supervisory Archaeologist  
Anthropology Department  
Bishop Museum

cc. Mike Tweedell  
cc. Myrna Hardin



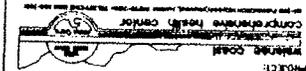
**LOCATION MAP**

**WAIANAE**

LEGEND  
 SMA BOUNDARY LINE

TAX MAP KEY: 8-6-1:3,40,41,46

PROJECT: WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
 ARCHITECTS: TMRB ARCHITECTS, LTD.  
 1001 KALANANAKUWAHALE DRIVE, SUITE 200, HONOLULU, HAWAII 96813  
 PHONE: (808) 551-2000 FAX: (808) 551-2001



DATE: 10/15/2010  
 SCALE: AS SHOWN  
 SHEET: SP-1  
 PART 1 OF 4

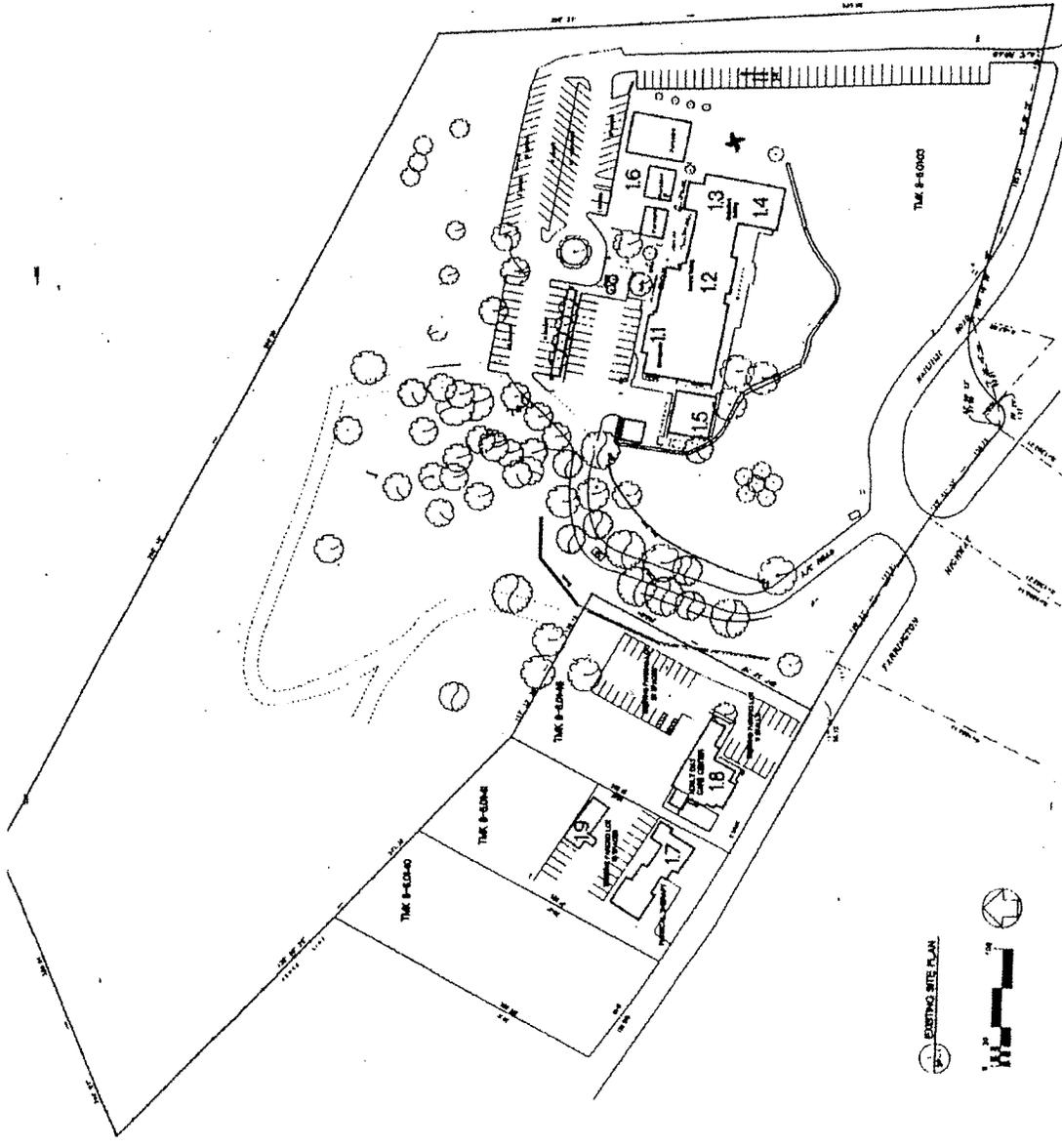
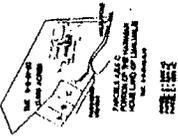
**KEY TO BUILDINGS**

- 11 - EMERGENCY
- 12 - CENTRAL WARDING
- 13 - NAMA CLINE
- 14 - NAMA CLINE
- 15 - DATA PROCESSING
- 16 - ADMINISTRATION SERVICES
- 17 - PHYSICAL THERAPY
- 18 - HEALTH EDUCATION
- 19 - HEALTH EDUCATION
- 20 - LABORATORY
- 21 - UPPER PARASITIC CONTROL BUILDING WALL
- 22 - FUTURE HEALTH ACADEMY
- 23 - FUTURE MENTAL HEALTH CENTER
- 24 - FUTURE MENTAL HEALTH CENTER
- 25 - CONSTRUCTION 28 & 29
- 26 - FUTURE MC
- 27 - FUTURE MC
- 28 - EMERGENCY ROOM IMPROVEMENTS
- 29 - EMERGENCY ROOM IMPROVEMENTS
- 30 - CONSTRUCTION
- 31 - RELOCATED ADMINISTRATION BUILDINGS
- 32 - FUTURE FAMILY PRACTICE
- 33 - FUTURE FAMILY PRACTICE
- 34 - MO. CLINIC/STAFF HEALTH WELFARE
- 35 - FUTURE NUTRITION EDUCATION
- 36 - FUTURE MC
- 37 - FUTURE MC
- 38 - FUTURE MAINTENANCE
- 39 - FUTURE MAINTENANCE
- 40 - FUTURE MAINTENANCE
- 41 - FUTURE MAINTENANCE
- 42 - FUTURE MAINTENANCE
- 43 - SUPPORT BUILDING
- 44 - RELOCATED ADMINISTRATION BUILDINGS

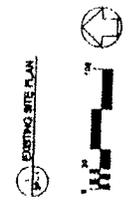
**LEGEND**

- EXISTING BUILDING
- PHASE 1 CONSTRUCTION
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

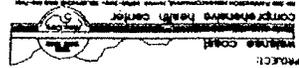
**SITE INFORMATION**



**PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER**







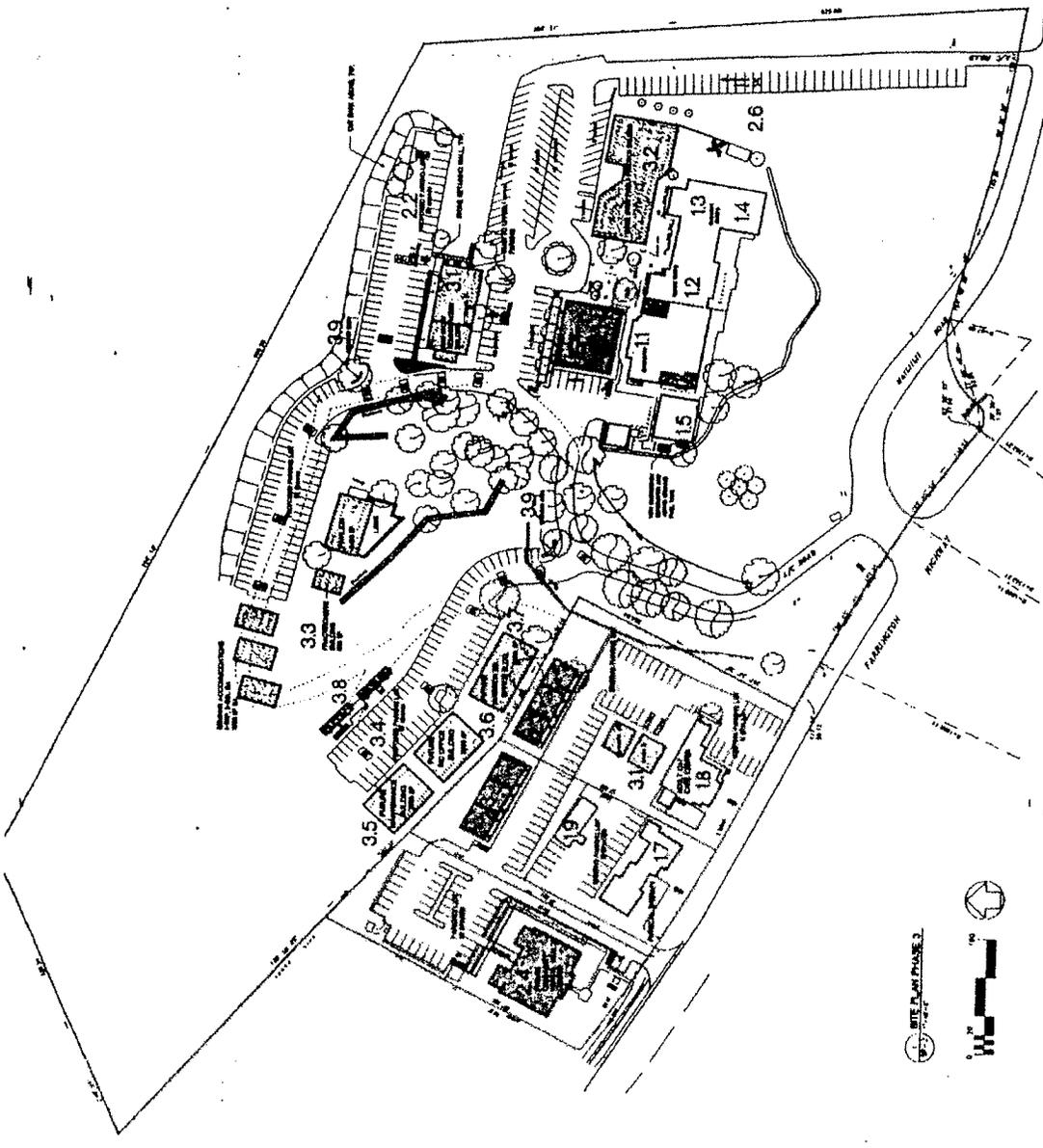
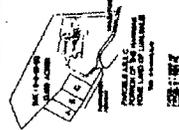
**KEY TO BUILDINGS**

- 11 - EMERGENCY
- 12 - WAITING
- 13 - MAHAU CLINIC
- 14 - MAHAU CLINIC
- 15 - DATA PROCESSING
- 16 - ADMINISTRATION SERVICES
- 17 - ADMINISTRATION SERVICES
- 18 - ADULT DAY CARE
- 19 - HEALTH EDUCATION
- 21 - CRITICAL MEDICINE LABORATORY
- 22 - UPPER PARKING LOT & RETAINING WALL
- 23 - FUTURE HEALTH ACADEMY
- 24 - FUTURE HEALTH CENTER
- 25 - ORLANDO BLDG
- 26 - CONCRETE BLDG & TRAILER
- 27 - FAMILY PLANNING TRAILER
- 28 - EMERGENCY ROOM IMPROVEMENTS
- 31 - PHASE 3 CONSTRUCTION
- 32 - RELOCATED ADMINISTRATION BUILDINGS
- 33 - MAHAU HAWAIIAN HEALTH WALLAGE
- 34 - MD CAMPAUS PARKING LOT
- 35 - FUTURE NUTRITION EDUCATION
- 36 - FUTURE MAINTENANCE
- 37 - FUTURE MAINTENANCE
- 38 - RELOCATED TRAILERS
- 39 - GROUND SIGN
- 41 - PHASE 4 CONSTRUCTION
- 42 - FUTURE OUTPATIENT BLDG
- 43 - FUTURE BUILDING
- 44 - RELOCATED ADMINISTRATION BUILDINGS

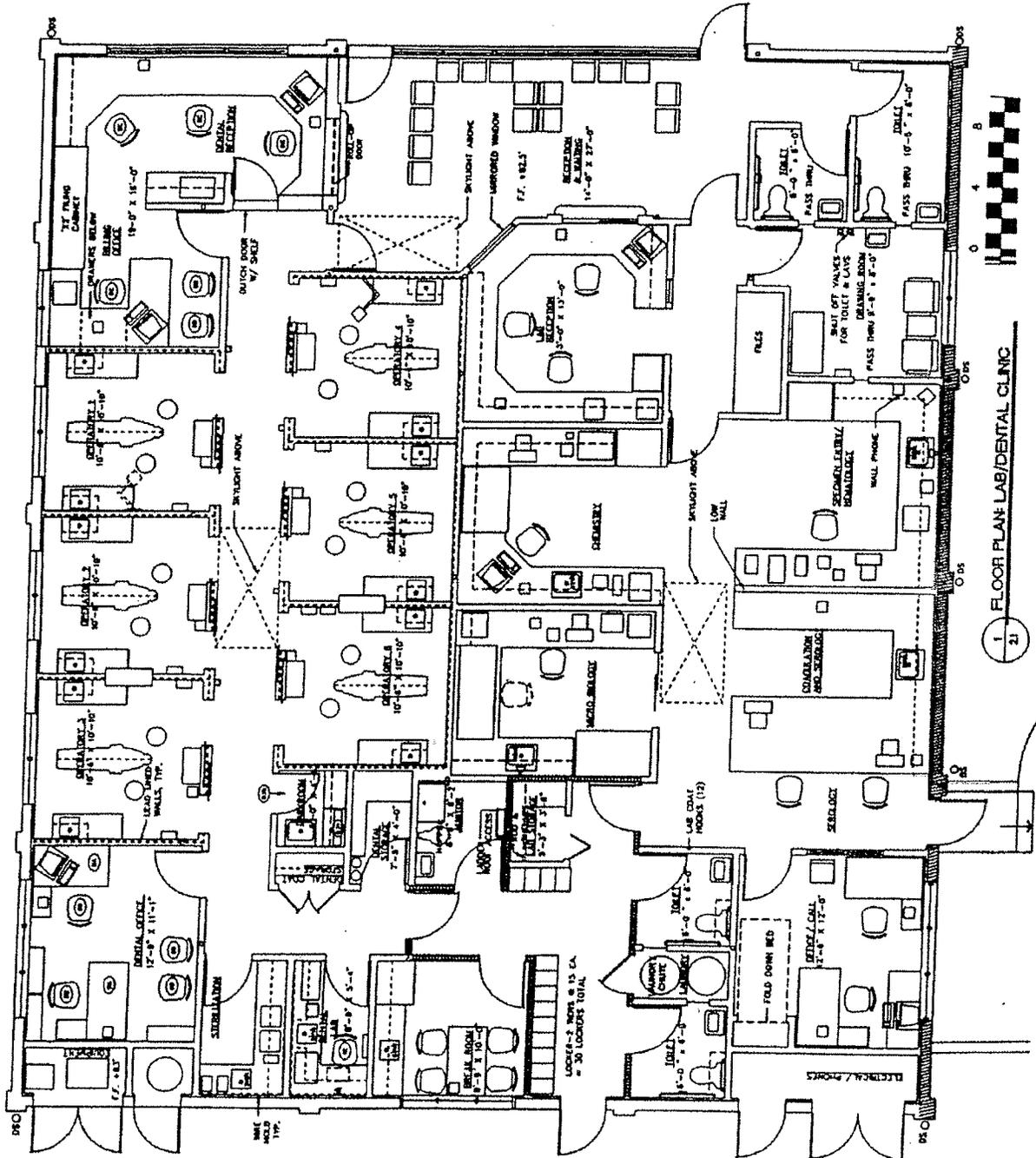
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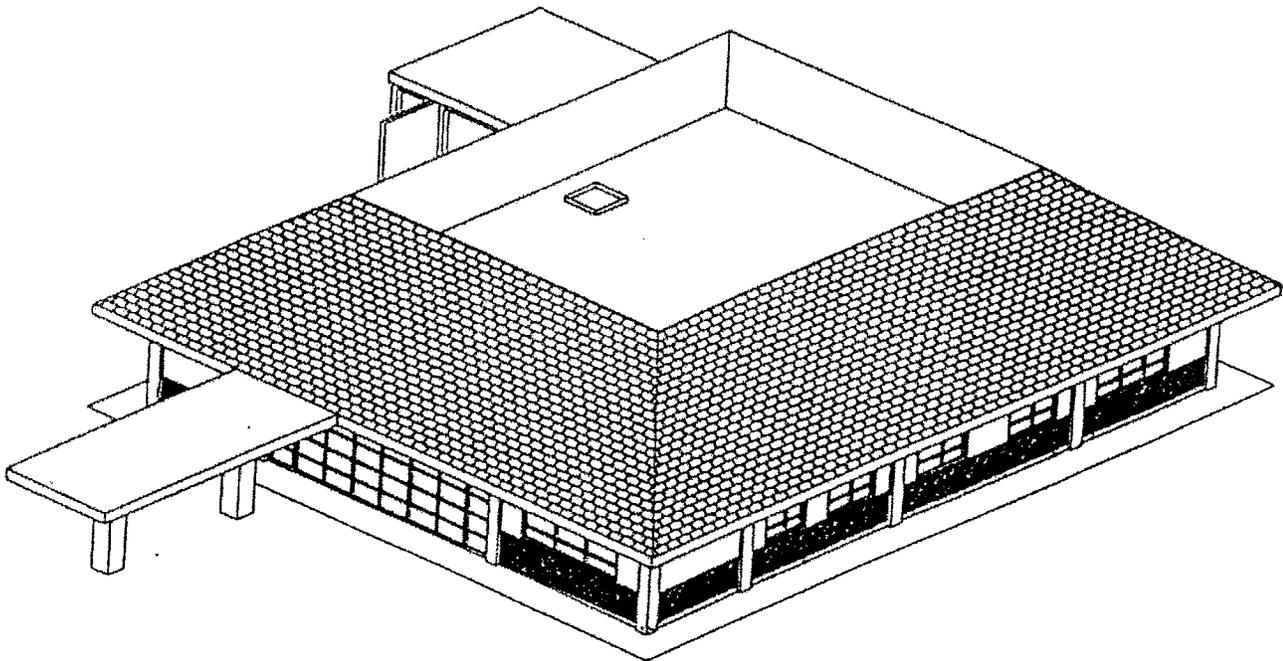
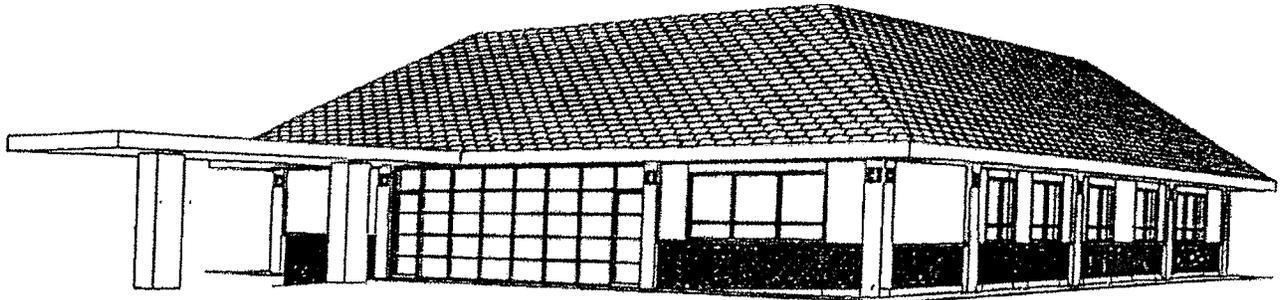
- EXISTING BUILDING
- PHASE 1 CONSTRUCTION
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

**SITE INFORMATION**



**PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER**



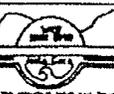


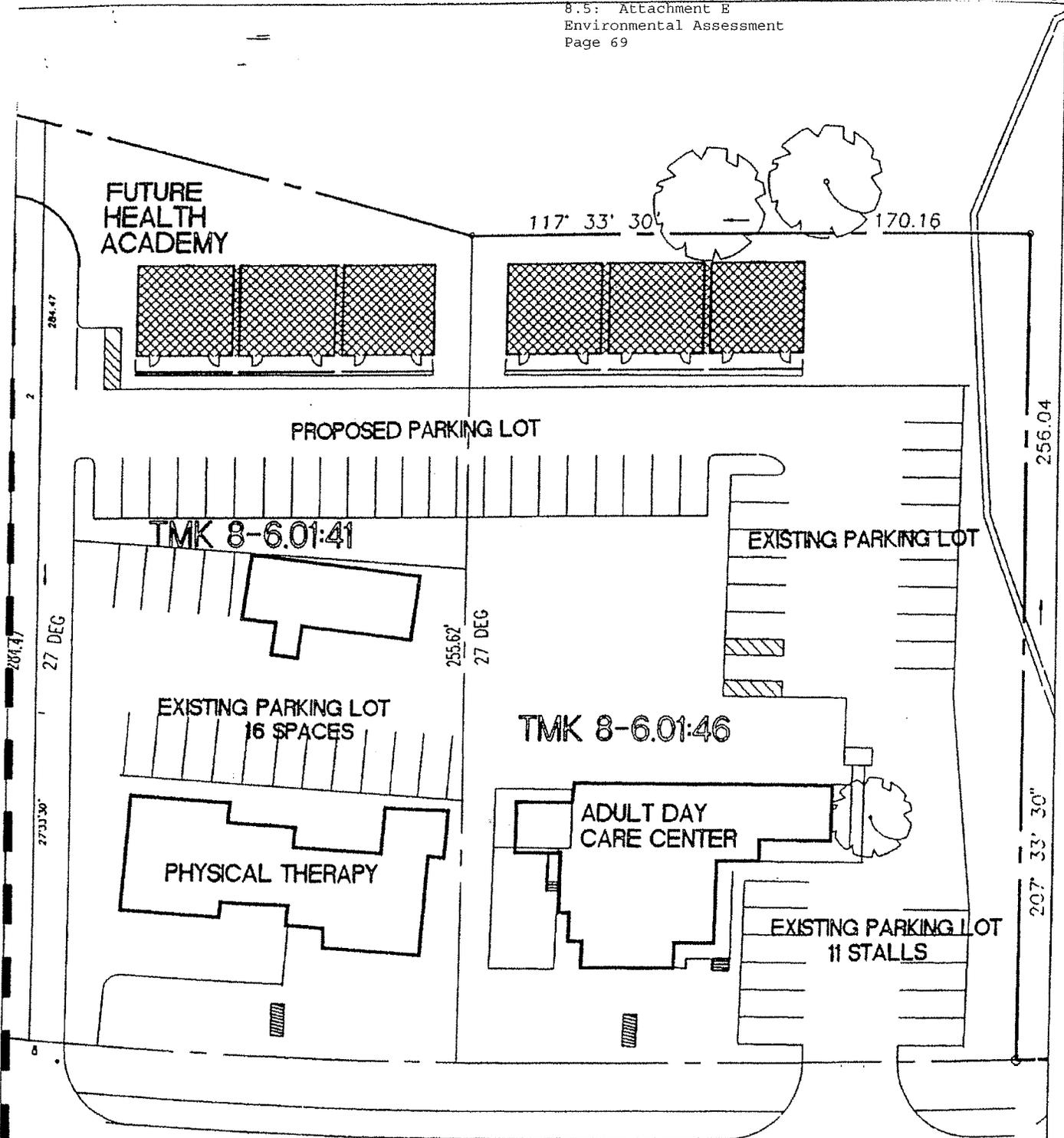
**TRB** ARCHITECTS, LTD.  
Fifth Floor, 340 Bldg. 100 Bishop Street  
Honolulu, Hawaii 96813 Phone (808) 529-7970 Fax 523-1244

2.1 - DENTAL/MEDICAL LABORATORY  
PHASE 2 CONSTRUCTION  
EXHIBIT C: SMA PERMIT: 14 OCT '93

waianae coast

comprehensive health center



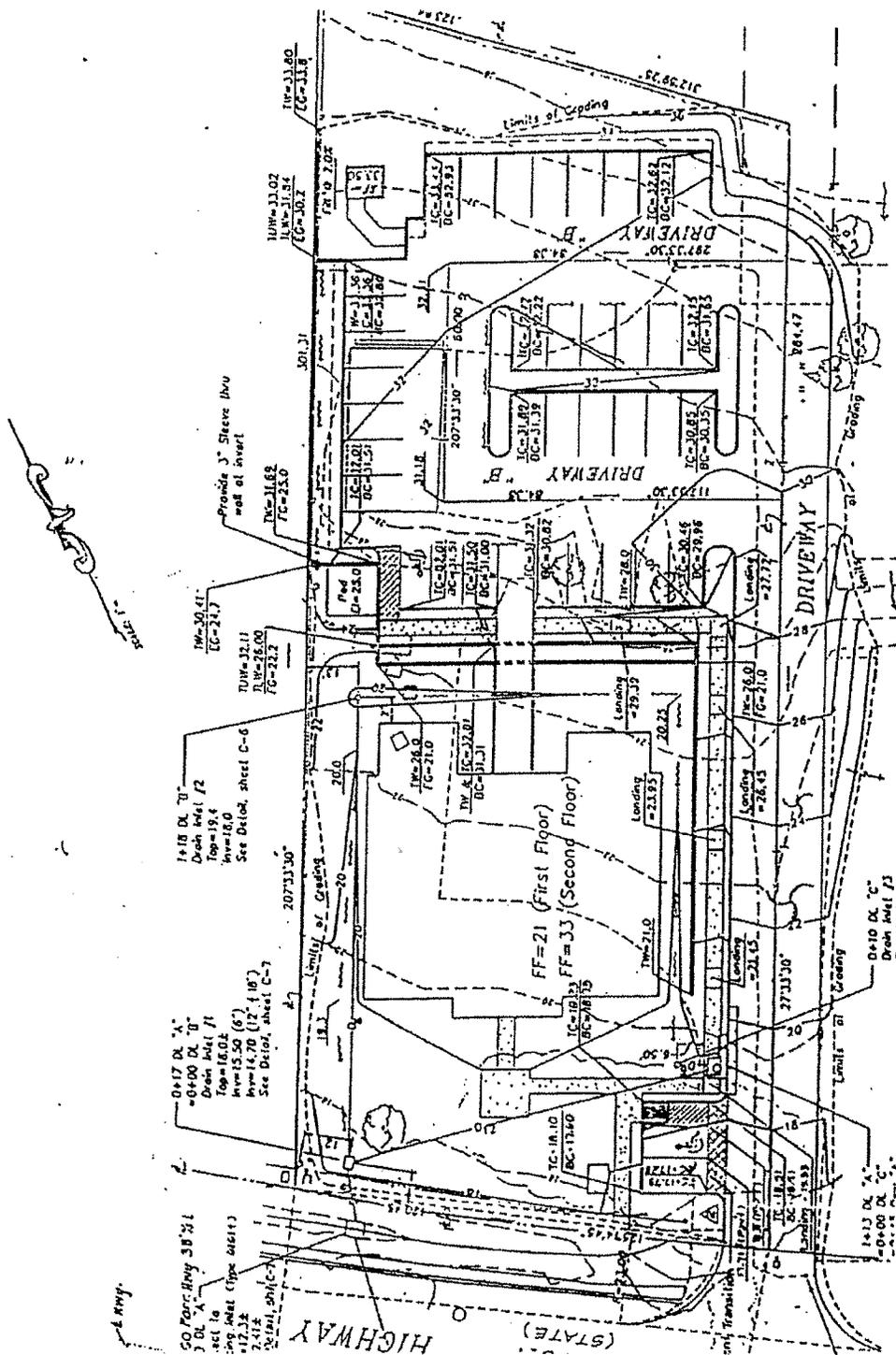


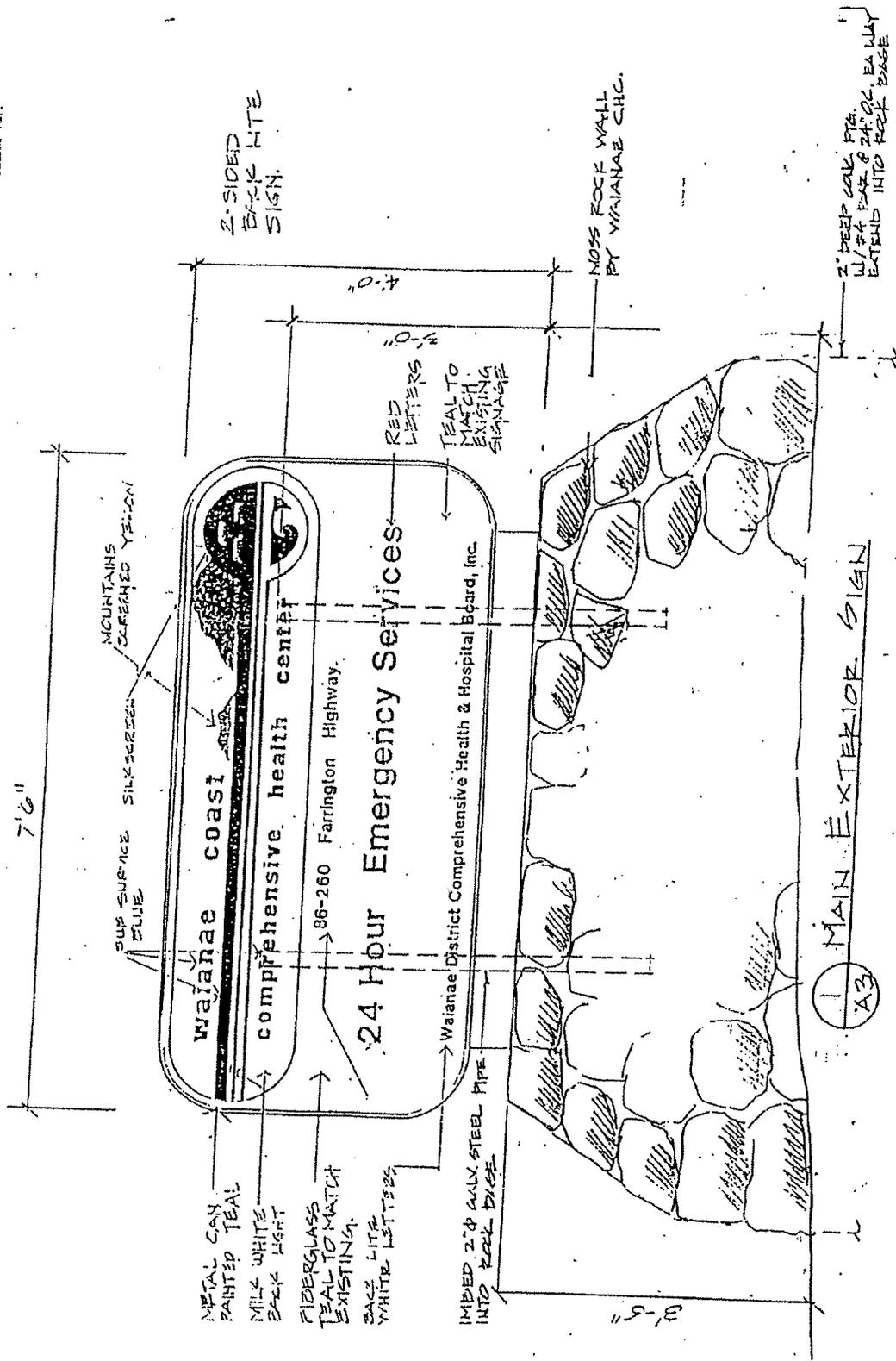
1 HEALTH ACADEMY SITE PLAN  
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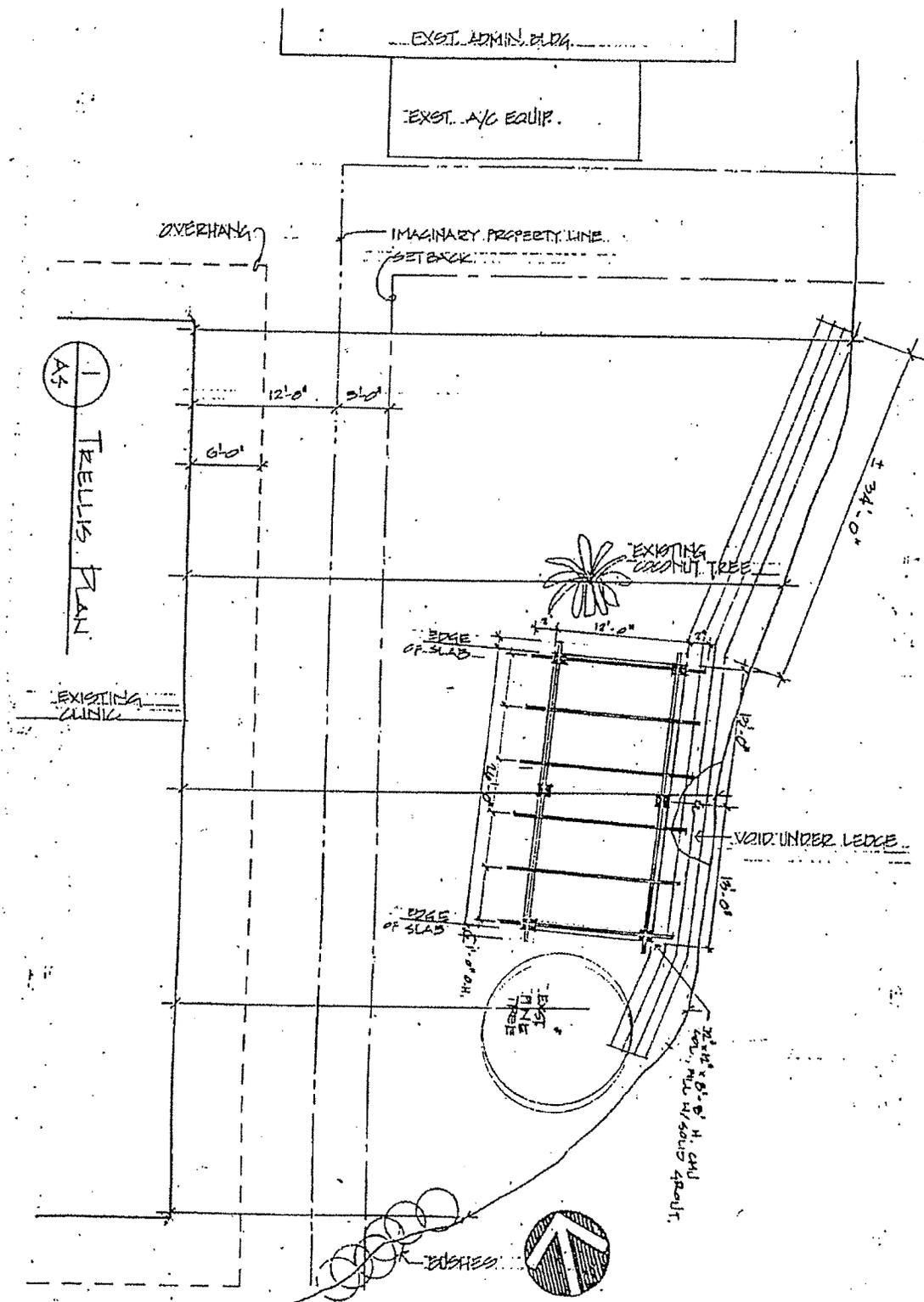
**TRB ARCHITECTS, LTD.**  
 Pearl Tower, Suite 190 1201 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 525-2020 Fax 525-1244

2.3 - FUTURE HEALTH ACADEMY  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waianae coast  
 comprehensive health center  
 100-100 FARRINGTON BOULEVARD, WAIANAE, HAWAII 96291-1000 TEL: 808-268-8800 FAX: 808-268-8801

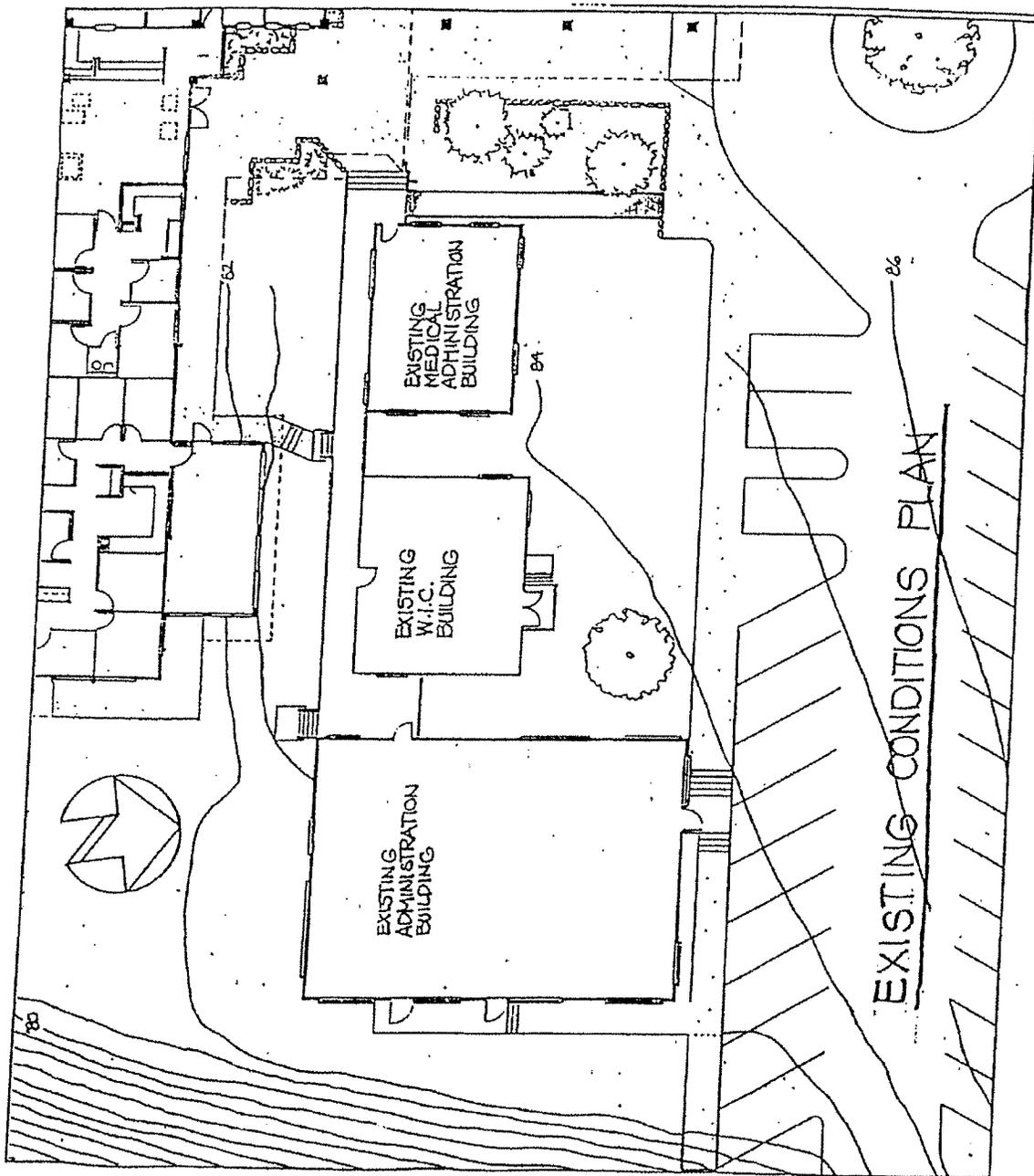


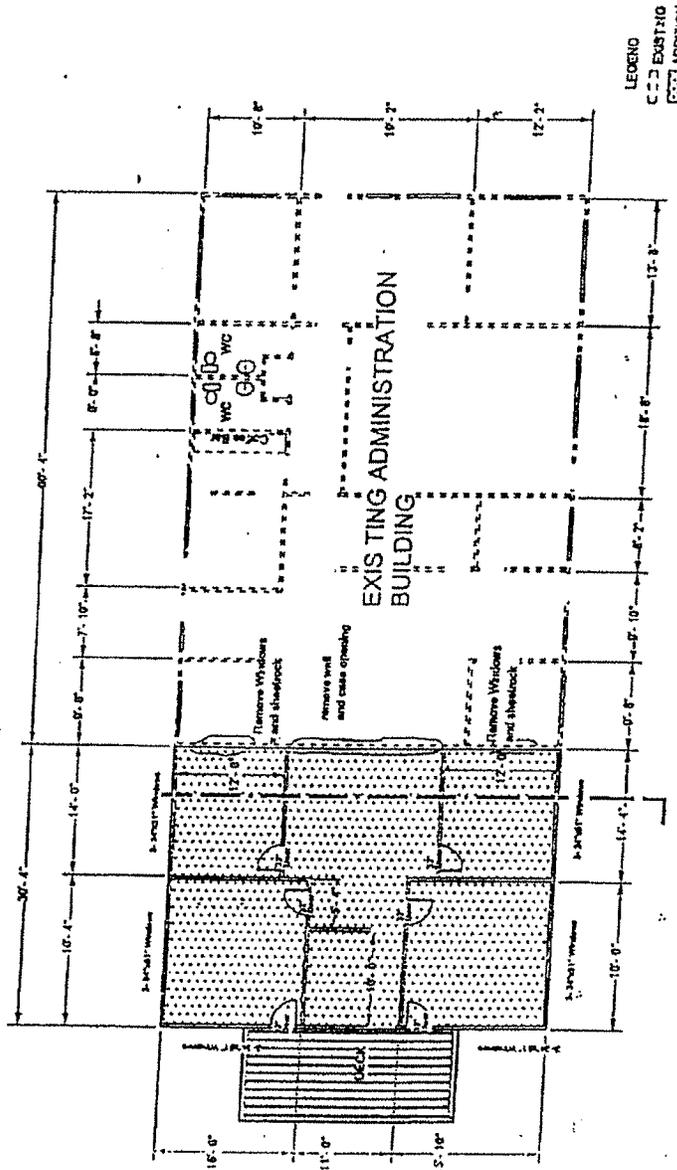












LEGEND  
 --- EXISTING  
 --- ADDITION

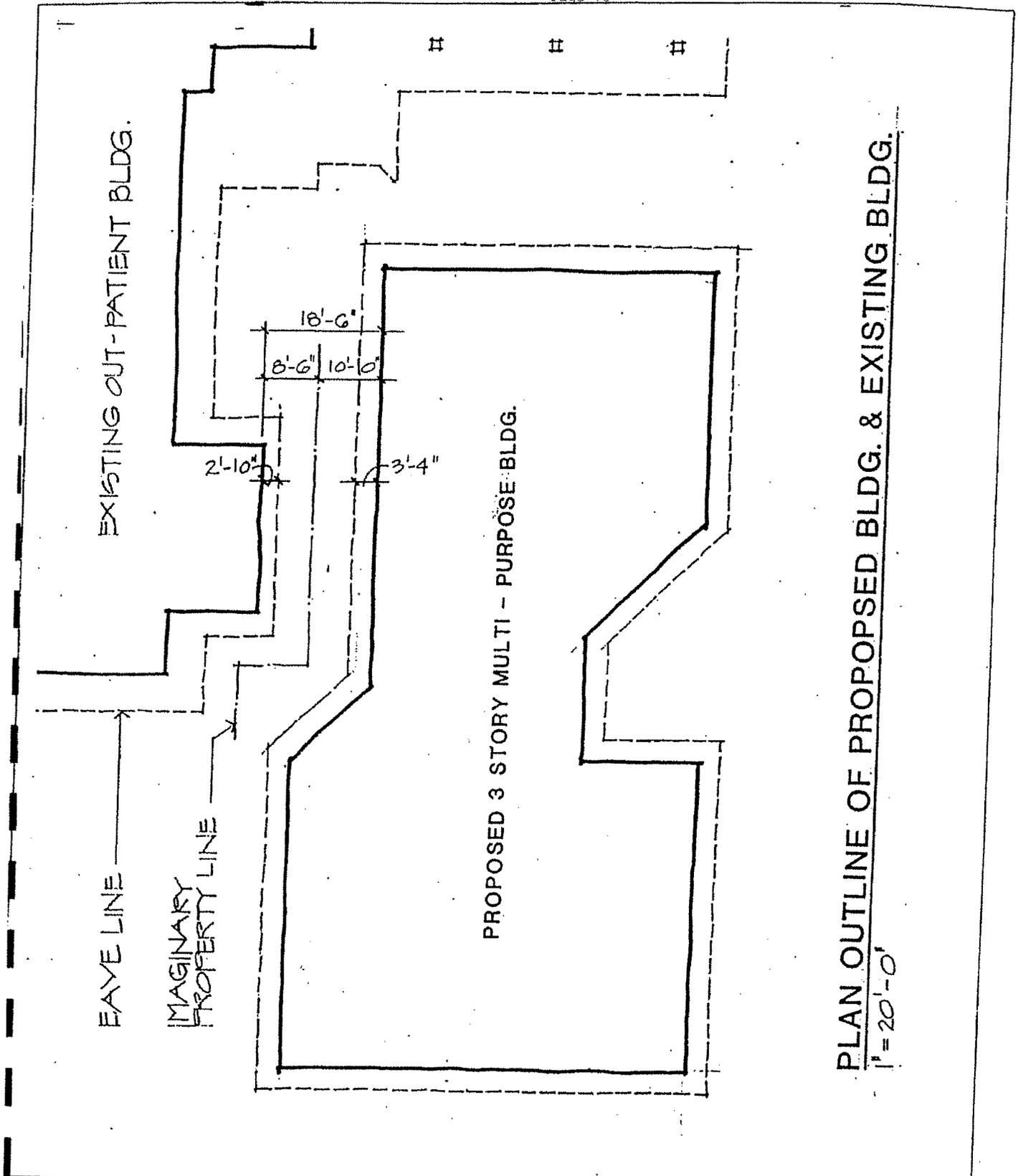
Waiānae Coast  
 Comprehensive Health Center

ADMINISTRATION BUILDING  
 FLOOR PLAN

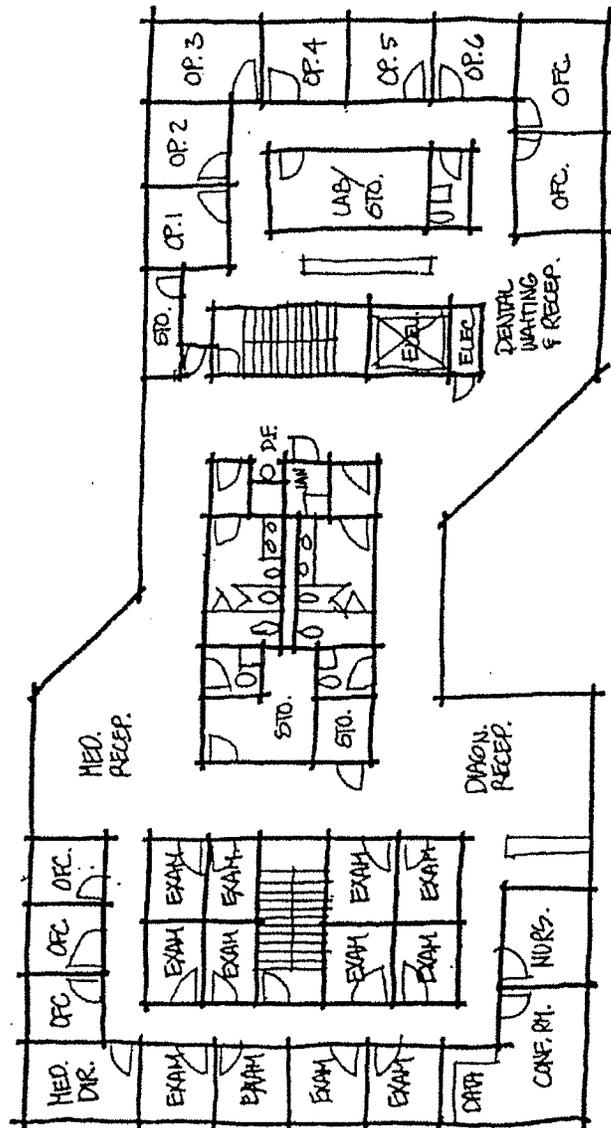
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 DATE: 7/6/92

ADMINISTRATION









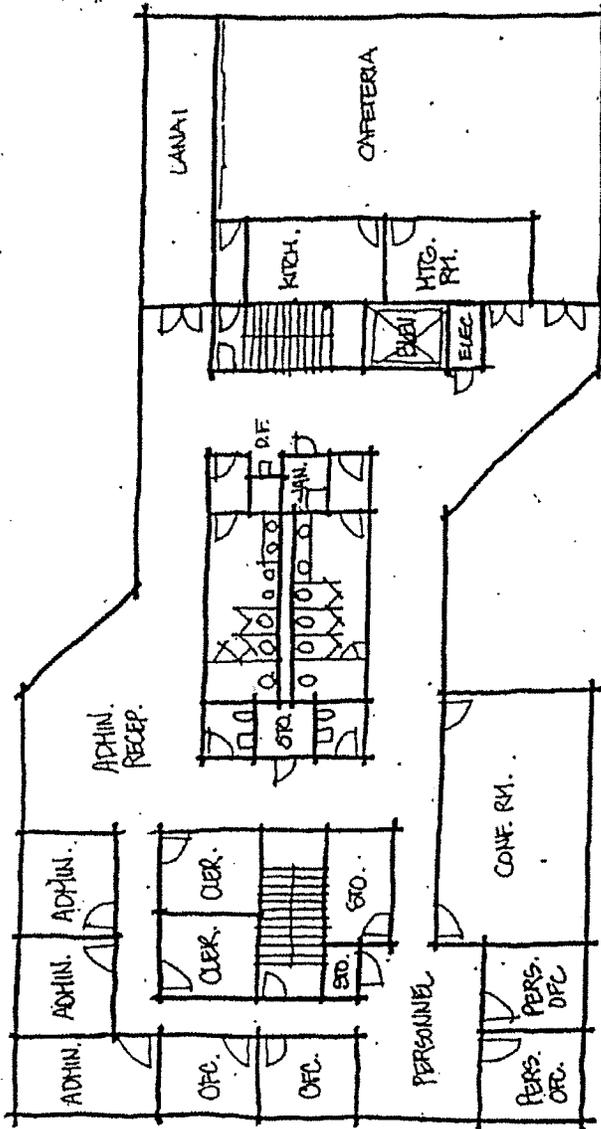
SECOND FLOOR PLAN



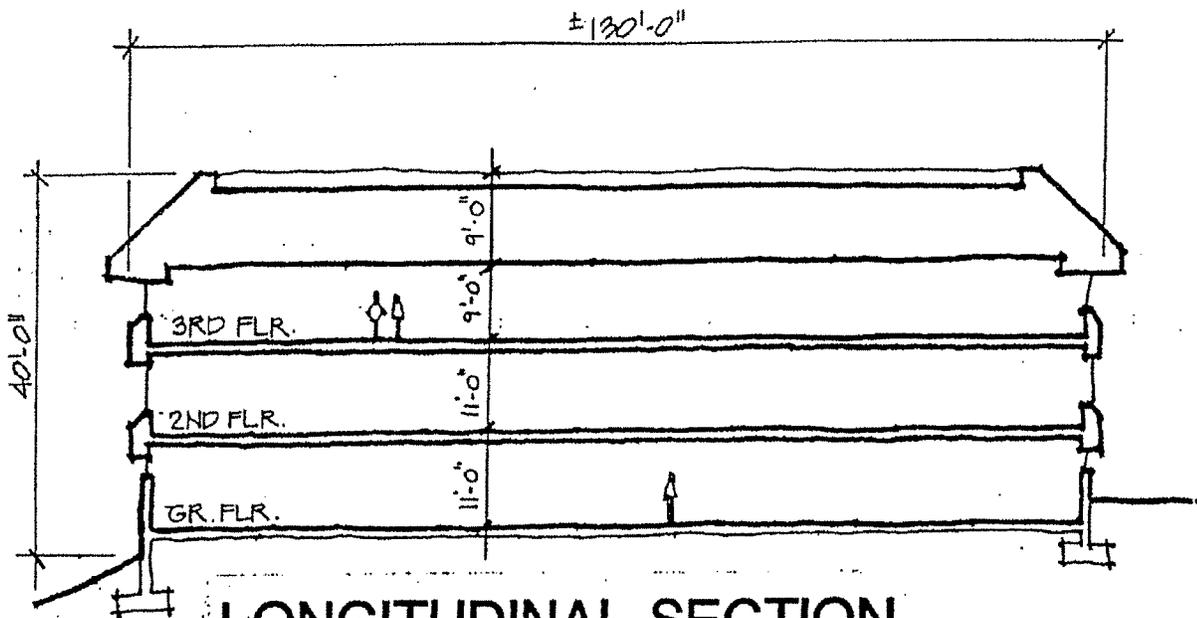
**TRB ARCHITECTS, LTD.**  
 1001 Kalia Road, Suite 200  
 Honolulu, Hawaii 96813  
 Phone: (808) 938-1111 Fax: (808) 938-1112

3.2 - FUTURE FAMILY PRACTICE  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waianae coast comprehensive health center

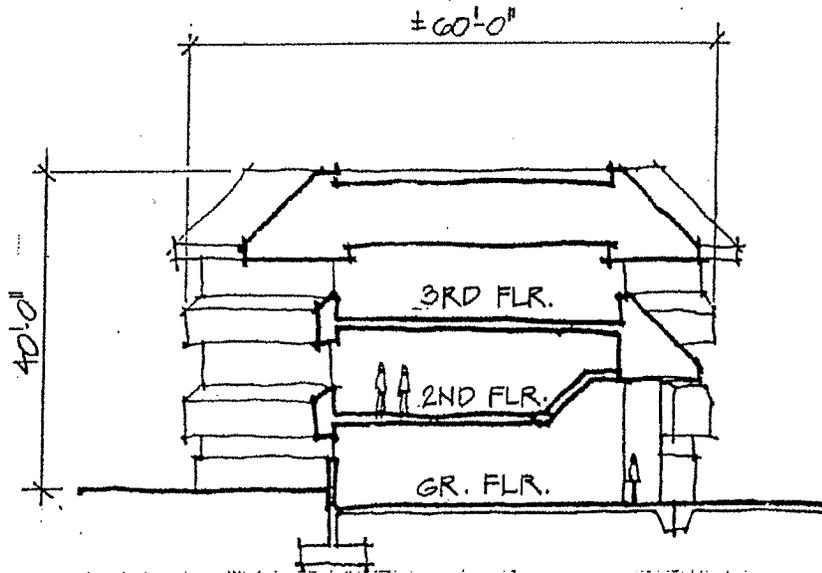


THIRD FLOOR PLAN



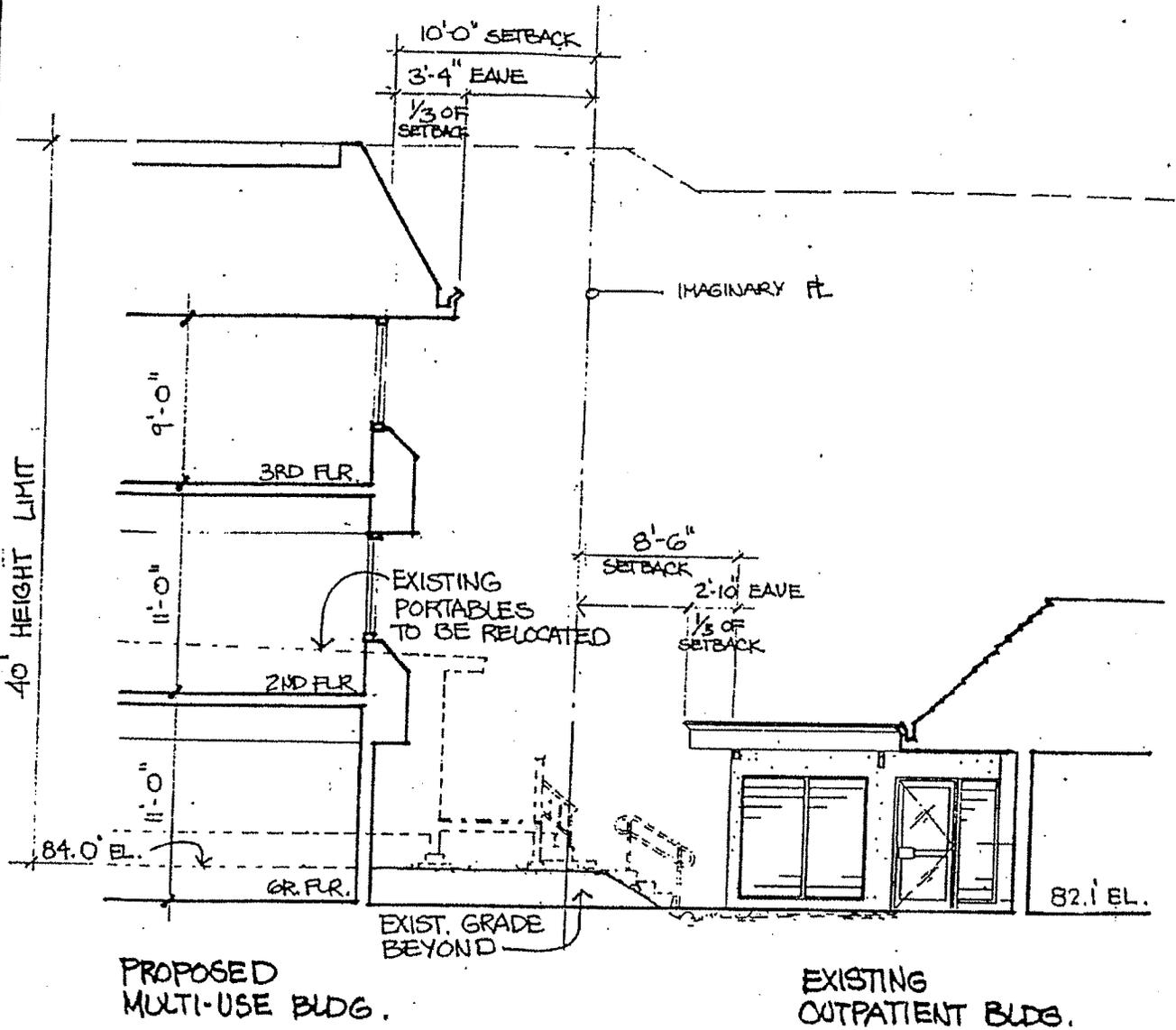
**LONGITUDINAL SECTION**

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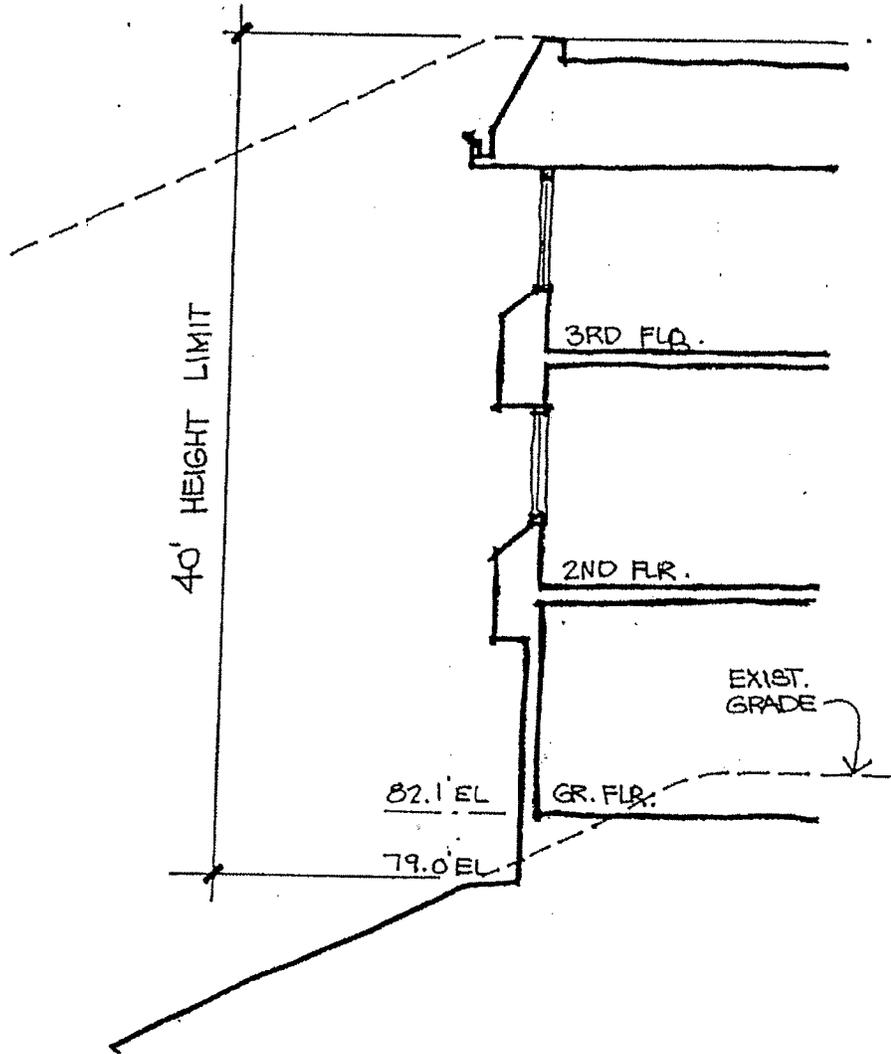
**TRANSVERSE SECTION**

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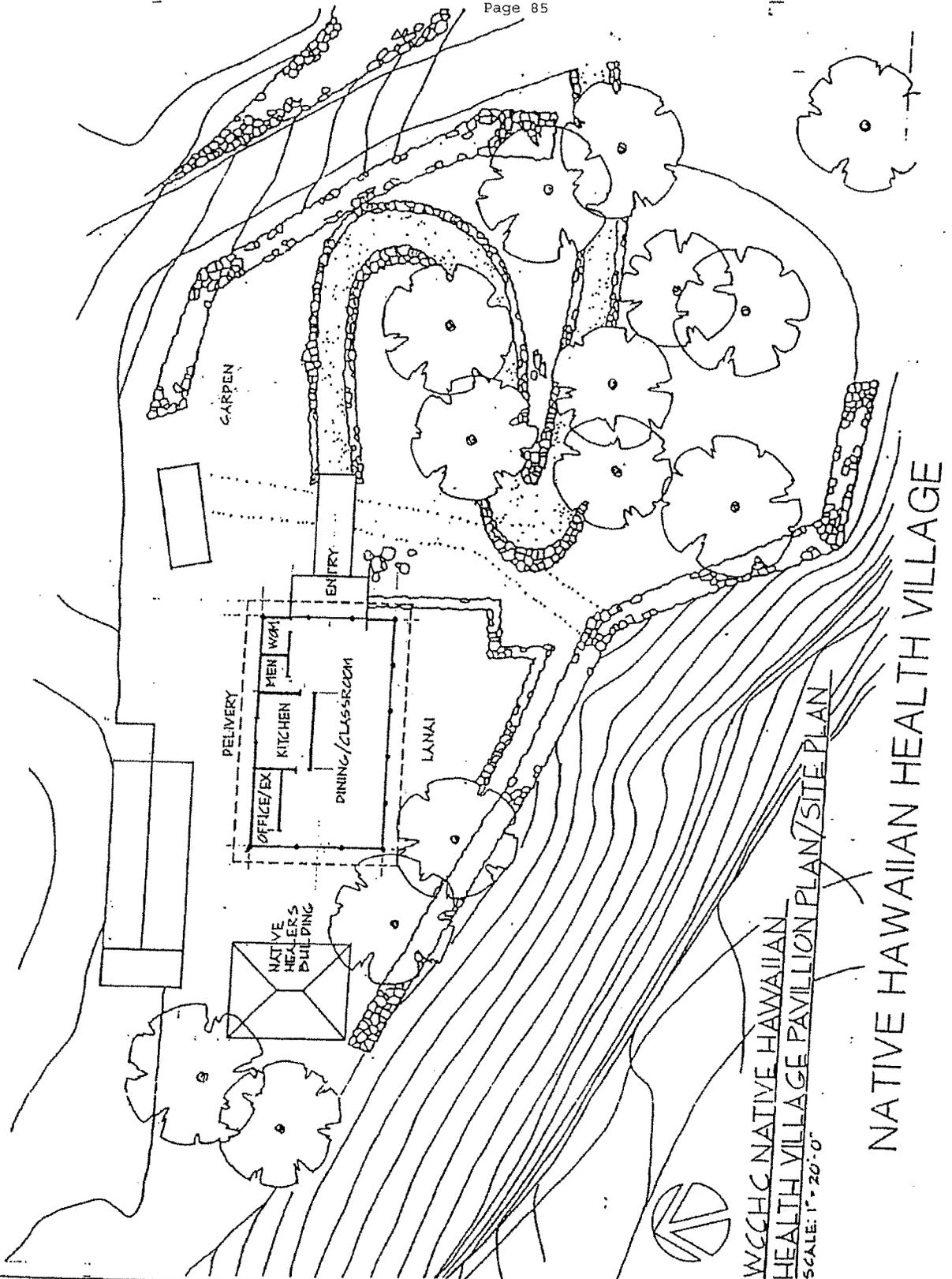
SECTION AT PROPOSED BLDG. & EXISTING BLDG.

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



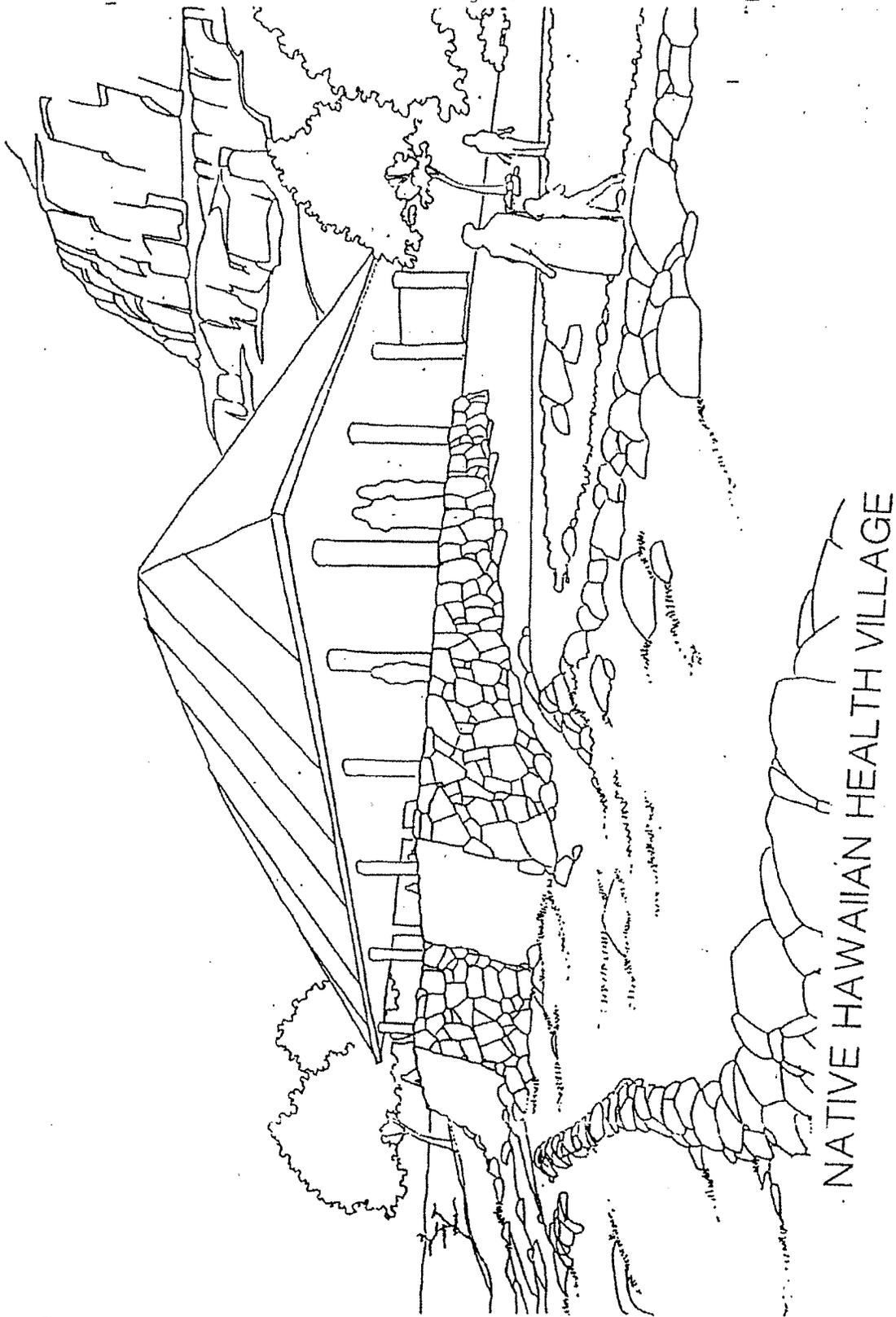
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1" = 20'-0"

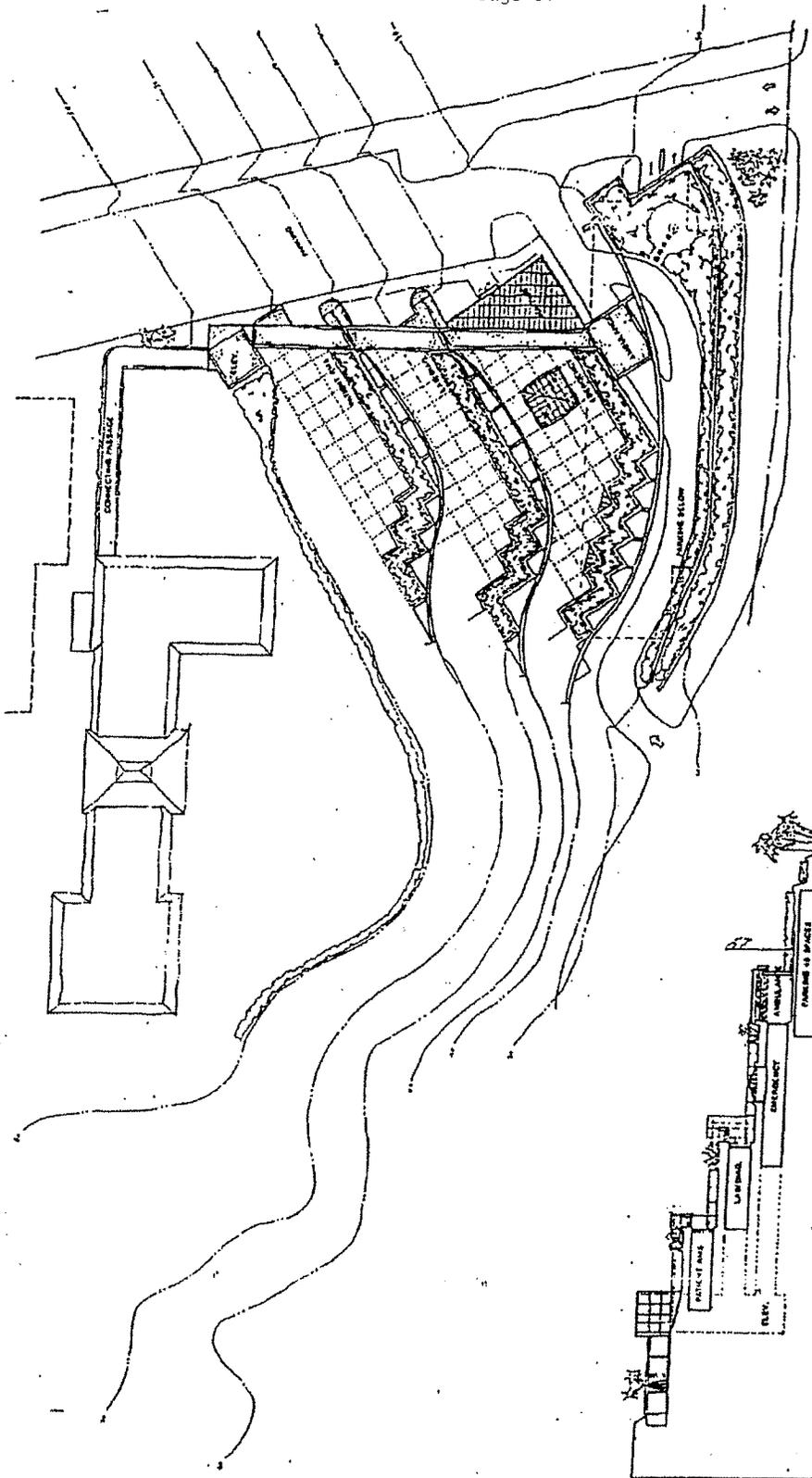


WCCHC NATIVE HAWAIIAN  
 HEALTH VILLAGE PAVILLION PLAN/SITE PLAN  
 SCALE: 1" = 20'-0"

NATIVE HAWAIIAN HEALTH VILLAGE



NATIVE HAWAIIAN HEALTH VILLAGE



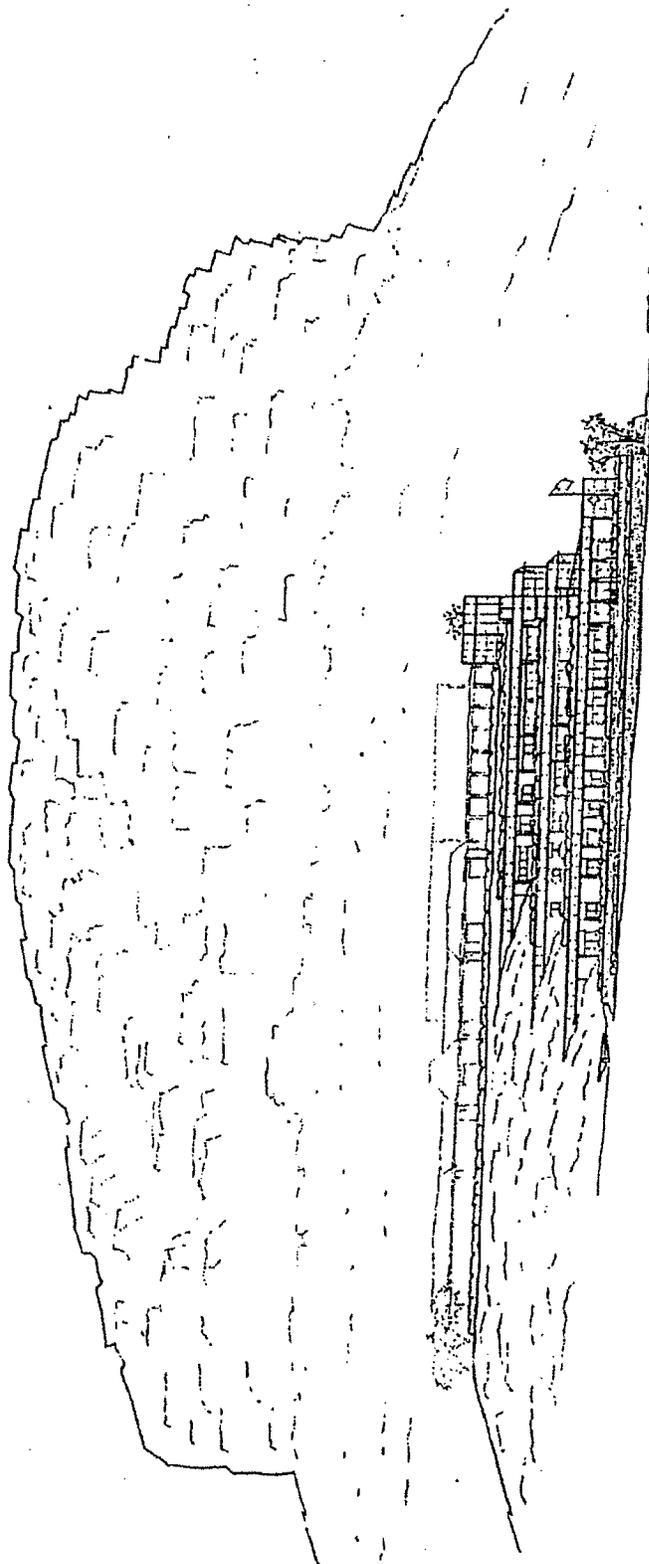
WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
 PROPOSED EMERGENCY CARE FACILITY

MEDICAL OUTPATIENT BUILDING

**TRB** ARCHITECTS, LTD.  
 7001 Kalia Road, Suite 100, Honolulu, Hawaii 96825 Phone 808 521-7670 Fax 513-1244

4.1 - FUTURE OUTPATIENT BLDG  
 PHASE 4 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waianae coast  
 comprehensive health center  
 11-200 KAWAIAO AVENUE, WAIANAE, HAWAII 96791



WAIANAEO COAST COMPREHENSIVE HEALTH CENTER  
PROPOSED EMERGENCY CARE FACILITY

MEDICAL OUTPATIENT BUILDING

**TRB** ARCHITECTS, LTD.  
P.O. Box 100, 3450 Kalia Road, Honolulu, Hawaii 96809 Phone: 808-521-7070 Fax: 808-521-1264

4.1 - FUTURE OUTPATIENT BLDG  
PHASE 4 CONSTRUCTION  
EXHIBIT C: SMA PERMIT: 14 OCT '93

waianae coast  
comprehensive health center  
1410 Kalia Road, Honolulu, Hawaii 96813 Phone: 808-521-7070 Fax: 808-521-1264

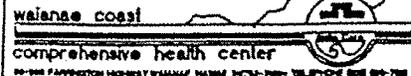
WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER  
 BUILDING AREA AND PARKING CALCULATIONS

FILE WCCHC:BLGRVU.WK1  
 DATE Nov-93

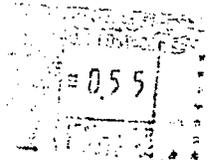
BUILDING	BUILDINGS TO BE CONSTRUCTED				PARKING		
	EXISTING	PHASE 2	PHASE 3	PHASE 4	TOTAL	ADDED	DELETED
1.1 EMERGENCY		6,370			6,370		
1.2 CENTRAL WAITING		3,012			3,012		
1.3 MAKUA CLINIC (WAITING)		417			417		
1.4 MAKAI CLINIC (OUTPATIENT)		4,632			4,632		
1.5 DATA PROCESSING		840			840		
1.6 ACCOUNTING/BUSINESS		1,646			1,646		
1.6 ADMINISTRATION		2,520			2,520	143	
1.7 PHYSICAL THERAPY		3,009			3,009	16	
1.8 ADULT HEALTH CARE		3,357			3,357	31	
1.9 HEALTH EDUCATION		1,120			1,120		
<b>SUBTOTAL PHASE 1</b>		26,923 SF			26,923	190	0
PARKING REQUIRED (@ 1:400 SF)		67.3 CARS					
PARKING PROVIDED		190 CARS					
2.1 DENTAL/MEDICAL LAB		4,200			4,200		(14)
2.2 UPPER PARKING LOT		0			0	51	(2)
2.3 HEALTH ACADEMY		5,072			5,072	22	(3)
2.4 MENTAL HEALTH		11,000			11,000	38	
2.5 GROUND SIGNS		0			0	0	
2.6 CONCRETE SLAB & TRELIS		0			0	0	
2.7 FAMILY PLANNING TRAILERS		840			840	0	
2.8 EMERGENCY ROOM IMPROV		0			0	0	
<b>SUBTOTAL PHASE 1-2</b>		26,923 + 21,112 =			48,035 SF	111	(19)
PARKING REQUIRED (@ 1:400 SF)		120.1 CARS					
PARKING PROVIDED		282 CARS					
3.1 RELOCATED ADMINISTRATION			1,634		1,634	0	
3.2 FUTURE FAMILY PRACTICE			21,630		21,630		
3.3 HAWAIIAN HEALTH VILLAGE			7,500		7,500	52	
3.4 MID-CAMPUS PARKING LOT			0		0	67	
3.5 NUTRITION EDUCATION			3,000		3,000		
3.6 FUTURE WIC			2,600		2,600		
3.7 FUTURE MAINTENANCE			2,700		2,700		
3.8 FAMILY PLANNING TRAILERS			3,000		3,000		
3.9 GROUND SIGNS			0		0		
<b>SUBTOTAL PHASE 1-3</b>		26,923 + 21,112 + 42,064 =			90,099 SF	119	0
PARKING REQUIRED (@ 1:400 SF)		225.2 CARS					
PARKING PROVIDED		401 CARS					
4.1 MULTI-STORY OUTPATIENT				20,000	20,000	40	(8)
4.2 FUTURE BUILDING				2,000	2,000	9	
4.3 SUPPORT BUILDING				3,300	3,300		
4.4 RELOCATED PORTABLE BDGS				0	0		
<b>TOTALS BY PHASE</b>		26,923 + 21,112 + 42,064 + 25,300 =			115,399 SF	49	(8)
PARKING REQUIRED (@ 1:400 SF)		288.5 CARS					
PARKING PROVIDED		442 CARS					



BUILDING AREA & PARKING SUMMARY  
 EXHIBIT D: SMA PERMIT: 14 OCT '93



DEPARTMENT OF LAND UTILIZATION  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813



**To: Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792**

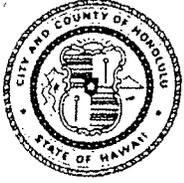
**Attn: Administrator**

**File Number 94/SMA-1  
(Resolution Number 95-345)  
Approved with conditions on June 26, 1996**

*Original  
TO: Admin file  
7/8/94*

**IMPORTANT INFORMATION ENCLOSED\*\*  
DO NOT THROW AWAY THIS COVER SHEET**

**EXHIBIT "C"**



GENEVIEVE G. WONG  
CITY CLERK

**OFFICE OF THE CITY CLERK**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813 / TELEPHONE 523-4352

July 1, 1996

Mr. Kent Royle  
TRB Architects, Ltd.  
Pauahi Tower  
Suite 1110  
1001 Bishop Street  
Honolulu, HI 96813

Dear Mr. Royle:

This is to inform you that Resolution 95-345, CD1, granting a Special Management Area Use Permit for the Existing Waianae Coast Comprehensive Health Center, was adopted by the Council of the City and County of Honolulu on Wednesday, June 26, 1996.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve G. Wong".

GENEVIEVE G. WONG  
City Clerk

dsh

Enclosure

## RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR MASTER PLAN FOR EXISTING HEALTH FACILITY - WAIANAE.

WHEREAS, the Department of Land Utilization (DLU) on July 27, 1995, accepted the application of the Waianae Coast Comprehensive Health Center, herein referred to as the Applicant, for a Special Management Area Use Permit (SMP) to permit the implementation of a facilities master plan for the existing Waianae Coast Comprehensive Health Center on the subject parcel in Waianae, Oahu, and identified as Tax Map Keys: 8-6-01: 03, 40, 41 and 46 (Reference Number 94/SMA-001); and

WHEREAS, on September 25, 1995, the DLU held a public hearing which was attended by two representatives of the Applicant and one member of the community who testified in support of the project; and

WHEREAS, on October 4, 1995, within ten (10) working days after the close of the public hearing, the DLU, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of DLU on October 4, 1995, and at its meeting of June 26, 1996, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

- A. Prior to implementation of the project, the Applicant must meet the requirements and obtain approval of all government agencies normally required for such projects.
- B. During construction, including but not limited to all grading operations, the Applicant shall implement Best Management Practices to control the discharge of pollutants in runoff into the nearshore waters.
- C. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell,

## RESOLUTION

- bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the State Department of Land and Natural Resources, Historic Preservation Division at 587-0047 immediately. Work in the immediate area shall be stopped until the Division is able to assess the impact and make further recommendations for mitigative activity.
- D. The Applicant shall obtain a building permit to begin implementation of this project within three years of the date of this permit, and shall complete construction within seven years of the date of this permit. Failure to adhere to these time constraints shall render the permit null and void, provided the Director of Land Utilization may extend this period if the Applicant demonstrates good cause.
- E. Construction shall be in general conformity with the approved plans on file with the Department of Land Utilization and in accordance with the Land Use Ordinance. Any change in the size or nature of the project which has a significant effect on coastal resources addressed in Chapter 25, ROH, shall require a new application. Any change which does not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of Land Utilization.
- F. The Special Management Area Use Permit issued pursuant to the adoption of this resolution shall not become effective until Bill 114 (1995), either in its original or any amended version, has been enacted into law and has taken effect.

# RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk is, hereby directed to transmit copies of this resolution to Mr. Patrick T. Onishi, Director of Land Utilization; Mr. Randall Fujiki, Director and Building Superintendent, Building Department; Mr. Michael D. Wilson, Director, State Department of Land and Natural Resources, Historic Preservation Division, P. O. Box 621, Honolulu, Hawaii 96809; and Mr. Kent Royle, TRB Architects, Ltd., Pauahi Tower, Suite 1110, 1001 Bishop Street, Honolulu, Hawaii 96813.

INTRODUCED BY:

John DeSoto (BR)

\_\_\_\_\_  
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Councilmembers

DATE OF INTRODUCTION:

October 5, 1995  
Honolulu, Hawaii

(OCS/012596/ct)

-3-

**CITY COUNCIL**  
 CITY AND COUNTY OF HONOLULU  
 HONOLULU, HAWAII

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 to the right.

ATTEST:

*Genevieve G. Wong*  
 GENEVIEVE G. WONG  
 CITY CLERK

*John DeSoto*  
 JOHN DeSOTO  
 CHAIR AND PRESIDING OFFICER

Dated 6/26/96

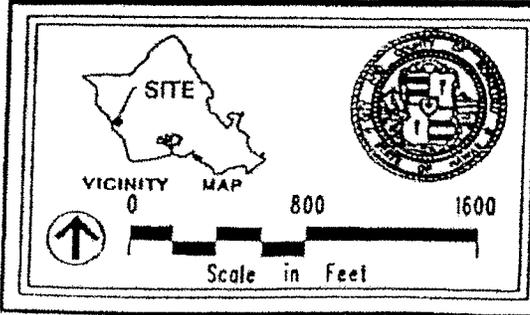
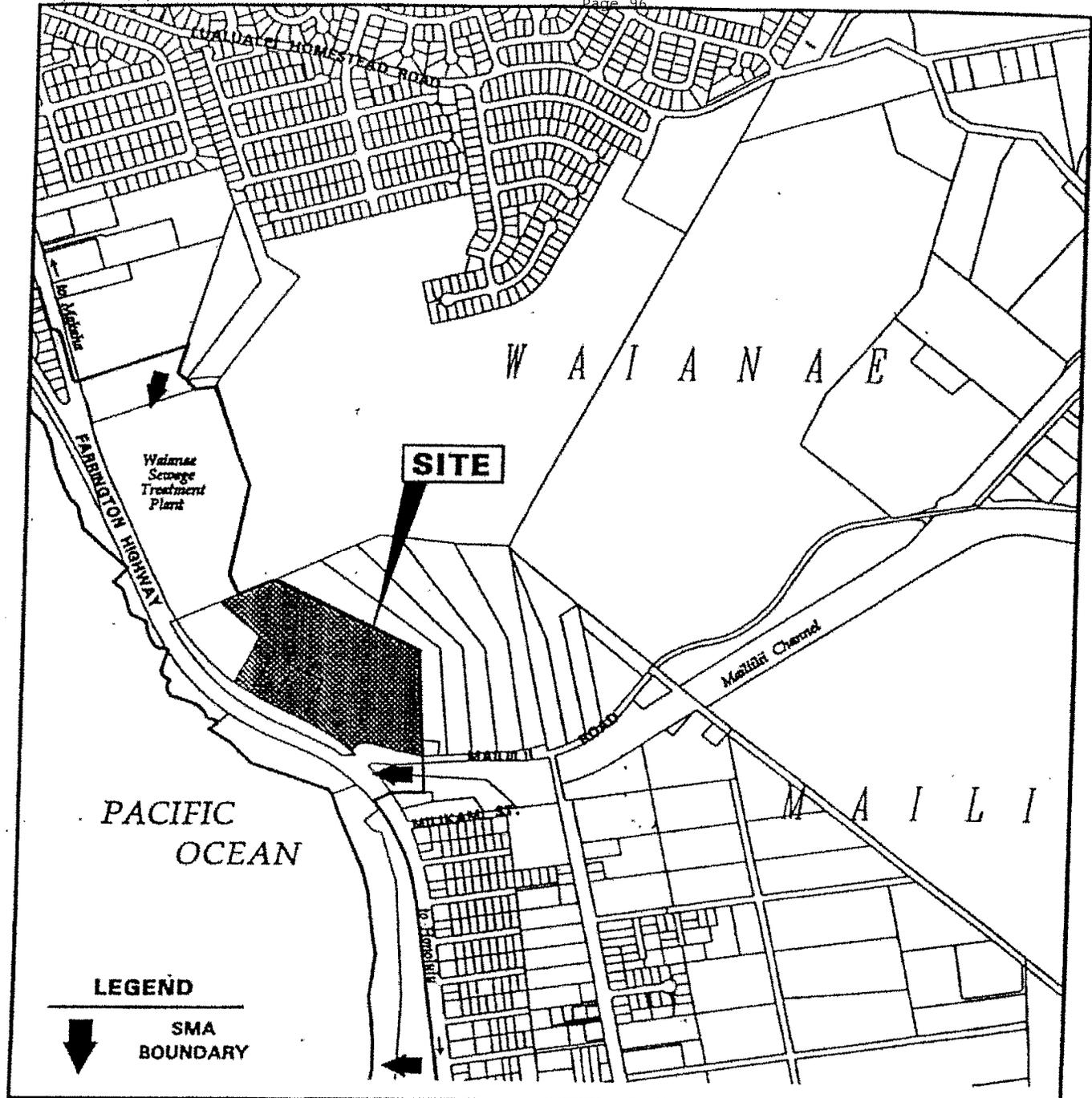
ADOPTED MEETING HELD			
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HANNEMANN			
HOLMES			
KIM			
MANSHO			
MIRIKITANI			
YOSHIMURA			
DeSOTO			
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Reference

Report No. Z-335

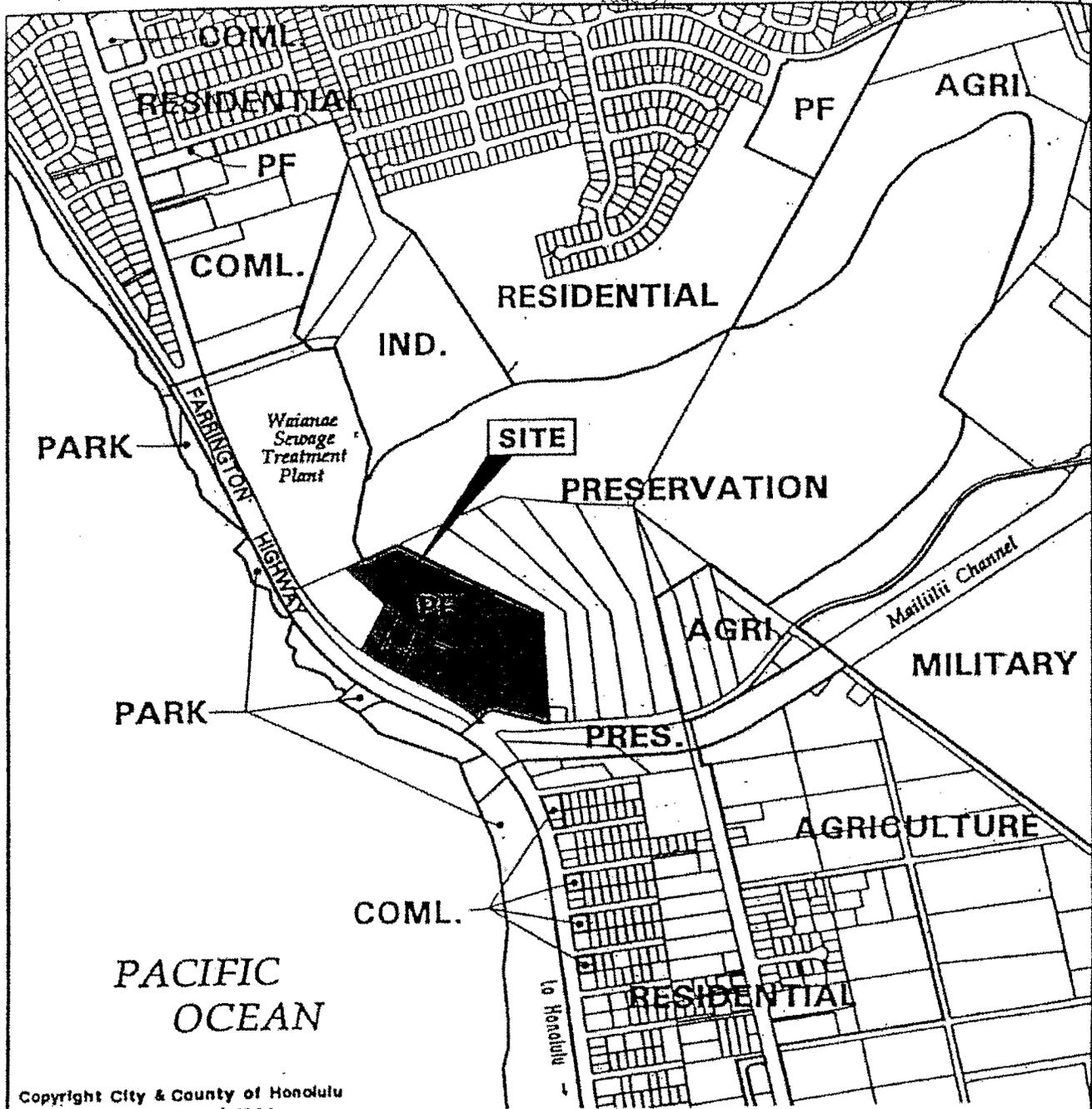
**Resolution No.**

95-345  
 CD1

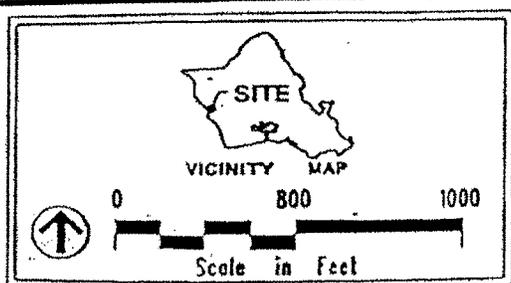


**LOCATION MAP  
 WAIANAE**

TAX MAP KEY: 8-6-01: 3, 40, 41 & 46  
 FOLDER NO.: 94/Z-5 & 94/SMA-1



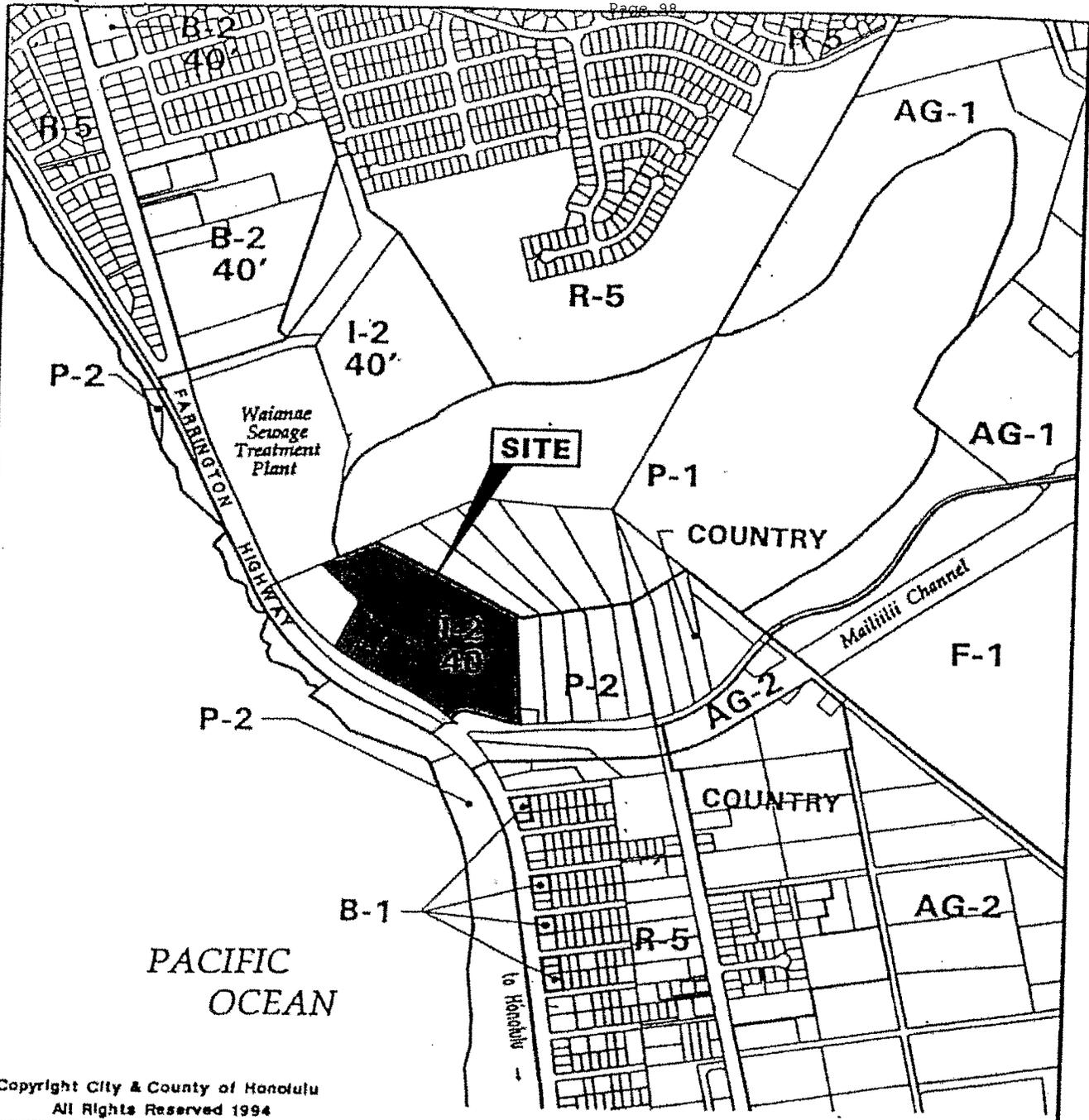
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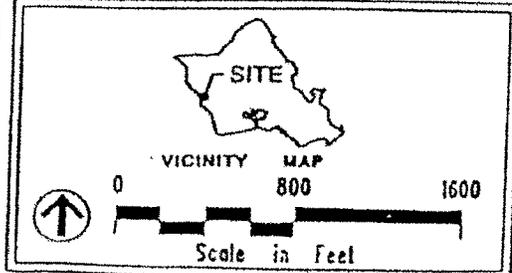
**PORTION OF  
 DEVELOPMENT PLAN  
 LAND USE MAP  
 WAIANAE**  
 TAX-MAP KEY: 8-6-01 3, 40, 41 & 46  
 FOLDER NO.: 94/Z-5 & 94/SMA-1

Prepared By: Department of Land Utilization  
 City and County of Honolulu  
 Date Prepared: June 1994

**EXHIBIT B**



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**PORTION OF EXISTING ZONING MAP LUALUALEI TO MAKAHA**  
 TAX MAP KEY: 8-6-013, 40, 41 & 46  
 FOLDER NO.: 94/Z-5 & 94/SMA-1

Prepared By: Department of Land Utilization  
 City and County of Honolulu  
 Date Prepared: June 1994

**EXHIBIT C**

**EXHIBIT "D"**

# OEQC Bulletin



BENJAMIN J. CAYETANO  
*Governor*

GARY GILL  
*Director*

VOLUME XII

AUGUST 8, 1995

NO. 15

## REGISTER OF DOCUMENTS PREPARED UNDER CHAPTER 343, HAWAII REVISED STATUTES

The *OEQC Bulletin* is a semi-monthly publication. The publication dates of the *OEQC Bulletin* are the eighth and twenty-third of each month. All documents submitted for publication in the *OEQC Bulletin* should be delivered to the Office of Environmental Quality Control, 220 South King Street, 4th Floor, Honolulu, Hawaii 96813. The deadline for all submissions is eight working days prior to the publication date. To ensure proper processing of documents, please attach the *OEQC Bulletin Publication Form* (Revised July, 1992) with all submissions. This form can be obtained by calling OEQC at 586-4185.

Please contact the approving or proposing agency to request copies of any Draft EAs, Negative Declarations, ESPNs or EISs. Any questions related to the content of these documents should be directed to the listed agency contact person.

### NOTICE TO READERS:

The *OEQC Bulletin* is changing. In response to public comment, we are re-organizing and improving our publication. With this issue, we have organized our notices by island rather than by study type. We hope this will make it easier for the public to find projects that may affect their community.

In the near future, look for other improvements to our bulletin. We are redesigning the layout, adding more information and including island location maps. Your comments and suggestions are welcome.

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Post-it* Fax Note	7671	Date	7/16	# of pages	▶
To	Gail Kaito	From	OEQC		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	527-6498	Fax #			

OEQC BULLETIN  
August 8, 1995

The remaining two buildings, which are not scheduled for demolition at this time includes:

- 1) A historic three-story Lava Rock Warehouse building, built in 1919; and
- 2) A two-story concrete building with ground floor commercial space fronting Maunakea Street which contributes to the overall character of Chinatown.

The applicant had originally proposed to demolish all five of the structures.

The proposal is subject to the Land Use Ordinance, Section 7.60 and requires a Chinatown Special District Permit.

#### STEWART TRUST RECONSTRUCTION OF A SEAWALL (AFTER-THE-FACT)

District: Waialua  
TMK: 6-8-06:18 and 19  
Applicant:  
Mary Stewart Trust  
P. O. Box 3170  
Honolulu, Hawaii 96802  
Contact: Richard Kukurūnen (638-4570)  
Accepting Authority:  
City and County of Honolulu, Department of Land Utilization  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813  
Contact: Art Chalacombe (523-4107)  
Consultant:  
Group 70 International Inc.  
925 Bethel Street, 5th Floor  
Honolulu, Hawaii 96813  
Contact: Jeffrey Overton

The applicant requests after-the-fact approval for reconstruction of a 130-foot long seawall fronting Mokuleia Beach. The seawall has been reconstructed to replace a partially collapsed pre-existing concrete seawall. The new seawall has been reconstructed as a concrete masonry unit (CMU) with a height range of 3.9 to 4.7 feet along the beach. The new seawall aligns with the timber seawalls fronting each of the adjacent lots.

#### WAIANAE COAST COMPREHENSIVE HEALTH CENTER FIVE YEAR MASTER PLAN

District: Waianae  
TMK: 8-6-01:03, 40, 41 and 48  
Applicant:  
Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792  
Accepting Authority:  
City and County of Honolulu  
Department of Land Utilization  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813  
Contact: Joan Takano (627-5038)

Consultant:  
TRB/Architects, Limited  
1001 Bishop Street, Suite 1110  
Honolulu, Hawaii 96813  
Contact: Kent Royle (528-2020)

The applicant is seeking a Special Management Area Use Permit (SMP) to redevelop its existing nine building campus under a Five Year Facilities Master Plan. In addition to structures approved under previous SMP's, the master plan includes construction of a five-story medical outpatient building, a Native Hawaiian Health Village, and six new one-story buildings, new paved parking lots, and associated improvements. The site is located entirely within the Special Management Area.

Construction will take place in four phases; project completion is anticipated in 2000.

The Waianae Coast Comprehensive Health Center (WCCHC) site consists of four parcels. The upper campus parcel identified by Tax Map Key 8-6-01:03 is owned by the State of Hawaii, Department of Land and Natural Resources. The lower campus parcels (8-6-01:40, 41 and 48) are owned by the State of Hawaii, Department of Hawaiian Homelands.

The Department of Land Utilization is concurrently processing a zone change for the site from I-2 (Intensive Industrial District with a 40-foot height limit to B-2 Community Business District with a 40-foot height limit.

#### DRAFT ENVIRONMENTAL IMPACT STATEMENTS

##### EWA BY GENTRY - EAST OFFSITE DRAINAGE PLAN

District: Ewa  
TMK: 9-1-10:4, 14, 15  
Applicant:  
Gentry Homes, Ltd.  
P. O. Box 295  
Honolulu, Hawaii 96809  
Contact: Ron Uamura (598-8283)  
Accepting Authority:  
City and County of Honolulu, Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813  
Attention: Art Chalacombe (523-4107)  
Consultant:  
Environmental Communications  
P. O. Box 636  
Honolulu, Hawaii 96809  
Contact: Fred Rodriguez (528-4661)  
Public Comment Deadline: August 22, 1995

Gentry Homes, Ltd. plans to design and construct an offsite drainage facility to provide drainage for the Ewa by Gentry-East residential developments. The planned improvements will consist of a vegetated drainage channel; detention basin; outlet channel and outlet structure. Total acreage of U.S. Navy lands will consist of approximately 50 acres.

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

RECEIVED  
JUL 28 1995

JEREMY HARRIS  
MAYOR



TRB/ARCHITECTS

PATRICK T. ONISHI  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

94/SMA-001 (JT)

July 27, 1995

Mr. Kent Royle  
TRB/Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Dear Mr. Royle:

SPECIAL MANAGEMENT AREA ORDINANCE  
CHAPTER 25, ROH  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owners: State of Hawaii, Department of Land and  
Natural Resources and State of Hawaii,  
Department of Hawaiian Home Lands  
Applicant : Waianae Coast Comprehensive Health Center  
Agent : TRB/Architects, Ltd.  
Location : 86-260, 86-226, 86-230 and 86-234  
Farrington Highway, Waianae, Oahu  
Tax Map Keys : 8-6-01: 03, 40, 41 and 46  
Request : Special Management Area Use Permit  
Proposal : Implementation of a five year facilities  
Master Plan  
Determination : A Negative Declaration Is Issued

We have reviewed the Final Environmental Assessment (FEA) you prepared for the proposed project to satisfy the requirements of the Special Management Area Ordinance (Chapter 25, ROH). We have determined that an Environmental Impact Statement (EIS) is not required and will issue a Negative Declaration.

If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Patrick T. Onishi".

PATRICK T. ONISHI  
Director of Land Utilization

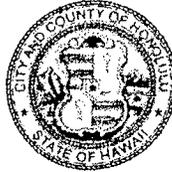
# **EXHIBIT "E"**

Waianae Coast Comprehensive Health Center  
 Malama Drug and Vocational Rehabilitation Program Project  
 8.2: Attachment B  
 Special Management Area (SMA) Permit & Extension Letter  
 Page 29

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
 TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS  
 MAYOR



ERIC G. CRISPIN, AIA  
 DIRECTOR

BARBARA KIM STANTON  
 DEPUTY DIRECTOR  
 2004/SMA-68(LK)

<b>MINOR PERMIT: SPECIAL MANAGEMENT AREA USE PERMIT</b>	
File Number	: 2004/SMA-68
Project	: Construct a solar screen for plants, security building, gazebo, monument, 2 storage buildings, 15-space parking lot, a hale and a 60-seat amphitheater at the Waianae Coast Comprehensive Health Center.
(Valuation)	: (\$102,910)
Location	: 86-260 Farrington Highway - Waianae
Tax Map Keys	: 8-6-1: 3, 40, 41 & 46
Zoning	: B-2 Community Business District
Landowner/ Applicant	: Waianae Coast Comprehensive Health Center
Agent	: Bob Adair

We have reviewed your proposal and find that it lies within the Special Management Area (SMA) established by Chapter 25, Revised Ordinances of Honolulu (ROH). We find that your proposal for various improvements (identified as projects 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 3.3.4, and 3.3.8) to the existing facility has a stated valuation of less than \$125,000 and will have no significant effect on the SMA.

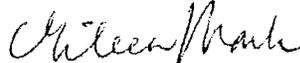
Therefore, a Minor Special Management Area Use Permit is hereby **APPROVED** in accordance with the application documents received on September 30, 2004.

If the accepted valuation of the proposed work exceeds \$125,000, the project will be returned to the Department of Planning and Permitting for further review under Chapter 25, ROH.

A copy of this approval should accompany your application(s) for construction permits.

Encl.: Receipt No. 54393  
 cc: Office of Planning, John Nakagawa

**THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.**

  
 \_\_\_\_\_  
 SIGNATURE

for Director  
 \_\_\_\_\_  
 TITLE

October 7, 2004  
 \_\_\_\_\_  
 DATE

The above approval does not constitute approval of any other required permits, such as building permits.

**EXHIBIT "F"**

Waianae Coast Comprehensive Health Center  
 Malama Drug and Vocational Rehabilitation Program Project  
 8.2: Attachment B  
 Special Management Area (SMA) Permit & Extension Letter  
 Page 30

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
 TELEPHONE: (808) 523-4414 • FAX: (808) 527-5743 • INTERNET: www.cc.honolulu.hi.us



EMY HARRIS  
 MAYOR

ERIC G. CRISPIN, MA  
 DIRECTOR

BARBARA KIM STANTON  
 DEPUTY DIRECTOR

July 23, 2003

2003/ELOG-2201  
 94/SMA-1

Richard P. Bettini, MPH, MA  
 Waianae Coast Comprehensive Health Center  
 86-260 Farrington Highway  
 Waianae, HI 96792

Dear Mr. Bettini:

Special Management Area (SMA) Use Permit No. 94/SMA-1  
 Waianae Coast Comprehensive Health Center  
 86-260 Farrington Highway - Waianae  
Tax Map Keys 8-6-1; 3, 40, 41, 46

This responds to your June 13, 2003 request (submitted on June 17, 2003) for an extension of time and revisions to the master plan.

The following are APPROVED as a MINOR MODIFICATION to the above SMA permit:

1. A time extension to complete construction until June 26, 2010.
2. A 5,900-square foot ground floor addition to the Hawaiian Healing Dining Pavilion.
3. Relocate, repost and add decks and ADA ramps to three portable buildings.

Condition D of Resolution No. 95-345, CD1, adopted on June 26, 1996, for the Waianae Coast Comprehensive Health Center required the applicant to obtain a building permit to begin implementation of the project within three years and complete construction within seven years of the date of the permit. The condition goes on to state that the Director can extend this period if the applicant demonstrates good cause.

The Department of Planning and Permitting (DPP) records show that the applicant has begun implementation of the project. However, delays resulting from economic conditions necessitate an extension of time to facilitate the master plan.

Mr. Richard Bettini  
Page 2  
July 23, 2003

You have provided an updated development schedule showing the projected completion dates of projects for which the applicant is seeking approval. These projects include:

- A 3-story, 21,650-square foot, Family Practice Building (Project 3.2).
- A 5,900-square foot ground level addition to the Hawaiian Healing Dining Pavilion (Project 3.3). The administrative and support functions originally planned for the Nutritional Education Building (Project 4.1) will be relocated to this building. The 2-story, 6,400-square foot, Nutritional Education Building will not be constructed.
- Relocate and repost three portable buildings (Projects 3.5, 3.6, and 3.7) to the northeast portion of the site. Decks and ADA ramps will be added to the buildings. The buildings will be relocated to clear the area for the Family Practice Building.
- Construct the 62-space mid-campus parking lot (Project 3.4).

There is currently no construction schedule for the Health Academy (Project 2.3) and the support buildings (Projects 4.2, 4.3 and 4.4).

According to the revised development schedule, the planned completion date for the above projects is June 2008. Therefore, a 7-year time extension, till June 26, 2010, will be granted to complete construction.

Should you have any questions, please call Lynne Kauer of our staff at 527-6278.

Sincerely yours,

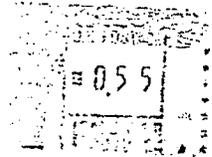
  
ERIC G. CRISPIN, AIA  
Director of Planning and  
Permitting

EGC:nt

DN 235044

PHASE	USE	DESCRIPTION/PROPOSED IMPROVEMENTS	HEIGHT/ FLOOR AREA
I		Various improvements to existing facilities	
II	Medical/Dental Lab	Relocation of facilities from existing clinic to new building	1-story/ 4,200 s.f.
	Ola Loa Ka Na'auao Health Academy	Relocation of an existing off-site facility to the campus  Train & assist Waianae residents in obtaining jobs in the health care professions to  Six portables	1-story/ 5,072 s.f. combined total
	Waianae Coast Community Mental Health Center	New independent community agency offering mental health services	2-story/ 11,000 s.f.
	Miscellaneous	Emergency room interior alterations  44-stall parking lot on upper campus	
III	Family Practice	Relocation of existing family practice clinic, physical therapy departments & offices from other locations on WCCHC campus to a new building	3-story/ 21,630 s.f.
	Native Hawaiian Health Village	Relocation of traditional healing programs from existing health education building to new buildings  Open meeting pavilion, traditional healers building, three seminar cottages	1-story/ 7,500 s.f. combined total
	Nutritional Education & Women/Infant/Children Program & Maintenance Operations	Relocation of uses from other locations on campus to existing buildings  Relocation of three portables from upper- to mid-campus	1-story/ 5,477 s.f. combined total
	Miscellaneous	Add 47 new stalls to upper parking lot  New 62-stall mid-campus parking lot	
IV	Support Building	Administrative and/or other support functions in new building	2-story/ 6,400 s.f.
	Support Building	Non-clinical uses including business offices, purchasing and storage in new building	1-story/ 2,000 s.f.
	Support Building	Research, home health or day-care in new building	1-story/ 3,300 s.f.
	Administrative Building	Administrative functions in new building	1-story/ 2,000 s.f.

DEPARTMENT OF LAND UTILIZATION  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813



To: **Waianae Coast Comprehensive Health Center**  
**86-260 Farrington Highway**  
**Waianae, Hawaii 96792**

Attn: **Administrator**

File Number 94/SMA-1  
(Resolution Number 95-345)  
Approved with conditions on June 26, 1996

*M. Martinez*  
*Original*  
*TO: Admin file*  
*7/8/96*

IMPORTANT INFORMATION ENCLOSED\*\*  
DO NOT THROW AWAY THIS COVER SHEET

# **EXHIBIT “G”**

---

---

WAIANAE COAST COMPREHENSIVE  
HEALTH CENTER

March 19, 2008



To Whom It May Concern:

The Kupuna Council of the Waianae Coast Comprehensive Health Center strongly supports the Health Center's application for a Supplemental Shoreline Management Area Use Permit.

We have had the pleasure of working closely with Health Center staff and representatives from the architectural firm Kober, Hansen, Mitchell to assure that the design of the new medical and training building and its grounds addresses cultural aspects of the community, patients and the mission of the Health Center.

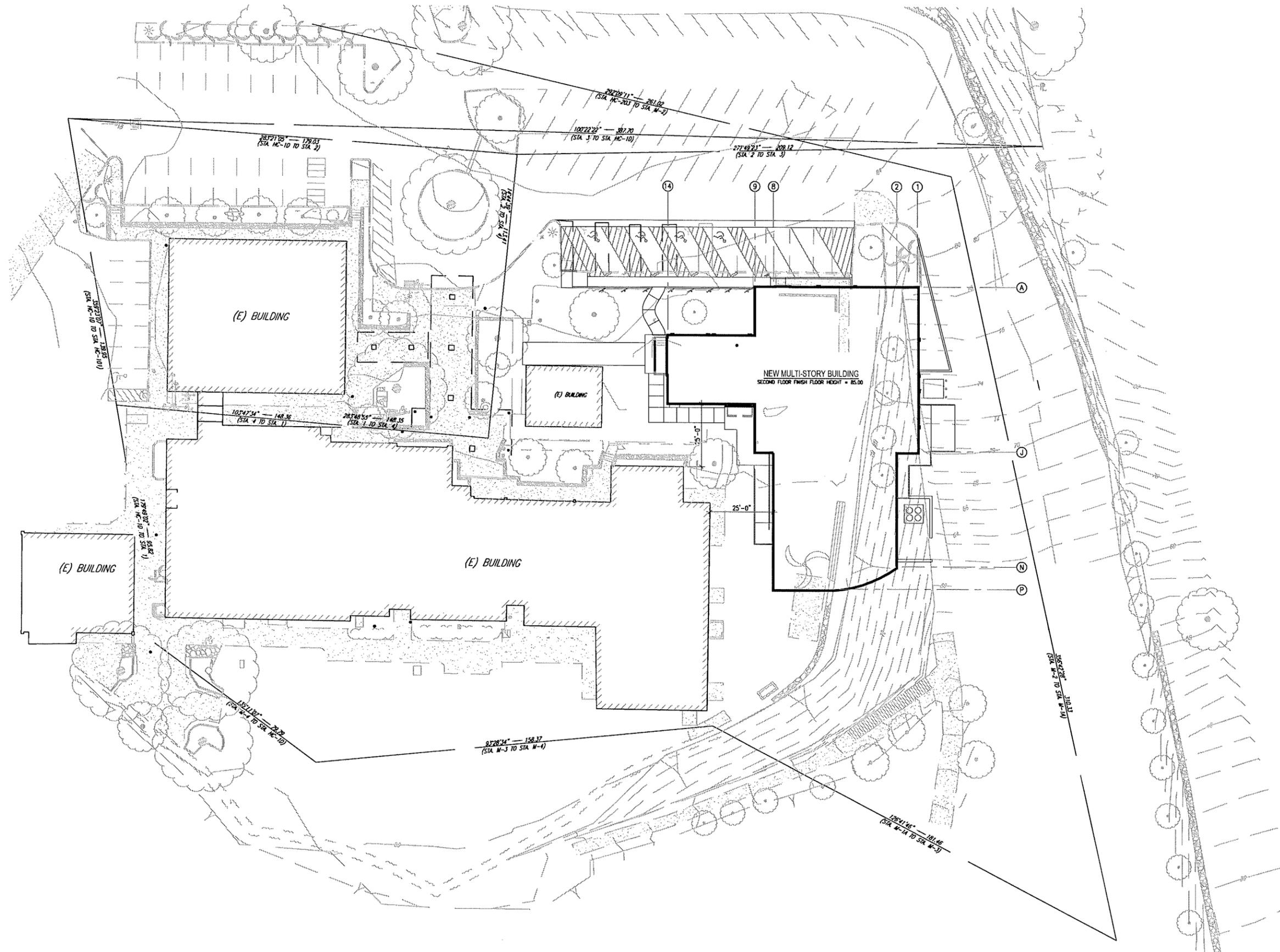
Our involvement began in the earliest stage of identifying the need and developing the purpose for the building, to naming each of the floors in relationship to native healing plants, to detailing the importance of building around the significant ulu tree that is special to the history of the Health Center, and much more.

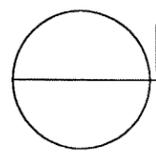
The Kupuna Council will continue in its role to provide guidance to the Health Center as it moves forward in developing services and programs to meet the health and wellness needs of our community.

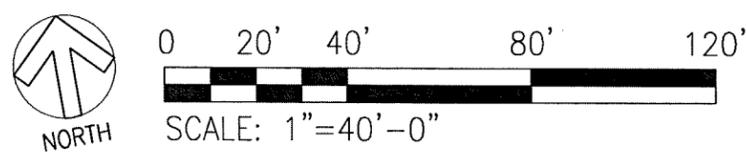
Sincerely,

  
Agnes Cope, Chair  
Kupuna Council

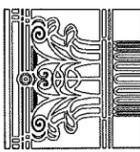
# **EXHIBIT “H”**




**PARTIAL ARCHITECTURAL SITE PLAN**  
 1" = 40'



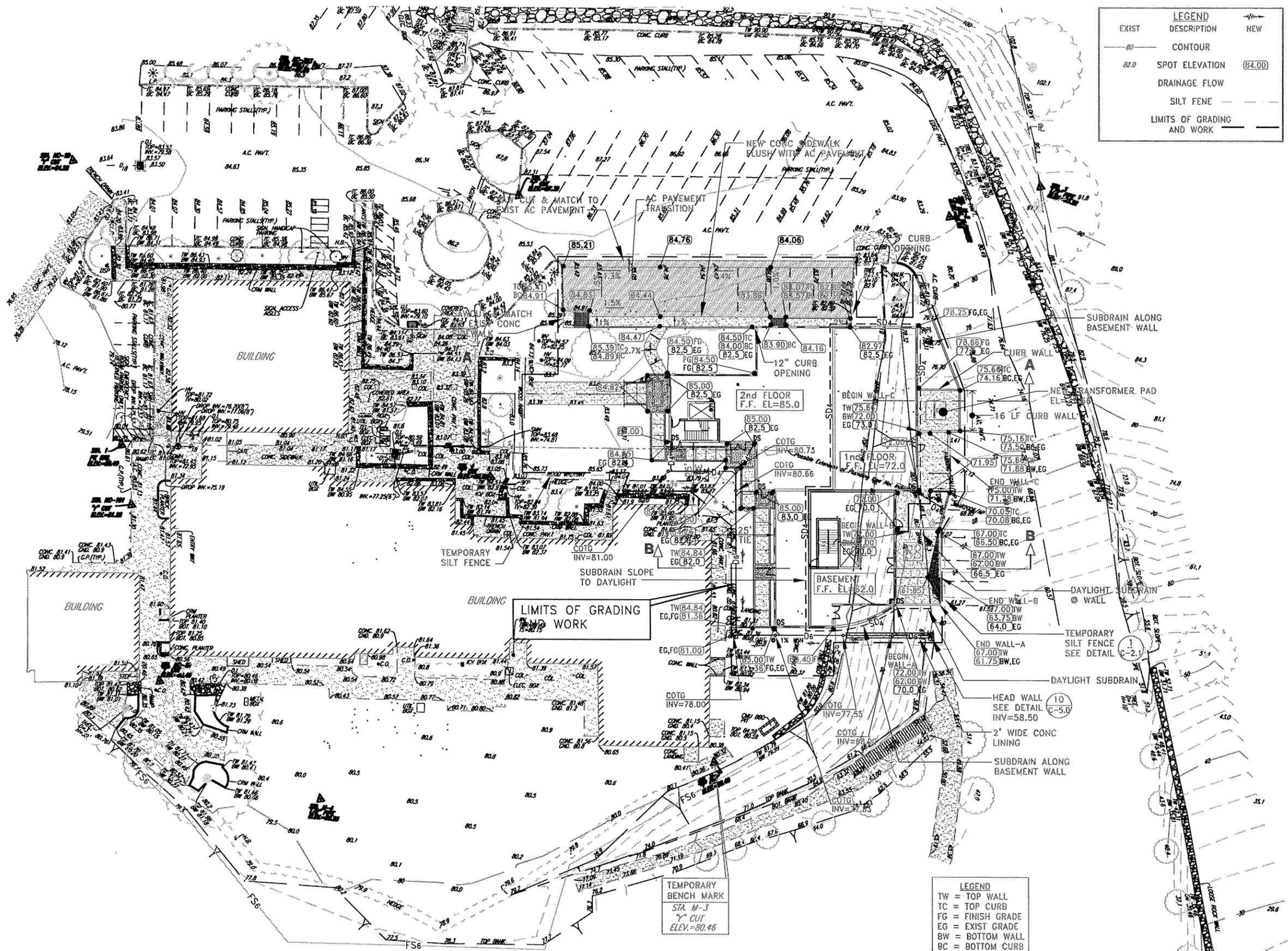
**WCCHC – FAMILY MEDICAL BUILDING – SITE PLAN**

  
**Kober/Hanssen/Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*  
 Harbor Court  
 55 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 528-5462

SCALE:	1" = 40'	DRAWN BY:	—	PROJECT NUMBER	10422.00
DATE:	06/02/08	CHECKED BY:	—	SHEET	—

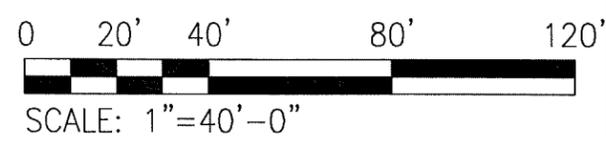
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EROSION CONTROL, GRADING, AND DRAINAGE PLAN  
 1/16" = 1'-0"



LEGEND	
EXIST	NEW
CONTOUR	
SPOT ELEVATION	(84.00)
DRAINAGE FLOW	
SILT FENCE	
LIMITS OF GRADING AND WORK	

LEGEND	
TW	= TOP WALL
TC	= TOP CURB
FG	= FINISH GRADE
EG	= EXIST GRADE
BW	= BOTTOM WALL
BC	= BOTTOM CURB



WCCHC — FAMILY MEDICAL BUILDING — GRADING PLAN

SCALE:	1" = 40'
DRAWN BY:	—
CHECKED BY:	—
DATE:	06/02/08

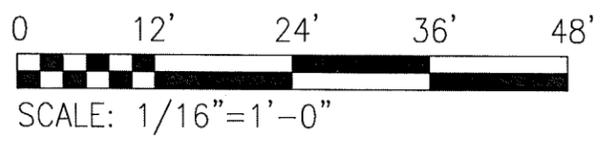
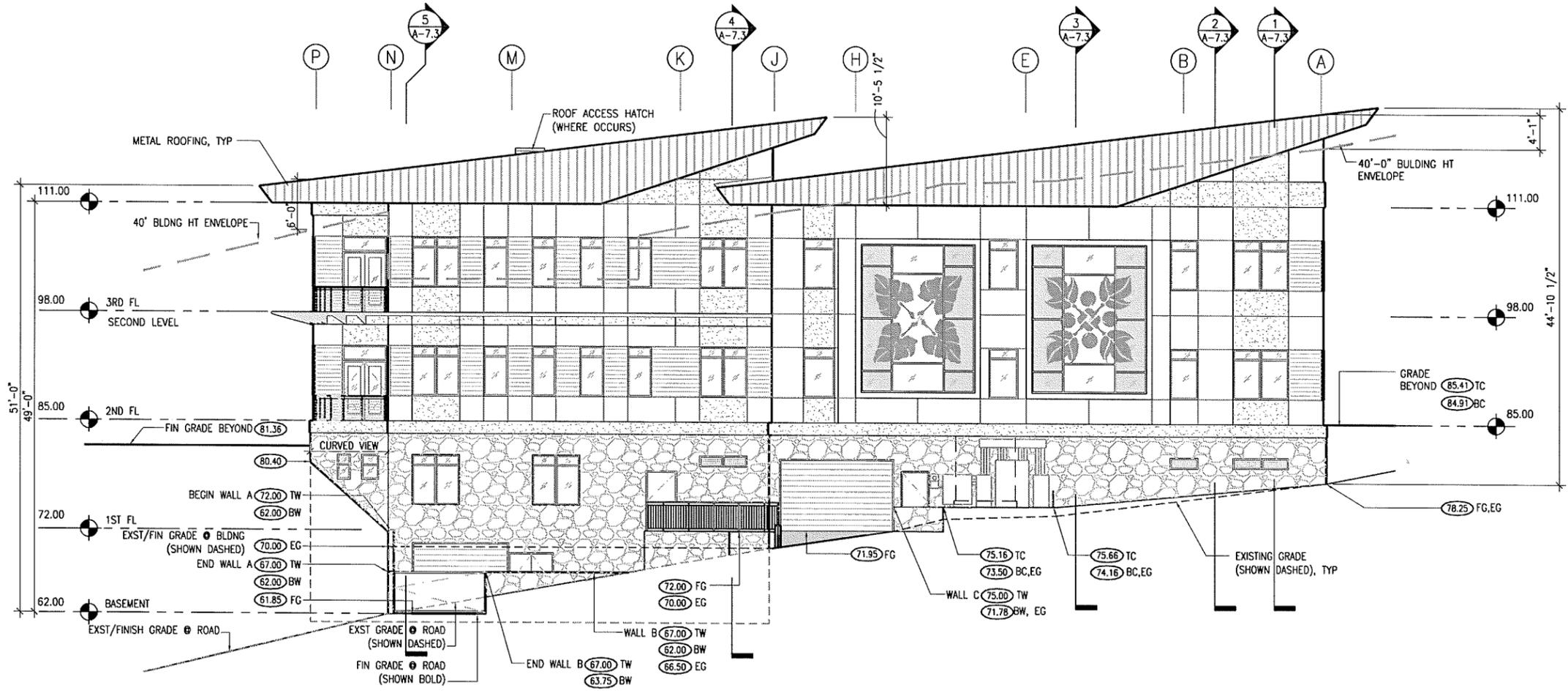
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EXHIBIT H

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**EAST ELEVATION**  
1/16" = 1'-0"



**WCCHC — FAMILY MEDICAL BUILDING — EAST ELEVATION**

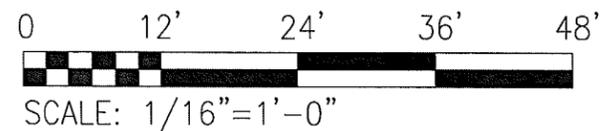
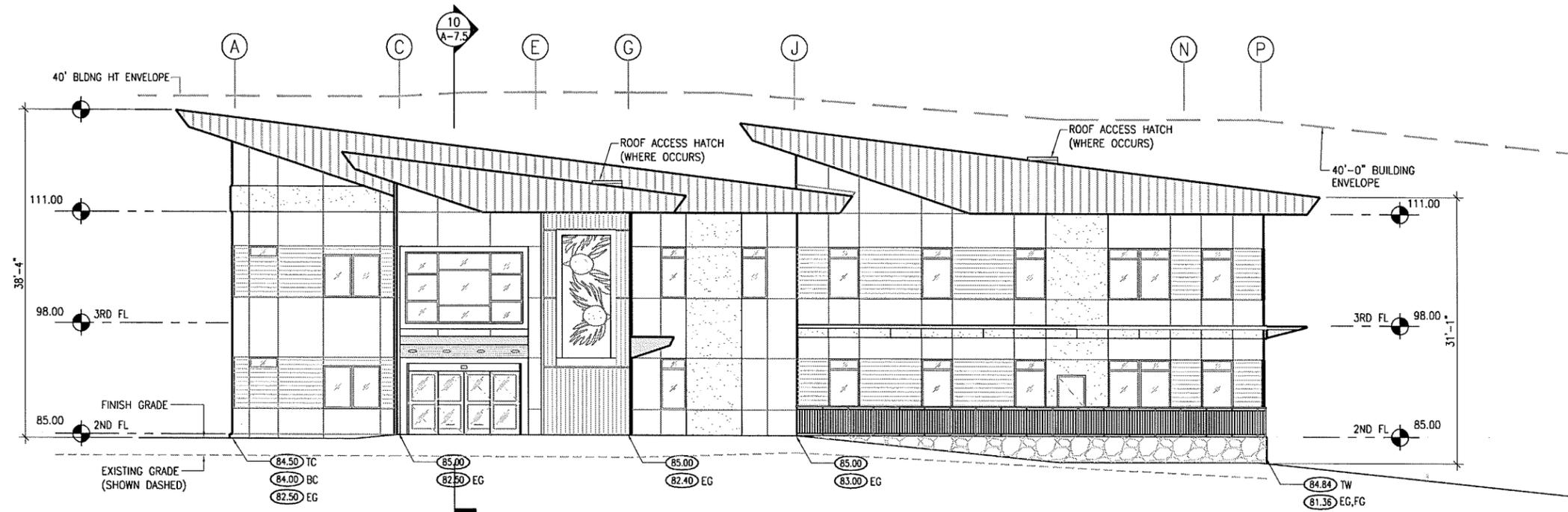
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(808) 528-5462

SCALE: 1/16" = 1'-0"	DRAWN BY: —	PROJECT NUMBER 10422.00
DATE: 06/02/08	CHECKED BY: —	SHEET —

**EXHIBIT H**

WEST ELEVATION  
1/16" = 1'-0"

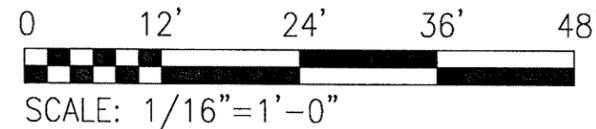
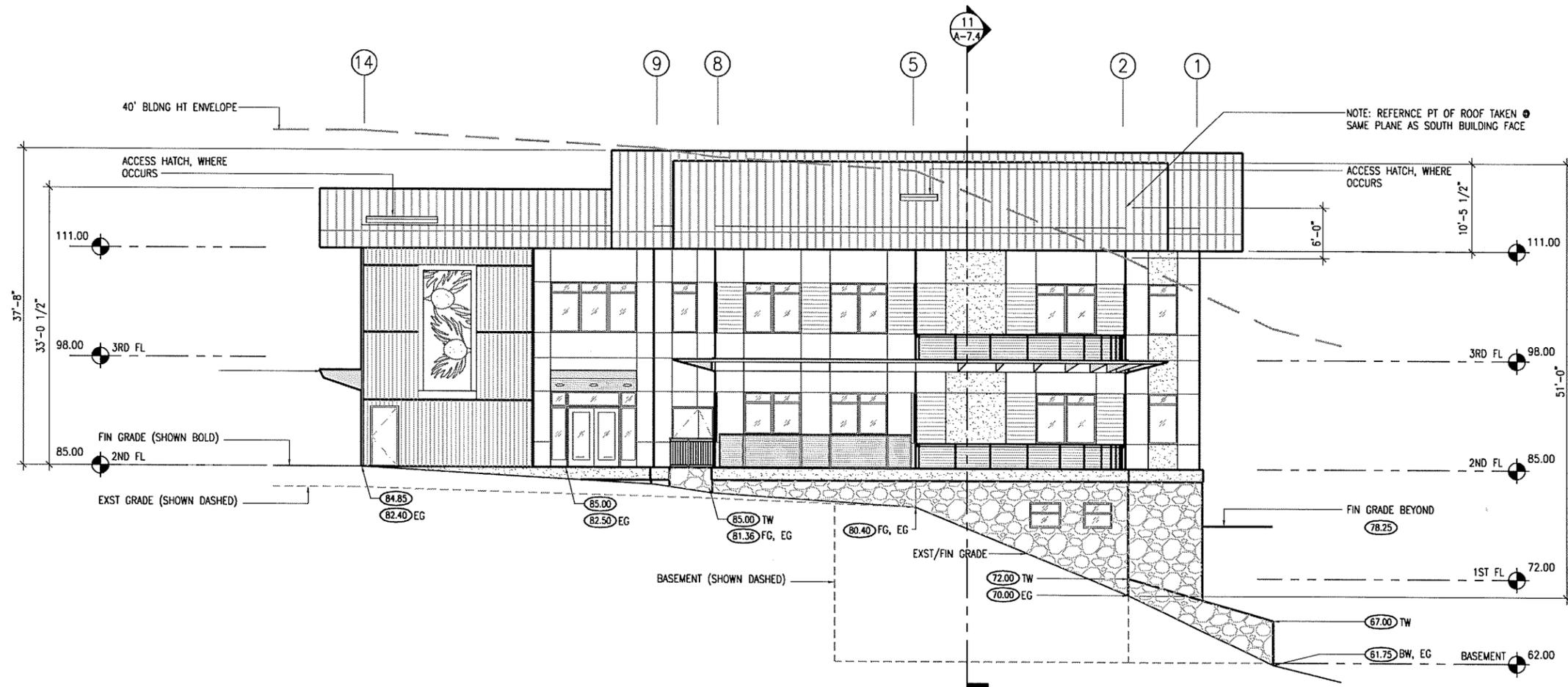


WCCHC - FAMILY MEDICAL BUILDING - WEST ELEVATION		PROJECT NUMBER	10422.00
SCALE:	1/16" = 1'-0"	DRAWN BY:	-
DATE:	06/02/08	CHECKED BY:	-
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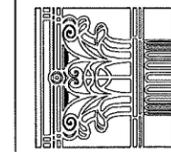
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EXHIBIT H

**SOUTH ELEVATION**  
 1/16" = 1'-0"



**WCCHC — FAMILY MEDICAL BUILDING — SOUTH ELEVATION**



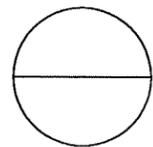
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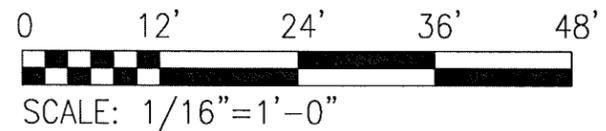
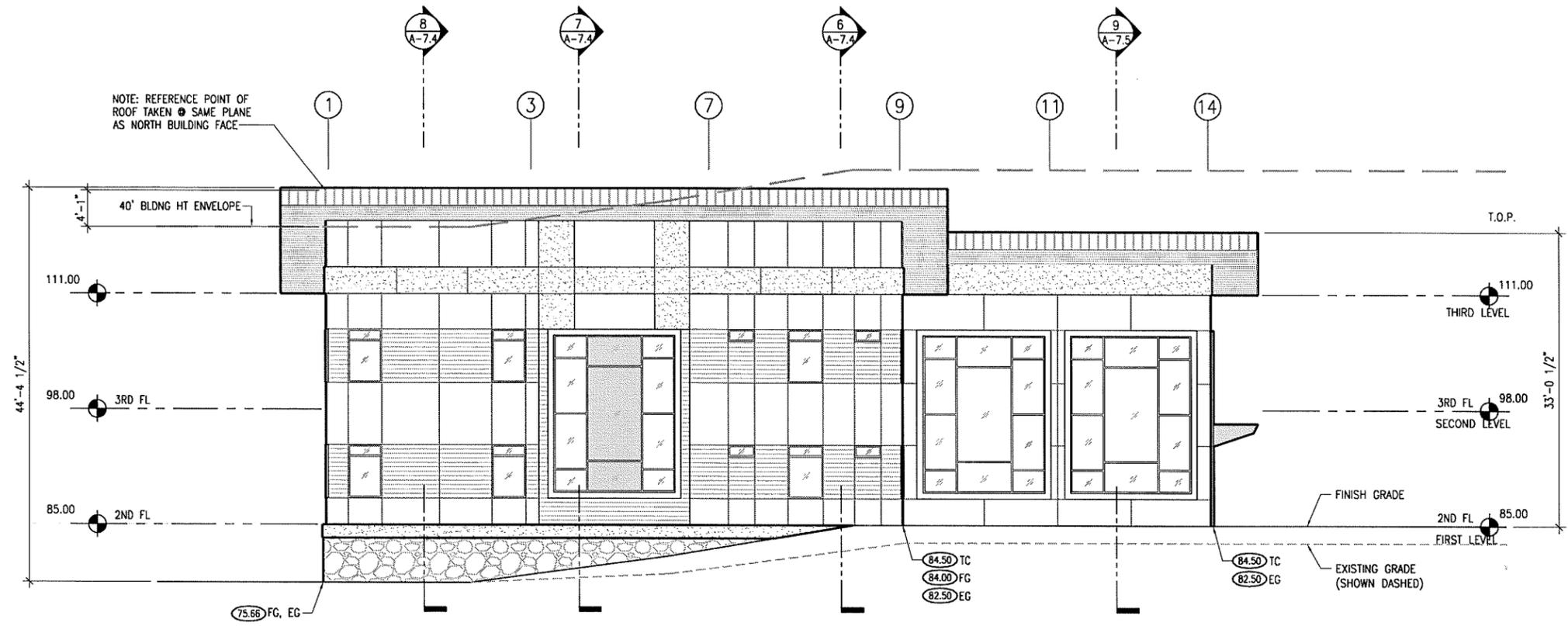
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SCALE: 1/16" = 1'-0"  
 DATE: 06/02/08

DRAWN BY: —  
 CHECKED BY: —  
 PROJECT NUMBER: 10422.00  
 SHEET: —

**EXHIBIT H**

 **NORTH ELEVATION**  
1/16" = 1'-0"



**WCCHC – FAMILY MEDICAL BUILDING – NORTH ELEVATION**

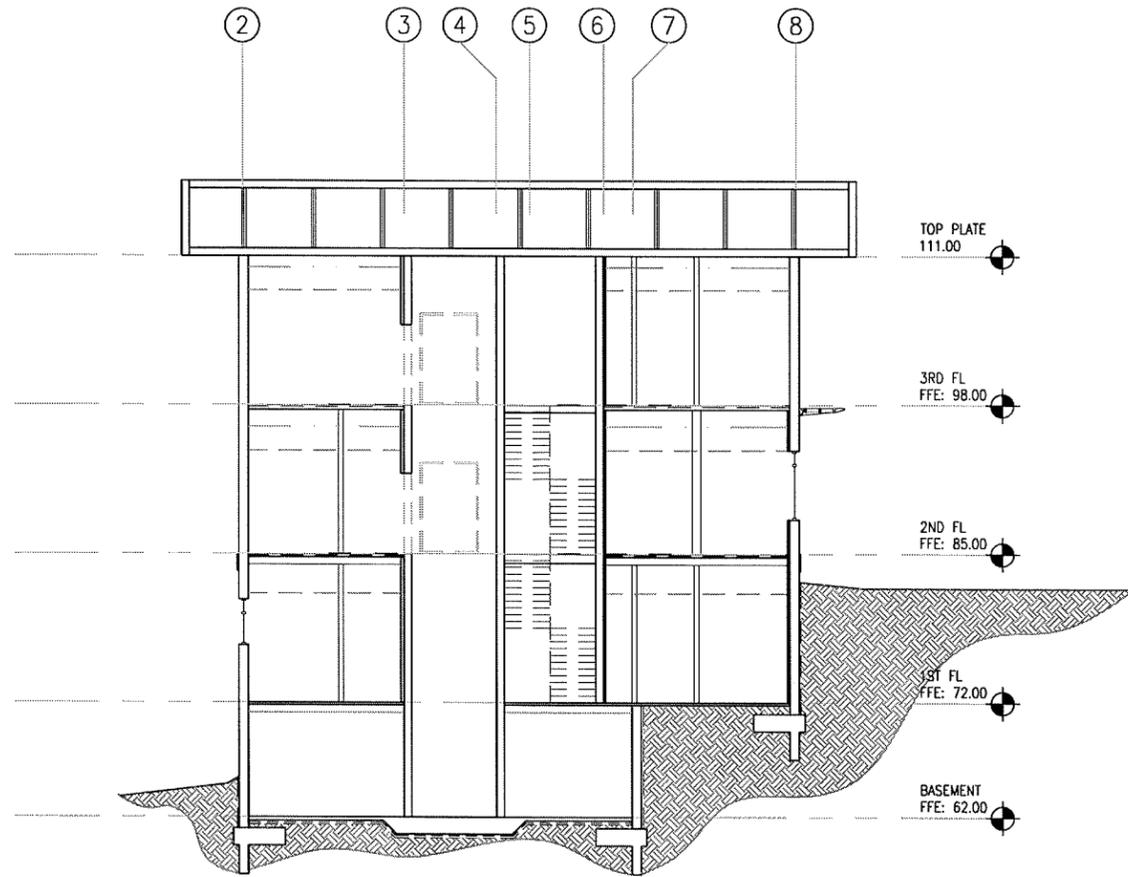
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<b>DATE:</b> 06/02/08	<b>CHECKED BY:</b> -	<b>SHEET</b> -

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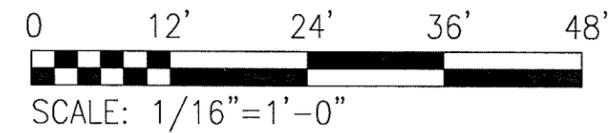
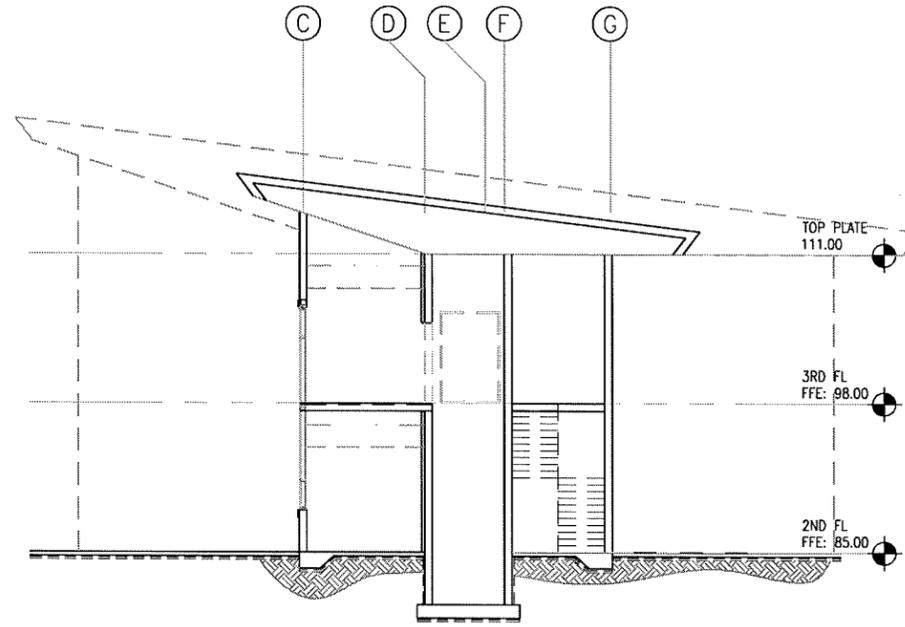
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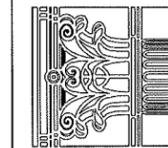
**A** CROSS SECTION - A  
 1/16" = 1'-0"



**B** CROSS SECTION - B  
 1/16" = 1'-0"



WCCHC - FAMILY MEDICAL BUILDING - BUILDING SECTIONS



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SCALE:  
 1/16" = 1'-0"

DRAWN BY:  
 -

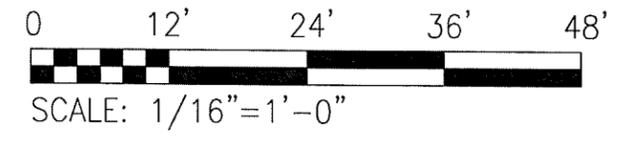
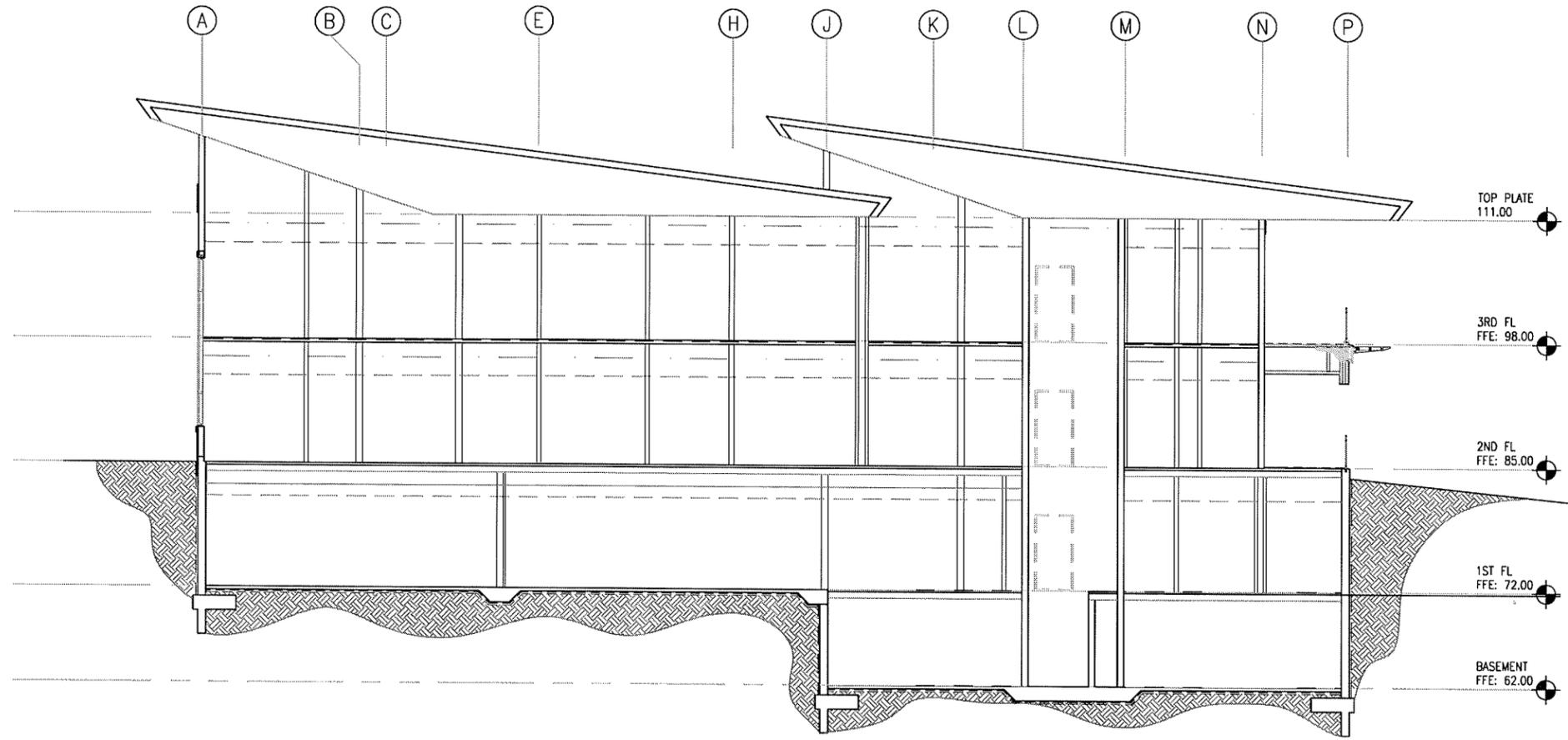
PROJECT NUMBER  
 10422.00

DATE:  
 06/02/08

CHECKED BY:  
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SHEET  
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**C** LONGITUDINAL SECTION - C  
 1/16" = 1'-0"

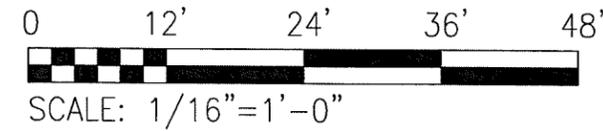
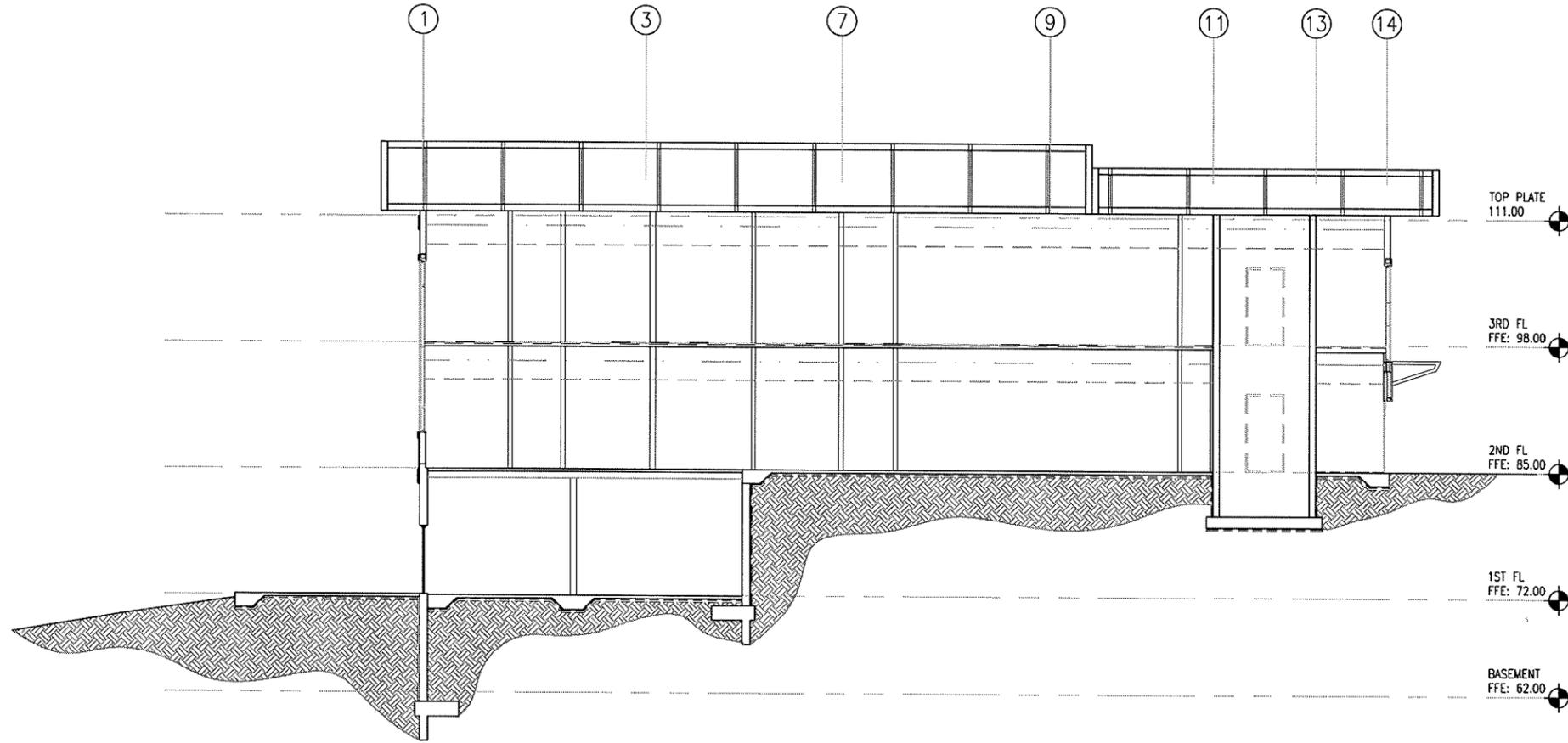


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<b>WCCHC – FAMILY MEDICAL BUILDING – BUILDING SECTIONS</b>			
SCALE:	1/16" = 1'-0"	DRAWN BY:	–
PROJECT NUMBER	10422.00	CHECKED BY:	–
		DATE:	06/02/08
		SHEET	–

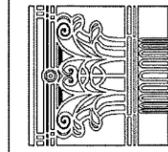
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**EXHIBIT H**

**D** LONGITUDINAL SECTION - D  
 1/16" = 1'-0"



WCCHC - FAMILY MEDICAL BUILDING - BUILDING SECTIONS



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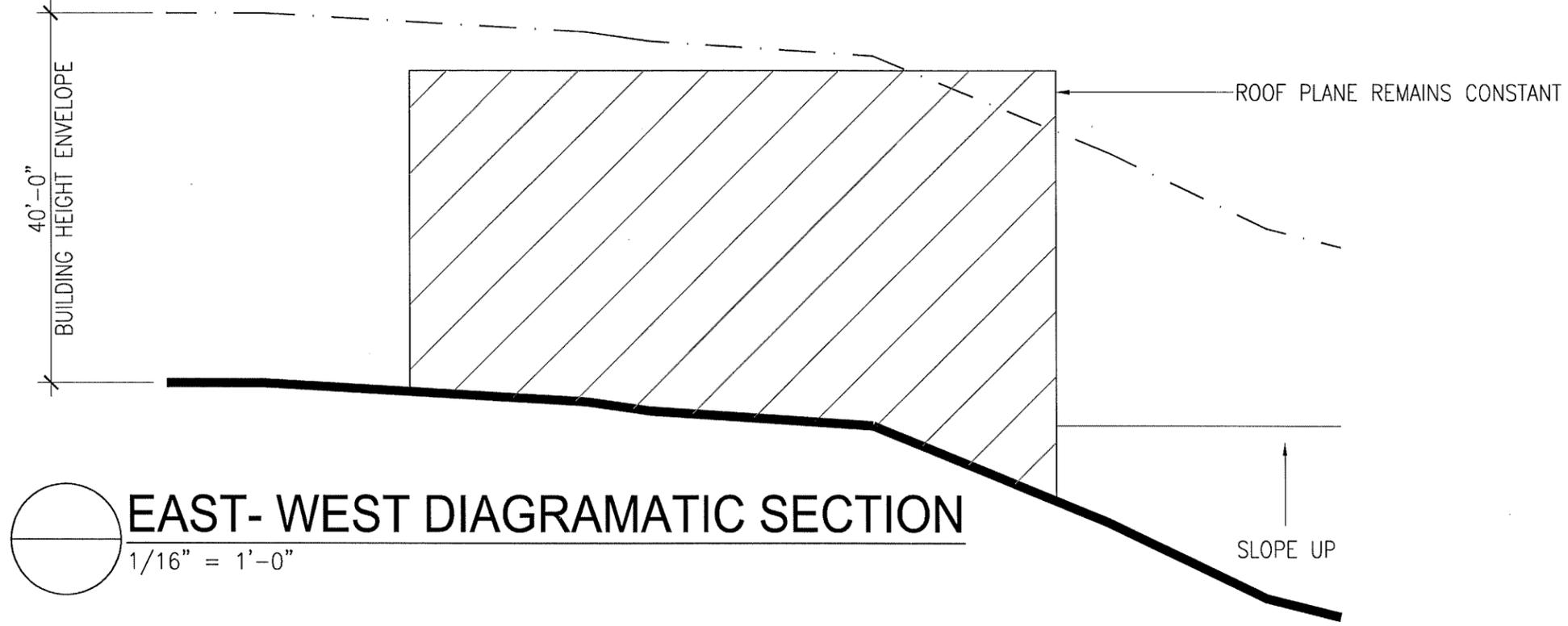
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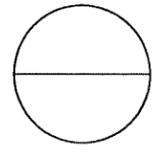
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 PROJECT NUMBER  
 10422.00

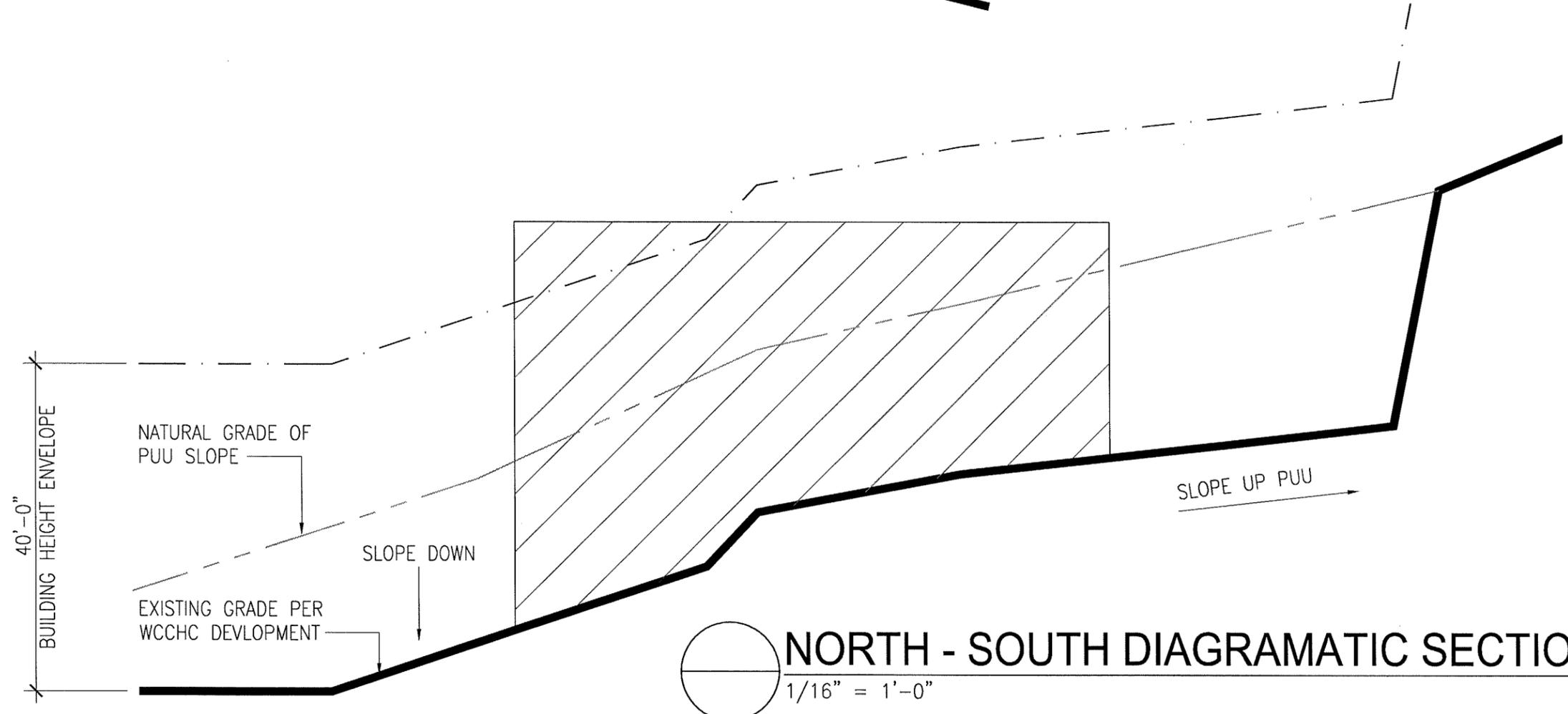
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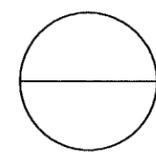
CHECKED BY:  
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 SHEET  
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EXHIBIT H

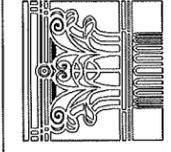


 **EAST- WEST DIAGRAMATIC SECTION**  
1/16" = 1'-0"



 **NORTH - SOUTH DIAGRAMATIC SECTION**  
1/16" = 1'-0"

WCCHC - FAMILY MEDICAL BUILDING - DIAGRAMS



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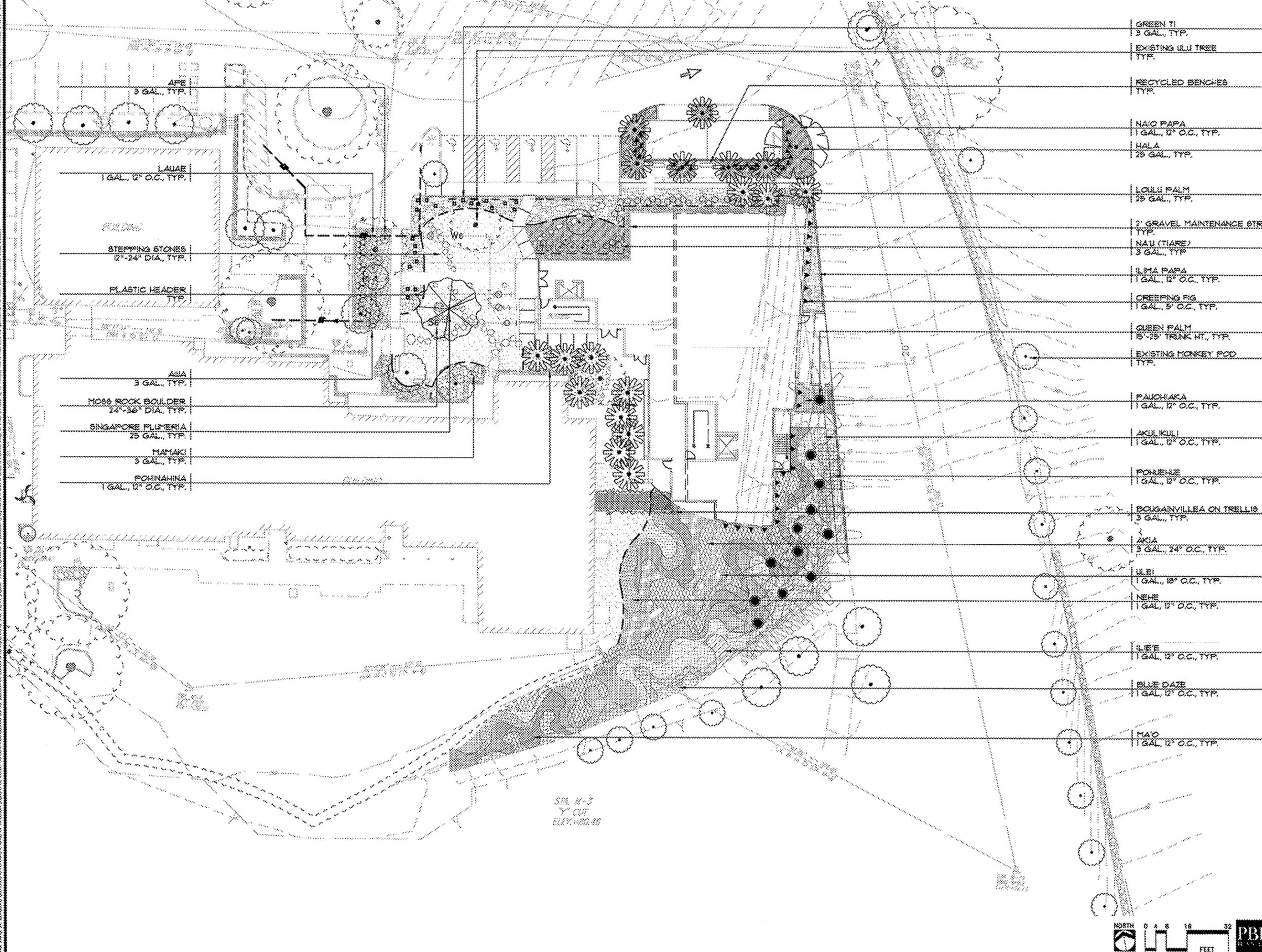
SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	06/02/08	CHECKED BY:	-	SHEET	-

# **EXHIBIT "I"**



Existing photograph with proposed landscaping added in front of building

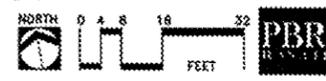
**EXHIBIT I**



- APR 3 GAL, TYP.
- LALAE 1 GAL, 12" O.C., TYP.
- STEPPING STONES 2'-24" DIA, TYP.
- PLASTIC HEADER TYP.
- AUA 3 GAL, TYP.
- MOSS ROCK BOULDER 24"-36" DIA, TYP.
- SINGAPORE FLIPERIA 25 GAL, TYP.
- MAMAKI 3 GAL, TYP.
- POHINAHINA 1 GAL, 12" O.C., TYP.

- GREEN TI 3 GAL, TYP.
- EXISTING ULU TREE TYP.
- RECYCLED BENCHES TYP.
- NAIO PAPA 1 GAL, 12" O.C., TYP.
- HALA 25 GAL, TYP.
- LOULU PALM 25 GAL, TYP.
- 2" GRAVEL MAINTENANCE STRIP TYP.
- NAU (TIARE) 3 GAL, TYP.
- LIMA PAPA 1 GAL, 12" O.C., TYP.
- CREEPING FIG 1 GAL, 5" O.C., TYP.
- QUEEN PALM 18"-25" TRUNK HT., TYP.
- EXISTING MONKEY POD TYP.
- PAUHIKA 1 GAL, 12" O.C., TYP.
- AKULIKULI 1 GAL, 12" O.C., TYP.
- POMEHUE 1 GAL, 12" O.C., TYP.
- BOUGANVILLEA ON TRELLIS 3 GAL, TYP.
- AKIA 3 GAL, 24" O.C., TYP.
- ULU 1 GAL, 12" O.C., TYP.
- NEHE 1 GAL, 12" O.C., TYP.
- LIEE 1 GAL, 12" O.C., TYP.
- BLUE DAZE 1 GAL, 12" O.C., TYP.
- MAO 1 GAL, 12" O.C., TYP.

SIL 10-3  
Y CUT  
ELEV. 100.00



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 COMPREHENSIVE HEALTH  
 CENTER**  
 86-260 FARRINGTON HIGHWAY,  
 WAIANAEO, HI. 96792-3199  
 TMK: 8-6-01-93



DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
SCALE	AS NOTED

Planting Plan	
JOB NUMBER 10422.00	Sheet Number L-1
DATE 10-10-09	SCALE AS NOTED

**EXHIBIT I**

**EXHIBIT "J"**

**STATUS REPORT: COMPLIANCE WITH THE CONDITIONS OF ORDINANCE 96-46  
DLU FILE 94/Z-005**

**Project Status:**

Attached is a summary describing the status of each phase of the project of the revised site plan dated January 10, 1996  
**REPORT DATE : July 11, 2007**

Condition:	Status:	Explanation:	Projected Timeframe:
<p>1. The Declarant shall comply with the following recommendations of the City Department of Transportation Services and the State Department of Transportation prior to the issuance of building permits for new structures:</p> <p>a. Department of Transportation Services:</p> <ol style="list-style-type: none"> <li>1. The one-way internal circulation for the upper campus shall be implemented with Phase II of the Project. Appropriate signage and markings indicating the vehicular travel pattern shall be clearly visible to motorists.</li> <li>2. Declarant shall monitor the east entrance for possible traffic congestion of difficulties due to the left turn into the upper campus access drive along Mailiili Road and will install a left-turn pocket for storing the vehicles should the Department of Transportation Services deem it warranted.</li> </ol>	<p><u>Met</u></p>	<p>One way internal circulation for the upper campus parking lots with appropriate signage completed as of September 1996. Signage for "ER Entrance" at the front driveway installed .</p>	<p>Completed 10/2001</p>
<ol style="list-style-type: none"> <li>2. Declarant shall monitor the east entrance for possible traffic congestion of difficulties due to the left turn into the upper campus access drive along Mailiili Road and will install a left-turn pocket for storing the vehicles should the Department of Transportation Services deem it warranted.</li> </ol>	<p><u>Met</u></p>	<p>No traffic congestion or difficulties due to the left turn into the upper campus access drive along Mailiili Road has been observed. However, as required by DOT, with the projected construction of a 3-story 21,000sf out-patient and training facility.</p> <p>Contract issued in May 2005 to Phillip Rowell and Associates to conduct a traffic impact assessment. Draft TIAR scheduled for completion by end of July 2005.</p> <p>Final Report TIAR completed 2/16/2006 by Phillip Rowell and Associates.</p> <p>Reviewed recommendations of TIAR with Mel Hiroyama, Traffic Review Branch.</p>	<p>On-going (monitoring)</p> <p>Draft Traffic Impact Assessment Report to be completed by end of July 2005.</p> <p>TIAR completed 2/16/2006 – all recommendations adopted, with one open recommendation to re-evaluate installation of a left hand land approximately 6 months after the completion of the 3-story medical office construction, and to coincide with busier months of flu season. Proposed schedule with the performance of TIAR in January 2009 and if required, construction of a Left Turn Lane at Driveway B to be completed by November 2010.</p>

Condition:	Status:	Explanation:	Projected Timeframe:
<p>b. State Department of Transportation:</p> <ol style="list-style-type: none"> <li>To prevent backup onto Farrington Highway, Declarant shall provide access to the health center from the second driveway off Mailiili Road and an exit from the facility at the current driveway near Farrington Highway. For the lots fronting Farrington Highway, access shall be limited to two, with the easterly (townside) access restricted to right turns in and out, and the westerly access accommodating two-way traffic.</li> <li>All required roadway improvements shall be provided at no cost to the State.</li> </ol>	<p><u>Met</u></p> <p><u>Met</u></p> <p><u>Met</u></p>	<p>Change to one-way entrance access from second driveway off of Mailiili Road with appropriate signage and markings completed September 1996.</p> <p>For the easterly lot fronting Farrington Hwy. Right turn signage and markings for entry and exiting from the Adult Day Care Parking lot was completed September 1996</p> <p>State funds have not been used for any roadway work performed to date.</p>	<p>Completed 9/1996.</p> <p>Completed 9/1996</p> <p>Not Applicable.</p>
<ol style="list-style-type: none"> <li>Development of the Project shall be in general conformance with the revised site plan dated January 10, 1996, submitted on behalf of Declarant to the City Department of Land Utilization ("DLU"). Development of each parcel on the Land shall comply independently with LUO standards.</li> </ol>	<p><u>Partially Met</u></p> <p><u>Met</u></p> <p><u>Met</u></p> <p><u>Met</u></p> <p><b>Not Met</b></p> <p><u>Met</u></p> <p><u>Met</u></p>	<p><u>Project Phase #1.1 thru #1.9 Existing Buildings prior to SMA</u></p> <p><u>Project Phase #2.1 Dental/Medical Laboratory</u></p> <p><u>Project Phase #2.2 Upper Parking Lot &amp; Retaining Wall</u></p> <p><u>Project Phase #2.3 Future Health Academy</u>                      The Center continues to seek funding for this project.</p> <p><u>Project Phase #2.4 Future Waianae Mental Health</u></p> <p><u>Project Phase #2.5 Ground Signs</u></p>	<p><u>Project #1.1 thru #1.9</u>                      Completed prior to 1996.</p> <p><u>Project #2.1</u>                      Completed 5/1995.</p> <p><u>Project #2.2</u>                      Completed 9/1995.</p> <p><b>Project #2.3</b>  <b>Projected completion date:</b>                      June 2010</p> <p><u>Project #2.4</u>                      Completed 4/1996</p> <p><u>Project #2.5</u>                      Completed 9/1996</p>

Condition:	Status:	Explanation:	Projected Timeframe:
	Met	<u>Project Phase #2.6</u> Concrete Slab and Trellis	<u>Project #2.6</u> Completed 9/1996
	Not Applicable	<u>Project Phase #2.7</u> <u>NOT USED</u>	<u>Project #2.7</u> Not Applicable
	Met	<u>Project Phase #2.8</u> <u>Emergency Room Improvements</u>	<u>Project #2.8</u> Completed 3/1996
	Met	<u>Project Phase #3.1</u> <u>Hawaiian Health Parking Lot</u>	<u>Project #3.1</u> Completed 6/2002
	Not Met	<u>Project Phase #3.2</u> <u>Future Family Practice</u> The Center has secured all construction funds from various sources to complete this project by June 2008.	<u>Project #3.2</u> <b>Projected completion date:</b> June 2008
	Partially Met	The Center is presently in the final Construction Contract negotiations. Groundbreaking ceremony is scheduled for August 1, 2007 with construction to commence shortly thereafter.	<u>Project #3.3</u> Completed 4/2003
	Met	<u>Project Phase #3.3</u> <u>Hawaiian Health Village</u>  <u>Project #3.3.7</u> <u>Healers' Building</u> HUD funds have been secured for construction. RFP released Summer of 2006 resulted in no bids submitted. The Center is presently downsizing the project for rebidding the project by October 2007.	<u>Project #3.3.7</u> <b>Projected completion date</b> March 2009
	Met	<u>Project Phase #3.4</u> <u>Mid Campus Parking</u> Grading Permit closed 12/19/06.  <u>Project Phase #3.5, #3.6 &amp; #3.7</u>	<u>Project #3.4:</u> Completed December 2006



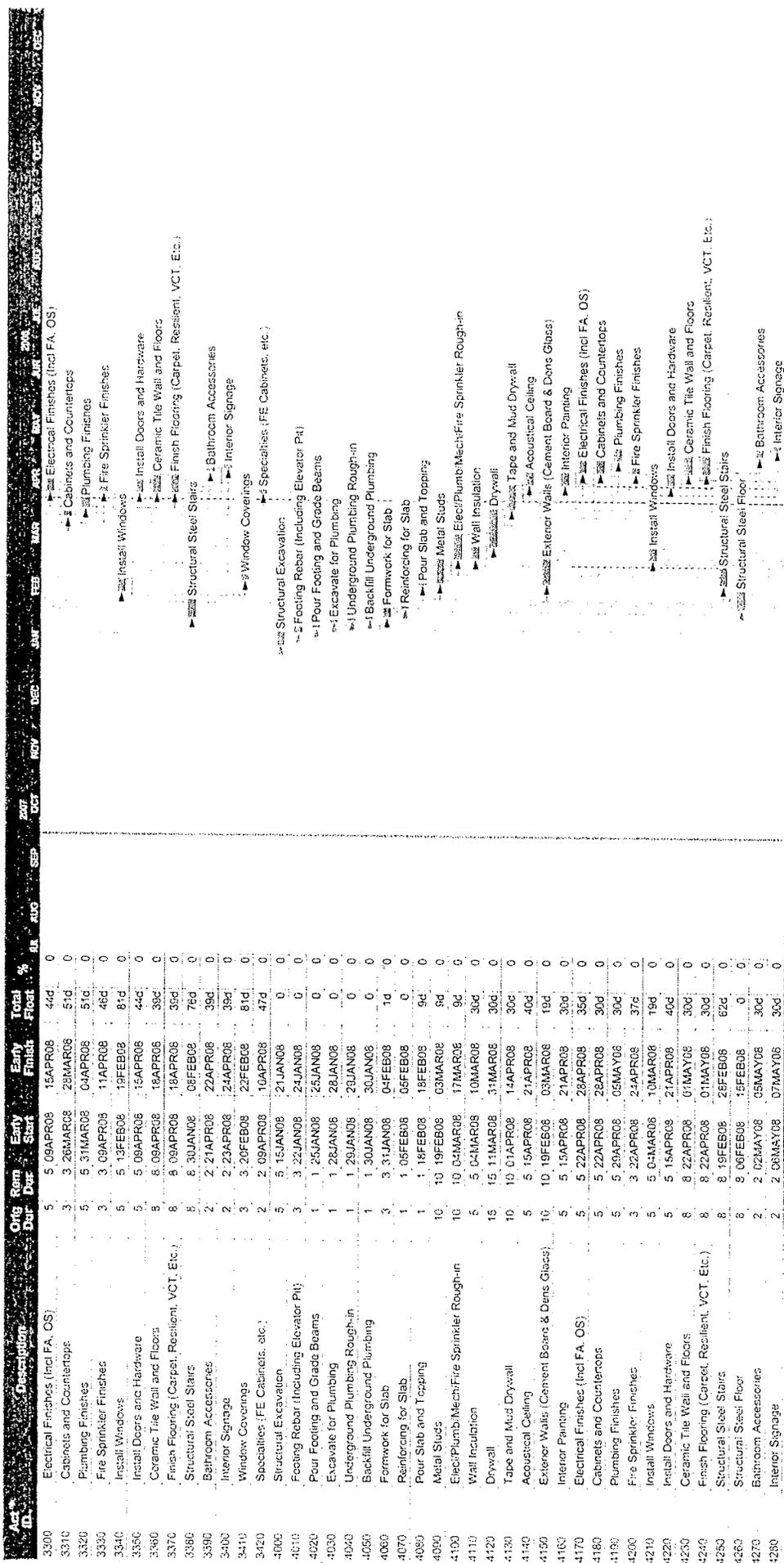
Condition:	Status:	Explanation:	Projected Timeframe:
<p>3. The Declarant shall immediately stop work and contact the State Historic Preservation Division (SHPD) for review and approval of proposed mitigation measures should any previously unidentified historic sites (including but not limited to artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls) be encountered during the development of the project approved under this zone change. Work in the immediate area shall be stopped until the SHPD is able to assess impacts and make further recommendations for appropriate mitigation measures. The Declarant shall, within 90 days of the effective date of this rezoning, designate an archaeologist to be used to prepare a mitigation plan for the project site should previously unidentified sites as described above be encountered during development of the project.</p>	<p><u>Met</u></p>	<p>Performance of work completed to date has not uncovered any findings described in this condition.</p>	<p>On-going until project completion.</p>
<p>4. Approval of this zone change does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements. They are subject to separate review and approval. The Declarant shall be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable Land Use Ordinance and other governmental agencies' provisions and requirements.</p>	<p><u>Met</u></p>	<p>Declarant seeks appropriate permits and approvals.</p>	<p>See attached Site Master Plan.  On-going  Modified Minor SMA deadline extension to June 2010 granted by Eric G. Crispin, AIA Director of Planning and Permitting per attached letter dated 7/23/03.</p>
<p>5. Declarant shall give notice to the Department of Land Utilization of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the Declarant's leasehold interest in the Land prior to commencement of construction on the Land; provided, however, that the Declarant may transfer ownership in the leasehold interest to an affiliate or joint venture of which Declarant is a member or in a manner consistent with prior representations to the City, and may mortgage the leasehold interest at any time without notice to the City. A mortgagee under such mortgage may foreclose the mortgage, by judicial foreclosure or under a power of sale contained in such mortgage (provided notice of the date of such foreclosure sale is given to the City), or may with notice to the City acquire title to such leasehold interest in lieu of foreclosure.</p>	<p><u>Met</u></p>	<p>No action required to date.</p>	<p>On-going</p>

<b>Condition:</b>	<b>Status:</b>	<b>Explanation:</b>	<b>Projected Timeframe:</b>
<p>6. On an annual basis, corresponding with the anniversary of the effective date of the Rezoning Ordinance, the Declarant shall submit a written status report to the DLU documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted until such time as the DLU has determined that all conditions of approval have been satisfied.</p>	<p>2005 report filing.</p>	<p>On-going annual report filing.</p>	<p>On-going</p>
<p>7. In the event of noncompliance with any of the conditions set forth herein, the City Director of Land Utilization shall inform the Council and may initiate action to rezone the Land, seek civil enforcement, or take appropriate action to terminate or stop the Project until applicable conditions are met.</p>	<p>Not applicable</p>		
<p>8. Failure to fulfill any conditions to the zone change may be grounds or revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.</p>	<p>Not applicable</p>		

**EXHIBIT "K"**







01AUG07  
 04SEP08  
 30SEP07  
 25OCT07  
 Page Number: 3A  
 Primavera Systems, Inc.

**Nan Inc**  
**Waianae Coast Comp Health Center**

Legend:  
 ■ Early bar  
 ■ Progress bar  
 ■ Critical bar  
 ■ Summary bar  
 ▲ Start milestone point  
 ▼ Finish milestone point

ID	Description	Orig Dur	Res Dur	Early Start	Early Finish	Total Float	%	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
4290	Window Coverings	3	3	11MAR08	13MAR08	67d	0												
4390	Specialties (FE Cabinets, etc.)	2	2	22APR08	23APR08	38d	0												
5020	Metal Decking	10	10	11FEB08	22FEB08	0	0												
5010	Concrete Topping	5	5	25FEB08	29FEB08	0	0												
5022	Metal Studs	10	10	03MAR08	14MAR08	0	0												
5030	Elect/Plumb/Mech/Fire Sprinkler Rough-in	10	10	17MAR08	28MAR08	0	0												
5040	Wall Insulation	5	5	17MAR08	21MAR08	21d	0												
5050	Drywall	15	15	24MAR08	11APR08	21d	0												
5060	Tape and Mud Drywall	10	10	14APR08	25APR08	21d	0												
5070	Acoustical Ceiling	5	5	28APR08	02MAY08	31d	0												
5080	Exterior Walls (Cement Board & Dens Glass)	10	10	17MAR08	28MAR08	5d	0												
5090	Interior Painting	5	5	28APR08	02MAY08	21d	0												
5100	Electrical Finishes (incl FA, OS)	5	5	05MAY08	09MAY08	26d	0												
5110	Cabinets and Countertops	5	5	28APR08	02MAY08	26d	0												
5120	Plumbing Finishes	5	5	05MAY08	09MAY08	26d	0												
5130	Fire Sprinkler Finishes	3	3	05MAY08	07MAY08	28d	0												
5140	Install Windows	5	5	31MAR08	04APR08	43d	0												
5150	Install Doors and Hardware	5	5	05MAY08	09MAY08	26d	0												
5160	Ceramic Tile Wall and Floors	8	8	05MAY08	14MAY08	21d	0												
5170	Finish Flooring (Carpet, Resilient, VCT, Etc.)	8	8	05MAY08	14MAY08	21d	0												
5180	Structural Steel Stairs	6	6	03MAR08	12MAR08	53d	0												
5190	Structural Steel Roof Framing	15	15	17MAR08	04APR08	38d	0												
5200	Bathroom Accessories	2	2	15MAY08	16MAY08	21d	0												
5210	Interior Signage	2	2	19MAY08	20MAY08	21d	0												
5220	Window Coverings	3	3	07APR08	09APR08	46d	0												
5230	Specialties (FE Cabinets, etc.)	2	2	05MAY08	06MAY08	29d	0												
6000	EIFS	35	35	31MAR08	16MAY08	5d	0												
6010	Lanai Railing	20	20	31MAR08	25APR08	20d	0												
6020	Painting	18	18	26MAY08	18JUN08	0	0												
6030	Sun Shade	20	20	04MAR08	31MAR08	38d	0												
6040	Roofing	10	10	07APR08	18APR08	38d	0												
6050	Fire Proofing Roof Framing	5	5	21APR08	25APR08	38d	0												
6060	Elevator	40	40	03MAR08	25APR08	36d	0												
6070	Chiller (Pump 1&2, Chem Pot, Exp Tank, Air	35	35	31MAR08	16MAY08	5d	0												
6080	Direct Digital Control (DDC)	9	9	31MAR08	10APR08	49d	0												
6090	Generator 400KW with 240 gal Daytank	40	40	31MAR08	23MAY08	0	0												
6100	Oil Interceptor	40	40	31MAR08	23MAY08	0	0												
6110	Sewer Ejector	40	40	31MAR08	23MAY08	0	0												
6120	Sump Pump for Elevator #1 & #2	20	20	03MAR08	28MAR08	58d	0												
6130	Electric Water Heater #1 and #2	20	20	31MAR08	25APR08	20d	0												
6140	Fire Pump for Fire Sprinkler	40	40	31MAR08	23MAY08	0	0												
6150	Fire Jockey Pump	40	40	31MAR08	23MAY08	0	0												

1 Window Coverings  
 2 Specialties (FE Cabinets, etc.)  
 3 Metal Decking  
 4 Concrete Topping  
 5 Metal Studs  
 6 Elect/Plumb/Mech/Fire Sprinkler Rough-in  
 7 Wall Insulation  
 8 Drywall  
 9 Tape and Mud Drywall  
 10 Acoustical Ceiling  
 11 Exterior Walls (Cement Board & Dens Glass)  
 12 Interior Painting  
 13 Electrical Finishes (incl FA, OS)  
 14 Cabinets and Countertops  
 15 Plumbing Finishes  
 16 Fire Sprinkler Finishes  
 17 Install Windows  
 18 Install Doors and Hardware  
 19 Ceramic Tile Wall and Floors  
 20 Finish Flooring (Carpet, Resilient, VCT, Etc.)  
 21 Structural Steel Stairs  
 22 Structural Steel Roof Framing  
 23 Bathroom Accessories  
 24 Interior Signage  
 25 Window Coverings  
 26 Specialties (FE Cabinets, etc.)  
 27 EIFS  
 28 Lanai Railing  
 29 Sun Shade  
 30 Roofing  
 31 Fire Proofing Roof Framing  
 32 Elevator  
 33 Chiller (Pump 1&2, Chem Pot, Exp Tank, Air Sep)  
 34 Direct Digital Control (DDC)  
 35 Generator 400KW with 240 gal Daytank  
 36 Oil Interceptor  
 37 Sewer Ejector  
 38 Sump Pump for Elevator #1 & #2  
 39 Electric Water Heater #1 and #2  
 40 Fire Pump for Fire Sprinkler  
 41 Fire Jockey Pump

Legend:  
 Early bar  
 Progress bar  
 Critical bar  
 Summary bar  
 Start milestone point  
 Finish milestone point

**Nan Inc**  
**Waianae Coast Comp Health Center**

Act ID	Description	Org Dur	Rem Dur	Early Start	Early Finish	Total Float	%	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
6160	Fire Pump Controller	40	40	31MAR08	23MAY08	0	0												
6170	Window Decorative Tinting	10	10	07APR08	18APR08	43d	0												
6180	Pre-Final Walk-through	2	2	19JUN08	20JUN08	0	0												
6190	Punch List	5	5	23JUN08	27JUN08	0	0												
6200	Final Walk-through	1	1	30JUN08	30JUN08	0	0												
6210	Project Substantial Completion	0	0		30JUN08	0	0												
6220	Warranty/Post Sub Complet Punchlist	45	45	01JUL08	01SEP08	0	0												

Fire Pump Controller  
 Window Decorative Tinting  
 Pre-Final Walk-through  
 Punch List  
 Final Walk-through  
 Project Substantial Completion  
 Warranty/Post Sub Complet Punchlist

Start date 01AUG07  
 Finish date 01SEP08  
 Data date 30SEP07  
 Run date 25OCT07  
 Page number 5A  
 Primavera Systems, Inc.

Nan Inc  
 Waianae Coast Comp Health Center

Early bar  
 Progress bar  
 Critical bar  
 Summary bar  
 Start milestone point  
 Finish milestone point

**EXHIBIT "L"**

B NUMBER 07-015  
 OB NAME Coast Comprehensive Health Center

DATE: 04/01/08

R.C. NO.	C.P. NO.	RFI NO.	STATUS	TYPE OF ISSUE	DESCRIPTION	CP SUBMITTED			CP APPROVED			C.O. NO.	JA #	Comments	
						Original Cost Submitted	DATE	AMOUNT	DATE	TIME	AMOUNT				DATE
1	1		Approved	Elect	Interior Revisions: Fire Alarm and Telcom Coordination in accordance with plans marked RC No. 1	104,396.00	03/31/08	104,396.00	3/26/2008			\$104,396.00	2		Interior Revisions: Fire Alarm and Telcom Coordination in accordance with plans marked RC No. 1
2	2		pending	Struct	Revise Precast Prestressed Beams to Cast-In-Place Beams (Credit for Precast Beams) Credit of \$45,629.00	36,492.00	04/03/08	36,492.00							Structural Engineer revised prestressed beams to cast-in-place which now involves additional work
			pending	Struct	Revise Precast Prestressed Beams to Cast-In-Place Beams (Additional Cost) Add \$82,121.00										
3	3	026-P	pending	Struct	Lower footings in the basement to avoid conflict with plumbing and electrical lines (This cost is included in RC No 7)	0.00									The elevator footing pads as shown on S-2 is 2' min. from floor level. The plumbing lines and electrical ducts are in conflict with the footing pads. The only solution is to dig 3' more for the entire elevator pit footings. Additional work involved extra 3' excavation, extra lengths of rebar, and extra volume of concrete.
4	4	023-A	pending	Struct	At Basement add stiffener column between the door and the louver to provide sufficient support	0.00									Plan show frame-to-frame drawing which Nan Inc believes is weak that may cause warping during the closing and opening of the door. Nan Inc provided the stiffener columns without additional cost. KHMA provided rebar detail.
5	5	026-P	pending	Struct	Lower wall footing and colum at Restroom 106, between grdn H-J and 5 to avoid conflict with plumbing lines	4,498.00	04/07/08	4,498.00							Detail of footings is typical showing 2' min. from the floor level. The plumbing lines are in conflict with the footings which are stepped footings. Additional excavation, rebar lengths, and concrete were used.
6	6		pending	Plumbing	Revised Plumbing Fixtures	8,536.00									During the submittal process, some of the sinks were change by the architect to comply with DCAB.
7	7		pending	Elect/Plumb	Relocate 2 ea electric water heaters, floor drain, add 2 floor drains, add plumbing line in the basement (CP includes cost to lower footing pads) Revised RC 7 submitted on 4/28/08 showing walls and electrical rough in are deleted.	5,534.00	4/28/2007 Revised	5,534.00							Owner initiated to relocate water heaters and requires relocation of plumbing lines and floor drains, and sump pump main. The plumbing lines were already laid per plans. New lengths were used by the subcontractor. Detail of footings at the basement is typical but did not show specific length for footings that are in conflict with plumbing lines. Additional excavation rebar lengths and concrete were used.
8	8	032-A	pending	Struct	Change CMU wall to concrete wall to achieve Kona Rock design (net).	7,159.00	04/07/08	7,159.00							CMU walls were shown to have Kona Rock stamp design. The only way to achieve the stamped design is to cast-in-place the walls.
9	9	028-A	pending	Architect	Add acoustic insulation to seal gap between floors	6,604.00	04/07/08	6,604.00							The gap between floors at the curtain wall may pose noise to be amplified from floor-to-floor; recommend installing acoustic seal as described in RFI 028-A.
10	10		Approved	Elect	Revise electrical handhole to std vehicle rated manhole	110,491.00	02/06/08	110,491.00					1		Change order No. 1 approved on 2/15/08.
11	11	024-A	pending	Struct	Add metal support in the elevator hoistway to support elevator track guides. Adjustment was made to their initial cost proposal of 80K due the numbers of supports they included in their estimate, 4 supports each floor instead of 2 as drawn by the structural.	\$45,000.00 rough estimate from sub	04/30/08	28,735.00							Structural drawings do not show metal support at the hoistway. The elevator shaft is made of metal studded drywall and not sufficient to carry elevator rails. KHMA issued drawings and detail but we still need the detail to connect the supports to the roof beams.
12	12		pending	Architect	Additional carpet in various rooms and additional material for Parterre floor tile as directed by Owner and KHMA	22,116.00	05/01/08	22,116.00							Additional carpet in various rooms and additional material for Parterre floor tile as directed by Owner and KHMA. A meeting was held at KHMA office to discuss the detail of this change.
13	13		pending	Architect	Signage Revisions	5,000.00									Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.
14	14		pending	Architect	Delete Smoke Barrier	36,807.00	04/17/08	36,807.00							Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.
15	15		pending	Civil	Sidewalk revisions (delete/add)	8,000.00									Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.
16	16		pending	Struct	Revised embed and column at A-7	\$6,500.00 estimated cost \$2,997.00 actual cost	05/06/08	2,997.00							Architectural drawing show straight alignment of columns and embeds. Structural plan show sticking out embed and column. KHMA directed Nan Inc to follow architectural but the approved shop drawing of KWL was based on the structural plan.
17	17	042-ME	pending	Elect	Revise Cable Tray (at first floor use J-hook)	2,000.00									Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.
18	18		pending	Architect	Revised finish hardwares and additional doors in accordance with Revision No. 6	50,562.00	04/07/08	50,562.00							Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.

REVISION CONTROL/CHANGE PROPOSAL LOG

B NUMBER 07-015  
 OB NAME Coast Comprehensive Health Center

DATE: 04/01/08

R.C. NO.	C.P. NO.	RFI NO.	STATUS	TYPE OF ISSUE	DESCRIPTION	CP SUBMITTED			CP APPROVED			C.O. NO.	JA #	Comments	
						Original Cost Submitted	DATE	AMOUNT	DATE	TIME	AMOUNT				DATE
19	19	049-C	pending	Civil	Retain services of licensed arborist	2,000.00									The Olu tree is within the construction site. Scaffolds are pushing the branches. Nan Inc hired the services of a licensed arborist to preserve the tree.
20	20	054-AS	pending	Struct	Modify cross bracing that are in conflict with doors and windows	\$10,000.00 initial cost	04/30/08	7,840.00							RFI 054-AS was generated to resolve the conflict between the structural cross-bracings and windows/doors.
21	21		pending	Architect	Additional Electrical works to revise some locks into RFID Locks	19,643.00	04/02/08	19,643.00							Owner-generated change to have RFID lock system.
22	22		pending	Architect	Modify elevator cab interior laminate color	TBDL									The specification states that the selected laminate colors are within the manufacturer's standard color. PL-6 and PL-7, selected by the Architect are not within Kone's standard colors. According to Kone, modifying the colors entails additional cost.
23	23	063-A	pending	Architect	Add toilet accessories	TBDL									There are toilet accessories on the Specs that are labeled 'By Others'. RFI 063-A was generated to clarify if Nan Inc should include those accessories.
24	23	064-A	pending	Architect	Add blockings, backings, and trench gutter flashings	6,123.00	04/14/08	6,123.00							The plans do not show blockings on the edges of the roof to allow for the watertight termination of the roofing system. Also, the dense glass backing is not adequate for the metal fascia; gage 20 should be used as backing on the fascia. Another added flashing (RFI 087-A) is for the trench gutter; detail on plan creates potential of leak
25			pending	Architect	First Floor Revisions	TBDL									Owner-initiated change involving door and window revisions.
26			pending	Mechanical	Modify Muffler Mounting	6,556.00	04/17/08	6,556.00							Hawthorne-Caterpillar provided calculations to determine the size and mounting of two mufflers that are part of the generator set. Plans only showed single muffler system.
27			pending	Architect	Lanai Floor Ramp for 2nd and 3rd floors	4,000.00									The lanai floor at second and third floors are higher than the interior rooms. Owner and Architect decided to build a ramp in accordance to sketch that will be provided by KHMA.
28			pending	Architect	Rainproof 40 Underlayment	3,953.00	04/17/08	3,953.00							Plans and specifications required roof underlayment (Grace 30 Tr-flex or approved equivalent). This type of underlayment does not offer water-tight protection. Nan Inc recommended to use Rainproof 40 stick and peel underlayment to water-seal the whole roof area prior to the installation of the metal standing seam roofing.
29			pending	Architect	Radius Wall Scaffolds	0.00									The scaffolds along the radius wall from grid lines J to P could not be installed along the steep ground. This unforeseen condition prompted Nan Inc to use special tubular anchors. Nan Inc installed the special scaffolds at no additional cost to the contract.
30			pending	Architect	Roof Cricket Single Ply PVC	TBDL									Plans and specification does not show detail of the roof cricket. To construct the cricket, a plain PVC 80 flat sheet was recommended by Nan Inc.
31			pending	Architect	Roof Fascia Metal Substrate	TBDL									Plans and specification does not show what type of substrate to use on the roof fascia to provide effective fastening base for the metal roofing. Nan Inc recommended flat sheet gage 20.
32			pending	Architect	Change Door Swing 341	TBDL									Recent changes initiated by the Architect was to change the door swing of D341 to meet ADA requirement. The door frames has already been ordered prior to the issuance of this change.
33			pending	Architect	Roof Hatch Flashing	TBDL									Flashing for the roof hatches are without a cricket detail. Nan Inc worked out with Flashing and Roofing subs to present a workable design. Sketch was submitted to KHMA on 3/31/08 for confirmation.
34			pending	Architect	Add 35 ea Acrovyn Door	23,886.00	04/16/08	23,886.00							Owner decided to use Acrovyn Door instead of solid core wood doors.
35			pending	Architect	Revision No. 9 Interior										
36			pending	Electrical	Delta 9, 10, 11, and 12 Electrical Revision										This RC is cancelled. RC 37 and RC 38 will take over.

REVISION CONTROL/CHANGE PROPOSAL LOG

B NUMBER 07-015  
 OB NAME Coast Comprehensive Health Center

DATE: 04/01/08

R.C. NO.	C.P. NO.	RFI NO.	STATUS	TYPE OF ISSUE	DESCRIPTION	CP SUBMITTED			CP APPROVED			C.O. NO.	JA #	Comments	
						Original Cost Submitted	DATE	AMOUNT	DATE	TIME	AMOUNT				DATE
37			pending	Electrical	Delta 15 Electrical Revisions (marked-up plans)	29,135.00	04/25/08	29,135.00							WCCHC and KHMA issued Delta 15 drawings on 4/22/08.
38			pending	Electrical	Updated Delta 15 after coordination meeting on 5/9/08 with Nan Inc, Bivens, and Bob Adair	13,735.00	05/14/08	13,735.00							On 4/17/08, Marianne Glushenko, Bob Adair, Tino, and Laurie conducted thorough jobsite inspection to clarify and mark the electrical changes that RC 36 attempted to implement. Each room at the second and first floors were tagged so that the electrician will be able to understand the intended electrical revisions. Nan Inc was directed by KHMA/Owner to submit RC 37 and cancel RC 36.
39			pending	Architect	Change Door and Window Sizes										
40			pending	Architect	Add Access Panels in each Bathroom Ceiling (16 ea panels)	12,000.00									Architect directed to add access panel in each bathroom with exhaust fan. Additional work involves dismantling the frames and
41			pending	Architect	Modify hard ceiling to drop-down ceiling per request by the Owner	4,500.00									
42			pending	Architect	Add soffit above stairwells in accordance with the Architect's sketch dated 5/5/08	3,500.00									KHMA emailed with instruction to disregard the proposed change and construct per plans.
43			pending	Architect	Modify Wood Doors per Revision No. 6	5,571.00	05/01/08	5,571.00							Revision 6 was issued to modify, among other items, wood doors: D220, D221, D222, D307, D304, D206, and D210
44			pending	Plumbing	Add Insta-Hot on three locations (kitchen)	1,187.00	05/29/08	1,187.00							Owner-generated change
45			pending	Architect	Add metal hangers for Light Track System at Dental Rooms	TBDL									Owner-generated change
46		RFI 111-M	pending	Mechanical	Additional Type B Fire Dampers and fire-rated Access Panels in compliance with Building Dept comment	TBDL									Building Department comments prompted this additional change. Mike Mau met with Nan Inc and mechanical sub to discuss the detail
47			pending	Architect	Relocate Fire Department Monument in accordance with the Architect's notation on the FS shop drawing (option 2)	8,475.00	05/14/08	8,475.00							The original drawing shows the monument located on the wall below the first floor door. The new location (Option 2 annotated on the FS shop drawing) is on the wall C
48		RFI 108	pending	Architect Electrical	To meet HECO requirement, modify invert elevation of 8" waterline to avoid conflict with main power feeder going to HECO transformer	9,245.00	05/14/08	9,245.00							RC was reviewed and found acceptable by the Civil Engineer
49		RFI 101	pending	Architect Electrical	At Rooms 233 and 334 Reception, the electrical plans does not show any wiring or light plan at the counter. Response to RFI 101 provided the specs for the additional light fixture.	3,843.00	05/13/08	3,843.00							Electrical Engineer specified low voltage linear strip light fixtures. When the PCE was issued, the walls were already closed at the second floor. In order for the electrician to rough-in, portion of walls were removed, re-installed, and retaped. On the third floor, metal studs were remounted.
50			pending	Architect	Change W210 and W309 aluminum frames to hollow-metal frames in accordance with the Architect's instruction on May 14, 2008	3,265.00	05/14/08	3,265.00							Credit for the aluminum frames will be submitted with RC 51
51			pending	Architect	Credit to Change W210 and W309 aluminum frames to hollow-metal frames in accordance with the Architect's instruction on May 14, 2008	TBDL									
52			pending	Architect	Upgrade curtain for cubicle track. Without detail and specification, Nan Inc bid only includes basic curtain; Architect selected an upgrade.	6,518.00	05/22/08	6,518.00							Nan Inc's original quote for the cubicle curtain was for Standard Bronze. The CFCI schedule did not specify the type of curtain. During the submittal process, KHMA selected an upgrade and also selected different curtain for each floor.
53		RFI 110-E	pending	Electrical/Civil	Handhole CHGG-23 is shown on E1.0 in front and close to the top of wall B. However, the electrical stubouts at the basement are below the basement slab. In order for the electrical and comm ducts to connect to the stubouts, the location of the handholes must be relocated approx 30' down to gridline N. Additional work is involved.	6,922.00	05/20/08	6,922.00							Electrical Engineer confirmed the need to relocate the handholes via RFI 110-E. Additional work involves excavation, conduits, concrete jacket and labor.
54			pending	Mechanical	According to Tino, this requirement came from the Building dept comment to modify the horizontal duct to 2hr rated chase; mechanical engineer provided sketch	TBDL									This change is to comply with the comment from the City Building Department.

REVISION CONTROL/CHANGE PROPOSAL LOG

B NUMBER 07-015  
 OB NAME Coast Comprehensive Health Center

DATE: 04/01/08

R.C. NO.	C.P. NO.	RFI NO.	STATUS	TYPE OF ISSUE	DESCRIPTION	CP SUBMITTED			CP APPROVED			C.O. NO.	JA #	Comments	
						Original Cost Submitted	DATE	AMOUNT	DATE	TIME	AMOUNT				DATE
55		RFI 112-SC			Unidentified Retaining Wall. On plan C3.0, three retaining walls are indentified. A fourth wall appeared on the structural plan between wall C and B.	0.00									The civil engineer clarified that there no other wall.
56			pending	Architect	Use Epoxy Grout on floor Tiles. The approved submittal was for cement grout.	6,646.00	05/29/08	6,646.00							The submittal that was approved was based on the specified portland cement grout. The Architect directed Nan Inc to use Epoxy grout.
57															
Estimated Total Cost of submitted and pending approval RC						502,294.00									
ORIGINAL CONTRACT AMOUNT						10,428,000.00									
Change Order No. 1						110,491.00									
Change Order No. 2						104,396.00									
CURRENT CONTRACT AMOUNT						10,642,887.00									

\* TBDL = to be determined later

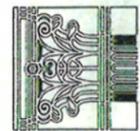
# EXHIBIT "M"



PROJECT LOCATION

86-260 FARINGTON HIGHWAY  
 WAIANAE, HI 96792-3199  
 TMK: 8-6-01:03

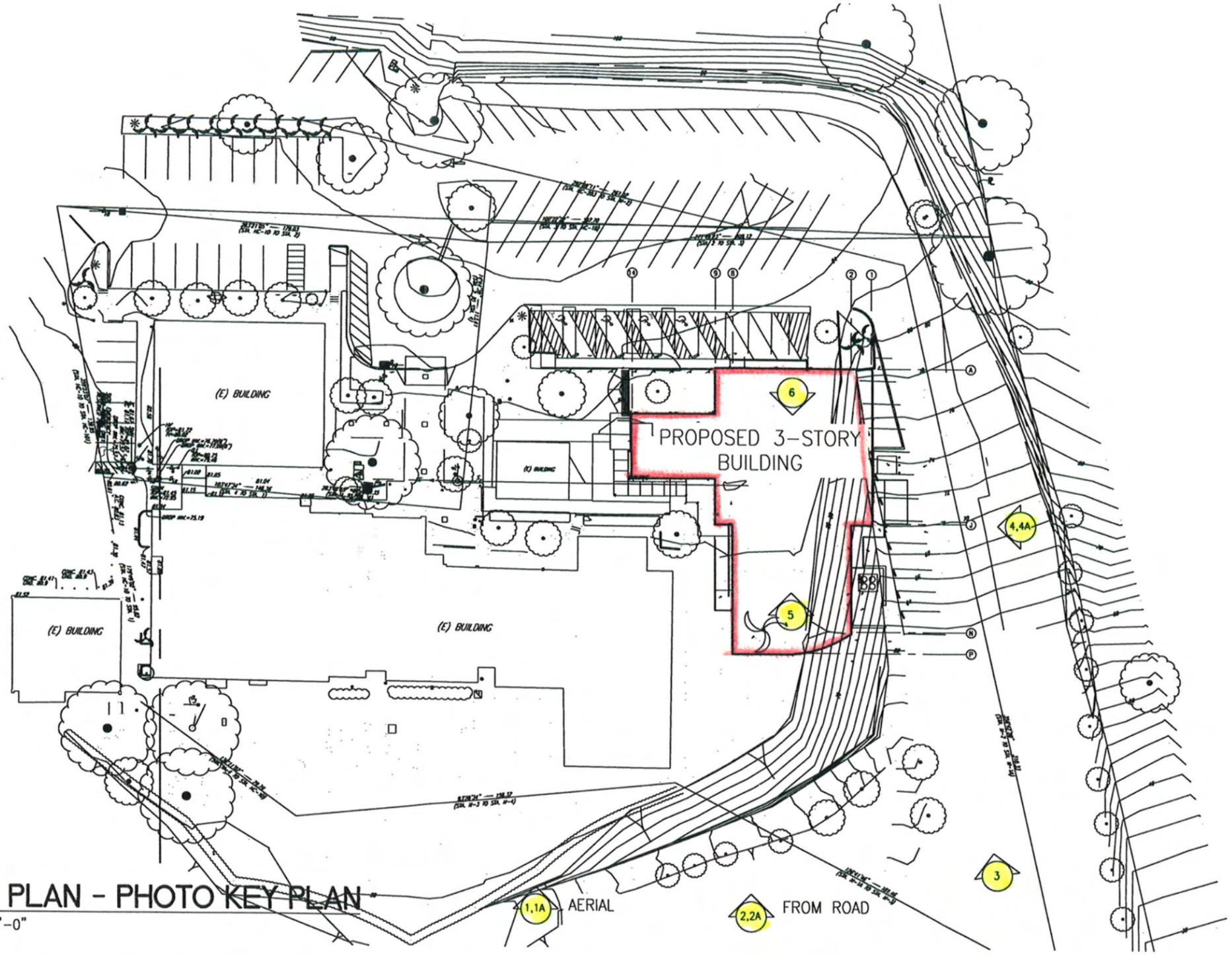
WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

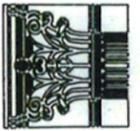


**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*  
 Harbor Court  
 55 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 528-5462

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	T-1

**T-2 SITE PLAN - PHOTO KEY PLAN**  
 1" = 50'-0"



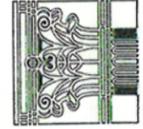
<b>WCHC - HARRY &amp; JEANETTE WEINBERG FAMILY MEDICAL BUILDING</b>	
<b>SCALE:</b> AS NOTED	<b>PROJECT NUMBER:</b> 10422.00
<b>DRAWN BY:</b> -	<b>CHECKED BY:</b> -
<b>DATE:</b> FEB 2007	<b>SHEET:</b> T-2
 <p><b>Kober   Hanssen   Mitchell Architects, Inc.</b>          Architecture, Planning &amp; Interior Architecture          Harbor Court Street, Suite 1400          Honolulu, Hawaii 96813          (808) 528-5462</p>	



PROPOSED PROJECT SITE  
 (NOTE: PORTABLE BLDNG  
 NO LONGER ON SITE)

1 EXISTING AERIAL PHOTO

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



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 Architecture, Planning & Interior Architecture

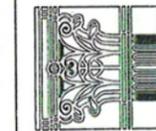
Harbor Court  
 55 Merchant Street, Suite 1400  
 Portland, ME 04101  
 (207) 528-5482

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	1



1A AERIAL PHOTO - W/ PROPOSED BUILDING

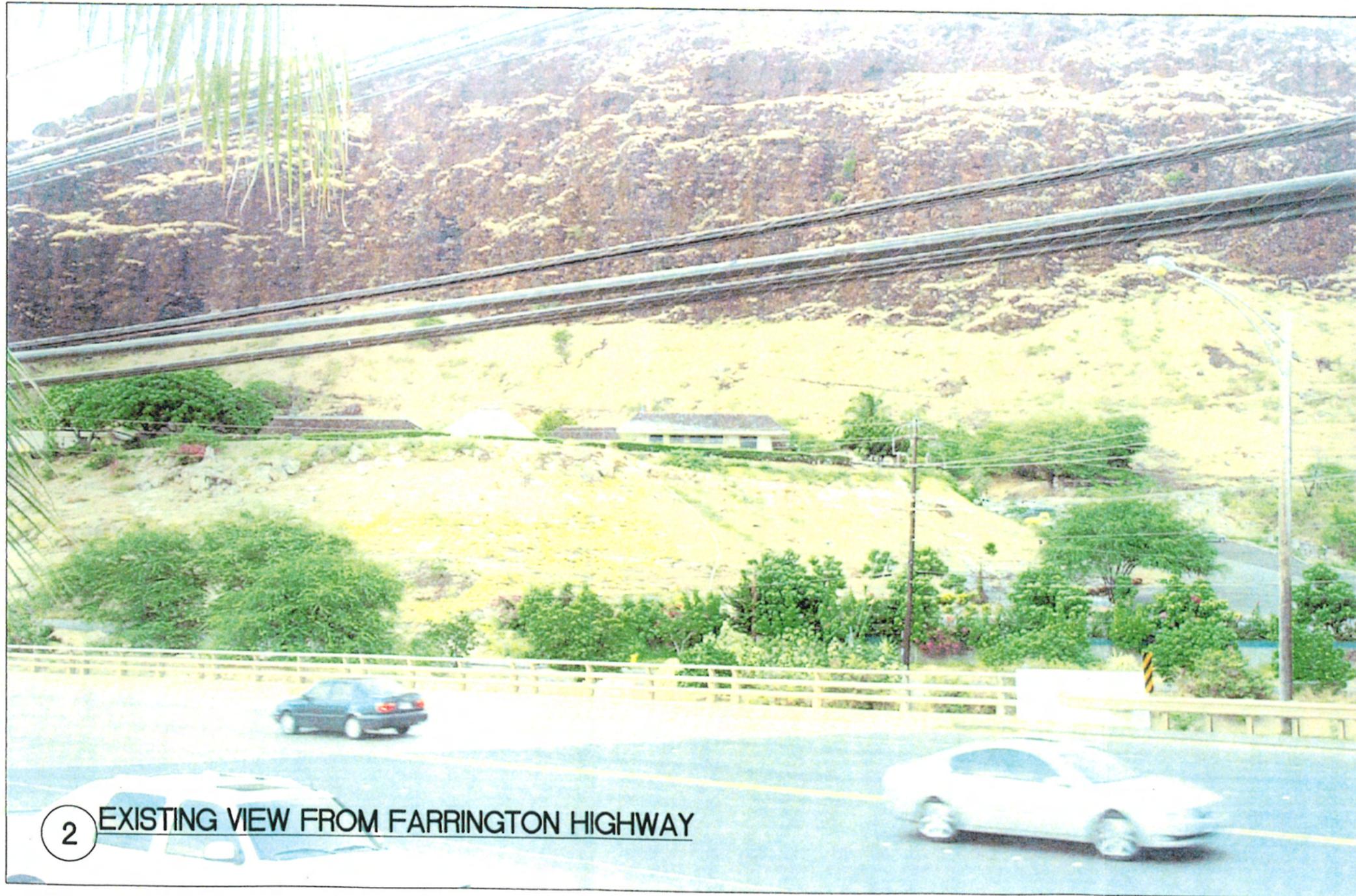
WCCHC - HARRY & JEANNETTE WEINBERG FAMILY MEDICAL BUILDING



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*Architecture, Planning & Interior Architecture*

Harbor Court Street, Suite 1400  
 650 W. Ohia Street, Honolulu, Hawaii 96913  
 (808) 528-5482

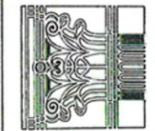
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DATE:	FEB 2007	CHECKED BY:	-	SHEET:	1A



2

EXISTING VIEW FROM FARRINGTON HIGHWAY

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



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 55 Merchant Street, 96813  
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WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



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 Honolulu, Hawaii 96813  
 (808) 528-5402

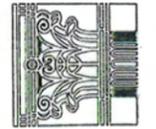
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DATE:	FEB 2007	CHECKED BY:	-	SHEET:	2A



3 EXISTING VIEW FROM ACCESS ROAD

(NOTE: PORTABLE BUILDING  
NO LONGER EXISTS IN SHOWN  
LOCATION)

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



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Honolulu, Hawaii 96813  
(808) 528-5462

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	3



4 EXISTING VIEW FROM ACCESS ROAD



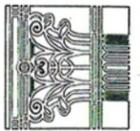
4A VIEW FROM ACCESS ROAD W/ PROPOSED BUILDING

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER:	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET:	4, 4A

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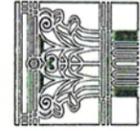
Harbor Court Street, Suite 1400  
 50 Merchant Street, Suite 86013  
 (308) 528-5482





EXISTING VIEW FROM SITE

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



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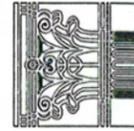
Harbor Court  
 55 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (800) 528-5462

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	5



6 EXISTING VIEW FROM SITE

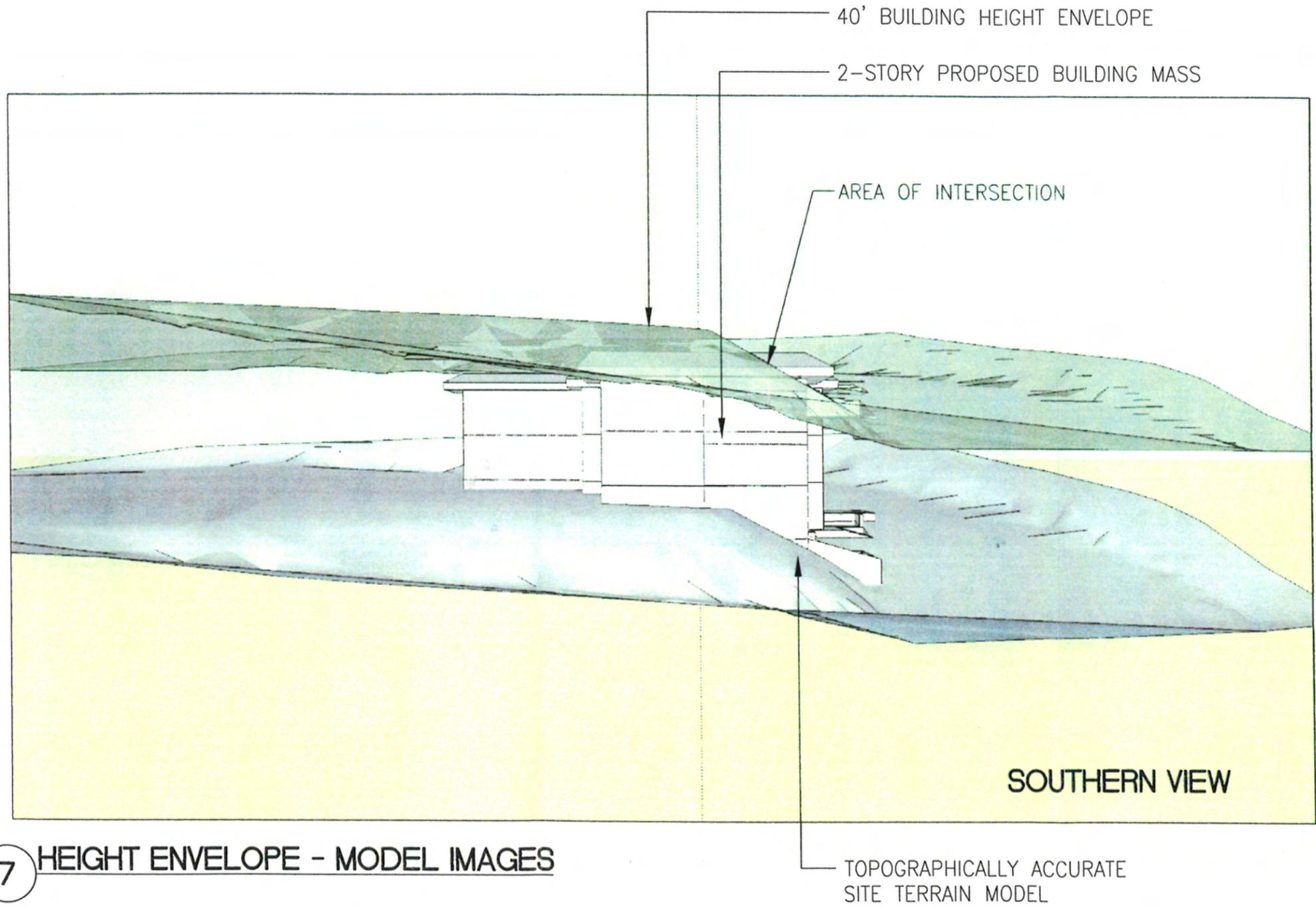
WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



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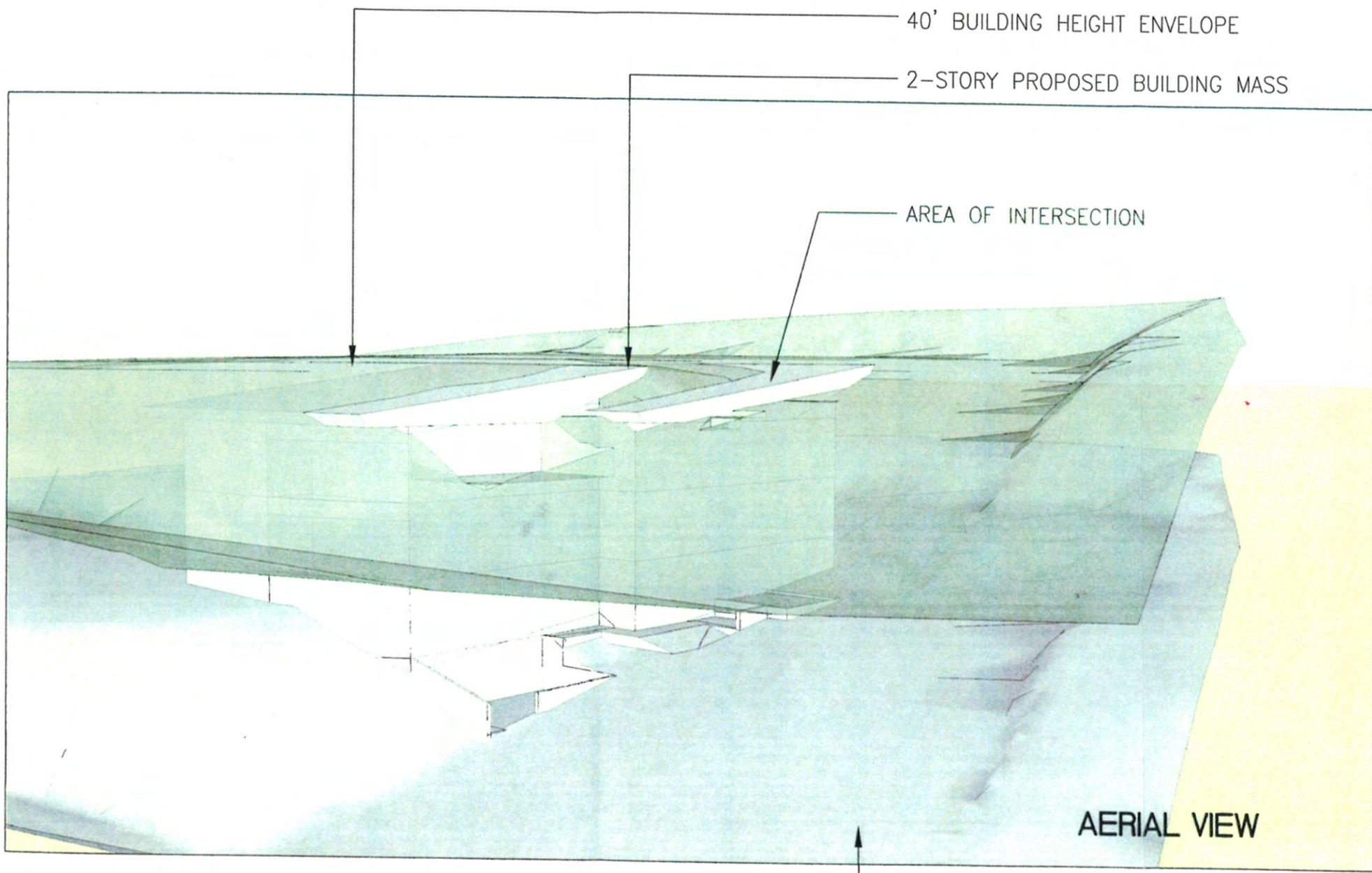
Herber Court  
 65 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 520-5482

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	6



7 HEIGHT ENVELOPE - MODEL IMAGES

<b>WCCHC - HARRY &amp; JEANETTE WEINBERG FAMILY MEDICAL BUILDING</b>		PROJECT NUMBER 10422.00
SCALE: NTS	DRAWN BY: -	CHECKED BY: -
DATE: DEC 2007	SHEET 7	
<b>Kober   Hanssen   Mitchell Architects, Inc.</b> <i>Architecture, Planning &amp; Interior Architecture</i> Harbor Court 55 Merchant Street, Suite 1400 Honolulu, Hawaii 96813 (808) 528-5462		
<small>KOBER/HANSEN/MITCHELL ARCHITECTS, Architecture, Planning &amp; Interior Architecture, Copyright 1999</small>		



8 HEIGHT ENVELOPE - MODEL IMAGES

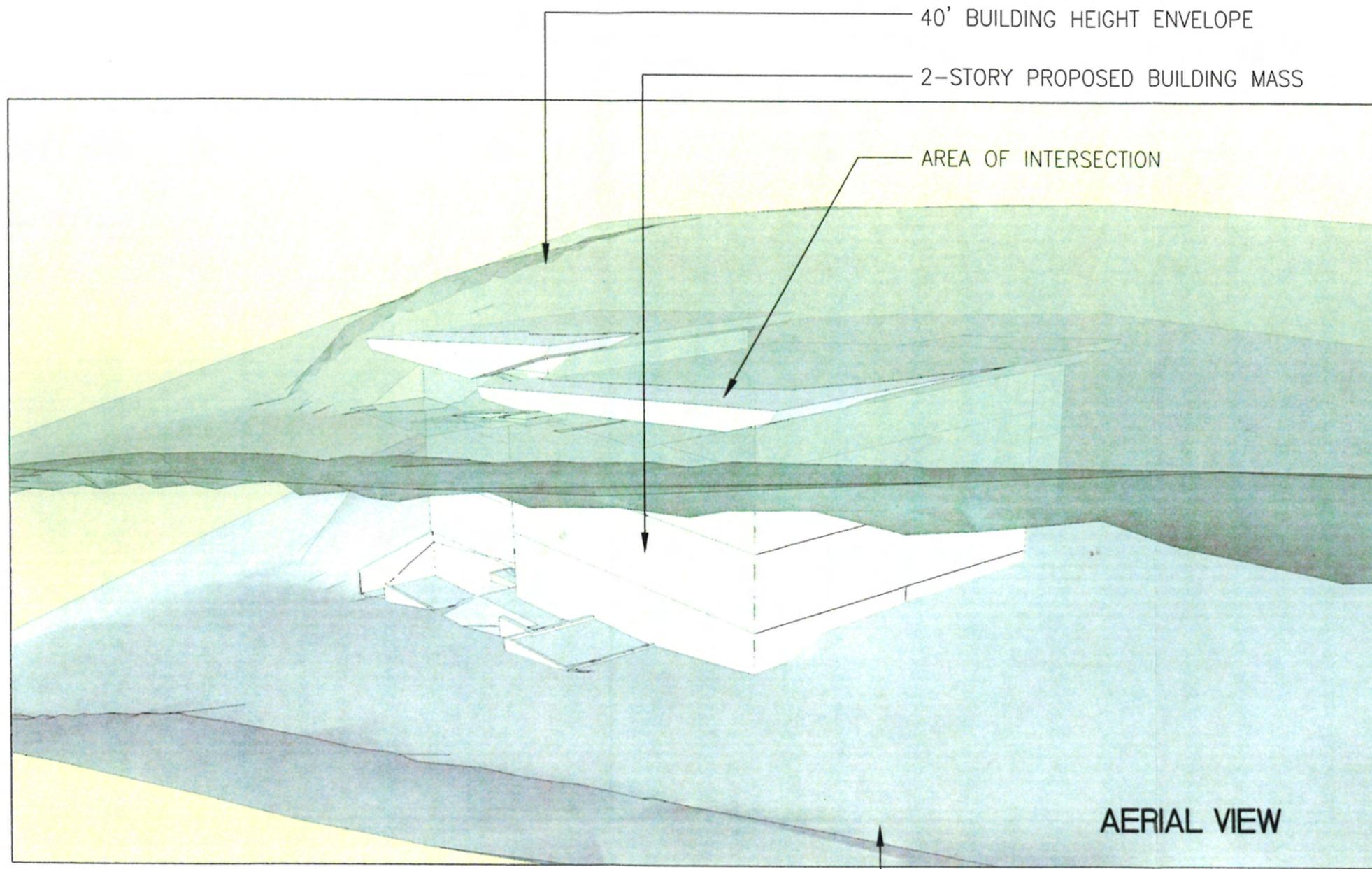
WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	DEC 2007	CHECKED BY:	-	SHEET	8

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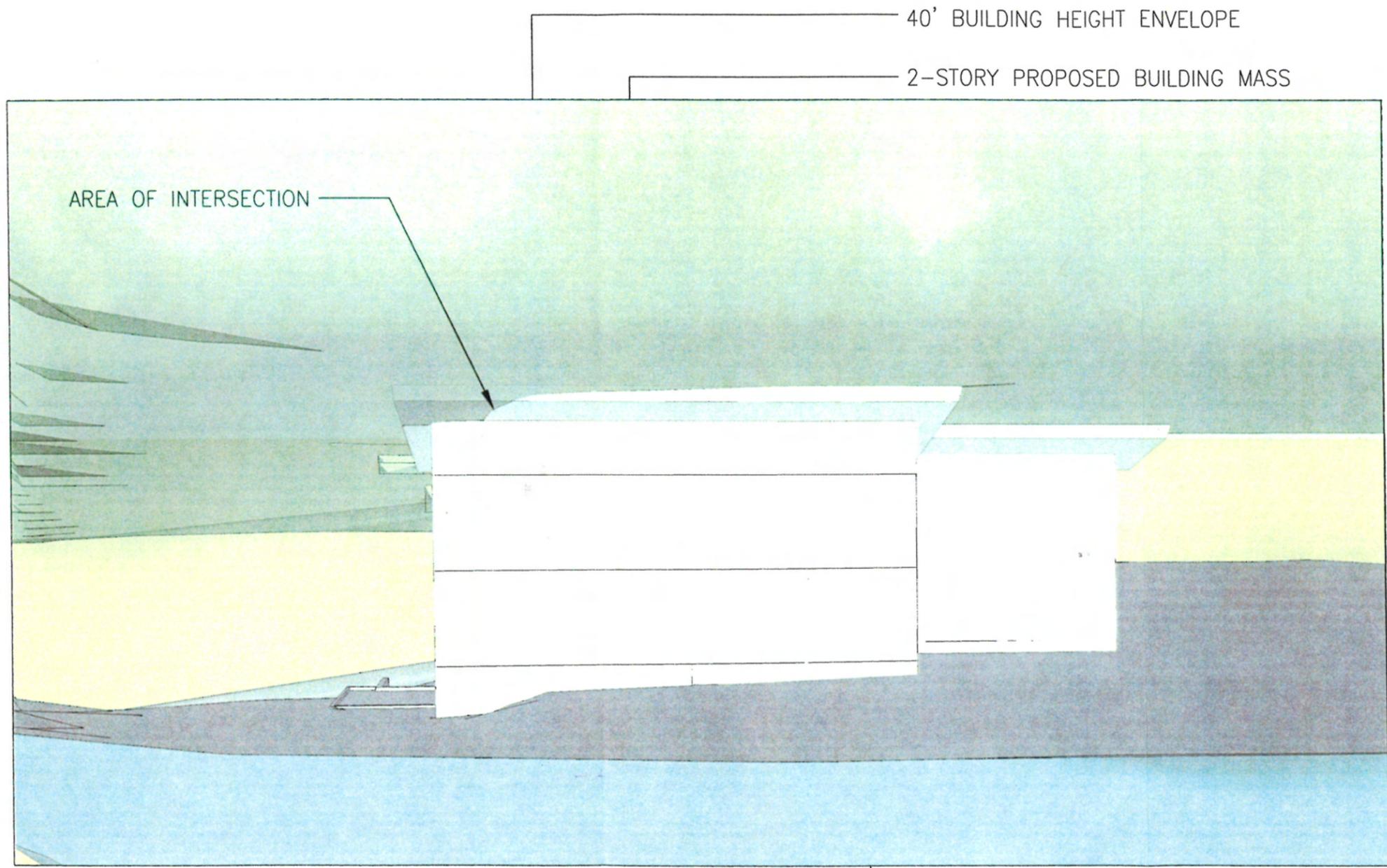
Harbor Court  
 55 Merchant Street, Suite 1400  
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 (808) 528-5462

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9 HEIGHT ENVELOPE - MODEL IMAGES

<b>WCCHC - HARRY &amp; JEANETTE WEINBERG FAMILY MEDICAL BUILDING</b>		PROJECT NUMBER 10422.00
SCALE: NTS	DRAWN BY: -	CHECKED BY: -
DATE: DEC 2007	SHEET 9	
<b>Kober   Hanssen   Mitchell Architects, Inc.</b> <i>Architecture, Planning &amp; Interior Architecture</i> Harbor Court Street, Suite 1400 Honolulu, Hawaii 96813 (808) 528-5462		



10 HEIGHT ENVELOPE - MODEL IMAGES

TOPOGRAPHICALLY ACCURATE  
SITE TERRAIN MODEL

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

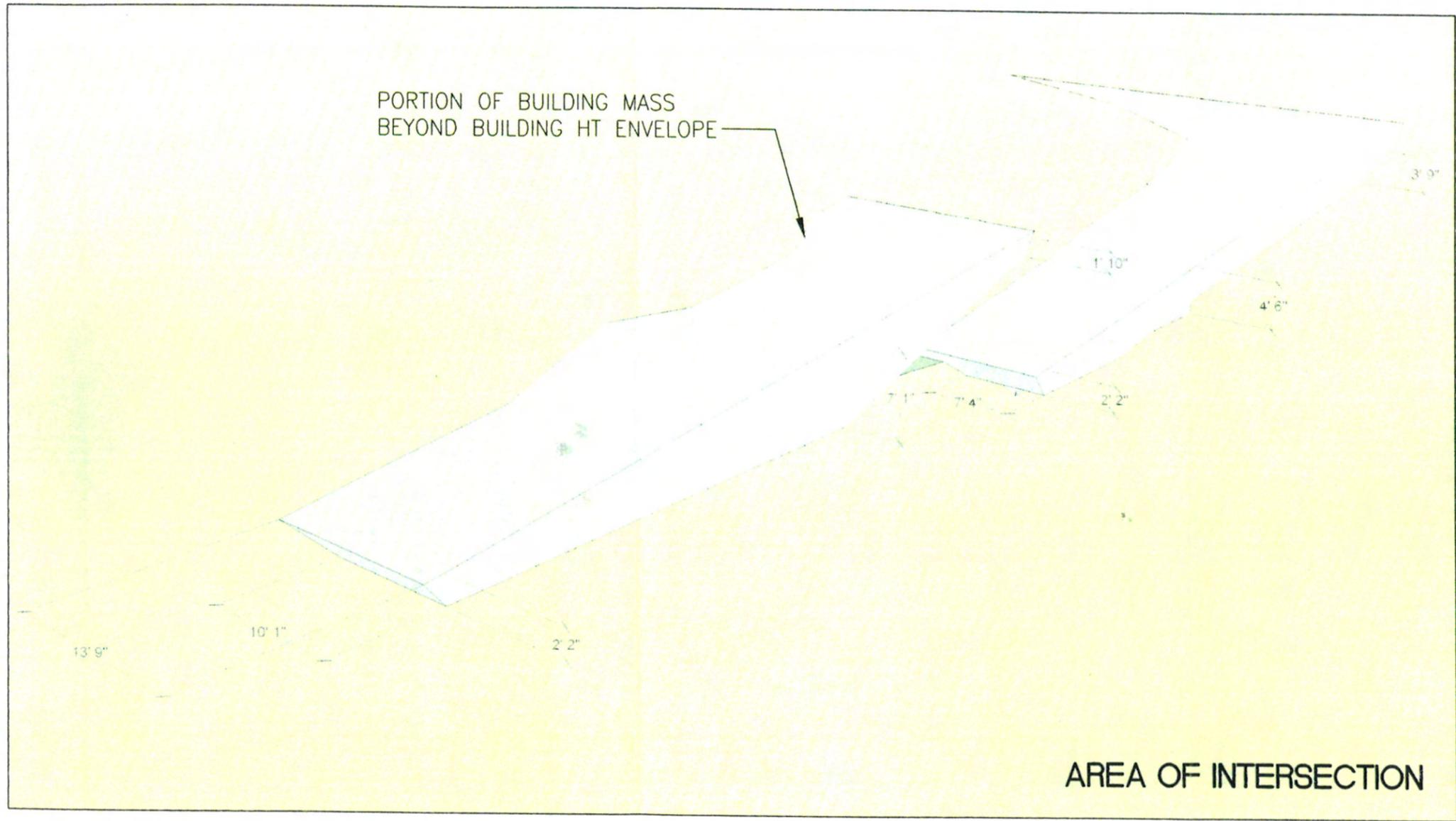
PROJECT NUMBER	10422.00
SHEET	10

SCALE: NTS  
DATE: DEC 2007

DRAWN BY: -  
CHECKED BY: -

**Kober | Hanssen | Mitchell Architects, Inc.**  
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11 HEIGHT ENVELOPE - MODEL IMAGES

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

PROJECT NUMBER	10422.00
DRAWN BY:	-
SCALE:	NTS
CHECKED BY:	-
DATE:	DEC 2007
SHEET	11

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**EXHIBIT "N"**

**EXHIBIT "N"****Phillip J. Rowell, P.E.  
Phillip Rowell and Associates**

47-273 'D' Hui Iwa Street Kaneohe, Hawaii 96744 Phone: (808) 239-8206 FAX: (808) 239-4175 Email: prowell@gte.net

**LETTER OF TRANSMITTAL**

Date: November 28, 2005

To: Department of Planning and Permitting  
650 South King Street  
Honolulu, HI 96813

Attn: Mr. Mel Hirayama, P.E.

Phone Number: 523-4119

Fax Number: 527-6743

Subject: Waianae Coast Comprehensive Health Center

Message: My network and email are down so I have to send the following via fax.

Per our discussion last Wednesday, attached are pertinent calculations for our meeting this coming Thursday. The issue that we need to address is whether WCCHC will be required to construct a separate left turn storage lane along Mailili Road at the entrance to the parking lot as a mitigation for the proposed medical office building.

The first page is the existing condition diagram from the previous TIAR prepared by Pacific Planning and Engineering in 1994. I have numbered the intersections for reference. Intersection #3 is the subject intersection.

The second page is the traffic projections for 2010 background plus MOB traffic. The projections shown at the top of the page are for existing conditions. Under existing conditions, all movements are allowed at the parking lot entrance (Intersection #3) and at the emergency entrance (Intersection #2).

Based on my field observations and the preliminary queue analysis, left turns at Intersection #2 will be difficult because of the queues from the traffic signal at Farrington Highway. I reassigned the traffic projections to reflect right turns only at Intersection #2, which results in a worse case condition for the subject intersection. The adjusted projections are shown on the lower half of page 2.

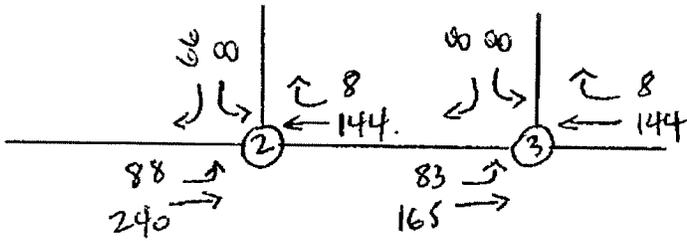
The results of the LOS analysis are shown on page 3. The delays and levels-of-service shown at the top of the page are for conditions without a separate left turn lane along Mailili Road. The results for conditions with a separate left turn lane are shown at the bottom of the page. The conclusion is that installation of a separate left turn lane will save a total of 22 minutes during the morning peak hour and 24 minutes during the afternoon peak hour.

Lastly, please confirm that we will meet at 2:00 PM on Thursday, December 1 at your office. WCCHC's administrator and Bob Adair, the client, will be attending our meeting

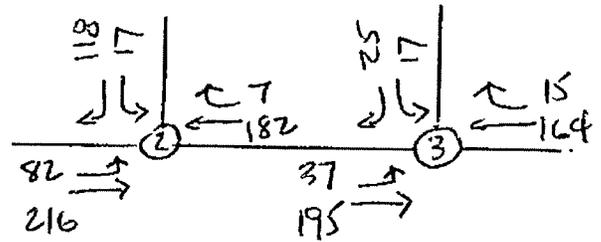
Thanks.

Phillip J. Rowell, P.E.

cc: Bob Adair (fax: 679-8811)

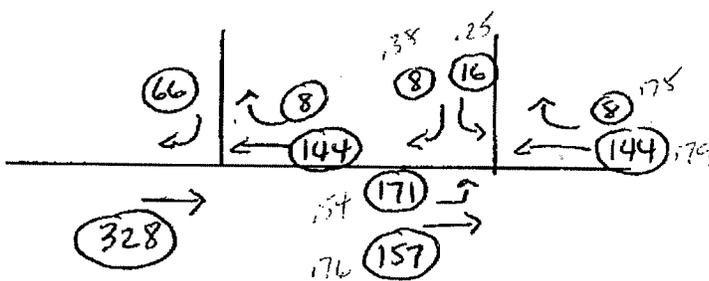


AM7 Peak Hour

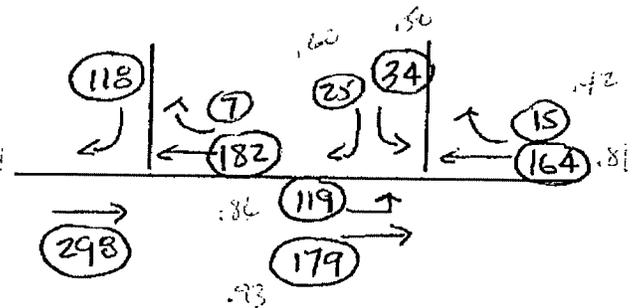


PM1 Peak Hour

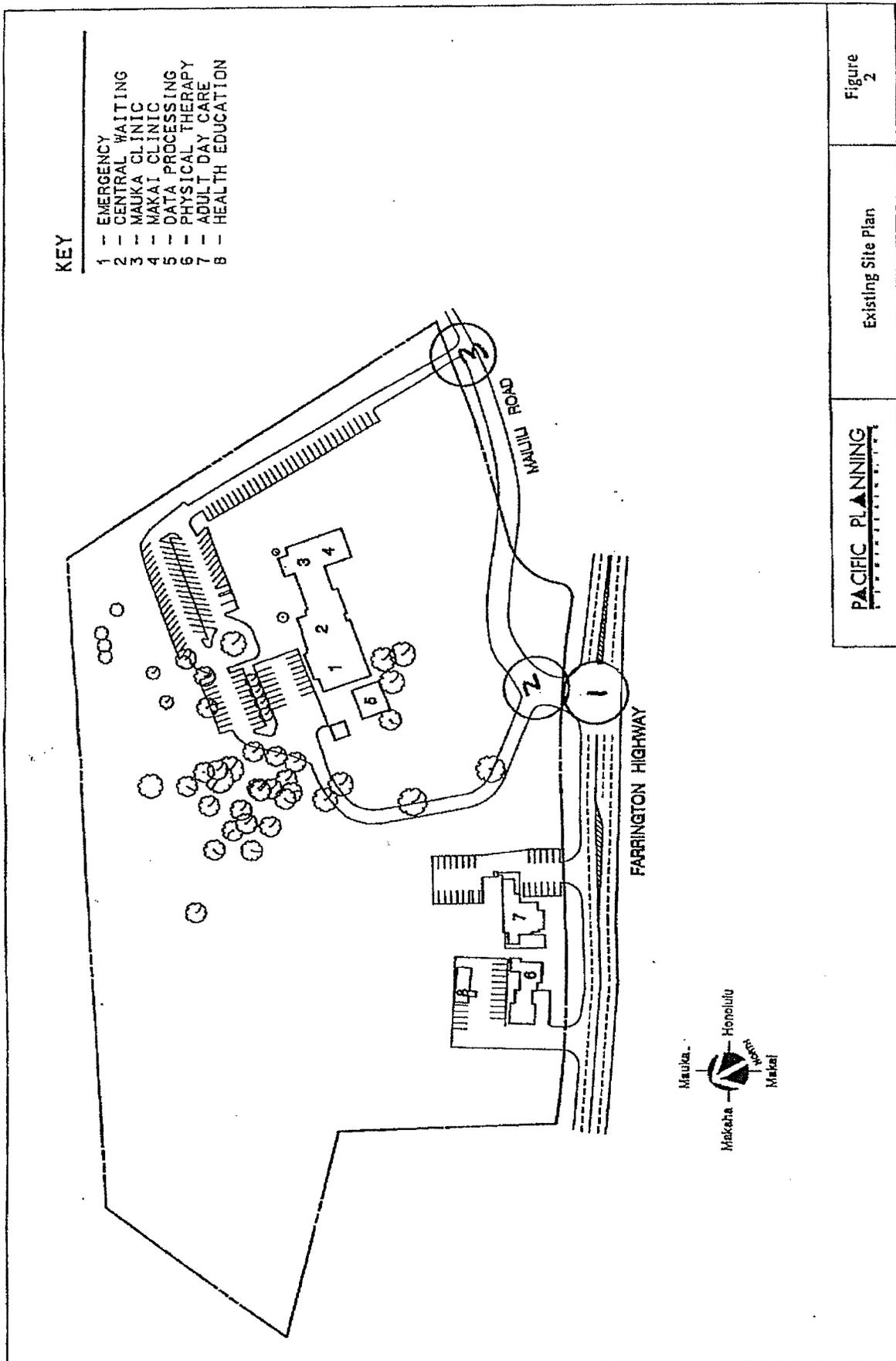
Adjust Projections to Prohibit Left Turns  
 @ Emergency DLW (Int #2)



AM7 Peak Hour



PM1 Peak Hour



### **Recommendations**

Based on the findings of the traffic analysis and pre-consultation discussions with the Department of Planning and Permitting (DPP), the following is recommended:

1. At the intersection of Maililili Road at Drive A, left turns from Maililili Road into Drive A should be prohibited. This restriction would not apply to emergency vehicles or private vehicles between 6 PM and 6 AM, as the clinic is closed during these hours.
2. Based on the results of the level-of-service and a review of the queue lengths, the need for a separate left turn lane along Maililili Road at Drive B is minimal. As the estimated traffic generated by the medical office building is most likely over-estimated, based on information provided by WCCHC, and therefore represents a worse-case scenario, it is recommended that an assessment of the need for a separate left turn lane be performed upon completion and occupancy of the medical office building using actual traffic volumes generated by the project, as well as the above recommendation relative to Drive A.

## Kurt Mitchell

---

**From:** Marianne Glushenko [MGlushenko@wcchc.com]  
**Sent:** Wednesday, August 15, 2007 3:34 PM  
**To:** Kurt Mitchell; Florentino Garcia  
**Subject:** FW: DRAFT - Request - Perform TIAR in 2009  
**Attachments:** 8-01-06 Stop & Do Not Enter 008; 8-01-06 Stop & Do Not Enter 001; 8-01-06 Stop & Do Not Enter 002; 8-01-06 Stop & Do Not Enter 003; 8-01-06 Stop & Do Not Enter 004; 8-01-06 Stop & Do Not Enter 005; 8-01-06 Stop & Do Not Enter 006; 8-01-06 Stop & Do Not Enter 007

-----Original Message-----

**From:** Marianne Glushenko  
**Sent:** Thursday, August 03, 2006 12:57 PM  
**To:** 'Hirayama, Mel J.'  
**Cc:** Joyce O'Brien; Rich Bettini; 'Bob Adair'  
**Subject:** RE: DRAFT - Request - Perform TIAR in 2009

Aloha Mr. Hirayama,

Am sending you pictures of the installed "Do Not Enter" sign and a 12" stripping across the Driveway with "STOP" painted across Driveway as illustrated in the Attachment 5/12/06 TRAFFIC SIGNS.

You will need to use the "Windows Pictures and Fax Viewer" to open and view the attached files.

Marianne glushenko

-----Original Message-----

**From:** Hirayama, Mel J. [mailto:mhirayama@honolulu.gov]  
**Sent:** Thursday, June 22, 2006 3:52 PM  
**To:** Marianne Glushenko  
**Subject:** RE: DRAFT - Request - Perform TIAR in 2009

Marianne... sorry for not getting back to you sooner. Will get a response to you very shortly.

Mel H.

-----Original Message-----

**From:** Marianne Glushenko [mailto:MGlushenko@wcchc.com]  
**Sent:** Tuesday, June 20, 2006 1:28 PM  
**To:** Hirayama, Mel J.  
**Subject:** FW: DRAFT - Request - Perform TIAR in 2009

Aloha Mr. Hirayama,

I've not been successful in making phone contact with you, so I'm resending this e-mail. Please send me your comments to the draft request shown below in my 5/12/06 e-mail. As you advised at our 5/8/06 meeting, you wished to comment to a draft of our formal request prior to submission of such request.

Please let me know your thoughts.

marianne

4/11/2008

-----Original Message-----

**From:** Marianne Glushenko  
**Sent:** Wednesday, May 24, 2006 4:56 PM  
**To:** Mel Hirayama, P.E. (mhirayama@honolulu.gov)  
**Cc:** Rich Bettini; Joyce O'Brien; 'Bob Adair'  
**Subject:** FW: DRAFT - Request - Perform TIAR in 2009

Aloha Mr. Hirayama,  
 Was following up to gain your comments before formally submitting a request, as you suggested.  
 marianne

-----Original Message-----

**From:** Marianne Glushenko  
**Sent:** Friday, May 12, 2006 12:01 PM  
**To:** Mel Hirayama, P.E. (mhirayama@honolulu.gov)  
**Cc:** Rich Bettini; Joyce O'Brien; 'Bob Adair'  
**Subject:** DRAFT - Request - Perform TIAR in 2009

Aloha Mr. Hirayama,

My apologies, I hit the send button by error causing you to receive only the attachments.

Thank you for Monday's meeting with our Board of Directors and staff. This e-mail is a draft of a formal request of the Traffic Review Division to support the recommendations of the "Traffic Impact Assessment Report for Proposed Medical Office Building at Waianae Coast Comprehensive Health Center", dated February 16, 2006 by Phillip Rowell and Associates.

The 2/16/2006 TIAR recommends:

1. At the intersection of Mailiilii Road at Drive A, left turns for Mailiilii Road into Drive A should be prohibited. This restriction would not apply to emergency vehicles or private vehicles between 6pm and 6am, as the clinic is closed during these hours.
  - WCCHC has an established Personnel Policy relating to left turns onto Driveway A for employees which is attached.
  - WCCHC will install a "Do Not Enter" sign and strip Driveway A with a 12" stripping across the Driveway with the "STOP" painted across Driveway as illustrated in the Attachment 5/12/06 TRAFFIC SIGNS.
  
2. Based on the results of the level-of-service and a review of the queue lengths, the need for a separate left turn lane along Mailiilii Road at Drive B is minimal. As the estimated traffic generated by the medical office building is most likely over-estimated, based on information provided by WCCHC, and therefore represents a worse-case scenario, it is recommended that an assessment of the need for a separate left turn lane be performed upon completion and occupancy of the medical office building using actual traffic volumes generated by the project, as well as the above recommendation relative to Drive A.
  - WCCHC requests the support of the Traffic Review Branch to re-evaluate installation of a left hand lane approximately 6 months after the completion of the 3-story medical office construction, and to coincide with the busier months of flu season.  
 The attached Timeliine illustrates this proposed schedule with the performance of TIAR in January 2009 and if required, construction of a Left Turn Lane at Driveway B to be completed by November 2010.

Please let me know if I can provide you with additional information and look forward to your favorable review.

Respectfully,

Marianne Glushenko  
Assistant Director

-----Original Message-----

**From:** Marianne Glushenko  
**Sent:** Friday, May 12, 2006 11:34 AM  
**To:** P. E. Mel Hirayama (mhirayama@honolulu.gov)  
**Subject:** Request - Perform TIAR in 2009

**REQUEST FOR APPROVAL  
WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
TRAFFIC MANAGEMENT PLAN  
June 2, 2000**

**I. PURPOSE**

The Waianae Coast Comprehensive Health Center is seeking letters from both the City and County Department of Transportation and the State Department of Transportation indicating that its Traffic Management Plan, summarized below, meets conditions contained in its zone change agreement.

This document provides background information related to traffic management issues, updates both Departments concerning project modifications, and proposes a revised plan and timetable for addressing remaining concerns.

The requested action is consistent with City and County of Honolulu Department of Land Utilization comments of January 31, 1997, which required: "Applicant is required to provide letters from the State Dept. Of Transportation and City Dept. Of Transportation Services which verifies compliance with conditions #1 of the zone change agreement, 94/Z-5 Ord. # 96-46. In addition to the letters, those agencies must sign-off on the permit application."

**II. BACKGROUND**

The zone change agreement referenced above is related to TMK-8-6-01:03 and TMK 8-6-01:40,41,46 and includes the following provisions:

a. Department of Transportation Services:

- 1) The one-way internal circulation for the upper campus shall be implemented with phase II of the Project. Appropriate signage and markings indicating the vehicular travel pattern shall be clearly visible to motorists.
- 2) Declarant shall monitor the east entrance for possible traffic congestion or difficulties due to the left turn into the upper campus access drive along Maililili Road and will install a left-turn pocket for storing the vehicles should the Department of Transportation Services deem it warranted.

b. State Department of Transportation:

- 1) To prevent backup onto Farrington Highway, Declarant shall provide access to the health center from the second driveway off Maililili Road and an exit from the facility at the current driveway near Farrington Highway. For the lots fronting Farrington Highway, access shall be limited to two points, with the

easterly (townside) access restricted to right turns in and out, and the westerly access accommodating two-way traffic.

- 2) All required roadway improvements shall be provided at no cost to the State.

The Health Center is currently preparing a permit request for the construction of the clinical patient care portion of the Hawaiian Health Pavilion shown on the Master Plan (Addendum A). The adjacent parking lot grading permit is being processed (Addendum B).

Since January 31, 1997, a number of factors have influenced the Health Center's Traffic Management Plan. Changes in medical reimbursement forced the closing of the Health Center's Home Health Agency (TMK-8-6-01-46) and Physical Therapy Department located in TMK-8-6-01-41. The Center has also reduced the number of employees by approximately 50 full time equivalent positions.

In 1999, the Health Center located its Native Hawaiian Healing and Integrative Medicine Programs in the vacated Home Health and Physical Therapy buildings. A revised Native Hawaiian Healing Project substantially reduces near term patient access needs to the upper campus site (TMK-8-6-01-03).

### **III. CONSTRUCTION PHASING**

The Health Center has received a City and County Community Development Block Grant to construct a Native Hawaiian Health Pavilion, which will include a commercial kitchen, meeting rooms, and administrative offices. The Health Center would like to proceed with construction of this project by the end of 2000.

The Health Center has also initiated a Development Program to raise funds for a multi-story medical clinic also shown on the Master Plan. This project is at least three years away from its beginning.

Other projects expected to be pursued between these two major projects are expected to be limited to relocation of portable buildings, landscaping, and parking areas.

### **IV. REVISED TRAFFIC PLAN**

The Health Center is proposing the following activities as part of the Revised Traffic Plan:

#### **A. Completed Activity**

- 1) One-Way Internal Circulation: One-way internal circulation has been established through conversion of the East Driveway (second entrance) to one-way entry flow. The West Driveway (former main entry driveway) has

- remained two-way to accommodate emergency access (attached drawings). (Item II.a.1)
- 2) One-Way Sign at East Driveway: A one-way sign has been installed at the entrance to the East Driveway.
  - 3) Monitored Traffic Flow: Health Center has monitored the East Driveway for possible traffic congestion and has found no incidents of congestion. Security cameras facing the East Driveway have been installed by the Health Center to monitor driveway activity from its security office. (Item II.a.2)
  - 4) Access: Health Center has provided access to the facility from the East Driveway off Mailiili Road and an exit from the facility at the West Driveway.
  - 5) The Health Center complied with State DOT restrictions on access to lots fronting Farrington Highway. (Item II.b.1)
  - 6) Improvement Costs: All provided roadway improvements have been at no cost to State government.

## **B. Proposed Activity**

While most items required in the zone change agreement have been addressed, the Health Center also recognizes that it has an ongoing obligation to the State and City Governments to assure that traffic flow patterns are enforced and that patients and staff make necessary behavioral changes to reflect the intent of the Traffic Control Plan. To complete this process, the Health Center will take the following additional actions:

- 1) Prior to construction of the Hawaiian Health Pavilion
  - a. Additional signage will be added to the entrance of both driveways identifying traffic flow requirements.
  - b. A Personnel Policy and Procedure will be developed and enforced requiring all employees to follow the internal circulation plan.
  - c. Community information resources, such as newspaper advertisements, newsletter articles, and website postings will be used to promote the reason for and requirements of the Traffic Management Plan.
2. Prior to Multi-story Medical Building Construction.
  - a. A moss rock wall and landscaped main entry will be designed and completed for the East Driveway.
  - b. The Health Center will conduct an additional traffic study. If a left turn lane is indicated, one will be completed by the Health Center. The new entrance is approximately 150 feet from Farrington Highway on visible low

usage road. This has resulted in no perceptible stacking of vehicles attempting to access the Health Center (Addendum C).

## **V. CONCLUSION**

The Health Center would prefer to utilize its very limited financial resources to fulfill its commitment to complete the community development block granted-project, The Hawaiian Healing Pavilion.

The Health Center also wants to fulfill its obligation to respond to traffic flow concerns while recognizing that other circumstances have actually reduced traffic congestion at the Health Center.

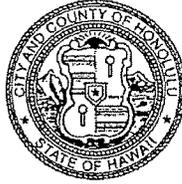
The Health Center is requesting that the traffic control initiatives it has accomplished and those it has proposed will be sufficient to obtain letter of clearance from the State Department of Transportation and the City and County Department of Transportation.

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

JUL 18 2000

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4529 • FAX: (808) 523-4730 • INTERNET: www.cc.honolulu.hi.us

JEREMY HARRIS  
MAYOR



CHERYL D. SOON  
DIRECTOR

JOSEPH M. MAGALDI, JR.  
DEPUTY DIRECTOR

TE-3186

July 14, 2000

Mr. Richard P. Bettini, MPH, MA  
Executive Director  
Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792

Dear Mr. Bettini:

Subject: Waianae Coast Comprehensive Health Center  
Traffic Management Plan  
TMK: 8-6-0001: 003 and 040

This is in response to your request for comments on a traffic management plan (TMP) to permit the construction of a Native Hawaiian Healing and Integrative Medicine Program (NHH&IMP). We understand that changes in medical reimbursement has forced the closing of the Home Health Agency and Physical Therapy Department and that the NHH&IMP will be located in this facility. In addition, the Center has indicated that it has reduced the number of employees by approximately 50 full time positions.

Based on our review, we find that the Center has generally fulfilled the conditions in the Unilateral Agreement and have no objections to the construction of the NHH&IMP. However, the following should be provided prior to construction of the NHH&IMP:

1. Plans should be submitted showing the location of the proposed signage at all driveways fronting Mailili Road, identifying the intended direction of traffic flow.
2. The Personal Policy and Procedure, which is intended to require all employees to follow the internal circulation plans, should be submitted to the City for review, prior to implementation.
3. On an annual basis, after the completion of the construction of the NHH&IMP, the Center should provide a letter report to the City stating that the intent of the TMP is being enforced and should include documentation on any traffic problems that may have been encountered at all driveways fronting Mailili Road. As required, mitigative measures should be provided to address the identified traffic concerns.

Mr. Richard P. Bettini, MPH, MA  
Page 2  
July 14, 2000

We further understand that the Center will prepare a supplemental traffic impact analysis report (TIAR) prior to the construction of the multi-story Medical Building and that the need to install a left turn storage lane at the east driveway will be addressed. The supplemental TIAR should be submitted for review and approval prior to the submittal of the building permit application.

If you have any questions, please contact Paul Won of my staff at 527-5016.

Sincerely,



CHERYL D. SOON  
Director

cc: Department of Planning and Permitting - Traffic Review Branch

WAIANAE COAST COMPREHENSIVE  
HEALTH CENTER



June 21, 20000

Board of Directors

Charles Wothke  
*President*

Steve MacMillan  
*Vice President*

Wayne Suehiro  
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Merrie Aipoalani

Dr. Edward Ayau

Dr. Ralph Beddow

Kauila Clark

Ho'oiipo DeCambra

Christine Jackson

Lyle Kaloi

Calvin Kawamoto

Denise Lapilio

Joseph Lapilio, III

Rock Rogers

Ex-Officio

Richard P. Bettini, MPH, MA  
*Executive Director*

Dr. Gerard Akaka  
*Medical Director*

Cheryl D. Soon, Director  
City & County of Honolulu  
Transportation Services Department  
711 Kapiolani Blvd.  
Honolulu, Hawaii 96813

Dear Ms. Soon:

We are requesting a letter indicating that the Traffic Management Plan we have developed is sufficient to proceed with planned construction at the Waianae Coast Comprehensive Health Center.

We have attached a summary updating our traffic management plan and the proposed construction.

Mahalo.

Sincerely,

RICHARD P. BETTINI, MPH, MA  
Executive Director

RPB:hd  
Attachment

WAIANAE COAST COMPREHENSIVE  
HEALTH CENTER



Board of Directors

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*President*

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Calvin Kawamoto

Denise Lapilio

Joseph Lapilio, III

Rock Rogers

Ex-Officio

Richard P. Bettini, MPH, MA  
*Executive Director*

Dr. Gerard Akaka  
*Medical Director*

June 21, 20000

Kazu Hayashida, Chairperson  
State of Hawaii  
Aliiimoku Hale  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Hayashida:

We are requesting a letter indicating that the Traffic Management Plan we have developed is sufficient to proceed with planned construction at the Waianae Coast Comprehensive Health Center.

We have attached a summary updating our traffic management plan and the proposed construction.

Mahalo.

Sincerely,

RICHARD P. BETTINI, MPH, MA  
Executive Director

RPB:hd  
Attachment

**EXHIBIT "P"**

Waianae Coast Comprehensive Health Center  
Malama Drug and Vocational Rehabilitation Program Project  
8.7: Attachment G  
Water Allocation Letter from Board of Water Supply  
Page 109



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

**PROJECT DIRECTORY AND DISTRIBUTION LIST**

**WAIANAEO COAST COMPREHENSIVE HEALTH CENTER**

**SMA PHASE 5- SMA (DLU #94/SMA-001) TRB Project: 92022.50**

**REZONING (DLU #94/Z-5) (Bill 114)**

From: Kent Royle, AIA Date: 15 May 1996

Doc. sent: DLNR Letter re: Water Allocation Date: 9 May, 1996  
Phone Notes with BWS Date: 15 May, 1996  
Exhibit E from SMA Permit

Comments: For your information WCCHC was granted a water allocation described in the attached letter. The allocation should be sufficient for the entire master plan. When Hawaiian Health applies for permit they should take copies of the attached letters to the Board of Water Supply. The water allocation from the state is only required for projects on the upper campus. Please call me with any questions or comments.

**COMPANY:**

**REPRESENTATIVE:**

**MAIL**

Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792  
PH: 808-696-1406  
FAX: 808-696-7093

ATT Marianne Glushenko

**FAXED**  
CC FAX  
5 PGS

Kauahikaua & Chun / Architects  
Kawaiahao Plaza, Hale Makua  
567 S King St. Suite 108  
Honolulu, HI 96813  
PH: 526-2283  
FAX: 599-4723

ATT Dwight Kauahikaua



**TRB ARCHITECTS, LTD.**  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Phone: (808) 528-2020  
Fax: (808) 523-1264  
Email: TRBARCH@MAILATT.NET

## TELEPHONE CALL MEMO

---

**DATE:** 15 May 1996  
**FROM:** Kent Royle, AIA  
**WITH:** Sandy  
**FIRM:** Board of Water Supply (BWS)  
**PHONE:** 527-6123  
**TIME:**  
**PROJECT:** WCCHC Phase 5  
**SUBJECT:** DLNR Water Allocation

Number of Pages: 1

---

**NOTES:**

TRB was copied with Ray Sato's letter to DLNR. Per Sandy no time limit on using up allocation. When we apply for building permit bring in copies of both the DLNR and BWS letters to BWS.

**FOLLOWUP:**

Mail Letters to WCCHC

**COPY TO VIA MAIL:**

Marianne Glushenko

**ATTACHMENTS:**

Letter from DLNR- 9 May 1996 with BWS letter attachment

**ROUTE TO:** CT, File

PROJECT:FILENAME.EXT

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
WATER AND LAND DEVELOPMENT BRANCH  
P. O. BOX 373  
HONOLULU, HAWAII 96809

May 9, 1996

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
GILBERT COLOMA-AGARAN

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

RECEIVED  
MAY 10 1996

TRB/ARC/111-113

Mr. Kent Royle, Associate  
TRB Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Dear Mr. Royle:

**Request for Water Allocation, Waianae Coast  
Comprehensive Health Center, TMK: 8-6-01:03**

Transmitted for your use is a copy of a letter dated May 3, 1996, from the Board of Water Supply allocating 3,336 gallons per day to the subject project. Please note the resource development charge of \$6.50 per gallon and the Water System Facilities Charges for transmission and daily storage.

Should you have any questions, please call Mr. Andrew Monden of the Engineering Branch at 587-0227.

Sincerely,

*Andrew M. Monden*  
for Chief Engineer

AM:ek  
Enc.

*WV*  
*WAM*  
**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843  
PHONE (808) 527-6180  
FAX (808) 533-2714

RECEIVED  
  
MAY 7 8 10:29

96 MAY 7 8 10:29  
MAY 3, 1996

COMMISSION ON WATER &  
RESOURCE MANAGEMENT

JEREMY HARRIS, Mayor  
WALTER O. WATSON, JR., Chairman  
MAURICE H. YAMASATO, Vice Chairman  
KAZU HAYASHIDA  
MELISSA Y.J. LUM  
FORREST C. MURPHY  
KENNETH E. SPRAGUE  
BARBARA KIM STANTON

RAYMOND H. SATO  
Manager and Chief Engineer  
MAY 11 8:49  
RECEIVED

Mr. Michael Wilson, Chairperson  
Commission on Water Resource Management  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: Your Letter of April 12, 1996 Regarding Water Allocations from the  
Maakua Well for Various State Projects

Thank you for your letter regarding water allocations for the various State projects.

We approve your request to restore 188,400 gallons per day (gpd) to the Maakua Well from the HCDA-Hale Kewalo Rental Housing Project.

We also approve your request to allocate 3,656 gpd to the following State projects:

- |  |       |
|--|-------|
| 1. DLNR-Waianae Coast Comprehensive Health Center<br>TMK: 8-6-01: 03 | 3,336 |
| 2. DOT-New Hanger Facility for Genavco Corporation                   | 150   |
| 3. DOT-John Hutton Hanger Building                                   | 170   |

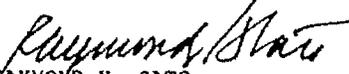
These projects will be assessed \$6.50 per gallon for resource development charge in addition to our Water System Facilities Charges for transmission and daily storage.

With these allocations, the remaining balance of the State sources is 243,794 gpd.

Attached is a copy of the State's water allocation.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

  
RAYMOND H. SATO  
Manager and Chief Engineer

Attachment

WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER  
 BUILDING AREA AND WATER USE CALCULATIONS

FILE WCHC SMAWTRUSE EXHIBIT E  
 DATE 10-May-95

BUILDING	BUILDING AREA (SF)				WATER USE			DLNR WATER ALLOCATION		COMMENT
	EXISTING	PHASE 2	PHASE 3	PHASE 4	TOTAL	F.U.	GPM	GPD	GPD REQ'D	
APP. EXISTING UPPER CAMPUS	23,637				23,637	176	60	2,364		EXISTING BUILDINGS
APP. EXISTING LOWER CAMPUS	7,786				7,786	7	7	800		EXISTING BUILDINGS
2.3 HEALTH ACADEMY		5,072			5,072	42	25	440		HAW. HOMELANDS
2.4 MENTAL HEALTH		11,000			11,000	41.8	35	3,450		PREVIOUSLY PERMITTED
3.1 HAWAIIAN HEALTH PARKING LOT			0		0					IN LANDSCAPE BELOW
3.2 FUTURE FAMILY PRACTICE			21,630		21,630	105	47	828	828	DLNR ALLOCATION REQ'D
3.3 HAWAIIAN HEALTH VILLAGE			7,500		7,500	101	68	502	502	DLNR ALLOCATION REQ'D
3.4 MID-CAMPUS PARKING LOT			0		0					IN LANDSCAPE BELOW
3.5 NUTRITION EDUCATION (PORTABLE #3)			3,808		3,808			NA		EXISTING
3.4 FUTURE WIC (PORTABLE #2)			725		725			NA		EXISTING
3.7 FUTURE MAINTENANCE (PORTABLE #1)			907		907			NA		EXISTING
3.8 DELETED			0		0			NA		NA
3.9 GROUND SIGNS			0		0			NA		NONE
LANDSCAPING (PER GHB)								1,600	1,600	
<b>SUBTOTAL PHASE 1-3</b>	<b>31,423 +</b>	<b>16,072 +</b>	<b>34,565 =</b>		<b>82,060 SF</b>	<b>468</b>	<b>235</b>	<b>9,964</b>	<b>2,930</b>	
<b>PHASE 4 CONSTRUCTION</b>										
4.1 FUTURE BUILDING			6,400		6,400	13	11	194	194	DLNR ALLOCATION REQ'D
4.2 FUTURE BUILDING			2,000		2,000	9	6	106	106	DLNR ALLOCATION REQ'D
4.3 SUPPORT BUILDING			3,300		3,300	9	6	106	106	DLNR ALLOCATION REQ'D
4.4 FUTURE BUILDING			1,980		1,980	8	6	106		HAW. HOMELANDS
<b>TOTALS BY PHASE</b>	<b>31,423 +</b>	<b>16,072 +</b>	<b>34,565 +</b>	<b>13,680 =</b>	<b>95,740 SF</b>			<b>512</b>	<b>406</b>	
<b>APPROXIMATE EXISTING UPPER CAMPUS WATER USE</b>										
TOTAL ADDITIONAL WATER USE IN GALLONS PER DAY								3,164	GPD	
TOTAL WATER ALLOCATION REQUIRED FROM DLNR IN GALLONS PER DAY								7,352	GPD	
<b>TOTAL PROPOSED WATER USE IN GALLONS PER DAY</b>								10,496	GPD	3,536 ←

**EXHIBIT "Q"**

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## WAIANAE COAST NEIGHBORHOOD BOARD

### REGULAR MEETING MINUTES TUESDAY, FEBRUARY 1, 2005 WAI'ANAE NEIGHBORHOOD COMMUNITY CENTER

**CALL TO ORDER:** With a quorum established, Chair Cynthia Rezendes called the meeting to order at 7:00 p.m. with twelve members present.

**MEMBERS PRESENT:** Karen Awana, Albert Silva, Harry Choy, Sunday Paris, Patty Teruya, Neddie Waiamau-Nunuha, Paulette Dibibar, Cynthia Rezendes, Adrian Silva, Jr., Alvin Awo, Jo Jordan, Suzanne Leonida, Glen Kila, Maralyn Kurshals, and Frank Slocum.

**MEMBERS ABSENT:** None.

**GUESTS:** Chief Boisse Correa, Deputy Chief Paul Putzulu, Assistant Chief Michael Tucker, Captains Mitchell Kiyuna and Gregory Lefcourt, Sergeants Bonnie McEwen, and John Ayat, Major Michael Tamashiro, Detective Bryan Loudermilk and Officers John Coleman, Ken Tamashiro, and David Talan (Honolulu Police Department), Captain Curtis Mayural and Fire Fighters Kaimi Pelekai and Ken Ortiz (Honolulu Fire Department), Patty Dukes (Emergency Medical Services), Colonel Jerry Killian, Bill Roome and Major Kelly Butler (3<sup>rd</sup> Brigade, 25<sup>th</sup> Division Infantry [Light], Schofield Barracks), Captain Mike Donch (Commander, U.S. Navy – Naval Magazine, Pearl Harbor), Merrie Aipoalani (Representative Michael Kahikina's Office staff), Representative Maile Shimabukuro, Ed Suka (Representative Maile Shimabukuro's Office staff), Gary Oliva (Hawaiian Electric Company), Rodlyn Brown (American Association of Retired Persons [AARP]), Charles Lopez (Wai'anae Ahupua'a), Dannette Rayford (Director, Leeward Chapter – Honolulu Community Action Program [HCAP]); Rachele and Brancie Gahuman, Michele Peltier, Agnes Pepee, Joseph Hoffman, Annie Kam, Mexina Kao'ka, Wendy Hanna, Madalene Keawe and Diane Hao (Leeward HCAP), Robert Benson and Phil Fernandez (Makaha Surfside), Lucy Gay (Coordinator, Education Opportunities, Wai'anae Campus – Leeward Community College), Adam Price (President, Sea Country Community Association), Joyce O' Brien, Joseph Lapilio, Shirley Davenport and Dr. Rick Haupu (Wai'anae Comprehensive Coast Health Center), Bernie Kim and Larry Wilderman (Pacific Aggregate), Jim Wise (Project Consultant representing Pacific Aggregate), Ingaborg Yuen (Inglin Health), Henry and Fran Kama Silva (Henry's Equipment), Pat Patterson (Makaha Ahupua'a), Pua Gomes (Koa Mana), Konia Freitas (Townscape, Inc.), George Kuo (Board of Water Supply), Peter Sohn (Delta Construction), Scott Ishikawa (Spokesperson, State Department of Transportation/Governor's Representative), Tom Lenchenko (Kahunana), Jackie Spencer (Department of Parks and Recreation), Shammy Dingus, Eric Burch, Mike Oshiro, Mapuana Tector, Ornellas Landis, Thomas Welch, Johnnie Mae-Perry, David Pagan, Nana Nicola, Dr. Gladys De Barcza, Wendy Ueller, Elena Lactaen, Patricia Casseres, George Naueli, Claire Schultz, Arlene Kakaila, Judi Patten, Joyce Kaplan, Lisa and Jane Ota, E. Richards, P. Lieves, Lynnemabel Waiamau, Betty Waller, Al Delochio, Sam Foster, Ronald Mahia, Sylvia Day, Dorothy Turbeville, John Galen, Keren L.P. Paris, Holly Cabacungan, Dick Boddy, James Manaku Sr., Robert J. Fisher, Mark Suiso, William and Melva Aila, Alice Greenwood, Patricia Wiezienski, John Kaopua, Jeannette Nekota (Neighborhood Commissioner), and Jamal Siddiqui (Neighborhood Commission Office staff).

Chair Rezendes welcomed everyone to tonight's Board meeting. She noted that tonight's meeting, which was scheduled to take place at the Makaha Resort, is back its normal venue – The Wai'anae Neighborhood Community Center. The Makaha Resort is currently undergoing renovation. Noting the fullness of tonight's meeting agenda, she asked for everyone's indulgence. She further noted that since this meeting is subject to the State Sunshine Law, where anyone wanting to speak should be afforded the opportunity to speak on any agenda item. Albert Silva offered the Pule Wehe (opening prayer). Adrian Silva Jr. led the Pledge of Allegiance to the United States flag. Waiamau-Nunuha led the singing of Hawaii Pono'i.

homelessness. Chair Rezendes replied that Representative Kahikina has organized various churches to address homelessness. In addition, Representative Kahikina is the Chair of the House Housing Committee which will work on legislation to address homelessness. Chair Rezendes added that she would be meeting with HCAP representatives, per their request. (6) Albert Silva complemented Rayford for helping the homeless.

Paris left at 11:10 p.m. (twelve members present).

### NEW BUSINESS

**WAI'ANAE WATERSHED MANAGEMENT PLAN** – Accompanied by George Kuo, from the Board of Water Supply (BWS), Konia Freitas, from Townscape, reported that BWS has begun the development of the district-wide Wai'anae Watershed Management Plan (WWMP). The WWMP will be used to meet the requirements of preparing a county water use and development plan under the State of Hawaii Water Code and City and County of Honolulu ordinance. The overall goal of the WWMP is to provide short-, mid-, and long-range guidance for the sustainable management and use of Wai'anae's valuable and finite surface and ground water sources. In each of Oahu's water planning districts, BWS will conduct a planning process that emphasizes the following: (1) Community participation and consultation. (2) Holistic management of watershed resources. (3) Alignment with important State and City policies and programs. (4) Action orientation: Implementation of important watershed management program. (5) Ahupua'a management principles. The preliminary schedule for developing the eight watershed management plans: 2004-2005: Wai'anae and Ko'olaupoko; 2005-2006: North Shore and Ko'olaupoko; and 2006-2008: South Oahu – Ewa, Central Oahu, Primary Urban Center (Pearl City to Kahala) and East Honolulu. Freitas announced that two teams of the Ahupua'a Advisory Group will be holding meetings in the following times and locations: Wednesday, February 16, 2005 – Lualualei: Maili Elementary School and Nanakuli – Nanakuli Beach Park Multipurpose Room; and Wednesday, February 23, 2005 – Wai'anae: Wai'anae District Park's Arts and Crafts Room and Makaha: Makaha Elementary School Cafeteria. All the meetings are from 6:30 to 8:00 p.m. Kuo acknowledged Mohala I Ka Wai, a community led watershed initiative, for working with BWS in partnership to address water issues on the Wai'anae Coast. Chair Rezendes added by acknowledging Bill Aila is an active member of Mohala I Ka Wai, an organization that has been working with the BWS on this watershed plan.

Questions, comments and concerns: (1) Awo inquired to how much water capacity there is on the Wai'anae Coast. Freitas replied that currently Wai'anae Coast residents use 9.3 million gallons of water per day. Kuo noted that half of Wai'anae's water comes from within the district while the remaining half comes from BWS' Pearl Harbor Aquifer. Awo followed up by asking if there are statistics that separates community use and government use. Kuo did not have information available at this time. (2) Albert Silva commented that since rains have been going towards the ocean instead of going into the aquifers, he suggested that a dam be built to store the water for future human consumption. Kuo replied that BWS is working on best management practices to recharge the aquifers. (3) Chair Rezendes commented that the purpose of tonight's presentation is to get community input in terms of planning the Wai'anae Coast Watershed Management Plan.

**WAI'ANAE COAST COMPREHENSIVE HEALTH CENTER (WCCHC)**– Joseph Lapilio, Chair of the Wai'anae Coast Comprehensive Health Center (WCCHC) Board of Directors, reported the following: (1) Informed everyone that Board member Kurshals is on WCCHC Board of Directors. (2) WCCHC is the largest private sector employer on the Wai'anae Coast. In 2004, more than 20,000 patients were sent to WCCHC's emergency unit. Lapilio noted that WCCHC is the only community clinic on Oahu that has an emergency unit. (3) WCCHC has just completed construction of its new dining pavilion.

Dr. Rick Haupu reported the following: (1) WCCHC is planning to construct a \$6.8 million three-story state of the art community clinic will be used to better service the Wai'anae Coast community by focusing on the patient's lifestyle by emphasizing wellness and healing. (2) Each floor has the following features: Just In Time (Emergency) Service, primary care physicians and psychiatrists. (3) The clinic will expand their services by doing the following services: cardiograms (treating heart disease) and osteoporosis. Women's health will be in the third floor while pediatrics will be on the second floor. (4) The clinic will house training for third year medical students studying family practice and fourth year medical students studying Obstetrician Gynecology (OB/GYN). (5) He noted that many residents want to be physicians servicing the community.

**Teruya moved and Waiamau-Nunuha seconded that the Wai'anae Coast Neighborhood Board No. 24 support the future building plans as presented in tonight's meeting by representatives from the Wai'anae Coast Comprehensive Health Center.**

Questions, comments and concerns: (1) Awana asked if WCCHC has a long-term lease with the State Department of Hawaiian Homelands (DHHL). WCCHC representative Joyce O' Brien replied that WCCHC has a long-term lease with the State Department of Land and Natural Resources (DLNR). Merrie Aipoalani noted that DLNR gave the land to WCCHC in a land swap back in 1980. (2) Betty Waller mentioned that after her fall

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## WAIANAE COAST NEIGHBORHOOD BOARD

### REGULAR MEETING MINUTES TUESDAY, APRIL 4, 2006 WAIANAE COMMUNITY CENTER

**CALL TO ORDER:** Chair Cynthia Rezentes called the meeting to order at 7 p.m. with a quorum present.

**MEMBER'S PRESENT:** Karen Awana, Albert Silva, Josiah Hoohuli, James Kelii, Patty Teruya, Neddie Waiamau-Nunuha, Cynthia Rezentes, Alvin Awo, Jo Jordan, James Manaku, Sr., and Frank Slocum.

**MEMBER'S ABSENT:** Kaipo Pomaikai, Suzanne Leonida, and Glen Kila

**GUESTS:** Gary Oliva (HECO), Pat Patterson, Angela Sacridier; **SORT:** Polly Grace, Jaime Freitas, Charles Freitas, Jeanette Grace, George Grace, Stephanie Joseph, Ronald Joseph, Jr., Ronald Joseph, Sr., Lance Jones, Frank Lopes, Mike Stemmett, Sam McCracken, Laurie Miyagawa, Roy Miyagawa, Scott Chinen, Kalea Makanui, and Evelyn Souza; Randy Obata (Congressman Ed Case's Office staff), Harold Kageura (HECO), Breene Harimoto (BOE), Clarence Batonoban, Lily Cabinatan, Cdr. Mark Sevilla (US Navy), M. Kaahaaina, Mata Tiave, Mjr. Mike Tamashiro (HPD), Lt. Favian Loo (HPD), Dr. Ricardo Custodio (WCCHC), Marianne Glushenko (WCCHC), Holly Cabacungan, Clayton Brown (BWS), John S. Kaopua, Russell Nanoo (Waste Management), Capt. Kenny Kong (HFD), Alice Greenwood, Doug Westbrook, Bob Sullivan (Waianae Rotary), Herb Hew Len, Kehaulani Hew Len, Pat Lee (HHCTCP), Gary Omori (HHCTCP), Lori Watland (Princess Kahanu Estates), Michael Corner, William & Melva Aila, Robert Fisher; **WCO:** Kauai Kapu, Gary Ayres, Franny Navarro, Philip Placencia, Tulu Toa, Laura Pitolo and Stanlyn Placencia; **Kuulei Jolonino,** Georgette & Joaquin Silva (Bedminster Oahu LLC), Rachel Apo & Kalani Apo (Bedminster Oahu LLC), Mieko Shintani, Sheyo Shintani, Charles & Emi Harvey, W. Aldeguer, Leandra Wai, Fred Dodge, Tom Caldwell, Jose Dizon (HECO), Kit Glover, Dennis Ryan, Carol Ryan, Jeff Coelho (City and County of Honolulu), Ken Shimizu (Mayor's Representative), John DeSoto, and Kelley Santiago (Neighborhood Commission Office staff).

**WELCOME/PULE/PLEDGE OF ALLEGIANCE/HAWAII PONO'I:** Chair Rezentes welcomed everyone to the meeting. Kimo Kelii gave the Pule. Slocum led the Pledge of Allegiance followed by Hawaii Pono'i led by Neddie Waiamau-Nunuha.

7:05 p.m. – Teruya arrived. (10 members present)

#### REPORTS, PART ONE:

**Honolulu Fire Department** – Capt. Kong reported the following for the month of March 2006: (1) Statistics include 51 fires and 194 emergencies. (2) Fire Safety Tip: Cooking fires are the leading cause of home fires and the second major cause of death among older adults. If you are cooking and must leave the kitchen, even for only a few minutes, turn off the stove. Keep a fire extinguisher (with a minimum rating of 2A10BC) in or near your kitchen and learn how to use it. Inspect the fire extinguisher regularly to ensure that it has not expired.

7:08 p.m. – Jordan arrived (11 members present)

**Emergency Medical Services** – A representative was not present.

**Honolulu Police Department** – Capt. Loo reported the following for the month of March 2006: (1) Statistics include 3 robbery, 28 burglary, 76 theft, 14 auto theft, 35 theft from vehicle, 86 person, 1 ID theft, 96 motor vehicle collision,

Eyewitnesses described unusual localized high wind conditions, which the National Weather Service described in the media as a possible "wind rotor". It caused a wiliwili tree and two utility poles to fall and the weight of these poles and the cables caused the other 10 poles to break and fall.

HECO's findings are that the first two utility poles fell because of the unusual wind rotor, the significant termite damage in one of the initial poles that fell, and the weight and size of the electric, telephone, cable TV and other cables on the pole. It's likely that the two poles would not have gone down if only one or two of these conditions existed; however, the combination of all three conditions caused the accident. HECO has accelerated inspections of all utility poles along portions of Farrington Highway that are potential traffic bottlenecks. HECO has completed inspections between Kahe Power Plant and Hakimo Road. Inspections between Jade St. and Old Government Rd. are underway.

Since most of the utility poles are jointly-owned or-used by HECO, Hawaiian Telecom, Oceanic, and others like the State, HECO will be discussing with these other users longer term solutions ranging from installing more poles (to handle the weight) to installing steel or concrete poles to undergrounding lines or a combination of these options. Residents can report unusual conditions by calling HECO's trouble line at 548-7961. If residents feel their concerns were not addressed; resident can also call Kageura 543-7570.

Concerns & questions:

It was noted that due to an accident of such magnitude along Farrington Highway, HECO,HPD, CIVIL DEFENSE did extremely well in having an emergency plan together for the community. Although there were some inconveniences for the commuters, HECO and staff worked quickly to re-store power and replace the existing poles that were damaged. The community felt grateful that there were no injuries at this incident.

- 8.2 **Support Requested for Wai'anae Coast Comprehensive Health Center New Proposed 3 story building** – Dr. Rick Custodio, presented a sketch photo of the expansion proposal for the Wai'anae Coast Comprehensive Health Center. There are 470 employees who care for more than 25,000 patients yearly. They believe in high quality care and would like to provide this in their new facility plans for the Health Center. An update will be provided to the Board.

- proposed services and building
- service in behavior health care
- good service brought to the community of Wai'anae
- adding in a basement in their facility
- height variance of 43 or 44 feet height
- will not be built close to the current building
- construction to be in the middle of summer
- 3 story building with elevators

- 8.3 **Presentation by Bedminster Oahu LLC for MSW Composting Treatment Facility at the former Kaiser Cement Plant**

Georgette Silva owner of Pine Ridge Farms Inc., and property owner of Bedminster LLC was present to inform the board of proposed Recycle plans at the plant located at 87-1650 Paakea Road, Nanakuli.

A movie slide was shown and explained that a recycle plant was proposed in the area site and how it will benefit the community and the current landfill of disposal of waste. It will dispose of the rubbish waste into compost and be sold to the distributors. It was stated that this proposal will reduce the landfill and nothing was disposed into the ground.

The following concerns were brought to the attention of the landowners at the location Of the Old Kaiser Road, Nanakuli.

- 1) traffic concerns through Nanakuli town would increase due to the trucks that will do business at the location;
- 2) can this facility be placed in the Waimanalo Gulch, instead of the Nanakuli community;
- 3) currently, the company is taking concrete, rocks and being sold to the contractors
- 4) Nanakuli looks like an industry site and their proposal is requesting for 7 days of operation at the site; 7am to 4 pm
- 5) Concerns were noted that this is still a landfill type proposal and the multiple increase of trucks with the PVT trucks already traveling on Lualualei Road;
- 6) Some community member expressed, as farmers they may support in the recycling program, but, not a landfill;
- 7) Concerns about odors in the community;
- 8) What happens when a black out, or a system back up?