

DAVID Y. IGE  
GOVERNOR



**FILE COPY**

HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

SEP 23 2016

**STATE OF HAWAII**  
DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

IN REPLY PLEASE REFER TO:

16:OED/049

September 12, 2016

Scott Glenn, Director  
Office of Environmental Quality Control  
Department of Health, State of Hawai'i  
235 S. Beretania Street, Room 702  
Honolulu, Hawai'i 96813

Aloha Director Glenn:

Under the provisions of Act 172 (12), the Hawai'i Public Housing Authority (HPHA) has determined at the outset that an environmental impact statement is required for the Mayor Wright Homes (MWH) Redevelopment situated at 1-7-029:003, in the Honolulu Ahupua'a on the island O'ahu. A completed Bulletin Publication Form and a summary of the proposed action is enclosed (with a copy of the same sent via electronic mail to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)).

Pursuant to the requirements of Section 11-200-3, Hawai'i Administrative Rules, and Section 11-200-15, Hawai'i Administrative Rules, we request that you publish public notice of this statutory determination in the next available periodic bulletin (Environmental Notice), September 23, 2016, for the public to submit comments to the Hawai'i Public Housing Authority during a thirty-day public comment period.

If you have any questions, please feel free to contact the planning consultant for the Mayor Wright Homes Redevelopment environmental review process, Kimi Yuen, PBR HAWAII & Associates, Inc. at 521-5631 or [kyuen@pbrhawaii.com](mailto:kyuen@pbrhawaii.com).

Sincerely,

  
for Hakim Ouansafi  
Executive Director

RECEIVED  
16 SEP 13 P2:16  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

C: The Honorable David Y. Ige, Governor, State of Hawaii (accepting authority)  
Hunt Companies

Enclosures: (1) Completed OEQC Publication form  
(2) Summary description of action in electronic format

FILE COPY

February 2016 Revision

Office of Environmental Quality Control

SEP 23 2016

AGENCY PUBLICATION FORM

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Short Name, HRS §343-5 Trigger(s), Island(s), Judicial District(s), TMK(s), Permit(s)/Approval(s), Proposing/Determining Agency, Contact Name, Email, Telephone, Address, Accepting Authority, Consultant, and Contact Name, Email, Telephone, Address.

Status (select one)

\_\_\_ DEA-AFNSI

Submittal Requirements

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

\_\_\_ FEA-FONSI

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

\_\_\_ FEA-EISPN

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

- Act 172-12 EISPN** ("Direct to EIS") Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
- DEIS** Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
- FEIS** Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
- FEIS Acceptance Determination** The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or non-acceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
- FEIS Statutory Acceptance** Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
- Supplemental EIS Determination** The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- Withdrawal** Identify the specific document(s) to withdraw and explain in the project summary section.
- Other** Contact the OEQC if your action is not one of the above items.

**Project Summary**

Provide a description of the proposed action and purpose and need in 200 words or less.

Mayor Wright Homes (MWH) is a state public housing community that was built in 1953 and modernized in 1984. A Physical Needs Assessment (PNA) completed in May 2009 shows a substantial amount of capital improvements would be needed to revitalize MWH. Therefore, HPHA has partnered with Hunt Companies under a development agreement to redevelop the property into a mixed-use, mixed-income, mixed-financed community to improve housing conditions for the existing residents as well as to increase the amount of affordable and market rate housing provided in this critical TOD neighborhood. It is envisioned as a catalytic project that can transform the area while providing much needed housing close to Downtown Honolulu and the future Honolulu Authority for Rapid Transit (HART) line.

The use of State or County lands and funds triggers Section 343 compliance, which requires either an Environmental Assessment (EA) or an Environmental Impact Statement (EIS). Based on the significance criteria set forth under Section 11-200-12(b), HPHA has determined that the preparation of an EIS is required, therefore the MWH Redevelopment will proceed without an EA as allowed under Act 172-12. The forthcoming EIS is intended to assess both short-term and long-term potential impacts of the proposed redevelopment of the site.

# Mayor Wright Homes (MWH) Redevelopment

## *Environmental Impact Statement Preparation Notice*

Prepared for:

Hawai'i Public Housing Authority



Accepting Authority:

Governor, State of Hawai'i

Prepared by:



September, 2016



# MAYOR WRIGHT HOMES REDEVELOPMENT

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## Environmental Impact Statement Preparation Notice

**Prepared for:**

HAWAI'I PUBLIC HOUSING AUTHORITY



**Accepting Authority:**

GOVERNOR, STATE OF HAWAI'I

**Prepared by:**



September, 2016



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**Mayor Wright Homes Redevelopment**  
Environmental Impact Statement Preparation Notice

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**Mayor Wright Homes Redevelopment**  
Environmental Impact Statement Preparation Notice

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**SUMMARY**

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with Chapter 343, Hawai'i Revised Statutes (HRS) for a proposed redevelopment of the existing Mayor Wright Homes (MWH) owned by the Hawai'i Public Housing Authority (HPHA). The site is located in the Honolulu Ahupua'a, island of O'ahu, State of Hawai'i. Figure 1 shows the location of the property. Figure 2 shows an aerial photograph of the site and Figure 3 is the tax map.

<b>Name:</b>	Mayor Wright Homes Redevelopment
<b>Location:</b>	Honolulu, Hawai'i
<b>Judicial District:</b>	Honolulu Judicial District, O'ahu
<b>Tax Map Key:</b>	1-7-029:003 (Figure 3)
<b>Landowner:</b>	State of Hawai'i, HPHA
<b>Petitioner/Applicant:</b>	State of Hawai'i, HPHA
<b>Accepting Authority:</b>	Governor, State of Hawai'i
<b>Land Area:</b>	approximately 15 acres
<b>Existing Use:</b>	Residential
<b>Proposed Action:</b>	HPHA is proposing a redevelopment of the MWH complex, which will include a one-for-one replacement of the existing 364 public housing units as well as a mixed-use, mixed-income community.
<b>Land Use Designations:</b>	<i>State Land Use District:</i> Urban (Figure 4) <i>City and County of Honolulu Zoning District:</i> A-2 Medium Density Apartment (Figure 6) <i>Primary Urban Center Development Plan:</i> "Medium and Higher-Density Residential/Mixed Use" and "District Commercial" (Figure 5)
<b>Special Management Area (SMA):</b>	Not in the SMA

**Mayor Wright Homes Redevelopment**  
Environmental Impact Statement Preparation Notice

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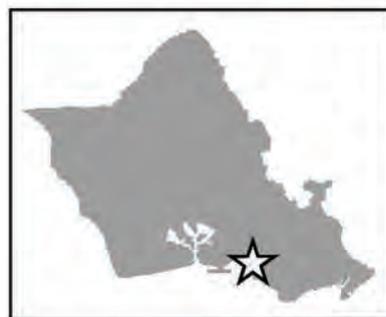
**Major Approvals Anticipated/Issuing Body:**

Permit/Approval	Issuing Body/Agency
Interim Planned Development – Transit (IPD-T) Permit	Department of Planning and Permitting
Grubbing, Grading, and Stockpiling Permit	
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition work	
Sewer Connection Permits	
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health Clean Water Branch
Permit to Perform Work within a State Highway Right-of-Way	State Department of Transportation
Historic Site Review	State Department of Land and Natural Resources Historic Preservation Division
Section 106 Review	Advisory Council on Historic Preservation and relevant federal agency



**LEGEND**

 Project Site



**Figure 1**  
**Regional Location Map**  
**Mayor Wright Homes**

Hawaii's Public Housing Authority (HPHA) Island of O'ahu

North

Linear Scale (feet)

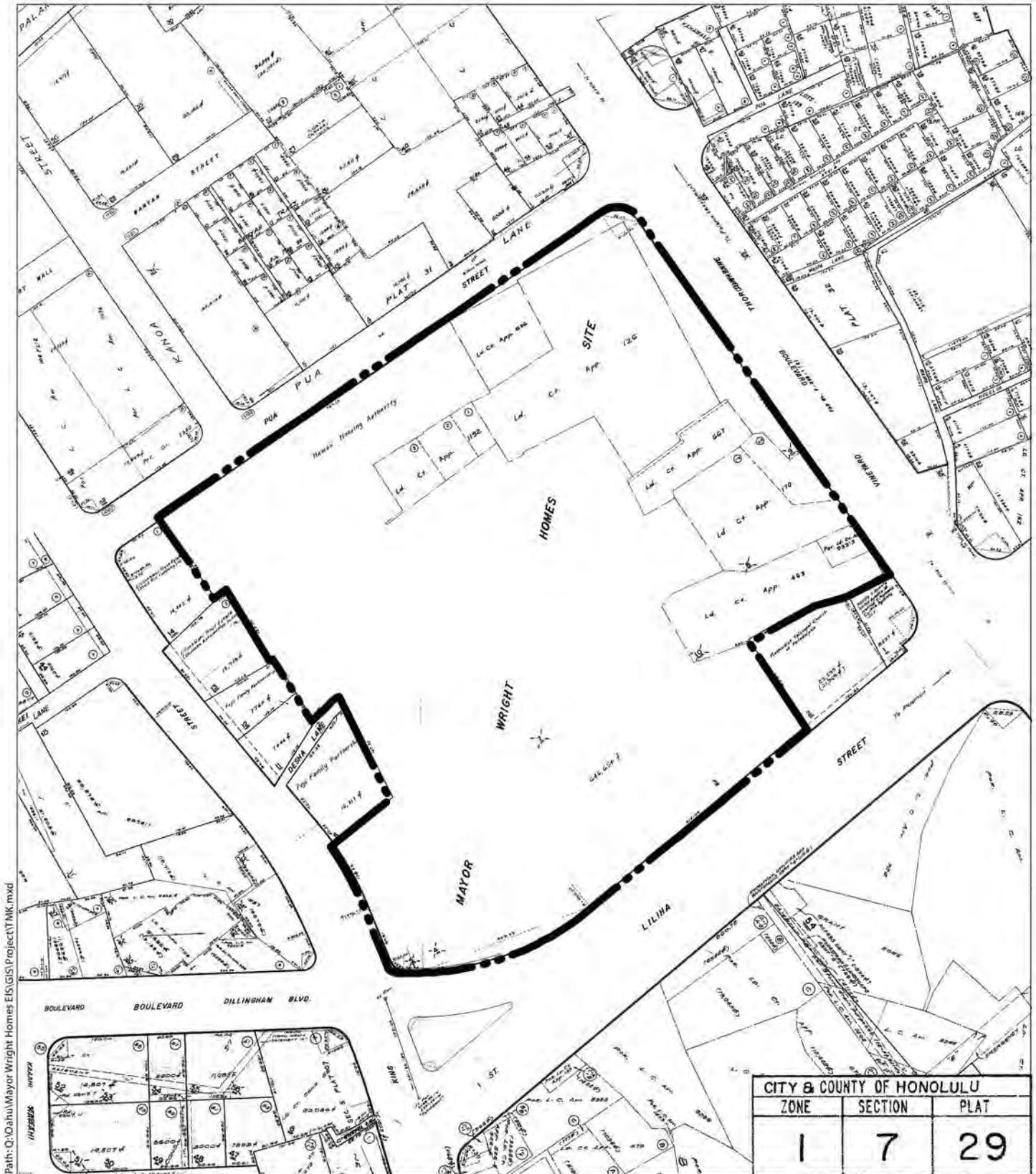
0 200 400 800




Source: Geographic Information System (GIS), ESRI World Street Map, 2016.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.





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**LEGEND**

 Project Site

**Figure 3**  
**Tax Map**  
**Mayor Wright Homes**

Floral Public Housing Authority (FPHA) (Land of Oahu North)

Linear Scale (feet)  
 0 50 100 200



Source: City and County of Honolulu, 1997.  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.





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**LEGEND**

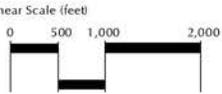
-  Project Site
-  P Preservation Areas
-  A/G/C/C Agricultural Areas, Golf Courses and Cemeteries
-  Regional, District, and Beach Parks; Recreational Open Space
-  Harbors, Promenades, and Stream Greenbelts
-  Campuses and Civic Center
-  Urban Areas
-  Urban Community Boundary

**Figure 5**  
**Primary Urban Center**  
**Development Plan**  
**Land Use Map- Open Space**  
**Mayor Wright Homes**

Hawai'i Public Housing Authority (HPHA) Island of O'ahu  
 North



Linear Scale (feet)  
 0 500 1,000 2,000




Source: City and County of Honolulu, 2004.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

**Mayor Wright Homes Redevelopment**  
Environmental Impact Statement Preparation Notice

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## **1 IDENTIFICATION OF PROPOSING AGENCY**

The proposing agency is the Hawai'i Public Housing Authority (HPHA).

**Contact:** Mr. Hakim Ouansafi, Executive Director  
Hawai'i Public Housing Authority  
1002 North School Street  
Honolulu, HI 96817  
Phone: (808) 832-5961

## **2 IDENTIFICATION OF ACCEPTING AUTHORITY**

The accepting authority is the Governor of the State of Hawai'i, or his authorized representative.

**Contact:** The Honorable David Y. Ige  
Governor, State of Hawai'i  
Executive Chambers, State Capitol  
415 South Beretania Street  
Honolulu, HI 96813  
Phone: (808) 586-0034

## **3 IDENTIFICATION OF PLANNING & ENVIRONMENTAL CONSULTANT**

MWH's environmental planning and environmental consultant is PBR HAWAII & Associates, Inc.

**Contact:** Ms. Kimi Yuen, Principal  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813  
Phone: (808) 521-5631  
Fax: (808) 523-1402

## **4 DESCRIPTION OF PROPOSED ACTION**

### **4.1 Background**

The approximately 15-acre site is bounded on four sides by existing streets: North King Street, Pua Lane, North Vineyard Boulevard, and Liliha Street (Figure 1). A few existing businesses are on the same block as MWH along North King Street including a gas station, cabinet and building materials store, tax services, local grocer/market, restaurant, and pawn shop. There are also apartments on the second floor of one of the commercial buildings and six wooden two-story residential buildings off Desha Lane. On the corner of Vineyard Boulevard and Liliha Street, there is a two-story, mixed-use building with small businesses on the street level and apartments on the second. The Aldersgate United Methodist Church is adjacent to the site on Liliha Street. The MWH site consists of a single tax map parcel identified as TMK: 1-7-029:003 with North Kukui Street cutting through it (Figure 3).

The surrounding neighborhood has a mix of residential and commercial uses, churches, community services, and schools including Princess Victoria Ka'iulani Elementary School and Honolulu Community College across King Street.

# Mayor Wright Homes Redevelopment

## Environmental Impact Statement Preparation Notice

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Mayor Wright Homes is a state public housing community built in 1953 and modernized in 1984. It was named for the seventh mayor of Honolulu, George F. Wright who held office from 1931 to his death in 1938. There are currently 35 two- to three-story walk-up concrete buildings with a total of 364 units and one two-story administration building. Twenty-four one-bedroom units, 114 two-bedroom units, 168 three-bedroom units, 50 four-bedroom units, and 8 five-bedroom units comprise the 364 units. There are approximately 1,500 residents on-site; 47.2 percent are under the age of 20 and two-thirds of the senior population were physically disabled (Belt Collins, 2016). There are also 345 at-grade parking stalls onsite and a small playground in the center of the site.

Since the site has been previously developed, there is no significant vegetation on the site. An aerial photograph of the site is provided in Figure 2. Vehicle and pedestrian access to the site is currently from Pua Lane and Liliha Street.

The site is designated as Urban within the State Land Use Districts (Figure 4), Urban Areas in the Primary Urban Center Development Plan (Figure 5), and A-2 Medium Density Apartment within the existing City and County of Honolulu Zoning Districts (Figure 6). It is not located within the Special Management Area.

### 4.2 Purpose and Need/Objectives

A Physical Needs Assessment (PNA) completed in May 2009 shows a substantial amount of capital improvements would be needed to revitalize MWH. Therefore, in July 2014, HPHA issued a solicitation to select a developer to work with the agency and its residents to carry out a revitalization of Mayor Wright Homes (MWH) into a mixed-use, mixed-income, mixed-finance neighborhood. That solicitation identified the following minimum program requirements:

- i. One-for-one replacement. Demolish the existing MWH public housing units and replace them one-for-one with deeply subsidized units (i.e., residents pay no more than 30% of income for rent) on the original MWH site and/or any nearby publicly owned parcels as deemed appropriate. These units may be public housing or project-based rental assistance demonstration (RAD) units, if available through HUD at the time of development, subject to the HPHA approval. The HPHA will provide the unit mix for the deeply subsidized/public housing units based on current household need; the unit mix for the other income types will be dependent on the market study.*
- ii. Mixed-income development. The deeply subsidized replacement units must be integrated into a new, economically viable mixed-income community that should include a mixture of deeply subsidized, tax credit and market rate rental units as determined to be viable and advantageous to the overall development effort and consistent with the Downtown Transit Oriented Development (TOD) Plan. The different affordability types should be mixed across all building types and located throughout the site(s). Community facilities and any other non-residential uses will be the responsibility of the Master Developer. The non-residential program will be determined during the planning process.*
- iii. High quality design. Create a sustainable new community of high quality design that meets or exceeds industry standards and incorporates state-of-the-art energy conservation and green practices in a LEED-certifiable project. The design should reflect the character to be achieved under the Downtown TOD plan.*
- iv. Leverage resources. Pursue funding sources appropriate for the redevelopment program and leverage private funding to maximize the efficiency and effectiveness*

## Mayor Wright Homes Redevelopment

### Environmental Impact Statement Preparation Notice

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*of public resources. Work collaboratively with local, state and federal agencies to identify a variety of resources to support the redevelopment effort, including but not limited to federal and state tax credits, CDBG/HOME funds, Section 108, HHFDC Rental Housing Trust Fund, Hula Mae Bond Program, private mortgages, deferred developer fee, Federal Home Loan Bank Affordable Housing Program (FHLB AHP), Rental Assistance Demonstration (RAD), New Markets Tax Credit Program (NMTC), corporate/foundation grants, etc.*

- v. *Neighborhood integration. Create a diverse new MWH community that is incorporated into the surrounding neighborhood, strengthens the economic vitality of the area and supports the functions of daily life including education, recreation, retail and community facilities.*

### 4.3 Summary of Proposed Action

HPHA has partnered with Hunt Companies under a development agreement to redevelop the property into a mixed-use, mixed-income, mixed-financed community to improve housing conditions for the existing residents as well as to increase the amount of affordable and market rate housing provided in this critical TOD neighborhood. It is envisioned as a catalytic project that can transform the area while providing much needed housing close to Downtown Honolulu and transit.

## 5 DESCRIPTION OF THE ENVIRONMENT

The MWH site is relatively flat, sloping gently from 26 feet above mean sea level (amsl) along North Vineyard Boulevard to eight feet amsl along North King Street with an average slope of 2 percent across the property.

Trade wind showers are relatively common and although heavy rains occur at times, most of the showers are light and of short duration. Normal annual rainfall is greater than 120 inches at the top of Kalihi Valley, but significantly less in the area of the project site, (30 to 45 inches), most of which occurs during the wet season from November through April.

Surface winds are generally around 13 to 24 miles per hour from the northeast. There are some seasonal changes in prevailing wind direction in winter with southerly Kona winds. Strong winds do occur at times in connection with storm systems moving through the area. Daily variations include diurnal effects of winds from the southwest quadrant during the night and morning hours, shifting to the northeast during the day.

The USDA Soil Survey classifies nearly all of the soils underlying as containing Ewa silty clay loam, moderately shallow, 0-2% slopes (Figure 7). Only a very small portion of the eastern-most portion of MWH is classified Kaena clay, 2-6% slopes.

The MWH Redevelopment site is not classified by the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system most likely due to its use over the past century for urban uses (Figure 8). Similarly, the State Land Study Bureau (LSB) Detailed Land Classification system does not provide a rating for the MWH site, and has identified the MWH site as "Unclassified" (Figure 9) No portion of the site is classified as Prime, Unique, or Other important agricultural land.

# Mayor Wright Homes Redevelopment

## Environmental Impact Statement Preparation Notice

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As designated on the Federal Insurance Rate Map (FIRM) panel 15003C0354G, the MWH Redevelopment site is located within Zone X, or outside of the 500-year floodplain boundary (Figure 10).

## 6 PLANNING HORIZON

The planning horizon for the MWH Redevelopment is ongoing and is contingent upon of Environmental Impact Statement (EIS) acceptance, permit approvals, and attainment of funding; therefore, construction is not estimated to begin for at least 15 months. The forthcoming EIS will assess both the short-term and long-term potential impacts of the proposed mixed-use, mixed-income redevelopment of the site. The redevelopment will be designed to accommodate the vision and core values set forth in the draft Downtown Neighborhood TOD Plan, which encourages higher density, mixed use developments close to the rail line; the O’ahu General Plan, which is currently being updated; and the Primary Urban Center Development Plan, thus ensuring appropriate development for the long-range planning horizon. It will also include a discussion of what other actions in the area of the alternative sites are reasonably foreseeable in the future.

## 7 ALTERNATIVES

The Draft EIS will include a discussion of alternatives including taking no action and alternate conceptual site plans.

## 8 DETERMINATION

Section 343-5 (b), HRS (enacted by Act 172 of 2012) allows an agency to prepare an EIS rather than an environmental assessment if the agency determines, through its judgment and experience, that an EIS is likely to be required. The preparation of such an EIS begins with the preparation of an EISPN, sometimes referred to as an “Act 172 EISPN.” Under the provisions of §343-5 (b), HRS, HPHA has determined that an EIS is likely to be required for the Mayor Wright Homes Redevelopment.

Preparation of a Draft EIS is being undertaken to address requirements of Chapter 343, HRS and Title 11, Department of Health, Chapter 200, Environmental Impact Rules, Hawai’i Administrative Rules (HAR). Section 343-5, HRS, establishes nine “triggers” that require compliance with the State’s EIS law. The triggers for the Mayor Wright Homes Redevelopment includes, without limitation, the following: Propose the use of state or county lands or the use of state funds.

### 8.1 Reasons Supporting the Determination

HPHA has determined that an EIS (rather than an Environmental Assessment) is necessary based on a review of the significance criteria set forth under Section 11-200-12(b), HAR. While the potential impacts of the MWH Redevelopment may not fall under all thirteen significance criteria, the full list is provided for reference below:

1. Involves in an irrevocable commitment to loss or destruction of any natural or cultural resource;
2. Curtails the range of beneficial uses of the environment;
3. Conflicts with the state’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments there to, court decisions, or executive orders;

**Mayor Wright Homes Redevelopment**  
Environmental Impact Statement Preparation Notice

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4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;
5. Substantially affects public health;
6. Involves secondary impacts, such as population changes or effects on public facilities;
7. Involves a substantial degradation of environmental quality;
8. Is individually limited but cumulatively has a considerable effect upon the environment or involves a commitment for larger actions;
9. Substantially affects a rare, threatened, or endangered species, or its habitat;
10. Detrimentially affects air or water quality or ambient noise levels;
11. Affects or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;
12. Substantially affects scenic vistas and view planes identified in county or state plans or studies; and
13. Requires substantial energy consumption.

At the very least, the proposed MWH Redevelopment is anticipated to involve secondary impacts such as population increases and effects on public facilities and potentially involves a commitment for larger actions. The expectation is that it also has significant positive impacts such as substantially improving the economic welfare, social welfare, and cultural practices of the community or State.

The Draft EIS will include a full assessment of anticipated impacts, as well as proposed mitigation measures to minimize anticipated adverse impacts. However, in light of the significance criteria under Section 11-200-12(b), HAR, HPHA does not anticipate that an environmental assessment prepared to assess the anticipated impacts would warrant a Finding of No Significant Impact (FONSI). Therefore, based on its judgment and experience, HPHA has determined that the MWH Redevelopment is likely to require a full environmental review that is provided through preparation of an EIS and that the environmental review should proceed directly to the preparation of an EIS through this EISPN.

## **9 STUDIES ANTICIPATED TO BE INCLUDED IN THE EIS**

The forthcoming EIS will include several technical reports and studies prepared by experts in specific fields. The reports and studies will include:

- Air and Noise Impacts Analysis Report
- Archaeological Inventory Survey
- Historic Architectural Assessment and Historic American Building Survey (as necessary)
- Cultural Impact Assessment
- Economic, Fiscal, and Social Impacts
- Flora and Fauna Survey
- Phase I Environmental Site Assessment
- Preliminary Engineering Report
- Transportation Impact Analysis Report

## 10 AFFECTED PARTIES

HPHA is in the process of undertaking several rounds of public outreach for the proposed MWH Redevelopment. As of the date of this EISPN, HPHA has held several resident and community meetings, attended and reported at area neighborhood board meetings, and held a week-long conceptual design charrette onsite at MWH. In addition, HPHA has reached out to area legislators and councilmembers, businesses, schools, churches, and service providers and encouraged them to participate throughout the planning process.

### 10.1 EIS Consultation

This EISPN and forthcoming Draft EIS will be sent to all relevant City and County of Honolulu, state, and federal agencies and organizations, as well as community organizations, stakeholders, media, interested individuals, and elected officials.

The following agencies, organizations, key officials, and others, are among those to be consulted during preparation of the Draft EIS:

- **Federal Agencies**

- Department of the Interior
  - Geological Survey
  - Fish and Wildlife Service
- National Marine Fisheries Service
- National Parks Service
- Department of Agriculture, Natural Resources Conservation Service
- Department of the Army, Army Corps of Engineers
- Department of the Navy
- Federal Aviation Administration
- Federal Transit Administration
- Federal Highway Administration
- U.S. Coast Guard
- Environmental Protection Agency

- **State Agencies**

- Department of Agriculture
- Department of Accounting and General Services
- Department of Accounting and General Services, Archives Division
- Department of Business, Economic Development, and Tourism
- Department of Business, Economic Development, and Tourism, Strategic Industries Division
- Department of Business, Economic Development, and Tourism, Office of Planning
- Department of Defense
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health, Environmental Health Administration
- Department of Land and Natural Resources
- Department of Land and Natural Resources, Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs

**Mayor Wright Homes Redevelopment**  
Environmental Impact Statement Preparation Notice

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- **City and County of Honolulu Agencies**

- Department of Environmental Services
- Department of Design and Construction
- Department of Facilities Maintenance
- Department of Parks and Recreation
- Department of Community Services
- Board of Water Supply
- Honolulu Fire Department
- Department of Planning and Permitting
- Honolulu Police Department
- Department of Transportation Services

- **Elected Officials**

- U.S. Senator
- U.S. Representative
- State Senator
- State Representative
- Council Member Representative
- Neighborhood Board Representative

- **University of Hawai'i**

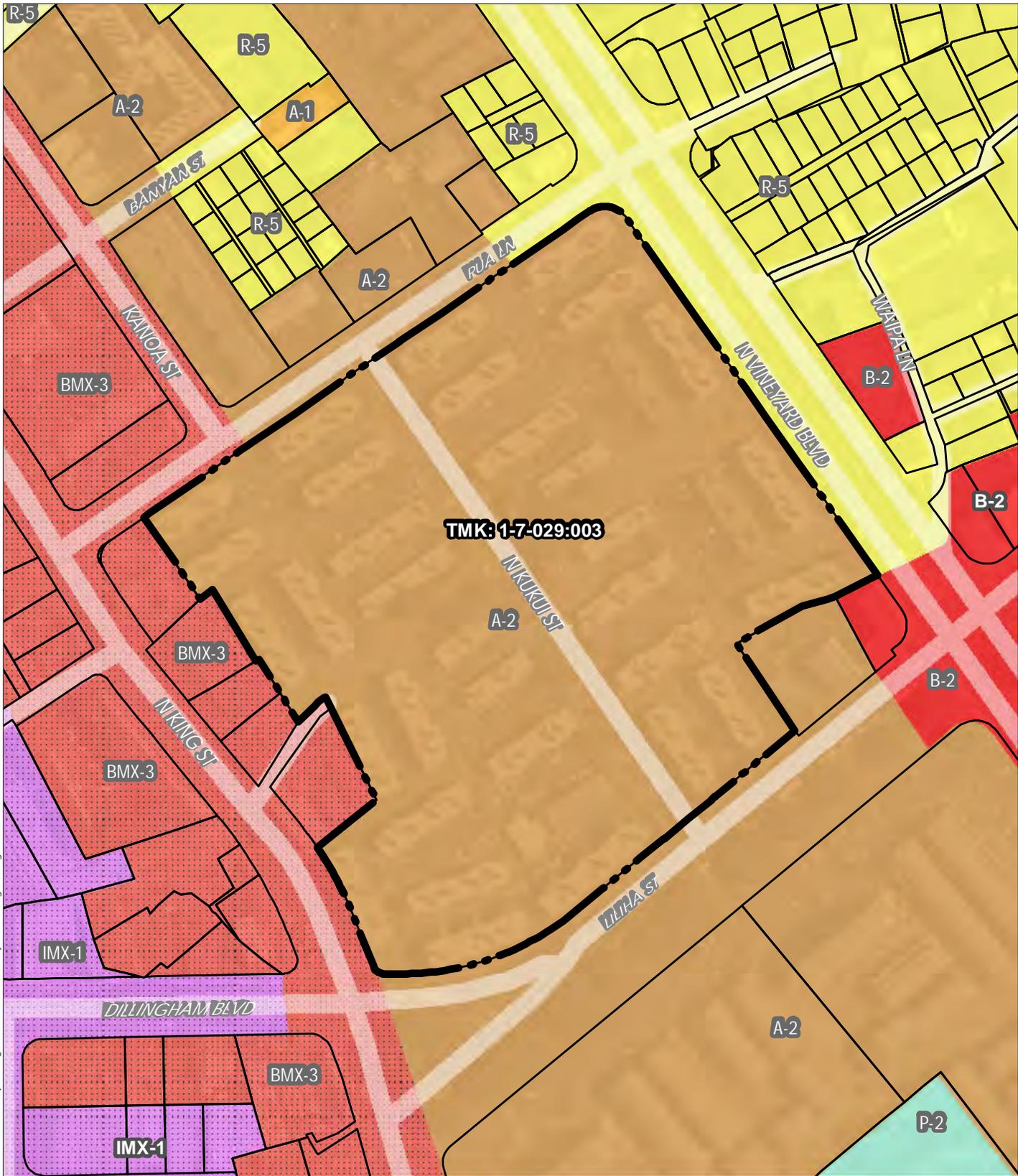
- Office of Capital Improvement
- Water Resources Research Center
- Environmental Center
- Marine Program
- Thomas H. Hamilton Library
- UH at Hilo Edwin H. Mo'okini Library
- UH Maui College Library
- UH Kaua'i Community College Library

- **Libraries**

- Hawaii State Library – Hawaii Documents Center
- Liliha Public Library
- Kaimuki Regional Library
- Kane'ohe Regional Library
- Pearl City Regional Library
- Hawai'i Kai Regional Library
- Hilo Regional Library
- Kahului Regional Library
- Lihu'e Regional Library
- Legislative Reference Bureau Library
- City and County of Honolulu Department of Customer Services- Municipal Reference Center Library

- **News/Media**

- Honolulu Star Advertiser
- Hawai'i Tribute Herald
- West Hawai'i Today
- The Garden Isle
- Maui News
- Moloka'i Dispatch
- Honolulu Civil Beat



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**LEGEND**

- Project Site
- TMK Parcels
- Roads
- Zoning**
- R-5
- A-2
- B-2
- IMX-1
- BMX-3
- P-2
- A-1

Figure 6  
Existing Zoning  
Mayor Wright Homes

Hawai'i Public Housing Authority (HPHA) Island of O'ahu  
North

Linear Scale (feet)  
0 50 100 200

Source: Geographic Information System (GIS), City and County of Honolulu, 2016.  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Oahu\Mayor Wright Homes EIS\GIS\Project\Soil.mxd

**LEGEND**

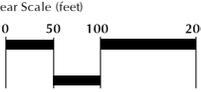
- |  |   |
|--|---|
|  Project Site | <b>Soil Classification</b>  |
|  TMK Parcels  |  EmA - Ewa Silty Clay Loam, 0 to 2% Slopes |
|  Roads        |  FL - Fill land, mixed                     |
|  |  KaB - Kaena Clay, 2 to 6% Slopes          |

Figure 7  
Soils  
Mayor Wright Homes

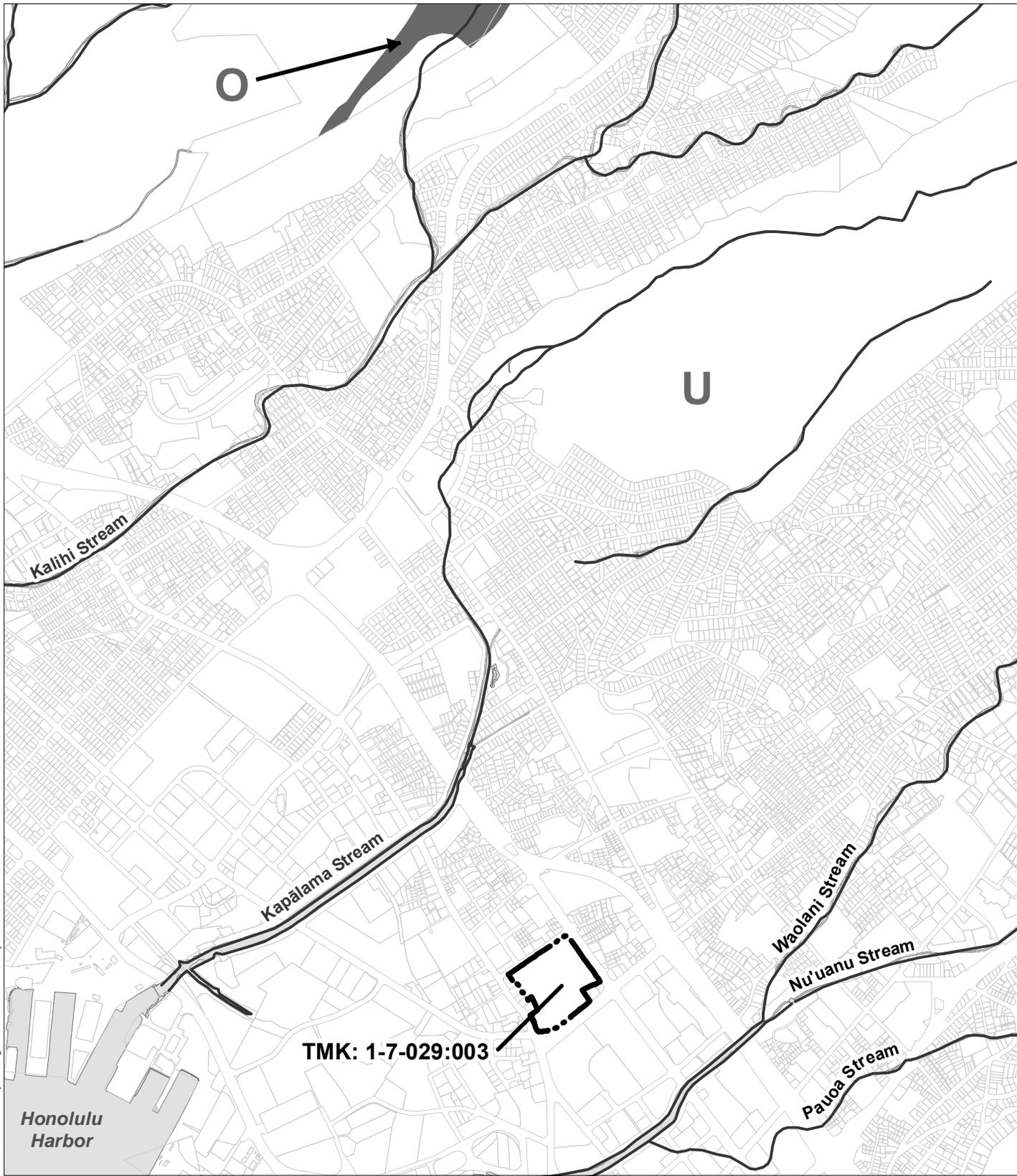
Hawai'i Public Housing Authority (HPHA) Island of O'ahu  
North



Linear Scale (feet)  
0 50 100 200




Source: Geographic Information System (GIS), City and County of Honolulu, 2015. Soil Survey, National Resource Conservation Science, 2015.  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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**LEGEND**

-  Project Site
-  TMK Parcels
-  Streams / Irrigation Ditches

**ALISH**

-  O - Other ALISH
-  U - Unclassified ALISH

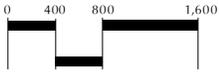
Figure 8  
 Agricultural Lands of Importance  
 to the State of Hawai'i  
 Mayor Wright Homes

Hawai'i Public Housing Authority (HPHA) Island of O'ahu

North



Linear Scale (feet)




Source: Geographic Information System (GIS), City and County of Honolulu, 2015. State of Hawai'i, Department of Agriculture, 1977.  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Oahu\Mayor Wright Homes EIS\GIS\Project\LSB.mxd

**LEGEND**

-  Project Site
-  TMK Parcels
-  Streams / Irrigation Ditches
-  U - Unclassified
-  E - Very Poor

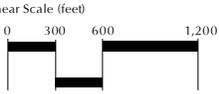
Figure 9  
 Land Study Bureau Detailed  
 Land Classification  
 Mayor Wright Homes

Hawai'i Public Housing Authority (HPHA) Island of O'ahu

North



Linear Scale (feet)




Source: Geographic Information System (GIS), City and County of Honolulu, 2015. Land Study Bureau, 1972.  
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



## 11 REFERENCES

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