

FINAL

ENVIRONMENTAL IMPACT STATEMENT

for

KULANA NANI APARTMENTS

by

Hawaii Housing Authority

December 7, 1971

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INTRODUCTION:

Project Description and Need.

The project development is located at Heeia, Koolaupoko, Oahu, Hawaii, makai of Kahekili Highway - opposite to Haiku Village - Tax Map Key 4-6-11 and 12. The project development is under Federal Housing Administration, Section 236.

The scope of work involves:

1. Eight 5-story buildings, approximately 30' x 120' in plan, and a 3-story parking structure for this 160-unit project sited on a 4.2 acre site.
2. Grading of the entire site for construction, recreation, landscaping, surface water drainage will be necessary.
3. Installation of utilities necessary for the project will be undertaken.
4. Necessary service roads will be constructed for access to site.
5. Project to be initiated on or before December 31, 1971 and to be completed early 1973.

The basic needs:

1. The project is aimed to alleviate the housing shortage for the moderate-income families on Windward, Oahu.
 - a. Accommodate projected increase of civilian population of Oahu.
 - b. Accommodate anticipated increase of military personnel in nearby bases.

I. Impact of project:

The impact of this project will basically be social, economic, and environmental.

A. Social impact.

1. Public safety: no adverse traffic problem is anticipated with the development adjacent to a major thoroughfare, Kahekili Highway.
2. The general characteristic of the surrounding area (being residential and light industrial) is compatible with the project.

B. Economic impact.

1. Nominal employment of residential management and maintenance.
2. Reduce unemployment and will contribute to the increase of the tax base.
3. No displacement of families or business.
4. The project will involve employment of at least 50 people directly for construction and 50 people indirectly for maintenance and personnel.

C. Environmental impact.

1. The land development landscape plans have been formulated to meet the aesthetic value.
2. Recreational area for passive activities have been provided in the plans. Total area is over 80,000 square feet. These areas will be used for children's play areas, barbecue areas, pathways, lawns, etc.

3. Dust pollution will be encountered during construction and the contractor will comply with the State and County regulations.
4. Water pollution from soil erosion will be kept at a minimum by immediate sodding of graded areas. Ten silting basins will be provided to help control silt runoff.
5. There is no known natural or historic landmarks within the project site. In the event such are uncovered during construction, the appropriate authorities will be notified.
6. Utility services are available from the existing City and County mains.
7. The projected student increase within the service area will require additional educational facilities. Expansion of school facilities are being planned. Existing facilities are adequate for present needs and also for the occupants of this development.
8. A regional park is available which is approximately 1.2 miles from the development.
9. Sewer and water lines are already installed.

II. The following unavoidable adverse environmental effects are:

1. Temporary dust and water pollution during construction activities. Earth work will be done when wind conditions are favorable and dust will be further controlled by watering.
2. Minor noise problems due to construction. Construction hours will be scheduled when noise will cause least annoyance.

Every effort will be made to minimize these problems.

III. Major alternatives to the proposed action.

1. The only alternative to the proposed project is to abandon; however, the long-range benefits far outweigh the temporary problems.

IV. Relationship between Short-term Use of Man's Environment and the Maintenance and Enhancement Long-term Productivity.

1. By initiating the proposed project, it will provide for the welfare and health of some moderate-income families. For example - families displaced by code enforcement projects and other construction activities. It will upgrade housing for many families who cannot afford it otherwise.

V. Irreversible and Irretrievable Commitments of Resources.

1. The project will commit labor, material and land.
2. Labor and construction materials will be irretrievable.
3. Since there is no substantial alteration of the land, it can be utilized for other usage if necessary.

VI. Economic and social benefit derived from implementation of environmental quality control with respect to the housing project.

A. Social benefits derived from implementation of environmental quality control on this project are:

1. Improved housing constructed with due consideration given to aesthetic and ecological factors.
2. Maximum efficient use of public facilities without unnecessary depletion of natural resources.

B. Economic benefits derived are:

1. Reduction of demand for suitable housing for the income group to be served by this project.
2. Proper environmental quality control will reduce long-range cost to government and the private sector for needed capital improvements.
3. Subsidized housing projects affect rents paid by tenants, thus indirectly places more money into the general economy.