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FINAL
ENVIRONMENTAL IMPACT STATEMENT

for
KULANA NANI APARTMENTS
by

Hawaii Housing Authority

January 27, 1972

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HAWAII HOUSING AUTHORITY

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 (Rental Subsidy).

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. Actual grading on the project site will be limited to that necessary for building foundations and the improvement to existing drainage channels and wherever necessary for landscaping and recreational purposes.
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.
6. Project site is zoned A-3 and will be constructed pursuant to the densities permitted in A-3 under the Comprehensive Zoning Code of the City and County of Honolulu.
7. Family incomes of tenants will range between \$6,000 to \$14,000 per annum subject further to the requirements of the FHA with respect to qualifications. Rents to be charged will also be subject to FHA approvals.

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, the fully developed Kahekili Highway, Kahuhipa Road, a connector between Kam Highway and Kahekili Highway is near completion. This road, upon which Kulana Nani Apartment fronts has been constructed in accordance with standards set by the State Department of Transportation and coordinated with the Traffic Department of the City and County of Honolulu. Residents of these units will have the alternative of going mauka to Kahekili Highway or makai to Kam Highway.
2. Directly makai of the subject property is a light industrial area. The subject parcel containing 4.2 acres was a part of a 42-acre parcel zoned A-3 and contemplated for high density development including possible high rises. The zoning permits buildings up to a height of 350 feet. It is further contemplated that these buildings planned for the project site will blend with other buildings to be constructed on adjacent parcels.

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. Contractor has been instructed to comply with the State Department of Health's request with respect to non-burning of grubbing and construction debris and the implementation of the proposed method of soil erosion prevention.
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.

Other alternatives for use of the land would be such uses as permitted under the Comprehensive Zoning Code of the City and County of Honolulu. The existing zoning being high density apartments would, therefore, negate low or moderate income housing, and the developer would have

no alternative but to seek the higher return for his investment.

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.

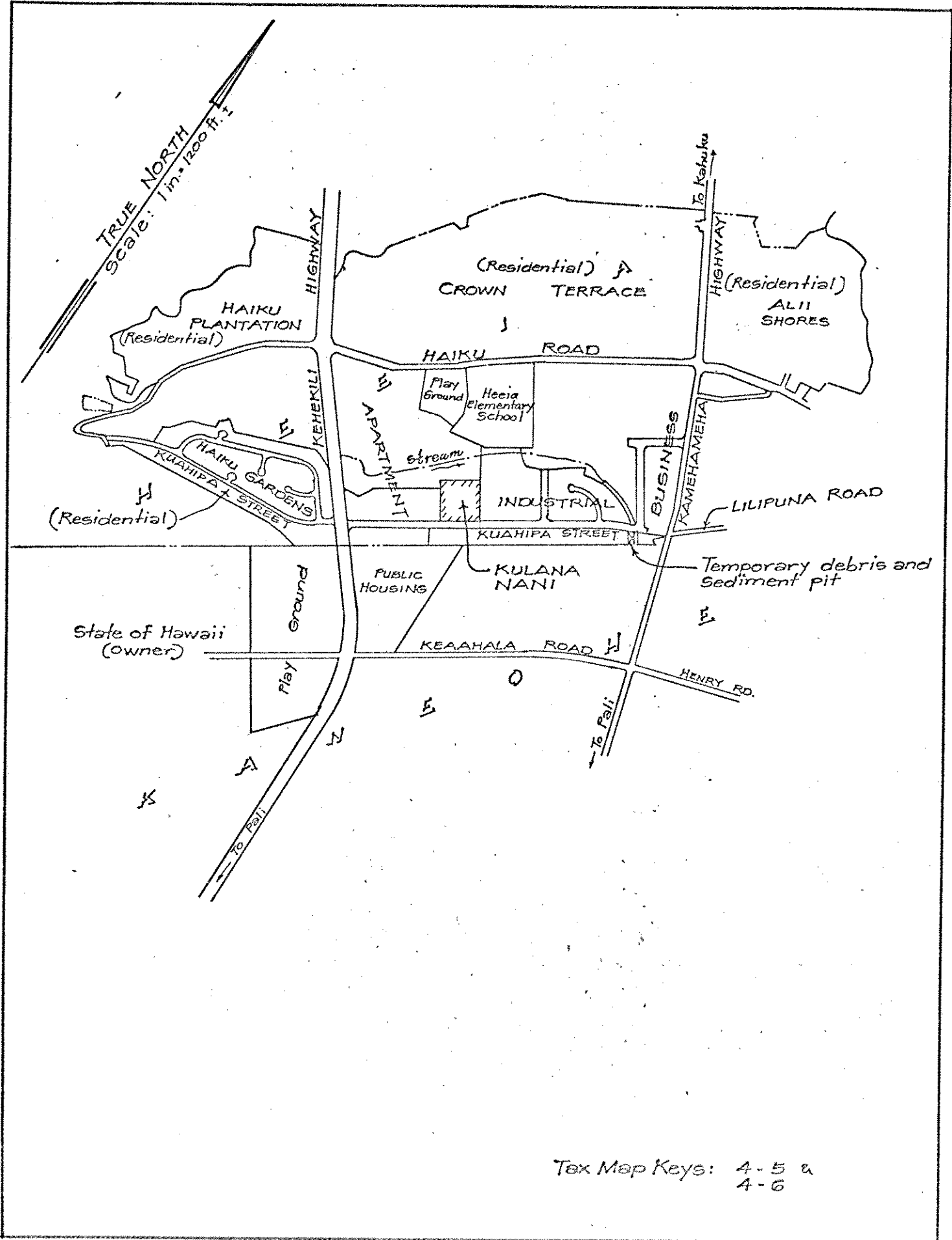
A. Social benefits derived from implementation of environmental quality control on this project are:

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.
3. The project being an FHA 236, subsidized, low income housing project will provide as aesthetic a development as can be constructed economically. Social benefits to the residents of the project will be provided through the management program which

must be approved by the FHA.

This management program has as its objectives:

- a. Tenant Relations - create an atmosphere wherein the tenants become a cohesive group actively cooperating to make the project a good place to live.
 - b. Strictly controlled business techniques for proper financial management, administration, tenant services and internal controls.
 - c. Careful determination of tenant eligibility, clean and well-maintained grounds and buildings, and promotion of community interest to provide a proper image of the project.
 - d. To maintain a high occupancy level.
- 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.



Tax Map Keys: 4-5 &
4-6