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FINAL

ENVIRONMENTAL IMPACT STATEMENT

for

KUULEI HALE APARTMENTS

by

Hawaii Housing Authority

April 12, 1972

ENVIRONMENTAL CENTER
University of Hawaii
2550 Campus Road
Honolulu, Hawaii 96822

FINAL
ENVIRONMENTAL IMPACT STATEMENT
KUULEI HALE APARTMENTS

The development project is located at Salt Lake, Honolulu, Hawaii at the corner of Ala Loke and Ala Lilikoi Streets consisting of approximately 12,300 square feet - Tax Map Key 1-1-59 parcel 25. The project will be financed under the HUD-FHA Program, Section 221(d) 4. This is a program for rental housing for moderate income families, where these families pay market rental rates.

The following are the pertinent data in describing the project:

1. There will be a three (3) story building consisting of sixteen (16) two (2) bedroom units.
2. The units will be concrete and block.
3. There will be eighteen (18) covered and two (2) open parking spaces.
4. There will be a coin operated laundry facility to service the specific project.
5. Each rental unit will include a range, refrigerator, kitchen exhaust fan, garbage disposal, a bathroom exhaust and wall to wall carpeting in the living room and master bedroom.
6. All utilities except telephone will be included in the rent as established by FHA.

7. A small recreation area will be provided for relaxation, for barbecue cookouts and for children to play in.
8. The aesthetics of the project will be enhanced with the landscaping programmed. The landscaping will include floral as well as colorful plants.

Kuulei Hale Apartments are aimed at providing housing and alleviating the housing shortage for the moderate income families in the Honolulu area.

The Salt Lake area is one of the most popular areas for military personnel because of its close proximity to work and convenience to other military bases such as Pearl Harbor.

The existing site is flat and will need only minimal excavation for grading and drainage purposes. The site is a small parcel of a large tract which has been master planned to provide low and high density apartment development.

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

A. Social Impact.

1. The general layout and design of the project will be aesthetically pleasing and easily blend with other nearby low-rise structures. We have limited the structure to three (3) stories because the project is across the street from single family dwellings and will help blend into the area.

2. There will be no adverse traffic problems as the streets were master planned to take in the increased traffic.

B. Economic Impact.

1. This rental project will help in employment through hiring of maintenance people and property management people.
2. This project is on land that has been overgrown with brush for several years. There has been no valuable utilization of the land. The Owner must utilize the land to its best use, that which will help the housing shortage.
3. This project also will hire many people to construct the project which will help keep the economy.

C. Environmental Impact.

1. The landscaping of the area and the maintenance program as set forth under the FHA Section 221(d)4 Program will provide shrubbery and green area that will be pleasing to the eye as well as provide recreation and relaxation for tenants. Because Hawaii is an outdoor living state, the developer will provide for barbecue areas.
2. With coin operated laundry facilities, clothes lines will not be present on the project. This will help to protect the aesthetic values.
3. It is the intention of the developers to provide adequate drainage. The grading will be handled in a manner to control and direct surface run-off to the storm sewer line. There is a drainage

easement to the rear of the lot. There is also an existing storm sewer on Ala Lilikoi Street. If necessary, while under construction, an area on the site will be graded in such a manner so to act as a silting basin. This drainage will be controlled by a system of storm sewers to prevent erosion and the inundation of this and the surrounding areas.

4. Dust created during construction will be encountered and the Contractor will comply with the State and County regulations.
5. Sewer and water lines are up to the property lines, large and adequate enough for this small sixteen unit apartment complex.
6. Immediately across the street from the project are single family residential homes. On the same side of the street as the project you will find the Tropicana Village, a three story condominium project, which is two blocks makai of the project. A block away, there are plans for a ten story rental project. The other vacant lots in the immediate area are zoned A-3. There are no plans for the development of this lot at the present time.
7. The Radford High, Aliamanu Intermediate, and Salt Lake Elementary Schools are very close to this project. Bernice Sykes, Vice Principal of Radford says that there will be no problem for entrance into all grades for 1972, and in fact the Moanalua High School will open with the tenth grade in 1972.

Mr. Sugawa, Vice Principal of Aliamanu says no problem exists. Mr. W. Wong, Principal of Salt Lake says that they will be able to accommodate all children, and in 1973 they will have more rooms completed.

8. Solid waste will be gathered in covered containers in an enclosed area and picked up by the City and County Refuse Department.

II. Adverse environmental effects which cannot be avoided are:

1. Temporary dust pollution. The developer will control it and keep it to a minimum.
2. Minor noise problems will be present during construction hours. The Contractor will do whatever needs to be done to minimize this problem.

III. Major alternatives to the proposed action:

1. It would not be in the best interest if the land was left in its present state, with ugly wild growth. We must continue with the long range planning which will benefit the social welfare.
2. Build a highrise which will not be economically feasible and will not blend into the residential area.
3. Build single family dwellings. The parcel is presently zoned A-3 which means that a developer can construct a building as high as 350 feet in height. The developer paid the appraisal price or more for an A-3 zoned lot. Because the zoning is

for apartments, the highest and best use is to construct apartments.

IV. The relationship between local short-term use of man's environment and the maintenance and enhancement of long-term productivity.

1. The area in which the proposed project is to be constructed includes a large spectrum of single family and apartment units. The proposed project is in a growth area closest to the center of Honolulu.

With the proposed project, we can provide for the welfare and health standards of moderate income families. Especially for families displaced by code enforcement, remodeling, rebuilding, redevelopment and other displacement activities.

It will upgrade housing facilities for many families that are now living in rundown rental buildings. It will give the families a better living unit for the same rent they are paying today.

2. It will provide better living for military families who are forced to live off base, but would like to live close to the military base.

V. The irreversible or irretrievable commitments of resources which would be involved in the proposed project would be the commitment of labor, time and materials. Once developed we cannot retrieve the time put into the project by the administration, the labor utilized in construction, and the materials used for construction.

The land itself can be used for other types of developments since there will be no substantial changes to the land itself.

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

A. Economic benefits derived are:

1. The addition of sixteen (16) units will help reduce the demand of good rental housing.
2. By utilizing the land for apartments the developer has reduced land that looks bad because of dry weeds, and other overgrowth that is not pleasing to the eye.
3. With proper environmental quality control, the government and the private sector will need to do less capital improvement, and thereby reduce the long-range cost.

B. The social benefits derived from implementation of environmental quality control on this project are:

1. In planning the landscaping, improved housing design and adequate facilities considerable consideration was given to the aesthetic and ecological factors.
2. The landscaping of the area and the maintenance program will provide a project that will be pleasing to the people as well as provide recreation and relaxation for the tenants.

To summarize: Strict standards have been met (State of Hawaii, City and County of Honolulu, FHA and those of the developers) on planning this project so that there is a satisfactory density, suitable water drainage and sewage facilities, appropriate landscaping and open area and numerous other environmental considerations.