

1990-01-08-0A-FEA

ENVIRONMENTAL ASSESSMENT
AND
NEGATIVE DECLARATION

FILE COPY

* KAMEHAMEHA HOMES DEMOLITION AND REDEVELOPMENT *

January 3, 1990

- A. PROPOSING AGENCY: Hawaii Housing Authority
Department of Human Services
- B. APPROVING AGENCY: Not applicable.
- C. AGENCY CONSULTED: Department of Health
- D. TECHNICAL:

1. Description of the Property Involved

General

Kamehameha Homes is a federally subsidized, state public housing project constructed in the Kalihi neighborhood of Honolulu. (TMK 1st Division 1-5-01:1) Completed on July 19, 1940, the project consists of 221 units in 55 wooden row-type apartment buildings and a masonry administration building on approximately 17 acres of generally flat land. (See attachment No. 1 - Plot Plan)

The project is bounded by the Kalakaua Intermediate School and Alokele Street on the south boundary, Kalihi Street with business properties across the street to the west, King Street with Farrington High School across the street to the north, and business and residential properties to the east. Kaahumanu Homes, a 152 unit family housing project, is located to the south-east, across Alokele Street.

Existing Problems

Problems exist on site, including inadequate storm water drainage and a deteriorating sanitary sewer system. Parking is inadequate, with local standards requiring 324 stalls while the project provides 140 spaces. Sidewalks are too narrow, with main sidewalks just 4 feet wide, and trash stations are inadequate. The project site does not meet the UFAS standard for handicapped accessibility.

Problems also exist in the buildings, including deteriorated structures due to extensive termite damage, water damage, and stress cracks. The units are inaccessible to the physically disabled, and the steep, dark interior stairs do not meet building code (lacking handrails). Interior plumbing must be replaced, as the pipes are corroded heavily, and kitchen and bathroom fixtures, flooring, and cabinets must be replaced. The roofs are mainly original, and have not been redone in nearly 50 years. Roof leaks are now a problem and reroofing is required.

The existing buildings have been found to have lead-based paint on interior and exterior surfaces. In addition, paint on exterior surfaces has peeled and cracked and poses a health hazard to the infants who may chew on paint flakes.

Land Use

The site is presently zoned and is used for low density apartments.

The site is not within a special design district or shoreline management area, but limited widening of King Street along the north boundary of the site is planned.

2. Description and Timetable of Action Proposed

The Hawaii Housing Authority (HHA) proposes the demolition of all buildings on the site with the exception of the administration building and/or a single living unit for future architectural research.

Although design has not started and will not begin until funding for this project is obtained from the federal government, construction of new, low rise, low density apartments with red mission tile roofs on the cleared site (redevelopment) is intended. Construction will conform to current zoning, building codes, handicapped requirements, and federal and state housing standards.

A timetable for demolition will depend on HHA's success in obtaining federal funding for redevelopment, since HHA wishes to provide the maximum number of units for families for the longest possible time. A tentative schedule is as follows:

3/90	HUD approval for demolition
3/90	Request HUD construction funds
10/90	Approval of construction funds

12/90	Design of redevelopment starts
12/90	Start relocation of families
12/91	Bid redevelopment project
2/92	Complete relocation of families
3/92	Demolish existing buildings
3/92	Start construction of redevelopment
9/93	Complete construction of redevelopment
10/93	Occupy new buildings

E. ECONOMIC CONSIDERATIONS:

1. Estimated costs for repairing and updating the project to correct the identified deficiencies, including lead-based paint (LBP) abatement has been estimated between \$15,300,000 and \$21,000,000 depending on the cost of LBP abatement. HUD CIAP funding of \$10,300,000 has been approved, but does not include the LBP abatement. HUD regulations limit funding to \$10,800,000. Insufficient funding is available to undertake all work required.
2. Estimated cost for redevelopment, is approximately \$22 million. Actual cost may be less than or greater than calculated, depending on the final design and on Hawaii's bidding climate.

F. SOCIAL:

The project will provide new affordable apartments for the State of Hawaii.

Short term impacts will affect the existing residents, who must move to allow redevelopment of the site. HHA will relocate all residents into other apartments owned by the HHA, and/or will make available subsidies which would allow residents to move into apartments not owned by the HHA in the interim.

Residents will be given a certified right of return into the redeveloped apartments.

G. ENVIRONMENTAL:

The site is an existing low-income state housing project. No rare, threatened, or endangered species of flora are known to exist on this site. Flora generally consists of coconut trees; hibiscus, panax, and croton hedges, and various types of lawn grasses. Gardens have been planted by the residents.

Although the site will be cleared, HHA will save as many of the coconut trees as possible to incorporate them in the redevelopment.

No rare or threatened species of fauna are known to exist on the site.

Lead Based Paint on wooden and concrete surfaces will not present any problems during demolition and disposal. The concentration of lead in the rubble is not significant, and no special procedures are required in the disposal of the rubble.

H. NEGATIVE DECLARATION AND DISCUSSION OF THE ASSESSMENT PROCESS:

The following assessments are made to determine whether or not the anticipated effects constitute a "significant effect":

1. The proposed action will not cause irrevocable loss or destruction of any natural or cultural resources.
2. The proposed action will not curtail the range of beneficial uses of the environment.
3. The proposed action will not conflict with the State's long-term environmental policies.
4. The proposed action will not substantially affect the economic and social welfare of the community or State.
5. The proposed action will not involve substantial secondary impacts, such as significant population changes or effects on public facilities.
6. The proposed action will not involve a substantial degradation of environmental quality.
7. The proposed action will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in the project site.
8. The proposed action will not detrimentally affect air or water quality or ambient noise levels.
9. The proposed action will not be located in any environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

I. SUMMARY OF MAJOR IMPACTS:

From the above assessment, no major adverse environmental impact is anticipated. The project will result in the following minor adverse impacts:

1. Depletion of labor and material resources for construction.
2. Some dust, noise and silting during construction.

J. ALTERNATIVES CONSIDERED:

1. Repair and updating the existing project was considered, but was found to be economically infeasible since the cost of such repair and updating is approximately the same as constructing a new project. Funding was not sufficient to complete all repair and updating work.
2. The "no action" alternative was considered but was found to be unacceptable, due to safety considerations.

K. PROPOSED MITIGATION MEASURES:

The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures.

L. DETERMINATION:

It is determined that an Environmental Impact Statement should not be required for this project.

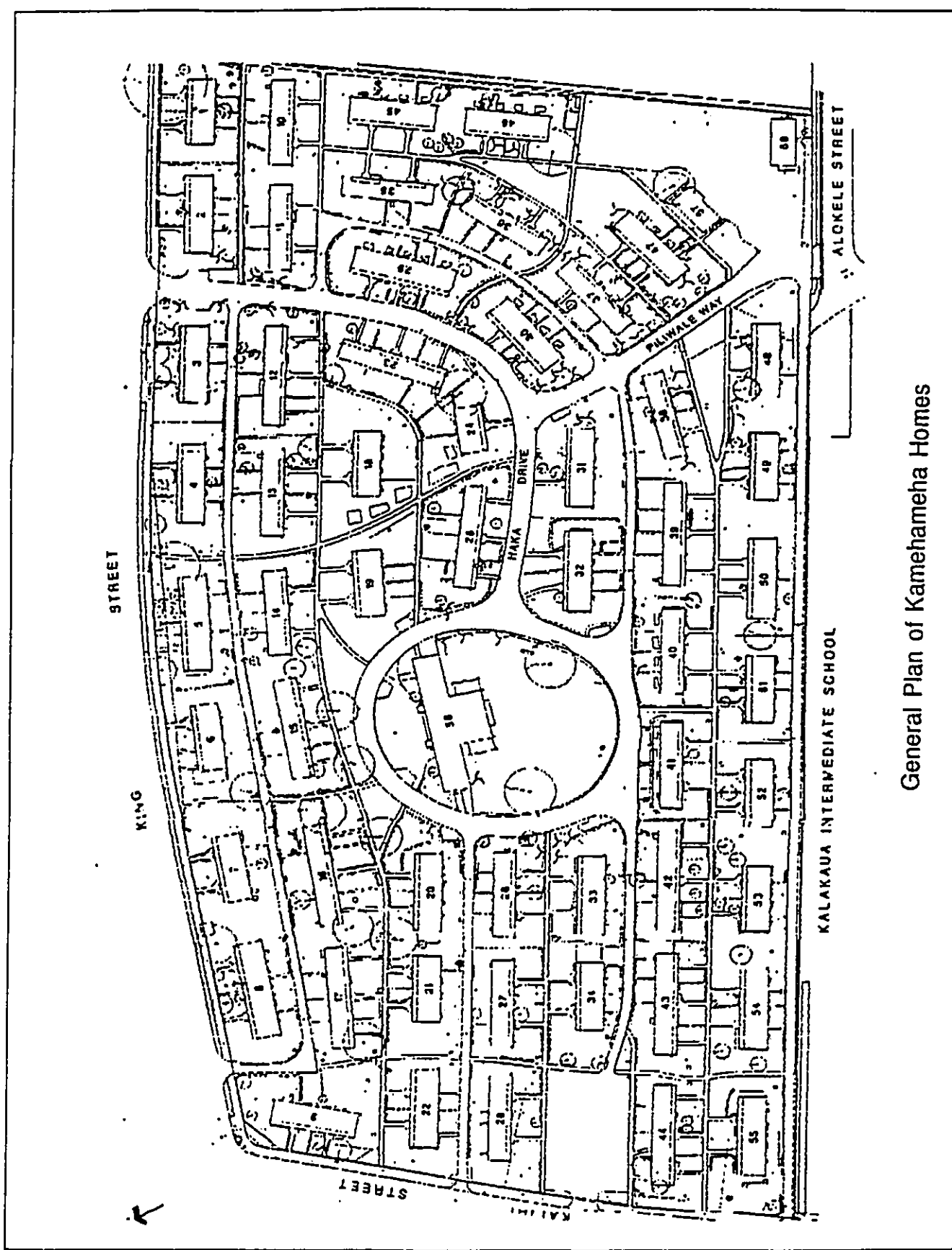
M. FINDINGS AND REASONS SUPPORTING DETERMINATION:

The project site is generally free of flood, tsunami, erosion, and landslide hazards. No rare or endangered species of flora are known to exist at the site. No rare or endangered species of fauna are known to inhabit the site. There are no recorded archaeological or historical sites within the existing site.

For the reasons cited above, the proposed action will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.

Kamehameha Homes

Attachment 1



General Plan of Kamehameha Homes