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# TRB <sup>1990-03-08-0A-FA</sup> HAWAII, LTD.

Architecture • Building Diagnostics • Energy Design • Interior Architecture

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## SPECIAL MANAGEMENT AREA ENVIRONMENTAL ASSESSMENT AND PERMIT APPLICATION

PROJECT NAME: Waianae Coast Community Mental Health Center

A. GENERAL INFORMATION:

1. Applicant: ✓ Waianae Coast Comprehensive Health Center ✓  
86-260 Farrington Highway  
Waianae, Hawaii 96792
2. Recorded Fee      State of Hawaii  
Owner:                Department of Hawaiian Home Lands  
                             P.O. Box 1879  
                             Honolulu, HI 96805
3. Agent:                TRB/Architects, Ltd.  
                             Pauahi Tower, Suite 1110  
                             1001 Bishop Street  
                             Honolulu, HI 96813
4. TMK:                 8-6-01:40
5. Lot Area:            0.805 acre/35,066 square feet

B. GENERAL DESCRIPTION:

The proposed project is the construction of a Mental Health Center on a generally unoccupied building site in Waianae. The site is located entirely within the boundaries of the Waianae SMA district. An SMA permit will be required to complete the project. We believe the use is permitted in the existing zone and therefore no additional land use approvals will be required.

A location map is attached.

C. TECHNICAL CHARACTERISTICS:

1. The proposed facility will be a community-based Mental Health Center, providing treatment and rehabilitation services to children, chronically mentally ill adults, substance abusers, and other mentally ill adults. The Center will also provide emergency walk-in care. The staff of the Center normally consists of around 21 full-time and 6 part-time personnel. However, during the business day many of them provide services off-site, thus limiting the normal daily staffing to around 24.

2. During a normal day the Center would expect to provide services to around 70 clients, both as individuals and in groups. However, many of them either do not drive, because they are not able to, do not have cars or are not old enough. From experience the anticipated parking requirements for clients would be 6 spaces in addition to those required for staff. This translates into a requirement for 30 parking spaces; 34 are provided.
3. The Mental Health Center will be sited adjacent to the existing Comprehensive Health Center, thereby expanding the services available to the community. Together, the two agencies will form the nucleus of a human services campus.
4. The building is designed as a square with a square pod located at each corner. The pods or working spaces contain offices and other programmed areas. The central square is a common area with toilets, waiting and general circulation.
5. Construction of the facility will require demolishing an existing metal shed, which is in a state of disrepair, along with the removal of some existing areas of asphalt paving.
6. From a preliminary review with the Department of Public Works there should not be any problems associated with sewage disposal. The site is next door to the Waianae sewer treatment plant, and there is a 36" sewer line in Farrington Highway leading directly to the plant. A request for a formal determination of sewer capacity is pending.
7. Access to the site will remain from Farrington Highway.

ECONOMIC & SOCIAL CHARACTERISTICS:

1. The land is owned by the State of Hawaii, Department of Hawaiian Homelands, and is leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center for a 40 year period. Waianae Coast Comprehensive Health Center has subleased the parcel to the Waianae Coast Community Mental Health Center.
2. The goals and objectives of the WCC Mental Health Center include but are not limited to, the following:
  - A. To involve the Waianae Coast community in the governance of the Waianae Coast Community Mental Health Center, Inc.

- B. To help the Waianae Coast community develop a mental health system, within culturally relevant contexts, which is capable of meeting all the major mental health needs of the community with the Waianae Coast Community Mental Health Center, Inc. as the keystone of this system.
  - C. To unite community members of all social groups in coming to grips with mental health problems, so as to contribute to the development of a sound community.
3. In order to meet the growing need for mental health services, the center has more than doubled its staff in the past year.

Unfortunately, the Waianae area has almost no commercial office space, and the Center has been unable to secure additional rental space. As a result, four to six people share office space that is intended for a single occupancy. Staff must vacate offices so that clinicians can meet with patients. The need to juggle space requirements results in utilizing space that is not the most appropriate for meetings with clients, such as hallways, lawns, etc. Rotating offices has also seriously affected the efficiency of the staff as people spend a good bit of time making arrangements for space or waiting for space to be freed.

4. WCC Mental Health Center is dedicated to providing high quality mental health services, and recognizes the need for a new facility which will address their current and future needs - therefore, the Center is proposing the construction of a new outpatient facility. The facility will be approximately 11,000 square feet of new construction, with an estimated construction cost of \$900,000.

E. ZONING:

1. The proposed development falls within the an I-2 (Intensive Industrial District) zone. Under the I-2 zone, front yard setbacks are five feet, side yard and rear yard setbacks are not required.
2. The proposed development is within all the limits outlined by the zoning code. Total lot coverage by building footprint will be approximately 11,000 square feet or 31% of the lot area, only a small fraction of the total allowable floor area of 87,665 square feet permitted in the I-2 zone (FAR of 2.5).
3. Total parking required for 11,000 square feet (at 400 square feet per stall) is 28 stalls. There are 34 stalls provided exceeding the requirement by 6 stalls or 21%.

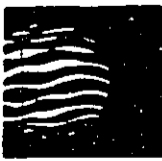
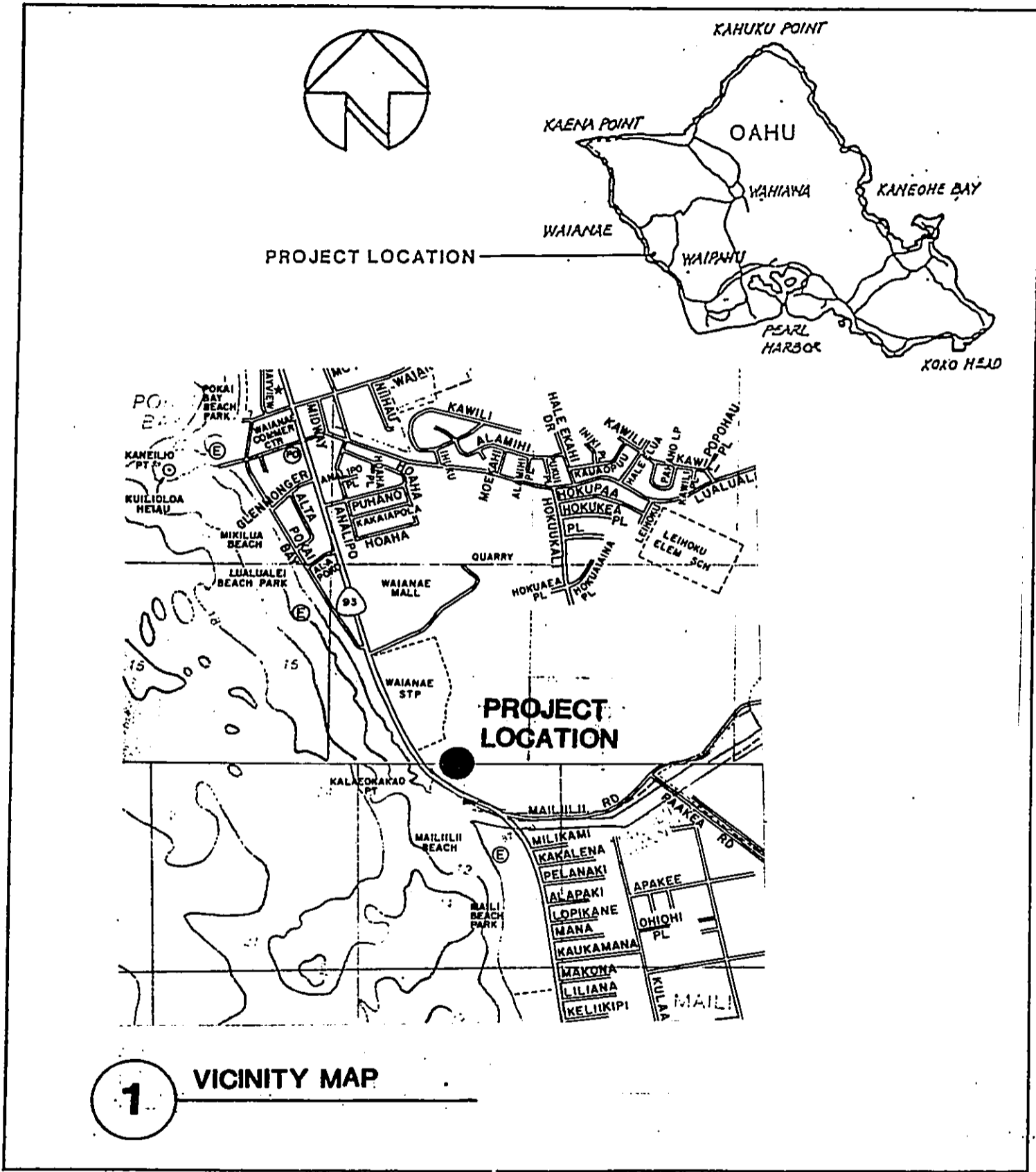
F. ENVIRONMENTAL CHARACTERISTICS:

1. The Waianae Coast Community Mental Health Center will be situated on a gentle sloping site overlooking Farrington Highway and the Waianae coastline (see enclosed photos). Soils are predominately rocky.
2. Impact on the surrounding environment will be minimal. Although the Mental Health Center is visible from Farrington Highway, it is located on the mauka side of the street and site and will not adversely affect the view corridors to the shoreline. Additionally, immediately mauka of the site is a cliff; therefore views to the shoreline from behind the site are not a consideration.
3. The new structure will be located in areas that are currently paved or occupied by an existing building and should require little sitework. Some re-grading is required to provide a flat pad for the new building, and around 900 cubic yards of material may be removed from the site. The parking lot can largely be built on existing grade.
4. The project is located on a small lot and has neighbors on both the adjacent left and right sides.
5. There is currently one metal structure on the site along with driveways and paved parking surfaces, so additional storm water management is not expected to be a problem. The Waianae area is predominately dry, and little surface run-off normally occurs. All run-off will be collected and directed to catch basins located in the parking lot. Attached is a letter from a civil engineer outlining the proposed drainage system along with a drawing showing existing and proposed drainage patterns.
6. A portion of the site is located in flood zone AE with an elevation of +15. The building will be sited at elevation +27, which is 12 feet above the base flood elevation. Therefore special flood zone considerations are not an issue.
7. Joyce Bath, Oahu Archaeologist with the State Historic Preservation District, Department of Land and Natural Resources, reports that there is little likelihood of encountering any archaeological remains on the site due to its geology. The site is almost wholly developed with paving, buildings and fencing, and no archaeological artifacts are visible. Should any be encountered during construction, work would be halted and Joyce's office notified.

8. The tax map for the property shows what appears to be an easement across it. We have determined that the easement does not exist, but the map shows a previous right of way for a pipeline which has been removed. Efforts are underway to eliminate the apparent easement from the tax maps (see attached letter dated December 7, 1989).

WCCMHC:SMAPRMIT.NAR

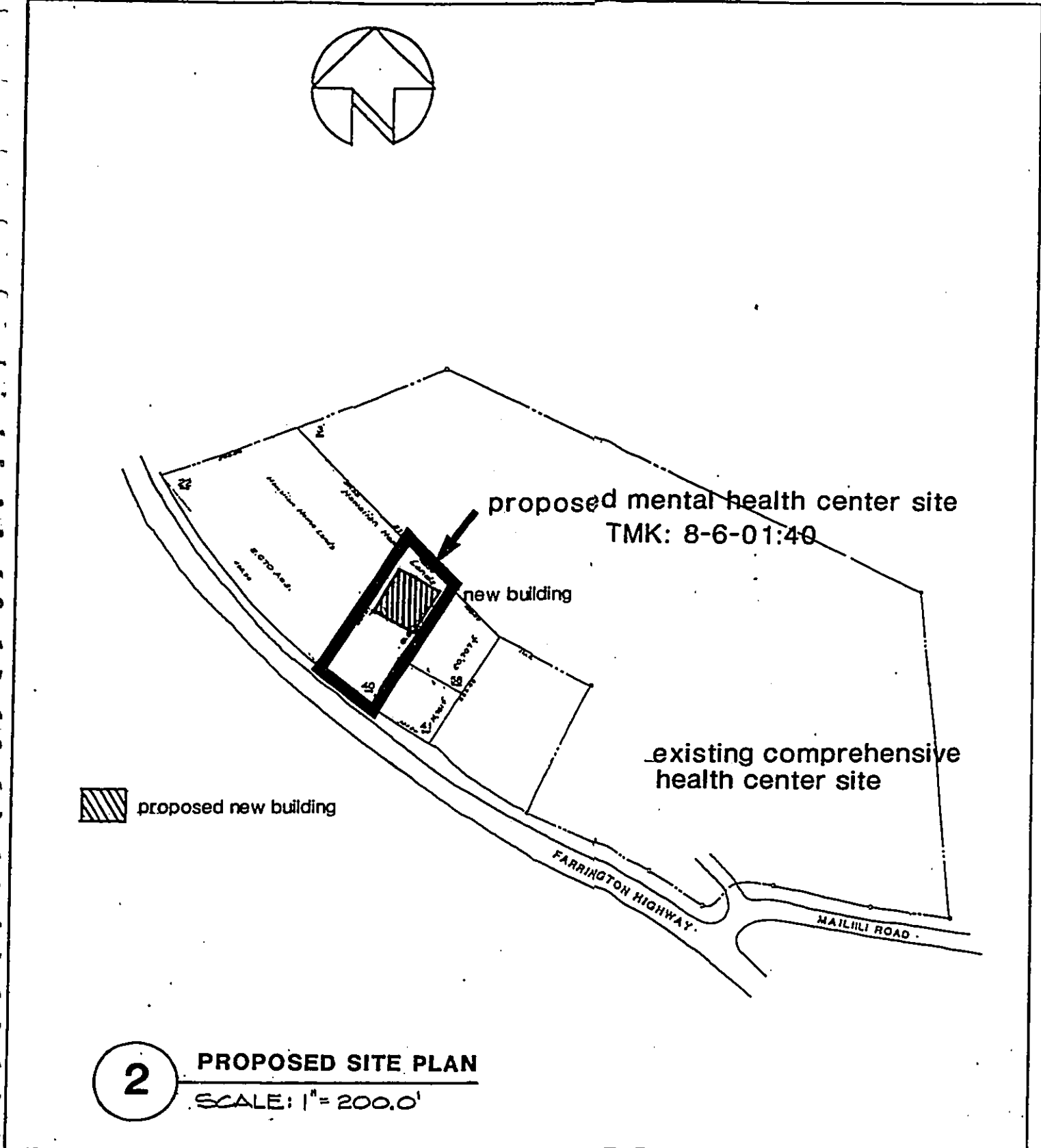
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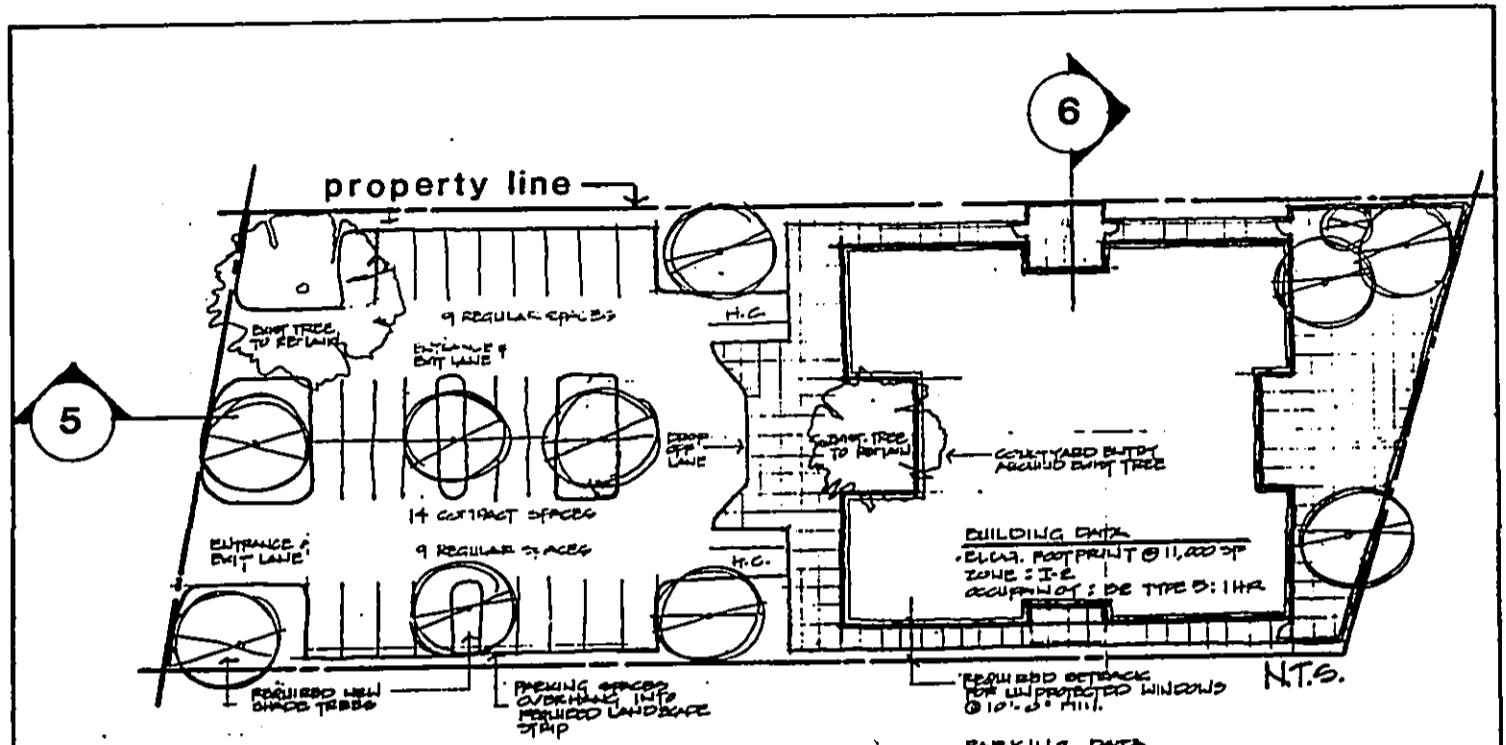
**WAIANA'Ē COAST  
 COMMUNITY MENTAL HEALTH CENTER**

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**WAIANAЕ COAST  
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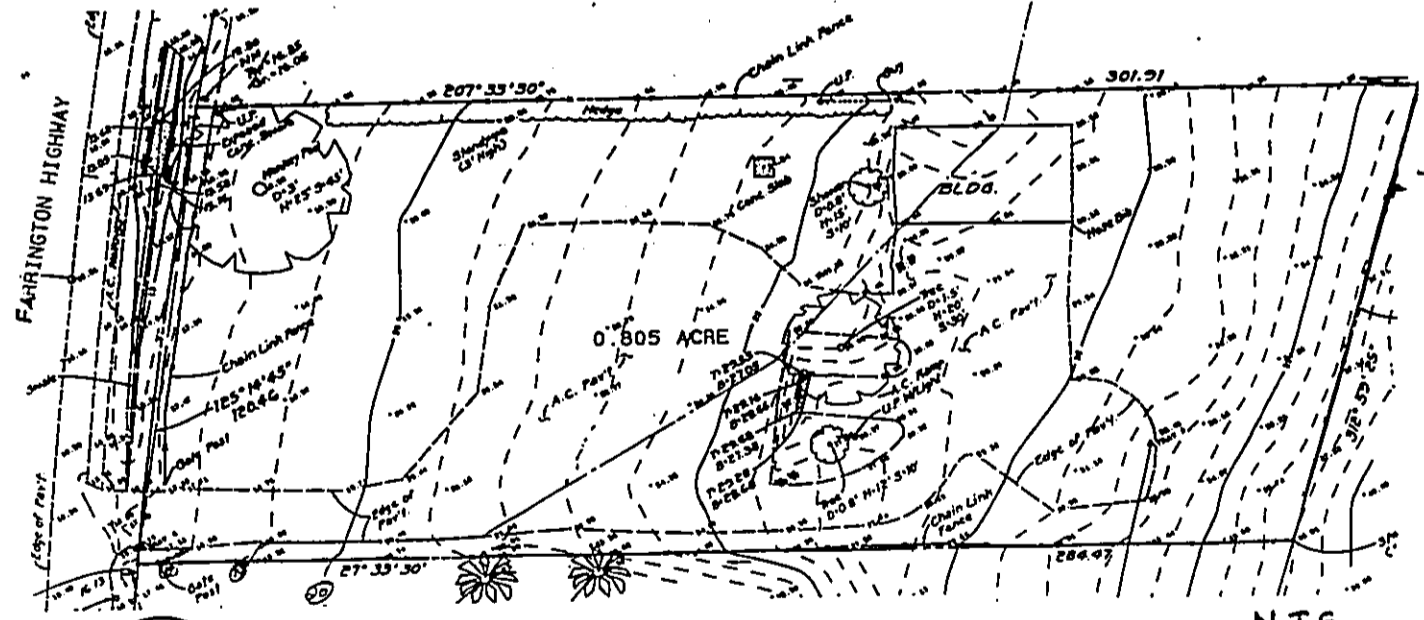


**3 BUILDING SITE PLAN**

**BUILDING DATA**  
 BLDG. FOOTPRINT @ 11,000 SF  
 ZONE: I-2  
 OCCUPANCY: DB TYPE D: IHR

**PARKING DATA**  
 \*REQUIRED: 20 SPACES  
 \*PROVIDED: 33 SPACES  
 20 SPANDED SPACES  
 13 COMPACT SPACES  
 2 HC SPACES

N.T.S.

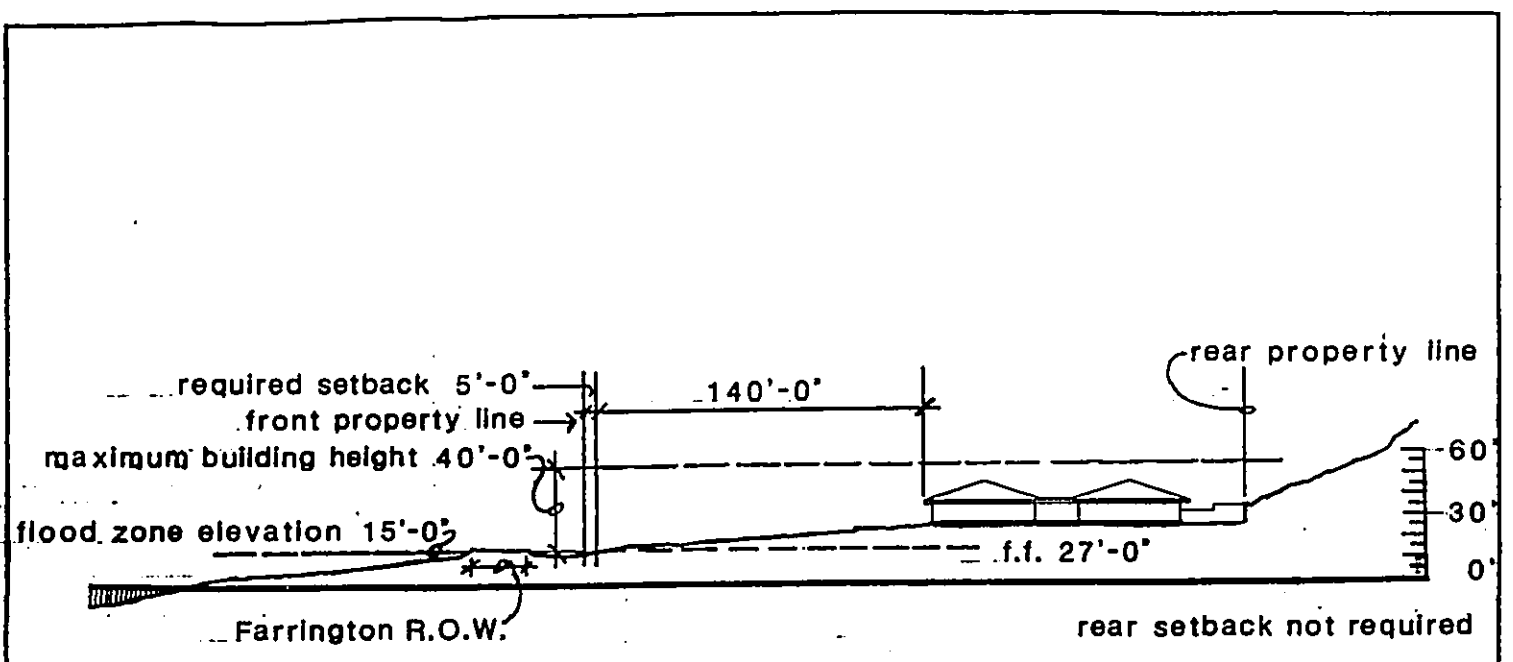


**4 TOPO SITE PLAN**

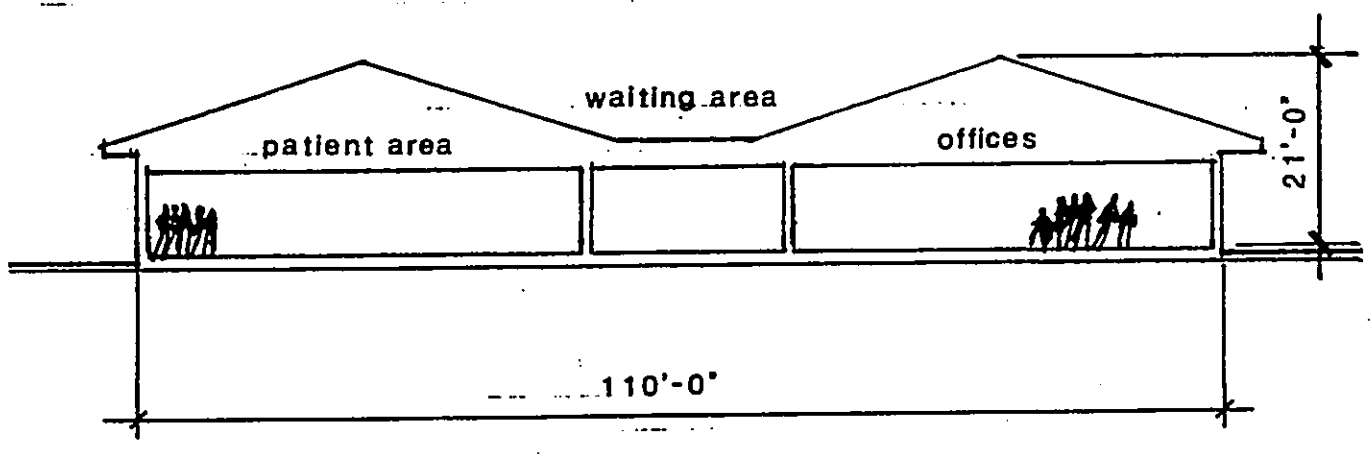
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**5 SECTION THROUGH SITE**



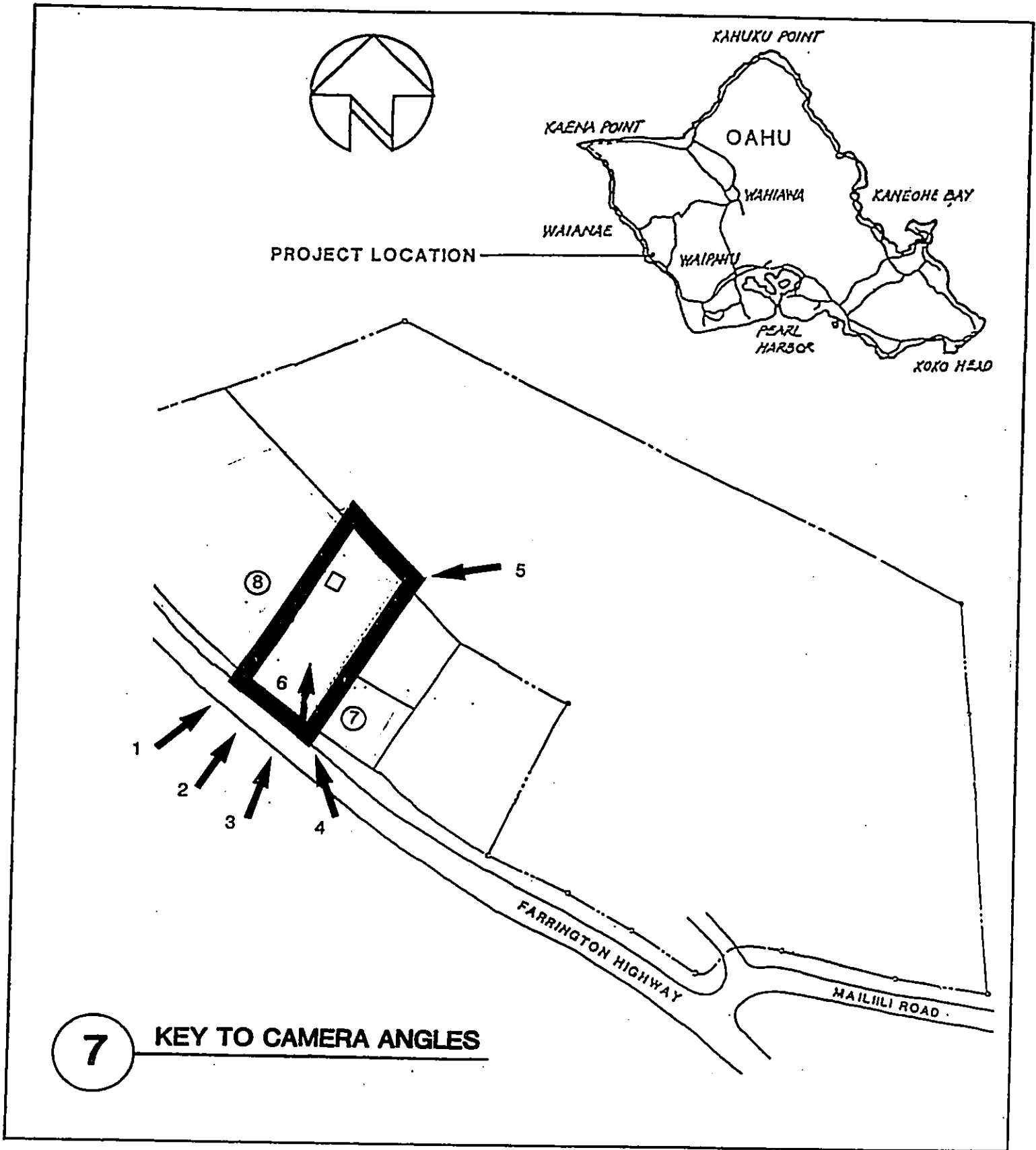
**6 SCHEMATIC BUILDING SECTION**



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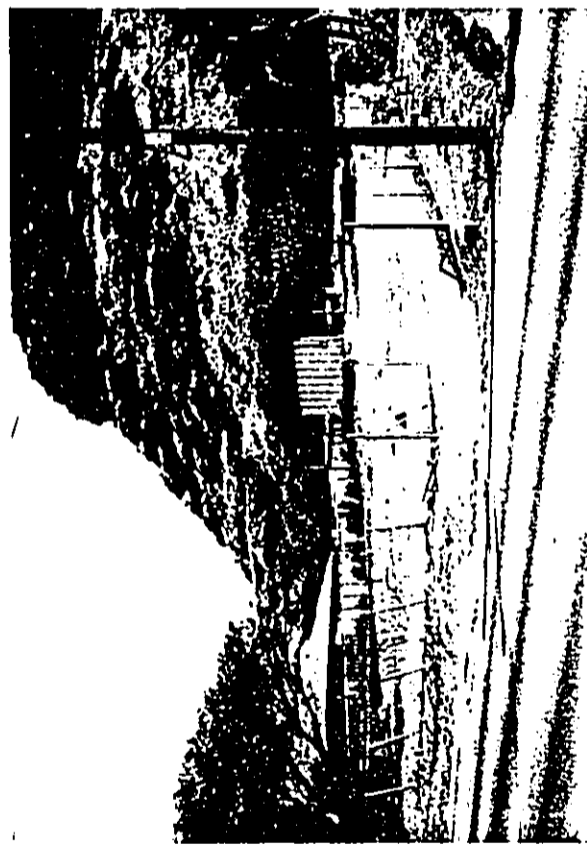
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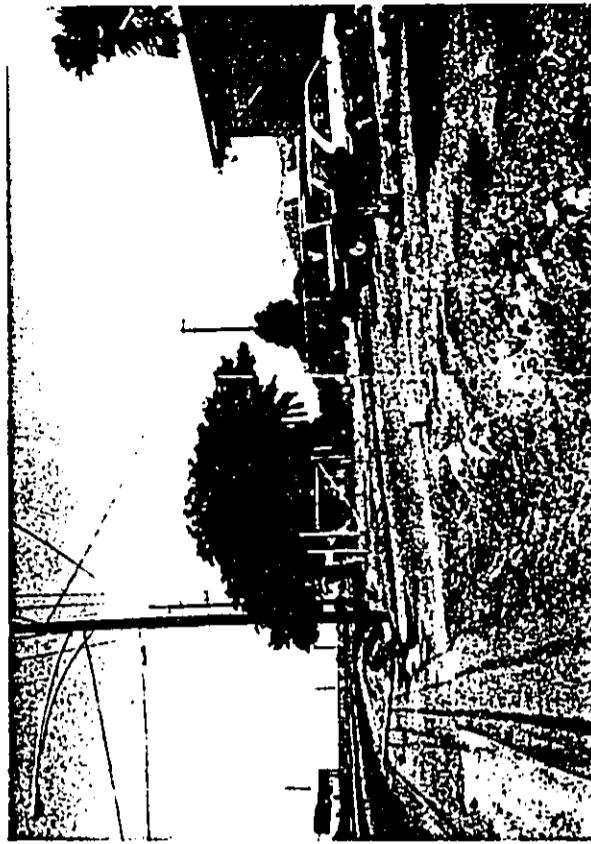
1 frontage at Farrington Highway



2 frontage at Farrington Highway



3 frontage at Farrington Highway



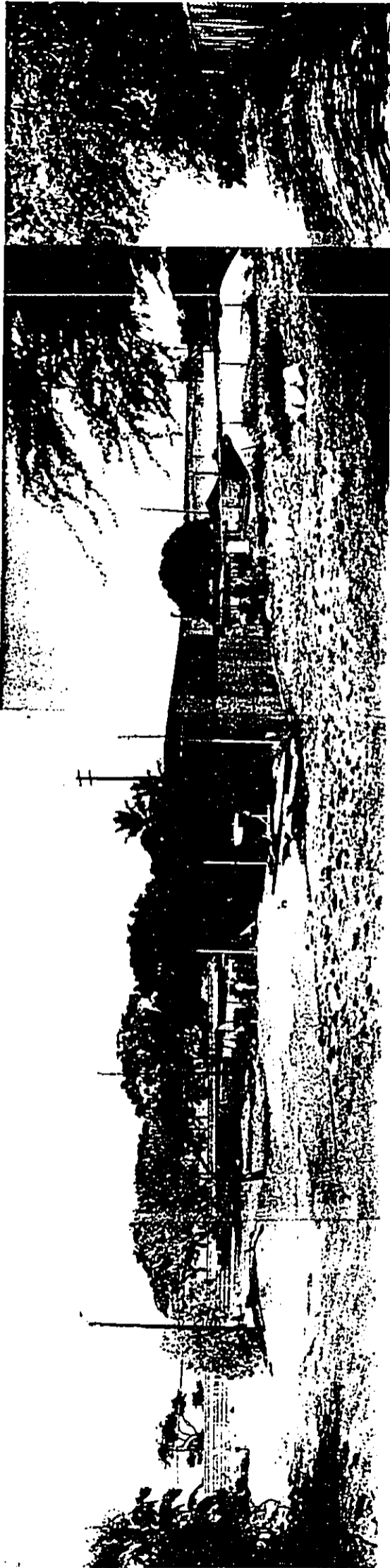
4 Westbound entry to site from Farrington Highway



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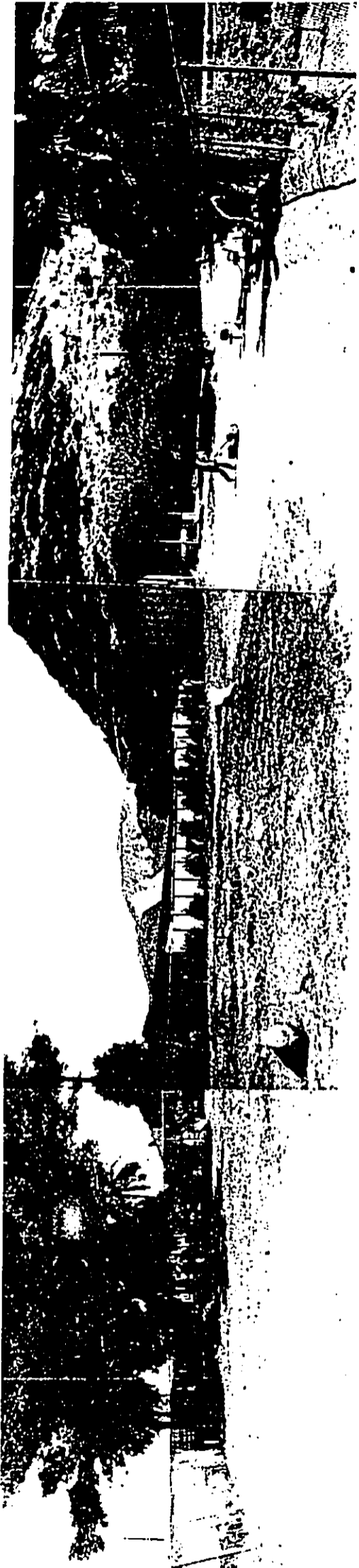
WAIANAE COAST  
COMMUNITY MENTAL HEALTH CENTER

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



project site looking west to south

5



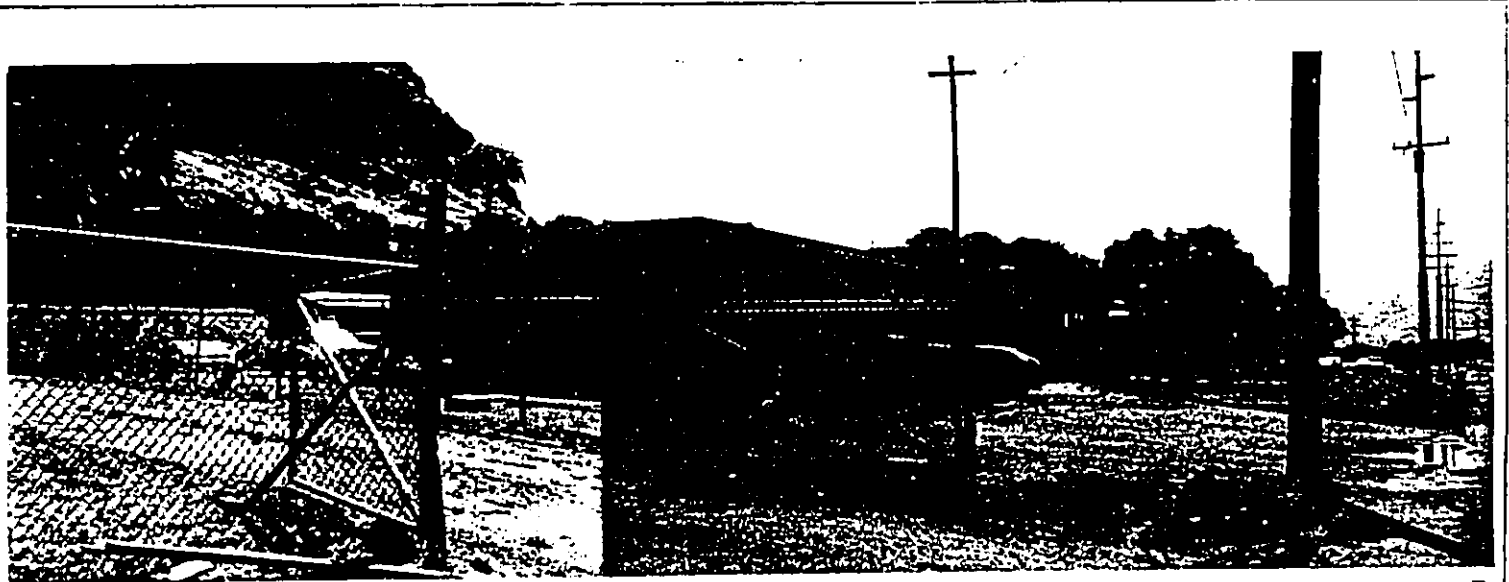
project site looking north to west

6



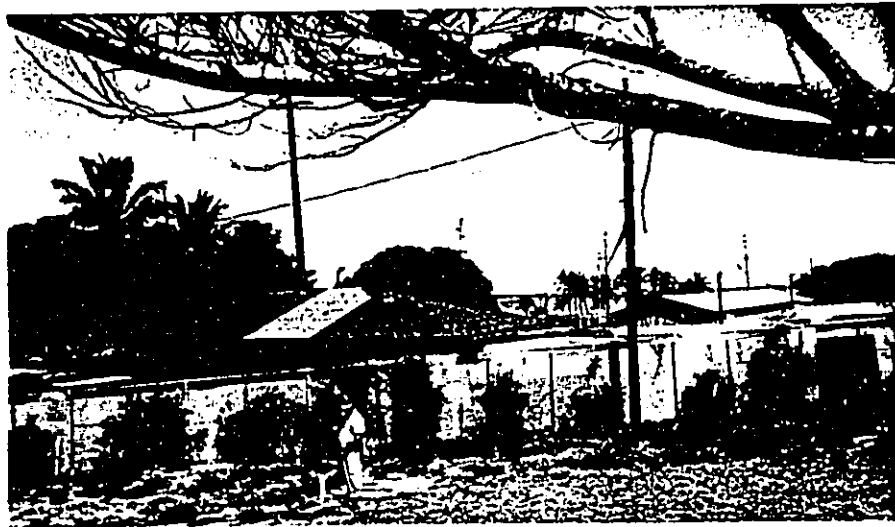
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7

adjacent structure



8

adjacent structure



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Gray • Hong • Bills & Associates, Inc.  
CONSULTING ENGINEERS

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DEC 27 1989

TRB/HAWAII

Brian L. Gray, PE.  
Daniel S.C. Hong, PE.  
David B. Bills, PE.  
Michael H. Nojima, PE.  
Roy T. Aoki, PE.  
Beverly G. Ing, PE.  
Dennis M. Reid, PE.  
Darryl K. Yokoyama, PE.

119 Merchant Street, Suite 607  
Honolulu, Hawaii 96813  
Telephone: (808) 521 0306  
Fax: (808) 531 8018

December 26, 1989

TRB Hawaii Ltd.  
Pauahi Tower Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Attn: Cliff Terry

SUBJECT: Waianae Mental Health Clinic  
SMA Permit

Gentlemen:

Attached for your use are sketches showing before and after drainage conditions. A brief description of the drainage is as follows:

Run off presently flows from the hillside behind the project, through the upper portion of the site and into the adjacent corporation yard (see existing drainage). The remainder of the site generally sheet flows toward the drainage ditch in Farrington Highway with small amounts sheet flowing into the properties on either side. The proposed drainage approximates the existing conditions by intercepting the majority of the roof water from the building and allowing it to discharge through the parking lot to an underground drainage system which connects to the existing ditch in Farrington Highway.

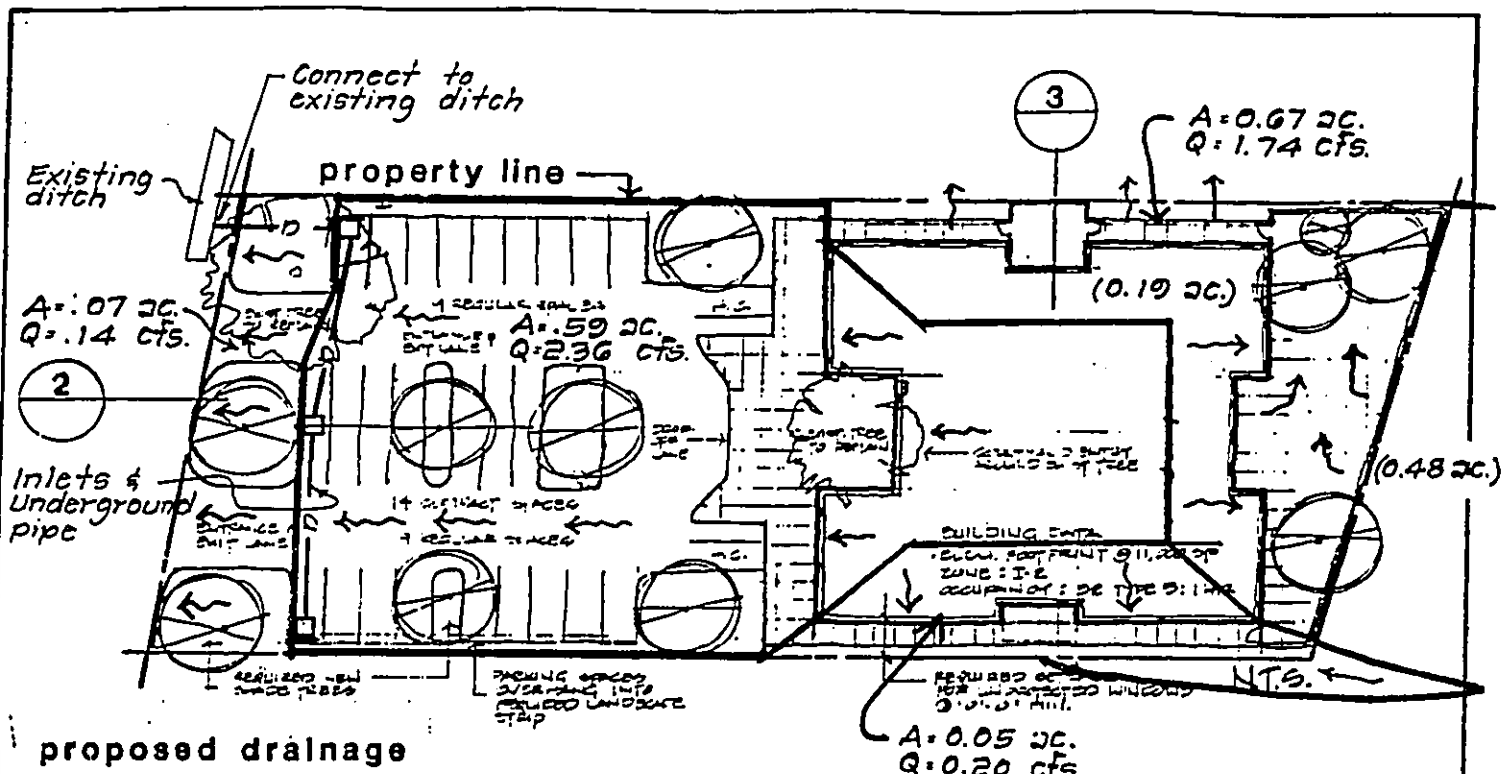
If you have any questions, please call.

Very truly yours,

GRAY, HONG, BILLS & ASSOCIATES, INC.

  
\_\_\_\_\_  
Brian L. Gray

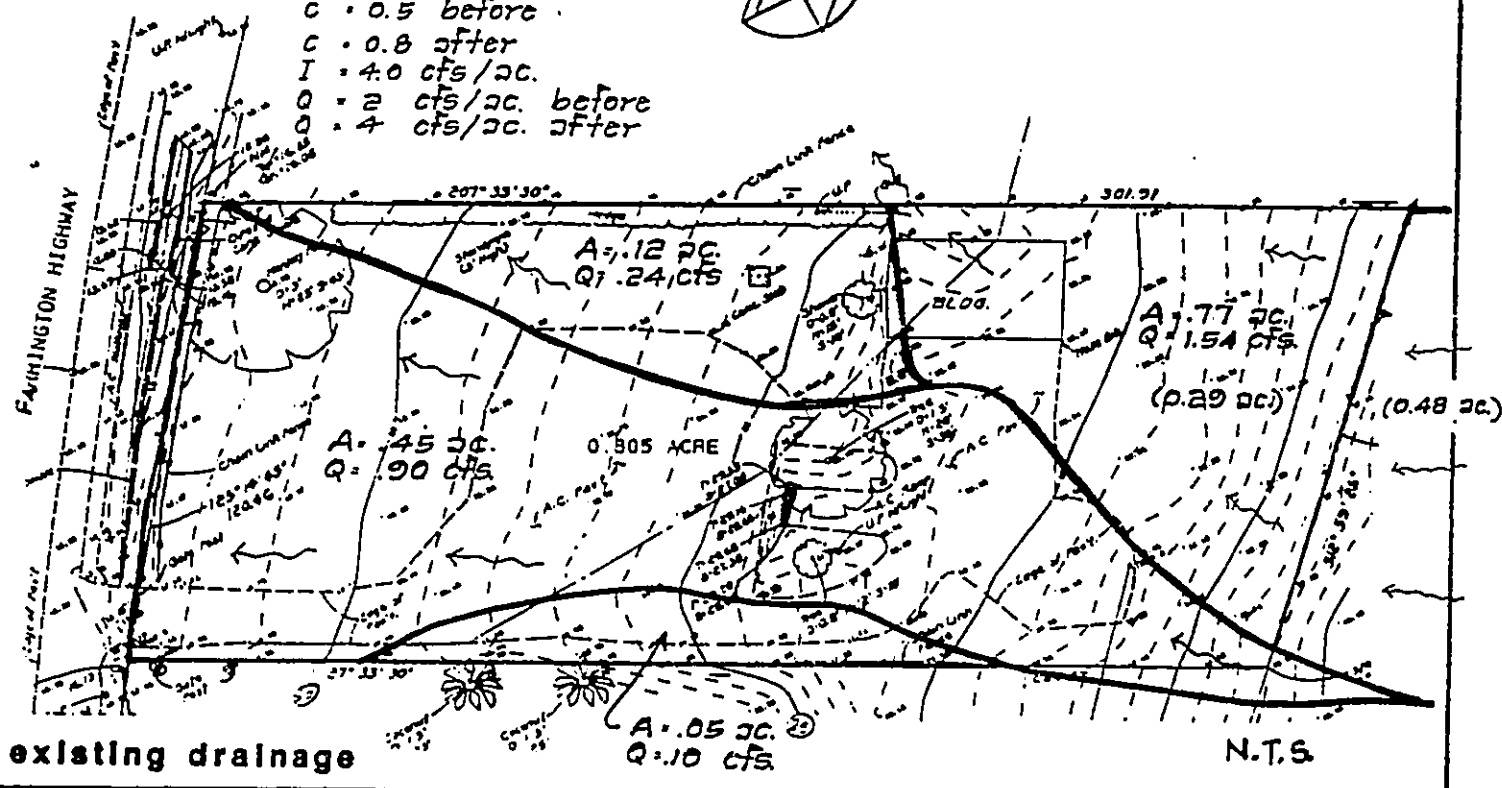
BG:cb  
1914  
Encl.



proposed drainage

HYDROLOGIC DATA

- $t_{10} = 1.0$
- $t_c = 10 \text{ min.}$
- $C = 0.5 \text{ before}$
- $C = 0.8 \text{ after}$
- $I = 4.0 \text{ cfs/ac.}$
- $Q = 2 \text{ cfs/ac. before}$
- $Q = 4 \text{ cfs/ac. after}$

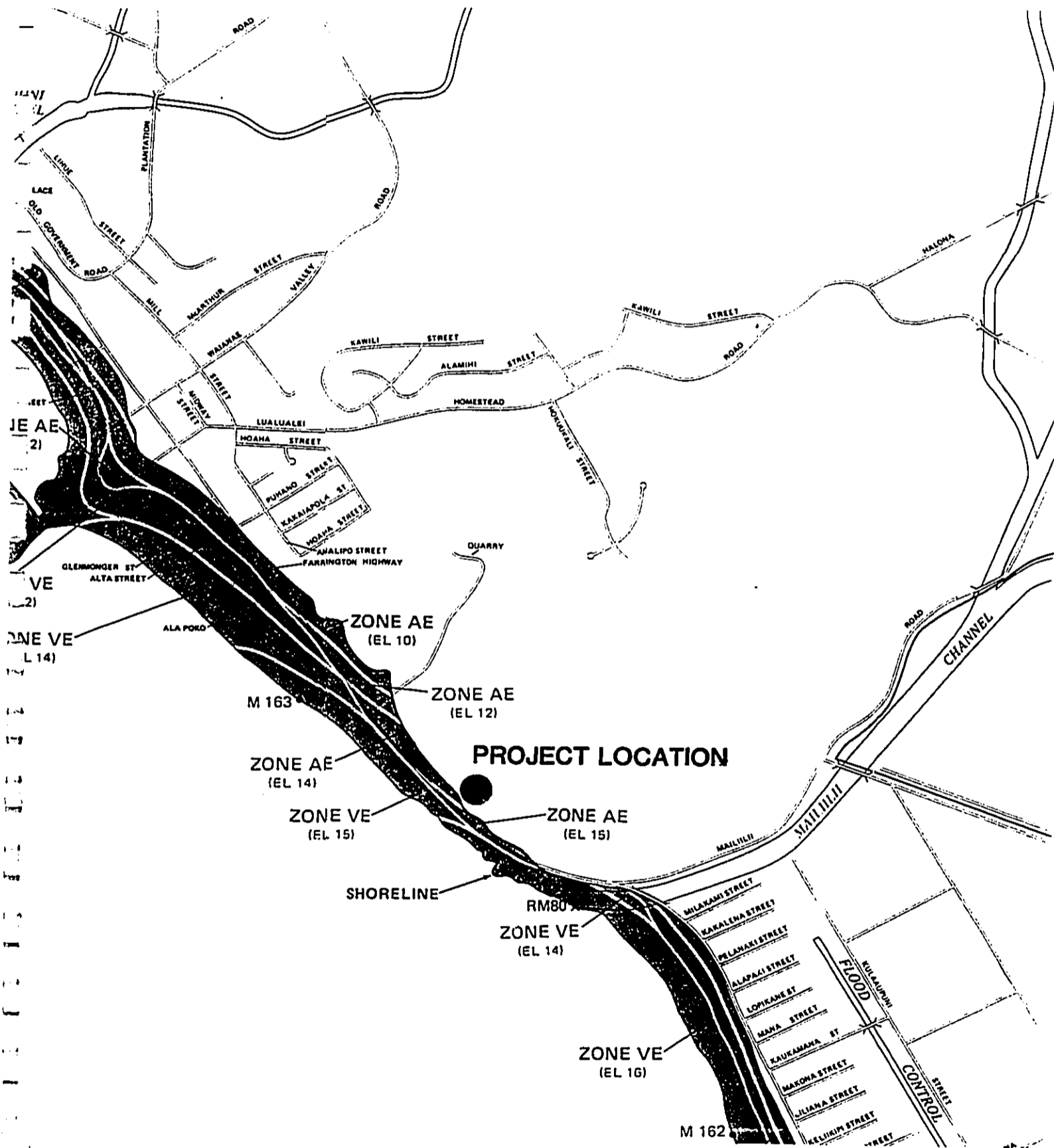


existing drainage



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CLINTON R. ASHFORD \*  
A. JAMES WRISTON, JR. \*  
ALBERT H. OGAWA \*  
JOHN JUBINSKY \*  
GALEN C. K. LEONG  
JACK M. ROLLS, JR.  
WAYNE NASSER \*  
DOUGLAS W. MACDOUGAL \*  
JOHN A. LOCKWOOD \*  
CUYLER E. SHAW \*  
MICHAEL W. GIBSON  
ROSEMARY T. FAZIO  
DIANE S. KISHIMOTO  
PAUL S. AOKI  
FRANCIS P. HOGAN  
JAMES K. MEE  
M. ELEANOR HERBERG  
KIRK W. CALDWELL  
LORRIN B. HIRANO  
MARJORIE C. Y. AU  
ADRIAN W. ROSEHILL  
ERIC K. H. CHINN  
PAUL R. GOTO  
KATHARINE P. LLOYD  
NA'UNANIKINAU A. KAMALI  
VERONICA L. STANFORD  
\*A LAW CORPORATION

ASHFORD & WRISTON  
ATTORNEYS AT LAW  
P. O. BOX 131  
TITLE GUARANTY BUILDING  
235 QUEEN STREET  
HONOLULU, HAWAII 96810  
TELEPHONE (808) 524-4787  
TELECOPIER (808) 533-4945

WILLIAM B. STEPHENSON  
(1915-1964)  
OF COUNSEL  
CHARLES S. DWIGHT III  
COUNSEL  
ROBERT BRUCE GRAHAM, JR.  
LANI O. H. NAKAZAWA  
KAILUA-KONA OFFICE:  
KUAKINI TOWER, SUITE 208  
75-5722 KUAKINI HWY.  
KAILUA-KONA, HI 96740  
TELEPHONE 329-7706  
TELECOPIER 329-7526  
ABA/NET ABA 1106

December 7, 1989

Mr. Michael Tweedell  
Administrator  
Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792

Re: Pipeline Right-of-Way

Dear Mr. Tweedell:

This letter discusses matters concerning the pipeline right-of-way on tax map key: (1) 8-6-0-40 ("Property"). This letter is also intended to confirm arrangements made between you, on behalf of Waianae Coast Comprehensive Health Center ("WCCHC") and our client, Mr. Allan H. Renton, on behalf of Lenakona, Inc., regarding the payment of legal costs related to resolving the pipeline issue.

In the process of site preparation for construction of hospital facilities, your architects, TRB Hawaii, Ltd. ("TRB"), discovered the right-of-way in favor of Hawaiian Gas Products, Inc. on a current tax map. TRB notified you and you consequently contacted Mr. Renton, because Lenakona, Inc. is the successor in interest to Hawaiian Gas Products, Limited.

You have requested that our client cancel the right-of-way if it is no longer using it. You agreed with Mr. Renton to pay for legal services performed by Ashford & Wriston related to resolving the pipeline issue.

Mr. Michael Tweedell  
December 7, 1989  
Page 2

Neither you nor Mr. Renton were able to supply us with any documents relating to the pipeline. Mr. Renton told us the approximate time period when the pipeline was installed. He also said that the pipeline was used for transporting water.

The lack of information resulted in a rather lengthy and difficult search. Our examination of the Grantor/Grantee indexes, Land Court records, and other records dating from 1930 to the present uncovered nothing. We also reviewed numerous maps, including old tax maps. This led to the investigation of a reference to an executive order on an old tax map. We consequently contacted various State agencies and finally uncovered an unrecorded lease that covered the Property. The lease, known as General Lease No. 2813, was dated August 30, 1940 and was between the Territory of Hawaii, as lessor, and Francis J. Kekai (also known as Francis J. Manner), as lessee. The lease was dated August 30, 1940 and ran for a term of twenty-one years (21) years. A copy of the lease is enclosed as Exhibit "A".

We also discovered an unrecorded agreement dated November 3, 1948, between Francis J. Manner and his wife, Mildred M. Manner, as licensor, and Hawaiian Gas Products, Ltd., as licensee. The agreement gave Hawaiian Gas Products, Ltd. the pipeline right-of-way over the Property. A copy of the agreement is enclosed as Exhibit "B".

The term of the agreement was tied to the term of General Lease No. 2813. It is our opinion that the license to the right-of-way expired when the lease expired. We also feel that nothing more needs to be done by our client. Mr. Renton has stated that Lenakona, Inc. does not need the right-of-way and that the pipeline was removed sometime ago.

With respect to the removal of the right-of-way on the current tax map, we consulted several state offices. Our last contact was with Mr. Dean Uchida, of the Department of Land and Natural Resources. Mr. Uchida expressed the opinion that the License expired when the lease expired. He also stated that because both General Lease No. 2813 and the agreement have expired, removal of the encumbrance from the tax map is not critical. He indicated that he may not pursue correcting the tax map for several months. If you wish to accomplish the correction of the tax map, you may contact Mr. Uchida directly. You may also want to contact the City and County tax map department of the real property assessment division.

Mr. Michael Tweedell  
December 7, 1989  
Page 3

An invoice for our services in the amount of \$1,029.17 including general excise tax is enclosed. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,  
ASHFORD & WRISTON

*Marjorie C. Y. Au*  
By  
Marjorie C. Y. Au

MCA:csy  
Enclosure

cc: Mr. Allan H. Renton, w/ encl.  
Mr. Cliff Terry, TRV Hawaii, Ltd., w/ encl., no invoice

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