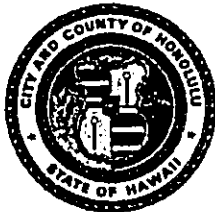


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 523-4427 • FAX 527-5498

FRANK F. FASI
MAYOR



RECEIVED

'90 APR 27 08:00

MICHAEL N. SCARFONE
DIRECTOR

RONALD B. MUN
DEPUTY DIRECTOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

April 27, 1990

Marvin T. Miura, Ph.D.
Director
Office of Environmental
Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Negative Declaration
Edwin Thomas Home
Tax Map Key: 2-1-3: 6

Please publish a Negative Declaration in your next OEQC Bulletin for the Edwin Thomas Home.

The Environmental Assessment prepared for the project indicated that there were no significant effects on the quality of the environment. The assessment is on file with the Department of Housing and Community Development at the Honolulu Municipal Building, 650 South King Street, 5th Floor, Honolulu and is available for inspection by the public during regular office hours between 7:45 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael N. Scarfone", written over a horizontal line.

MICHAEL N. SCARFONE
Director

Attachment

1990-05-08-0A-FRA

FILE COPY

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'90 APR 27 08:00

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

ENVIRONMENTAL ASSESSMENT

FOR THE

* EDWIN THOMAS HOME PROJECT *

Department of Housing and Community Development
City and County of Honolulu
April 1990

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DATE: May 1, 1990

MEMO TO: Office of Environmental Quality Control

THRU:

FROM:

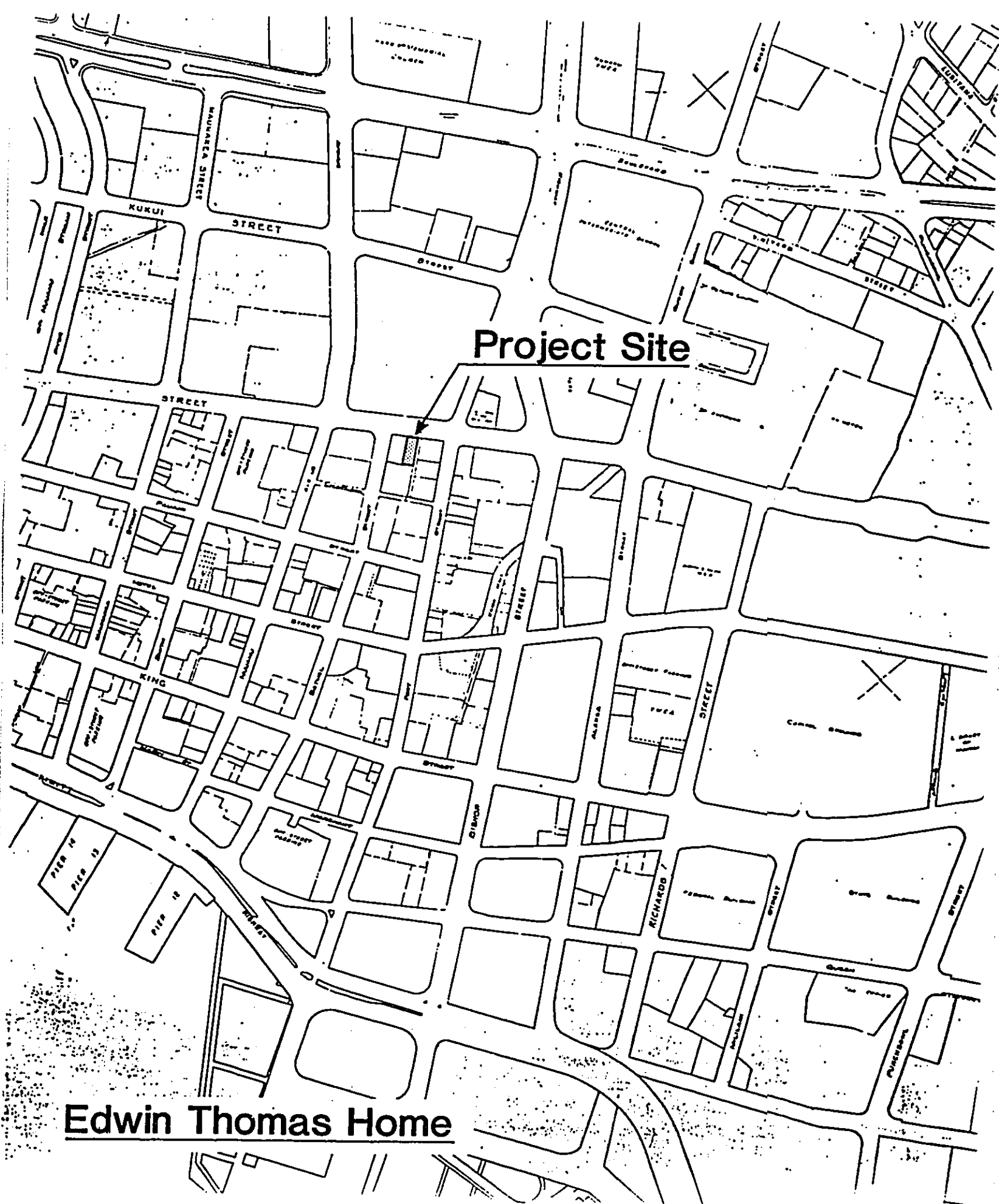
SUBJECT: Negative Declaration -- Edwin Thomas Home Project

RECEIVED

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Attached please find four copies of the location map for the Edwin Thomas Home Project. The location maps were left out of the four copies of the environmental assessments delivered to your office. Could you please attach the maps to the environmental assessments.

Thank you very much. Please call Keith Ishida at 52705092 should you have any questions.



Project Site

Edwin Thomas Home

ENVIRONMENTAL ASSESSMENT

ADMINISTRATIVE INFORMATION

A. Name of Project: Edwin Thomas Home

B. Type of Action: Applicant
 Agency

Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813
Michael N. Scarfone, Director

C. Approving Agencies:

Department of Housing and Urban Development
300 Ala Moana Boulevard, Room 3318
Box 50007
Honolulu, Hawaii 96850

State of Hawaii
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

D. Environmental Assessment Prepared by:

Department of Housing and Community Development
April 1990

DESCRIPTION OF PROPOSED ACTIONS

A. Proposed Actions: Single Activity
 Aggregation of Activities
 Multi-year Activities

ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS
AND ENVIRONMENT REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS
FOLLOWS:

- A. State of Hawaii, Supplemental Form EA-S-SOH
B. Guam, Supplemental Form EA-S-Guam
C. Northern Mariana Islands Supplemental Form EA-S-NMI
D. Trust Territories of the Pacific Islands Form EA-S-TTPI
E. American Samoa, Supplemental Form EA-S-ASG

FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW

A. Environmental Findings

- Finding of No Significant Impact on the Environment (FONSI)
 An Environmental Impact Statement is required.

B. Agencies/Interested Parties Consulted

(See Appendix A)

C. Publication Notification

1. Finding of No Significant Impact on the Environment and Request Release of Funds (Combined Notice)
 - a. Date FONSI/RROF published in local newspaper _____
 - b. Last day for recipient to receive comments _____
 - c. Last day for HUD to receive comments _____
 - d. Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups for individuals _____
 - e. Date HUD released grant conditions _____
2. Negative Declaration (Hawaii Only)
 - a. Date Negative Declaration published in OEQC Bulletin _____
 - b. Date on which 60-day waiting period expires _____
 - c. Documentation attached: Yes No

PROPOSED PROJECT

The Hawaii Ecumenical Housing Corporation (HEHC) proposes to renovate an abandoned two-story commercial structure into a transitional residence for homeless families. The renovation will include the addition of a third floor to the structure; the basement level will contain HEHC office space and offices to be rented to social service agencies; the first floor will contain a kitchen, dining room and offices; and the second and third floor will contain a total of 32 single and double occupancy rooms. Each floor will have community bathrooms. The project will accommodate approximately 60 persons. It is anticipated that approximately 80 to 90 percent of the resident households will be single females with children. Residents will be permitted to stay for a maximum of six months. On-site staff will include a resident manager, cook, night manager, and maintenance person. In addition, a social service coordinator will refer residents to appropriate private and public social service providers as needed.

HEHC currently manages and operates the 35-unit Kokea Street Transitional Shelter in Kapalama and the 48-unit Loli'ana Hale (Quinn Lane

Shelter) in Kakaako. The proposed project will be similar in terms of operations, clientele and resident services as these facilities.

PROPOSED ACTION

The Department of Housing and Community Development (DHCD) proposes to loan \$1,006,000 in Community Development Block Grant (CDBG) funds and grant \$500,000 in federal Emergency Shelter Grant funds to HEHC for development of the proposed project.

Alternatives Considered

1. **Alternative Location.** The project site is owned by HEHC and HEHC does not have the resources to acquire another property. OKOA, Inc., which objects to the proposed project, has offered to purchase the project site from HEHC and assist HEHC in locating another suitable site. However, should HEHC accept OKOA's offer, it would still face the formidable task of securing another site which it could afford and would be suitable for the proposed project. This could unnecessarily delay the project for an extended period of time and deprive homeless families of urgently needed shelter and social services.

There are several factors which make the project site suitable for the proposed project. Since the site is already owned by HEHC, development of the proposed project could begin immediately. The site is located in close proximity to public and private social service providers, employment centers, schools, retail stores and public transportation.

Because of these factors, it is determined that establishing the project at an alternative location is not desirable or feasible.

2. **No Project.** National studies indicate that the fastest growing segment of the homeless population is families with children. Not implementing the proposed project would deny homeless families of the urgently needed shelter and social services they require. It is determined that the positive social benefits of the proposed project far outweigh the project's potential environmental impacts.

Based on an analysis of the alternatives considered, it is determined that there are no practical alternatives other than to locate the proposed project at the proposed site.

SITE INSPECTION

A site inspection was conducted on March 8, 1990 by Keith Ishida, Planner, Department of Housing and Community Development.

SITE DATA

Location: 41 South Beretania Street, Honolulu, Hawaii

Tax Map Key: 2-1-3: 6
Land Area: 3,657 Square Feet
Existing Use: Abandoned Commercial Building
Landowner: Hawaii Ecumenical Housing Corporation

LAND USE DATA

Zoning: BMX-4 Central Business Mixed Use
Development Plan Designation: Commercial
State Land Use District: Urban
Surrounding Land Uses: Residential, Commercial, University, Public Facilities

IMPACT CATEGORIES

A. Land Development

1. Conformance with Comprehensive Plans and Zoning

Rating*: 3 - Minor Adverse Impacts Anticipated

Sources: Department of Land Utilization letter dated January 24, 1990

Department of General Planning letter dated November 7, 1989

State Land Use Commission letter dated October 23, 1989

The project site is within the State Land Use Urban District, is designated for commercial use on the City's Primary Urban Center Development Plan Land Use Map, and is zoned BMX-4, Central Business Mixed Use. The Department of Land Utilization classifies the proposed project as a "boarding facility" which is a permitted use in the BMX-4 zoning district.

-
- * Note: Rating of environmental factors are as follows;
1 - Potentially beneficial impact.
2 - No impact anticipated.
3 - Minor adverse impacts anticipated.
4 - Adverse impact requires mitigation.
5 - Adverse impact requires modification to project/activity.

The Department of Land Utilization states that the existing building is a nonconforming structure and the proposed project will increase the nonconformity which is not permitted under Section 3.120B of the Land Use Ordinance. DHCD will request City Council approval of an exemption from the Land Use Ordinance to permit the increase in nonconformity pursuant to Section 201E-210, Hawaii Revised Statutes. Other exemptions will be requested as necessary.

2. Compatibility and Urban Impact

Rating: 2 - No Impact Anticipated

Sources: "Social Impact Assessment for the Edwin Thomas Home Project," Earthplan, March 1990

Downtown Neighborhood Board No. 13 letter dated November 19, 1989

Downtown Improvement Association letter dated November 13, 1989

OKOA, Inc., letter dated October 17, 1989

The owner of the properties adjacent to the project site, OKOA, Inc., the Downtown Improvement Association and Downtown Neighborhood Board No. 13 have expressed objections to the proposed project. Their objections include:

- a. The proposed project is not compatible with existing uses and facilities in the project area. Two letters recounted the problems and difficulties encountered by downtown residents, which included muggings, rapes and property damage, when the Institute for Human Services, a drop-in emergency shelter, was located on the Fort Street Mall. Downtown residents and business owners fear that the proposed project would lead to a recurrence of these problems.
- b. The proposed project would be too dense and lack parking and loading facilities, adequate lighting, ventilation and recreation space.
- c. The operator of the proposed project, HEHC, does not have the experience or resources to operate the project successfully. In addition, there are concerns that HEHC could become financially insolvent and lose the property to another organization which could use the project site for other less desirable purposes.

The City and County of Honolulu contracted with the planning firm Earthplan to prepare a social impact assessment for the

proposed project. The Social Impact Statement is attached as Appendix B. Earthplan notes that the project is located in the midst of a very diverse mix of uses and activity. Nearby uses include:

Educational Activities--Hawaii Pacific College operates from two buildings just Diamond Head of the project site as well as three other downtown buildings. Approximately 3,500 students are enrolled in downtown classes and programs, 2,500 of which are daytime students. An estimated 600 to 800 students use Fort Street Mall during their breaks and other gatherings. Mauka of the project in Kukui Plaza is the Bamboo Shoots Montessori Preschool which is operated by Chaminade University and has an enrollment of 48 students.

Residential Towers--Five residential towers containing 2,064 dwellings are located on the two blocks mauka of the project site. A sixth residential tower containing 437 units is under construction.

Service and Professional Offices--The adjacent Progress Block Building, National Mortgage and Finance Building, and Kukui Plaza all contain service and professional offices. Activities include advertising, architecture, accounting, computers, investment and medicine.

Commercial Establishments--Commercial establishments are found in Kukui Plaza, on the ground floor of the Hawaii Pacific College Building and the one-story structure adjacent to the project site. These establishments include a convenience store, a furniture store, two bookstores, a tailor, a herbalist shop, a framing operation and a curio shop.

Church Activities--On the Diamond Head side of the Fort Street Mall, across the Progress Block Building are the Chancery Office of the Roman Catholic Diocese, and Our Lady of Peace Cathedral and its Rectory. The eight-story Chancery contains offices and residences for priests and seminarians. On the ground floor, peanut butter and jelly sandwiches and juice are served to needy people. About 200 sandwiches are prepared each day. The Church is primarily for religious activity and is open during the day.

Fort Street Mall--The mall serves as both a major pedestrian pathway and a gathering place during the day. The Mall is regulated by the City's Traffic Code and is maintained by the City Department of Parks and Recreation. Vehicular access is limited to those establishments who front the Mall and access hours are restricted.

Other Activities--Also nearby are the Central Fire Station and Kamalii Park.

Because of the diversity of uses in the immediate vicinity, the surrounding community is characterized by its accommodation of a very heterogeneous group of people. Based on the types of uses described above, the nearby structures are used and visited by teachers and college students; preschool teachers, students and their parents; a wide variety of professionals and their clients and customers; storekeepers and their customers; doctors, dentists and their patients; church officials and parishioners; children living nearby, and children of students, professionals, storekeepers; and street people.

Adding to this diversity are the residents of nearby residential towers. They represent all income ranges, and are diverse in terms of ethnicity, education levels, and family characteristics, including children of all ages.

The area is likely to upgrade, diversify and intensify in uses in the future given the proposed Pacific Nations Center and Liberty Theater Office Building projects. It is unlikely, however, that the nearby properties will change in the near future. The residential population will increase and further diversify.

The proposed project will add about 60 people in 32 families to the area. Most of these families will be headed by women and will have low incomes. These families commonly share a homeless condition. Their children will be mostly young. Some of these families will have experienced personal crises, such as domestic violence, eviction, divorce, death in the family, or natural disaster. Others will be economically unable to make ends meet, regardless of their employment status. Still others will have had to leave overcrowded housing conditions.

As indicated in interviews with neighbors of Loli'ana Hale and Kokea Family Transitional Home, a few of the clients may be problematic for their neighbors, although such problems have apparently been minimized under HEHC's management.

The Edwin Thomas Home will increase the sheer number of people in the area, and, as such, will increase the potential for crime. This potential would exist regardless of whether the project were residential, commercial or industrial in nature.

The proposed project will also increase the diversity in types of people, although it will not add more street people to the area. It will add more low income people, single parent families and children. Even if effective programs are developed by HEHC for child care, recreation, leisure and socialization, Edwin Thomas Home clients will inevitably mix with nearby people.

The biggest concern of those interviewed by Earthplan is compatibility of the project with the surrounding community. It was feared that the project will be detrimental to the character of the existing neighborhood. The perception of many interviewees is that homeless families will somehow offend, hurt or bother nearby residents and users. Hence, even though interviewees acknowledge the societal need for the Edwin Thomas Home, they have difficulty with the interface possibilities with "those kinds of people."

In reality, there is no evidence to prove that the project will be incompatible with an already economically and socially diverse neighborhood, and future uses will only increase this diversity.

Edwin Thomas Home clients will have no distinguishing feature or quality which will identify them as homeless families. They will have on-site dining, showering and laundry facilities for personal nourishment, grooming and hygiene.

They will possess no collective characteristics which will cause disruption or incompatibility, although a few may be problematic as would be the case in any grouping of people. In some cases, the clients may be students themselves. They may attend the nearby church and patronize nearby shops. They may go to the neighboring physicians and may use the professional services of nearby offices. If there are domestic problems or noise, these instances will be similar to those already occurring in the neighboring residential towers. In short, Edwin Thomas Home clients will blend in with an existing mix of people.

The increased presence of children was particularly a problem for some of those interviewed. This is not, however, a new social element introduced by the Edwin Thomas Home. During school hours, one can see many infants and toddlers with their parents visiting the area. After school hours, children are seen going to their parents' office, attending martial arts classes, or just visiting the area.

Supervised child care programs are also in the area. In addition to the nearby Bamboo Shoots Montessori Preschool, there are also programs at the Richards Street YWCA and the Early Education Center. These programs encourage parent-child contact with Downtown working parents during the day and facilitate convenient drop-off and pick-up.

Potential problems may arise from unsupervised children playing on the narrow sidewalks or on Fort Street Mall. They may be in an unsafe environment or may disrupt other mall users. Such problems can be mitigated by a good management program.

HEHC has a solid record of success in operating the Kokea Street Transitional Housing project and the Lo'liana Hale Emergency Shelter. The issues of density, lighting, ventilation and recreation space are discussed in other sections.

3. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated

Source: United States Soil Conservation Service: "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii," August 1972

The United States Soil Conservation classifies the soil at the project site as Makiki clay loam, 0 to 2 percent slopes.

The Makiki soil series consist of well-drained soils on alluvial fans and terraces in the City of Honolulu. These soils formed in alluvian mixed with volcanic ash and cinders and are nearly level. Elevations range from 20 to 200 feet, the annual rainfall amounts to 30 to 60 inches.

Makiki clay loam is found on smooth fans and terraces. In a representative profile, the surface layer is dark brown clay loam about 20 inches thick. The subsoil about 10 inches thick is dark brown clay loam which contains cinders and rock fragments. Permeability is moderately rapid, runoff is slow, erosion hazard is no more than slight, shrink-swell potential is moderate.

The proposed project involves renovation work only; extensive earthwork is not contemplated.

4. Energy Consumption

Rating: 2 - No Impact Anticipated

The project will receive electric and telephone services from the respective utility companies.

B. Noise

Rating: 2 - No Impact Anticipated

Source: "Noise Study for the Proposed Edwin Thomas Home," Y. Ebisu and Associates, March 1990

The noise study prepared for this project is attached as Exhibit C.

The future traffic noise levels associated with project traffic are anticipated to be very low. Due to the nature of the shelter

project, risks of adverse noise impacts from project generated traffic noise are considered to be low, and the proposed project should not cause adverse noise impacts along the roadways in the immediate vicinity of the project. For these reasons, special traffic noise mitigation measures are not considered necessary.

The existing and future traffic noise levels in the vicinity of the Edwin Thomas Home in Downtown Honolulu were evaluated for their potential impact on future tenants of the temporary shelter home. There is some risk of adverse noise impacts on future tenants of the shelter due to the proximity of the 2nd and 3rd floor apartments to Beretania Street. Because of relatively small buffer distances from Beretania Street, exterior traffic noise levels at some of the apartment windows are expected to exceed the FHA/HUD noise standard for residences of 65 Ldn. However, because the apartment units of the project may be considered to be temporary lodging, with average occupancies of 6 months per tenant, the 65 Ldn noise standard of FHA/HUD is not strictly applicable to this project. Traffic noise levels as high as 70 Ldn are common in urbanized Honolulu, with many residential and apartment buildings located within these high noise areas. For these reasons and because of the charitable nature of the project, special noise mitigation measures are not considered mandatory for the apartment units of the project.

C. Air Quality

Rating: 3 - Minor Adverse Impacts Anticipated

Source: "Air Quality Study for the Proposed Edwin Thomas Home,"
Barry D. Neal and Associates, March 1990

The air quality assessment is attached as Appendix D.

Ambient concentrations of air pollution are regulated by State and National Ambient Air Quality Standards (AAQS). State of Hawaii AAQS are in some cases considerably more stringent than the comparable national limit. AAQS have been established for six air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone and lead.

The State Department of Health (DOH) operates a network of air quality monitoring stations at various locations around Oahu. Each station, however, does not monitor the full complement of air quality parameters.

Sulfur dioxide is measured by the DOH at an air quality monitoring station at Campbell Industrial Park several miles west of the project site. There were no exceedances of the State AAQS from 1985 to 1988.

Total particulate concentrations were monitored at the DOH building in downtown Honolulu a few blocks from the project site. During the 1985 to 1988 reporting period, there were no exceedances of the State AAQS. The nearest monitoring station for particulates 10 microns or less in diameter (PM-10) is located at Kauluwela School, about 1/2 mile from the project site. The State of Hawaii has not established a PM-10 standard. During the 1985 to 1988 reporting period, no exceedances of the National AAQS for PM-10 was recorded.

The nearest carbon monoxide measurements were made at the DOH building in downtown Honolulu. During 1988, no exceedances of the State one-hour AAQS were recorded. During 1985 to 1987, 1 to 3 exceedances of the State one-hour AAQS were recorded each year. During the 1985 to 1987 reporting period, no exceedances of the State 8-hour AAQS were recorded.

The nearest ozone measurements were obtained at Sand Island. Three exceedances of the State AAQS were recorded in 1985; however, no exceedances were recorded in 1986 and 1987.

The closest available measurements of ambient lead concentrations were made at the downtown Honolulu monitoring station. During the 1985-87 reporting period, lead concentrations at this location had a downward trend, most probably reflecting the increased use of unleaded gasoline. Average quarterly concentrations were near or below the detection limit. No exceedances of the State AAQS have ever been recorded.

Nitrogen dioxide is no longer monitored by the Department of Health anywhere in the State. Concentrations of this pollutant were measured from 1971 through 1976 at Barbers Point and annual mean values were found to be safely inside the State and National AAQS.

Based on the data and discussion presented above, it appears likely that the State of Hawaii AAQS for particulates, sulfur dioxide, nitrogen dioxide and lead are currently being met at the project site. The ozone AAQS has not been exceeded during the past two years for which data are presently available (1986 and 1987) at the Sand Island monitoring station. Carbon monoxide readings from urban Honolulu indicate that the State AAQS for carbon monoxide may be exceeded at a rate of one to three times per year in traffic-congested areas.

The major short-term air quality impact will be the potential emission of fugitive dust during the building rehabilitation phase of the project. During construction, there could also be occasional short-term impacts from engine exhaust emissions (primarily carbon monoxide and oxides of nitrogen) emanating from slow-moving construction equipment or from large trucks traveling to and from the project site. Temporary traffic disruptions due to construction activities may also result in temporary increases in emissions from local traffic.

The primary long-term air pollution impacts in the project vicinity, particularly increased levels of carbon monoxide, arise from increased motor vehicle traffic associated with other projects in the area. Any contribution from the proposed project will be negligible. Based on mathematical modeling of projected vehicular traffic and on atmospheric dispersion estimates of vehicular emissions, it is predicted that with or without the proposed project, carbon monoxide concentrations will increase at some locations in the project vicinity but the predicted highest concentrations should remain within the national 1-hour ambient air quality standard set by the U.S. Environmental Protection Agency. The U.S. EPA 8-hour standard for carbon monoxide, however, may be exceeded occasionally near the intersection of Beretania Street and Nuuanu Avenue either with or without the project in the year 1993; current levels may also exceed this standard. The more stringent State of Hawaii ambient air quality standards for carbon monoxide may be exceeded at times during the year 1993 at some locations in the study area. The State standards are set so low, however, they are probably exceeded at many intersections in the State that have even moderate traffic volumes. It is worth noting here that, although the National AAQS allow higher levels of carbon monoxide, the National standards were developed after extensive research with the objective of defining levels of air quality that would protect the public health with an adequate margin of safety.

Some long-term impacts could also potentially occur due to indirect emissions from power generating facilities supplying the project with electricity and from the burning of waste materials generated by the project. Quantitative estimates of these impacts were not made but it appears likely that any impacts will be negligible since indirect emissions from supplying the project with electrical power and solid waste disposal service will be much less than one percent of current Oahu emissions.

Strict compliance with State of Hawaii Air Pollution Control Regulations regarding establishment of a regular dust-watering program (where possible) and covering of open-bodied trucks hauling loose materials from or to the project site will be required to effectively mitigate fugitive dust emissions from building rehabilitation activities. The use of chutes may also be necessary to minimize dust from the removal of building materials from the second floor during remodeling work. Increased vehicular emissions due to disruption of traffic by construction equipment can be alleviated by moving equipment to the site during off-peak traffic hours.

On the long term, after the project is completed, traffic-related impacts on air quality in the project area are expected to be significant but the proposed project will generate almost no traffic itself. Thus, no specific mitigation measures are recommended for this development. Options available to other developments or organizations responsible for the problem are to improve

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On the long term, after the project is completed, traffic-related impacts on air quality in the project area are expected to be significant but the proposed project will generate almost no traffic itself. Thus, no specific mitigation measures are recommended for this development. Options available to other developments or organizations responsible for the problem are to improve

roadways, reduce traffic or reduce individual vehicular emissions. Aside from improving roadways, air pollution impacts from vehicular emissions can be mitigated by reducing traffic through the use of mass transit and car pooling and/or by adjusting local school and business hours to begin and end during off peak times. Although it is conceivable that the efficiency of motor vehicle engines and/or emission control equipment will be improved or that vehicles will be developed which burn cleaner fuels at some point in the future, it is not likely that these developments will occur before project completion in 1991. With regard to cleaner burning fuels, vehicles burning methanol or compressed natural gas or powered by electrical motors are some of the possibilities for technological development that are currently being contemplated. Lastly, even without technological breakthroughs, it is also possible that at some point in the future the State may decide to adopt more stringent motor vehicle emission limits or possibly a motor vehicle inspection and maintenance program which would ensure that emission control devices are properly maintained and thereby reduce emissions.

Any air pollution impacts from burning solid waste from the project could be reduced substantially if the incinerator is fitted with pollution control equipment, i.e., electrostatic precipitators or fabric filters. Conservation and recycling programs could also reduce solid waste which would reduce any related air pollution emissions proportionately. Quite likely, solid waste from the project will be processed by the H-Power garbage-to-energy facility which is fitted with fabric filters to control air pollution. Use of solid waste to generate power offsets emissions that would otherwise occur from fossil-fueled power plants.

D. Environmental Design and Historic Values

1. Visual Quality - Coherence, Diversity, Compatible Use and Scale

Rating: 1 - Positive Impacts Anticipated

Source: Site Inspection

The existing structure has been abandoned for an extended period of time, is extremely dilapidated and is an eyesore in the community. The proposed project would renovate and rehabilitate the structure to like-new condition thereby eliminating the blight.

2. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources letter dated April 16, 1990

Site Inspection

The existing structure is included in the State's inventory of historic sites and appears to meet the criteria for inclusion on the State/National Registers of Historic Places. DHCD has determined that the proposed project will have no impact on the structure, and the Department of Land and Natural Resources (DLNR) by letter dated April 16, 1990 has concurred with this determination. The effect of DLNR's concurrence is that DHCD will have fulfilled its requirements under Chapter 6E, Hawaii Revised Statutes and the National Historic Preservation Act of 1966 (P. L. 89-665), as amended. DLNR's letter of concurrence is attached as Exhibit 1.

E. Socio-Economic

1. Demographic/Community Character Impacts

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: Edwin Thomas Home, Social Impact Assessment, Earthplan, April 1990

The study area for the social impact assessment was defined as Census Tracts 40, 42, 51 and 52, an area bounded by Nimitz Highway, River Street, the H-1 Freeway, Richard Street and Queen Emma Street.

In 1988, an estimated 8,363 people lived in the study area. The study area population growth rate fluctuated because of redevelopment efforts. Between 1960 and 1970, the residential population in both the Downtown (Census Tracts 40 and 42) and Chinatown (Census Tracts 51 and 52) Sub-Areas decreased by 5.4 percent a year. Since 1970, the population has increased, with the highest annual growth rates occurring in the 1970s.

The Census Tract 40 population, which includes the project site, decreased in the 1960s but increased eight times during the 1970s, with the development of Harbor Square Town and Harbor Towers. This area has continued to grow in the 1980s, mostly because of the addition of residential units in the Executive Centre. In the inland Census Tract 42, the population grew the most between 1970 and 1980, with an annual growth rate of 10.6 percent. This was due mostly because of the addition of Kukui Plaza. Since 1980, the residential population of this area has remained stable.

In Chinatown, revitalization and urbanization efforts caused the virtual elimination of the residential population in the mauka portion (Census Tract 51) in the 1960s, followed by the addition of 1,600 residents in the new multi-family housing developed by the City during the 1970s. In the 1980s, this

area continues to grow. The makai portion of Chinatown, or Census Tract 52, also has a fluctuating residential population. In the 1960s, growth was modest at 1.3 percent a year. Although the population decreased in the 1970s, this area's population almost tripled between 1980 and 1988, as new multi-family housing projects were constructed in the 1980s.

Based on the 1980 U.S. Census, the residential units in the area are virtually all in multiple-unit buildings and are smaller in size, in comparison to the City and County norm. The average number of persons per household is much lower than in the City and County as a whole. In all the study area tracts, most units were occupied by renters. On the Downtown side of the study area, most units were in condominiums. In most of the study area, 1980 rents were below the City and County average. This is in part because of the relatively high density of government-subsidized housing in the area.

By 1988, the study area contained 4,440 residential units. Virtually all of these units continue to be multi-family units. Slightly less than half of these, or 2,055 units, were in the Downtown Sub-Area.

The 1980 Census shows that the people of the study area were relatively older when compared to the island wide population. In much of the study area, a large part of the 1980 population lived in non-family households. Throughout the study area, the average number of persons per family was below the City and County average. In all tracts, the majority of the 1980 population was not Hawaii-born, though the population of different tracts vary in background.

The Downtown sub-area and the Chinatown sub-area communities differed in several respects. In the Downtown sub-area, the population was relatively well educated and affluent. Median family incomes in the makai portion of Downtown were well above the Oahu average in 1980, while mauka incomes were close to the average. In both tracts, few families had incomes below the poverty line. Most families in the Downtown sub-area did not have children in the household in 1980. Caucasians formed the largest ethnic group in this area. While many residents were Hawaii-born, a high percentage were from other states. The proportion of the population who had lived in the same house five years previously was low, mostly because of the then new residential units.

In the Chinatown sub-area, most residents were far less affluent in 1980. The proportion of both family and non-family households below the poverty line in Census Tracts 51 and 52 was well above the Oahu averages. Also, many residents had relatively less schooling.

The proposed project is not a residential project. For practical purposes, however, the Edwin Thomas Home will increase the study area's residential population by approximately 60 people who will live in the area. The project is well within the City General Plan population guidelines for the Primary Urban Center, which call for between 450,775 to 497,751 persons by the year 2010 (based on State's Series M-K population projects).

Within the study area, the Edwin Thomas Home will have a very small effect on population increase. In addition to the estimated 8,363 persons currently living in the study area, the residential units currently under construction could add an estimated 1,309 persons, for a near future population of 9,672 persons. The Edwin Thomas Home will account for less than one percent of this near future population. Relative to the long-range population assuming implementation of all proposed residential development, the proposed project will have a very nominal effect.

2. Displacement

Rating: 1 - Positive Benefits Anticipated

Source: Site Inspection

Since the existing structure is vacant, the project will not result in the displacement of any businesses or residents. The proposed project will have the beneficial impact of providing transitional housing for families who may have been displaced from their homes due to condominium conversions, rent increases, economic hardship or family crisis.

3. Employment and Income Patterns

Ratings: 1 - Positive Benefits Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

The proposed project will result in short term employment in construction related trades during the construction of the project.

Project residents are expected to be of lower income. However, because of the small number of residents to be served by the project relative to the downtown population, income patterns should not be significantly affected.

F. Community Facilities and Services

1. Educational Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Education letter dated October 27, 1989

The Department of Education states that the proposed project will have a negligible impact on area schools--Royal Elementary, Central Intermediate and McKinley High Schools.

2. Commercial Facilities

Rating: 2 - No Impact Anticipated

Source: Site Inspection

There are several commercial areas within close proximity to the project site including the Downtown-Fort Street Mall area and Chinatown. The Ala Moana Shopping Center is easily accessible by public transportation. The proposed project will not displace any commercial establishments.

3. Health Care

Rating: 2 - No Impact Anticipated

Sources: Site Inspection

Existing Land Use Map

The project site is located within 1.5 miles of several major medical centers including Queen's, St. Francis, Kuakini and Straub. These medical centers can provide 24-hour emergency services as well as a full range of medical services. Public health care is also available at the Lanakila Health Center and Leahi Hospital which are accessible by public transportation.

4. Social Services

Rating: 2 - No Impact Anticipated

Sources: Site Inspection

Existing Land Use Map -

The project site is conveniently located in close proximity to many public and private social service agencies including the Department of Human Services, Hawaii Housing Authority, Department of Health, and City and County offices.

The project's social service coordinator will assist residents in obtaining a wide range of social services including welfare, housing assistance, job training and education. The

project's location will make obtaining these services faster and more convenient for project residents.

5. Solid Waste

Rating: 2 - No Impact Anticipated

The City's Department of Public Works will provide refuse collection services for the project.

6. Wastewater

Rating: 2 - No Impact Anticipated

Sources: Department of Public Works letter dated November 8, 1989

Department of Health letter dated December 13, 1989

The existing structure is connected to the 8-inch sewer main on Beretania Street. No individual wastewater systems or wastewater treatment works will be constructed. The Department of Public Works states that the area's wastewater system is adequate to accommodate the proposed project.

7. Storm Water

Rating: 2 - No Impact Anticipated

Sources: Site Inspection

Department of Public Works letter dated November 8, 1989

Storm water runoff collected by curbs and gutters along Beretania Street flows into the municipal drainage system via a catch basin on the corner of Beretania and Bethel Streets. The runoff flows into an underground drainage culvert which discharges into Nuuanu Stream. The Department of Public Works states that the proposed project will have no significant impact on the area's drainage system.

8. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letter dated November 20, 1989

The proposed project will utilize approximately 138,240 gallons of potable water per day. The existing building is currently connected to the municipal water system by a 5/8-inch water meter which is connected to the 18-inch water

main on Beretania Street. If additional water is required, the availability will be confirmed when the building permit is submitted to the Board of Water Supply (BWS) for its review and approval. If additional water is made available, HEHC will be required to pay the BWS' water system facilities charges for the additional service.

9. Public Safety

a. Police

Rating: 2 - No Impact Anticipated

Source: Honolulu Police Department letter dated November 2, 1990

The Honolulu Police Department states that the proposed project is not anticipated to have a major impact on calls for police service in the area.

b. Fire

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letter dated October 26, 1989

The Central Fire Station is located approximately 300 yards away at the corner of Fort Street and Beretania Street. The Honolulu Fire Department states that the proposed project will have no adverse impacts on planned or existing services or facilities, and that existing fire protection is considered adequate. The proposed project will conform to the fire code.

c. Emergency Medical

Rating: 2 - No Impact Anticipated

See Section F.3., Health Care.

10. Open Space, Recreation

Rating: 3 - Minor Adverse Impact Anticipated

Sources: Department of Parks and Recreation letter dated October 27, 1989

Department of Parks and Recreation "Index of Parks and Facilities," October 1988

The proposed project will not comply with the City's Park Dedication Ordinance No. 4621 because the existing structure is built out to the property lines and contains no open space. The City will request an exemption to the Park Dedication Ordinance under Section 201E-210, Hawaii Revised Statutes.

The nearest public recreation area is Kamamalu Playground located on Vineyard Boulevard at Queen Emma Street approximately 1/2 mile from the project site. The 5.3 acre park is well equipped with 2 lighted volleyball courts, 2 lighted tennis court, 1 lighted softball field, children's play apparatus and comfort station. Additional basketball courts are available at Central Intermediate School. The 5.3 acre Beretania Community Park is approximately 1/2 mile from the project site.

The 76.348 acre Ala Moana Beach Park is the nearest regional park in the area and contains a wide range of facilities and an excellent swimming beach.

11. Transportation

Ratings: 3 - Minor Adverse Impacts Anticipated (Short Term)
2 - No Impacts Anticipated

Sources: Department of Land Utilization letter dated November 24, 1989

Department of Transportation Services letter dated November 20, 1989

Department of Transportation letter received November 6, 1989

OKOA, Inc., letter dated October 27, 1989

The project site contains no off-street parking and loading spaces. The owners of the properties along the Fort Street mall claim ownership to the alley next to the project site and have indicated that they will not allow HEHC to utilize the alley as a parking or loading area because the alley is used as a fire exit. Regardless of ownership, HEHC has easement rights over the alley for loading and unloading. Additional loading may occur at Chaplain Lane, approximately 1/2 block from the project site.

The Department of Land Utilization states that the proposed project is located within the Downtown Parking Improvement District and is exempt from parking requirements under LUO Section 3.70-0. In addition, no loading spaces are required.

The rate of automobile ownership by homeless families is expected to be low and residents will not be allowed to park automobiles at the project site. HEHC will arrange parking for residents and staff offsite.

The project site is located close to three main bus lines on Beretania, King and Hotel Streets, making public transportation easily accessible to project residents.

Temporary closure of lanes on Beretania Street during construction of the proposed project may be required to allow the loading and unloading of materials at the project site. Lane closures will be coordinated with the Department of Transportation Services to minimize the inconvenience to motorists.

G. Natural Features

1. Water Supply

Rating: 2 - No Impact Anticipated

Sources: Board of Water Supply, "Oahu Water Plan," July 1982

The proposed project is located in the Board of Water Supply's Honolulu Water Use District which encompasses some 88 square miles from Makapuu Point to Moanalua. The Honolulu Water Use District is reliant on water developed in other water use districts and imported via the BWS' transmission system.

The proposed project is not located near any streams, lakes, rivers or wells. The project does not involve the discharge of wastewater into the ground which could affect water quality or yields.

2. Floodplain Management

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated October 26, 1989

Federal Emergency Management Agency, "Flood Insurance Rate Map, City and County of Honolulu," Panel No. 150001 0115B

The project site is located in flood zone X, an area determined to be outside of the 500-year floodplain.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated October 26, 1989

Site Inspection

The proposed project is located in an area which has been in urban use for an extended period of time and there are no wetlands in the area. A Department of the Army permit is not required for the proposed project.

4. Coastal Zone Management

Rating: 2 - No Impacts Anticipated

Source: Office of State Planning letter dated April 10, 1990

The Office of State Planning has concurred with DHCD's determination that the proposed project is consistent with the Hawaii Coastal Zone Management Program. Office of State Planning's letter of concurrence is attached as Exhibit 2.

5. Unique Natural Features
6. Vegetation and Animal Life

Rating: 2 - No Impacts Anticipated

Sources: Department of the Interior, Fish and Wildlife Service, letter dated October 23, 1989

Site Inspection

The project site and the surrounding area has been in urban use for an extended period of time. As the entire area has been developed, there are no unique natural features in the project area. The Fish and Wildlife Services states that the proposed project will have no impact on fish or wildlife resources.

7. Agricultural Lands

Rating: 2 - No Impacts Anticipated

Sources: Department of Agriculture letter dated November 17, 1989

Site Inspection

The proposed project is in an area which has been in urban use for an extended period of time. The proposed project will not result in the conversion of agricultural lands to a nonagricultural use.

DETERMINATION

It is determined that the proposed actions will have no significant impact on the human environment and that an Environmental Impact Statement is not required. The reasons supporting this determination are as follows:

1. The number of units to be emplaced by the proposed project is far below the threshold (2,500 units) which would require the preparation and dissemination of an environmental impact statement under the provisions of Section 58.37, Federal Register, Volume 47, No. 70 dated April 12, 1982.
2. The proposed project will not generate a significant amount of additional vehicular traffic which would result in an increase in vehicle generated air pollution or ambient noise levels.
3. Short term increases in ambient noise levels generated by construction activities will be mitigated through compliance with Title 11, Department of Health Administrative Rules, Chapter 43, "Community Noise Controls for Oahu."
4. The escape of fugitive dust into the environment will be mitigated by frequent watering of the project site.
5. The project will be an extension of the mixed use character of the surrounding neighborhood and is expected to be compatible with the surrounding community.
6. The project will have no impact on the existing historic structure. The State Historic Preservation Officer has concurred with this determination and all requirements under Chapter 6E, Hawaii Revised Statutes, and the National Historic Preservation Act of 1966 (P.L. 89-665) as amended have been fulfilled.
7. All infrastructure is available and adequate to support the proposed project.
8. Community services including social services, public transportation, medical care, police and fire protection are available to project residents.
9. The project is in conformance with parking and loading space requirements. HEHC will make offsite parking arrangements for residents and project staff. Loading activities will take place in the alley adjacent to the property or on nearby Chaplain Lane.
10. Although the project will have no onsite recreation amenities, several parks are located in close proximity to the project site.
11. The project is located in an area that has been in urban use for an extended period of time. The proposed project will have no impact

on fish and wildlife resources, vegetation, natural features and views.

12. The proposed project will have the positive benefits of providing transitional shelter to homeless families and rehabilitating a severely dilapidated historic structure to like-new condition.

A negative declaration will be published in the Office of Environmental Quality Control Bulletin and a Finding of No Significant Impact will be published in a newspaper of general circulation.

EXHIBIT 1

HISTORIC PRESERVATION COMPLIANCE
DEPARTMENT OF LAND AND NATURAL RESOURCES LETTER
OF CONCURRENCE

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

APR 16 1990

REF:HP-AL

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

Keith W. Ahue
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
LAND MANAGEMENT
STATE HISTORIC PRESERVATION
STATE PARKS
WATER AND LAND DEVELOPMENT

Mr. Mike Scarfone
Department of Housing and Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: Renovation of Hustace Block

Thank you for your letter of March 27, 1990, pertaining to the proposed renovation of the former Hustace Block for the Edwin Thomas Home (TMK: 2-1-3: 6). We concur with your agency's determinations that:

1. This building appears to meet the criteria for listing in the National Register of Historic Places, and
2. The proposed plans will have no effect upon the historic character of this building.

Very truly yours,

WILLIAM W. PATY
Chairperson and State
Historic Preservation Officer

DEPT. OF LAND & NATURAL RESOURCES

90 APR 18 10 10 AM '90

EXHIBIT 2

HAWAII COASTAL ZONE MANAGEMENT PROGRAM COMPLIANCE
OFFICE OF STATE PLANNING LETTER OF CONCURRENCE



OFFICE OF STATE PLANNING

Office of the Governor

STATE CAPITOL, HONOLULU, HAWAII 96813 TELEPHONE (808) 548-5973

JOHN WAIHEE, Governor

Ref. No. P-664

April 10, 1990

The Honorable Michael N. Scarfone
Director
Department of Housing and Community
Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

90 APR 16 AM 10:21
DEPT. OF HOUSING
& COMM. DEVELOPMENT

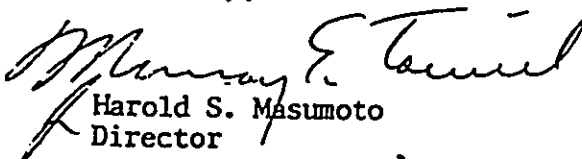
Dear Mr. Scarfone:

Subject: Hawaii Coastal Zone Management (CZM) Program Federal
Consistency for the Edwin Thomas Home Project
(TMK 2-1-3:6), Honolulu, Hawaii (FC/90-011)

Thank you for informing us of the recently acquired information that the subject project involves a structure of historic significance. According to your letter dated April 4, 1990, the proposed project will have no impact on the existing structure and your agency will be complying with State and Federal historic preservation requirements as contained in Chapter 6E, HRS, and the National Historic Preservation Act of 1966 (P.L. 89-665), as amended. On this basis, our CZM consistency approval which was previously granted on March 21, 1990, is still applicable.

Thank you for your continued cooperation in complying with the Hawaii CZM Program. If you have any questions, please feel free to contact our CZM office at 548-5973.

Sincerely,


Harold S. Masumoto
Director

cc: Dept. of Land Utilization,
City and County of Honolulu

APPENDIX A

AGENCIES AND INDIVIDUALS CONSULTED

DISTRIBUTION LIST

Federal

Department of Housing and Urban Development
U.S. Army Corps of Engineers
U.S. Department of the Interior, Fish and Wildlife Service

State

Department of Education
Department of Business and Economic Development
Office of State Planning, Governor's Office
Department of Land and Natural Resources
Department of Health
Office of Environmental Quality Control
Department of Transportation
Department of Agriculture
Hawaii Housing Authority
Housing Finance and Development Corporation
University of Hawaii Environmental Center
Land Use Commission

City

Department of General Planning
Department of Land Utilization
Department of Transportation Services
Building Department
Department of Public Works
Department of Parks and Recreation
Board of Water Supply
Fire Department
Honolulu Police Department
Office of Human Resources
Department of Finance

Other

Councilmember Gary Gill
City Council
City and County of Honolulu
Honolulu, Hawaii 96813

Mr. Andrew Rothstein, Chair
Downtown Neighborhood Board No. 13
c/o Neighborhood Commission
City Hall, 4th Floor
Honolulu, Hawaii 96813

Mr. Richard W. Gushman, II
700 Bishop Street
Honolulu, Hawaii 96813

Mr. William Grant, Executive
Director
Downtown Improvement Association
700 Bishop Street, Suite 1005
Honolulu, Hawaii 96813

Mr. Chatt G. Wright, President
Hawaii Pacific College
1166 Fort Street
Honolulu, Hawaii 96813

Kukui Plaza Association
1255 Nuuanu Avenue
Honolulu, Hawaii 96817

Honorable John DeSoto
City Council
City and County of Honolulu
Honolulu, Hawaii 96813

Honorable Neil Abercrombie
City Council
City and County of Honolulu
Honolulu, Hawaii 96813

Downtown Business Council
1146 Fort Street Mall, Suite 201
Honolulu, Hawaii 96813

APPENDIX I
AGENCY RESPONSES

	<u>Response Date</u>
<u>Federal</u>	
Department of Housing and Urban Development	12/12/89
U.S. Army Corps of Engineers	10/26/89
U.S. Department of the Interior, Fish and Wildlife Service	10/23/89
<u>State</u>	
Department of Education	10/27/89
Department of Business and Economic Development	11/ 7/89
Office of State Planning, Governor's Office	---
Department of Health	12/13/89
Department of Land and Natural Resources	1/12/90
Office of Environmental Quality Control	---
Department of Transportation	Received 11/ 6/89
Department of Agriculture	11/17/89
Hawaii Housing Authority	11/20/89
Housing Finance and Development Corporation	11/14/89
Land Use Commission	10/23/89
<u>City</u>	
Department of General Planning	11/ 7/89
Department of Land Utilization	1/24/90
Department of Transportation Services	11/20/89
Building Department	10/24/89
Department of Public Works	11/ 8/89
Department of Parks and Recreation	10/27/89
Board of Water Supply	11/20/89
Fire Department	10/26/89
Honolulu Police Department	11/ 2/89
Office of Human Resources	10/27/89
Department of Finance	11/ 2/89
<u>Others</u>	
Downtown Neighborhood Board No. 13	11/19/89
Downtown Improvement Association	11/ 3/89
Councilmember Gary Gill	---
Councilmember John DeSoto	---
Councilmember Neil Abercrombie	---
Mr. Richard W. Gushman, II	10/27/89
Mr. Chatt G. Wright, President, Hawaii Pacific College	and 3/12/90
Kukui Plaza Association	---
Downtown Business Council	---



U.S. Department of Housing and Urban Development
Honolulu Office, Region IX
300 Ala Moana Blvd., Room 3318, Box 50007
Honolulu, Hawaii 96850-4991

89-407

December 12, 1989

Mr. Michael Scarfone, Director
Dept. of Housing & Community Development
City and County of Honolulu
650 South King Street
Honolulu, HI. 96813

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment - Edwin Thomas Home

This responds to your request for comments for your consideration in preparing an environmental assessment on the rehabilitation of a commercial building on Beretania Street. We understand that this facility will be used as transitional housing for 85 homeless persons. Our comments follow:

1. A full Environmental Impact Statement would not be required under HUD environmental review requirements.
2. The level of environmental assessment will be dependent upon the cost of rehabilitation. You may want to refer to 24 CFR Part 58.35(a)(4) to determine if a full environmental assessment is required or if the proposed action meets the criteria of a categorically excluded activity.
3. The State Historic Preservation Officer must be given an opportunity to comment on the proposed action in accordance with 36 CFR Part 800.4 .
4. In your assessment of vehicular traffic noise, you may want to refer to 24 CFR Part 51.101(a)(2) for guidance.

If you have any questions or need further assistance, you may call Frank Johnson at 541-1327.

Very sincerely yours,

Calvin Lew
Director
Community Planning
and Development Division

DEPT. OF HOUSING
& COMM. DEVELOPMENT
DEC 14 1989



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96858-5440

October 26, 1989

REPLY TO
ATTENTION OF:
Planning Branch

Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
650 South King Street, 5th Floor
Honolulu, Hawaii 96813


89 OCT 31 P2:08
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

Dear Mr. Scarfone:

Thank you for the opportunity to review the Environmental Assessment (EA) Preparation Notice for the proposed rehabilitation of the abandoned commercial building at 41 South Beretania Street, Oahu, Honolulu, Hawaii (Edwin Thomas Home). The following comments are offered:

- a. A Department of the Army (DA) permit will not be required for this project.
- b. The flood hazard information provided on page 1 of the Fact Sheet is correct.

Sincerely,


Kisuk Cheung
Chief, Engineering Division



United States Department of the Interior

**FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS OFFICE**

P.O. BOX 50167
HONOLULU, HAWAII 96850

ES
Room 630
October 23, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Re: Environmental Assessment Hawaii Ecumenical Housing Corporation
Edwin Thomas Home

Dear Mr. Scarfone:

We have reviewed the referenced material dated October 16, 1989 and find that due to its nature, the proposed project will have no significant deleterious impact on fish and wildlife resources within our jurisdiction. Please do not hesitate to call on us if we may be of further assistance.

We appreciate this opportunity to comment.

Sincerely yours,

Ernest Kosaka
Field Office Supervisor
Environmental Services

cc: NMFS - WPPO
DLNR
EPA, San Francisco

RECEIVED
OCT 25 1989
A 7 58

JOHN WAIHEE
GOVERNOR



CHARLES T. TOGUCHI
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

October 27, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

DEPT OF HOUSING
& COMM. DEVELOPMENT
89 NOV 13 A9:24

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Hawaii Ecumenical Housing Corporation
Edwin Thomas Home

Our review of the proposed transitional residence for homeless persons indicates that there will be negligible impact on the area schools - Royal Elementary, Central Intermediate, and McKinley High School

Thank you for the opportunity to comment.

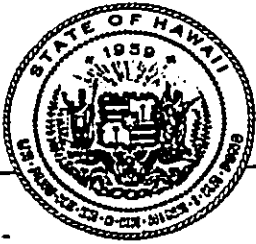
Sincerely,

Charles T. Toguchi
Superintendent

CTT:jl

cc: Mr. E. Imai
Dr. M. Oda

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

JOHN WAIHEE
GOVERNOR
ROGER A. ULVELING
DIRECTOR
BARBARA KIM STANTON
DEPUTY DIRECTOR
LESLIE S. MATSUBARA
DEPUTY DIRECTOR

KAMAMALU BUILDING, 250 SOUTH KING ST., HONOLULU, HAWAII
MAILING ADDRESS: P.O. BOX 2359, HONOLULU, HAWAII 96804 TELEX: 7430250 HDPED FAX: (808) 523-8637

November 7, 1989

89 NOV -9 P1:07
DEPT. OF BUSINESS
& COMM. DEVELOPMENT

The Honorable Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Re: Environmental Assessment
Hawaii Ecumenical Housing Corporation
Edwin Thomas Home

Dear Mr. Scarfone:

The Department of Business and Economic Development has
no comments to the proposed Edwin Thomas Home.

Sincerely,

Roger A. Ulveling
Roger A. Ulveling

RAU:dq

JOHN WAIHEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

December 13, 1989

In reply, please refer to:
EPHSD

To: Michael N. Scarfone, Director
Department of Housing & Community Development
City & County of Honolulu

From: Deputy Director of Environmental Health

Subject: Environmental Assessment (EA)
Hawaii Ecumenical Housing Corp.
Edwin Thomas House

DEPT. OF HOUSING
& COMM. DEVELOPMENT
'89 DEC 19 P1:54

Thank you for allowing us to review and comment on the subject EA.
We promote the following comments:

Wastewater Disposal

The subject building is within a municipal sewer area and public sewer service is available. Therefore, the project should dispose of its wastewater via the public sewer system.

No private wastewater systems or individual wastewater systems should be allowed for the project.

Noise and Radiation

1. There are concerns relating to noise emanating from operations of existing commercial buildings and establishments, including those associated with stationary equipment, delivery services, refuse collection and vehicular traffic, which may have a negative impact on residents of the proposed facility.
2. In order to minimize potential impacts on the surrounding community, mitigative measures should be incorporated into the project design to insure that noise from equipment such as air conditioning units, exhaust fans, compressors and generators comply with the provisions of Title 11, Administrative Rules Chapter 43, Community Noise Control for Oahu.

MICHAEL N. SCARFONE

-2-

December 13, 1989

3. Construction activities must comply with the provisions of Title 11, Administrative Rules Chapter 43, Community Noise Control for Oahu.
 - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the regulations.
 - b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
3. The contractor must comply with the requirements specified in the regulations and conditions issued with the permit.
4. Traffic noise from heavy vehicles travelling to and from the construction sites must be minimized near existing residential areas and must comply with the provisions of Title 11, Administrative Rules Chapter 42, Vehicular Noise Control for Oahu.


BRUCE S. ANDERSON, PH.D.

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P. O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

January 12, 1990

Mr. Michael N. Scarfone
Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

90 JAN 17 10 59
DEPT. OF LAND & NATURAL RESOURCES
& COMM. DEVELOPMENT

Dear Mr. Scarfone:

Subject: Environmental Assessment, Hawaii Ecumenical Housing Corporation, Edwin Thomas Home

Thank you for your request for our comments on your Environmental Assessments for the planned transitional residence structure on Beretania Street located between Fort Street Mall and Bethel Street.

We have no objections to the proposed project.

Should you have any questions regarding this matter, please feel free to contact us at 548-3262.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Dean Uchida".
DEAN UCHIDA
Oahu District Land Agent

cc: Mr. M. Kealoha
Mr. W. Yuen

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWARD Y. HIRATA
DIRECTOR

DEPUTY DIRECTORS
JOHN K. UCHIMA
RONALD N. HIRANO
DAN T. KOCHI
JEANNE K. SCHULTZ

IN REPLY REFER TO:
HWY-PS
2.9072

Mr. Michael H. Scarfone
Director
Department of Housing & Community
Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Environmental Assessment (EA)
Hawaii Ecumenical Housing Corporation
Edwin Thomas Home

Thank you for your letter of October 16, 1989 requesting our review of the subject EA.

The proposed project will not significantly affect our State highway facilities.

Very truly yours,


Edward Y. Hirata
Director of Transportation

DEPT. OF TRANSPORTATION
& COMM. DEVELOPMENT

89 NOV -6 AM 11:59

JOHN WAIHEE
GOVERNOR



YUKIO KITAGAWA
CHAIRPERSON, BOARD OF AGRICULTURE

SUZANNE D. PETERSON
DEPUTY TO THE CHAIRPERSON

FAX: 548-6100

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814-2512

Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96822-0159

November 17, 1989

89 NOV 22 10:46
DEPT. OF AGRICULTURE
& COMM. DEVELOPMENT

Mr. Michael Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment
Hawaii Ecumenical Housing Corporation
Edwin Thomas Home
TMK: 2-1-03: 6 Honolulu, Oahu
Area: 3,657 square feet

The Department of Agriculture has reviewed the subject
Assessment and has no comments to offer.

Thank you for the opportunity to comment.

Sincerely,

Yukio Kitagawa
YUKIO KITAGAWA
Chairperson, Board of Agriculture



JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
P. O. BOX 17907
HONOLULU, HAWAII 96817

MITSUO SHITO
EXECUTIVE DIRECTOR

FAX NO. (808) 848-3313

IN REPLY REFER
TO:

89/PLNG:1657A

November 20, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 S. King Street, 5th Floor
Honolulu, Hawaii 96813

DEPT OF HUMAN
& COMM. DEVELOPMENT

89 NOV 24 P3:41

Dear Mr. Scarfone:

SUBJECT: REVIEW AND COMMENTS
HAWAII ECUMENICAL HOUSING CORPORATION
EDWIN THOMAS HOME

With regard to your request for a review and comments concerning the Department of Housing and Community Development's plan to fund the Hawaii Ecumenical Housing Corporation's rehabilitation of a commercial building on North Beretania Street into the Edwin Thomas Home, we have found the proposed project conforms to the goals and objectives of the Hawaii State Plan for Housing for 1988 (Policy C(4)) and with the State of Hawaii Comprehensive Homeless Assistance Plan.

We are encouraged by the proposal to provide a transitional residence for homeless persons where they may receive much needed support, including: counseling, opportunities for education and life-skills training. The opportunity to have many of these services provided on the site will greatly benefit the residents. We consider the project's location amenable to these needs of its proposed residents; close to educational facilities, as well as, health and other human services.

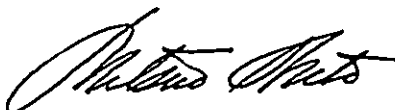
We hope that long term case management will be offered to those individuals and families in need. Our other concerns lie with the management of the facility and rents. We hope that your management operational plan will adequately serve the residents and that rents will remain affordable.

Mr. Michael N. Scarfone
November 20, 1989
Page two

Lastly, we hope that the facility and its operations will not adversely affect surrounding business and residential establishments. We suggest that a community acceptance strategy should accompany the development proposal.

If you should have any questions please contact me at 848-3230 or Andrea Harkness at 848-3255.

Sincerely,



MITSUO SHITO
Executive Director

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
SEVEN WATERFRONT PLAZA, SUITE 300
500 ALA MOANA BOULEVARD
HONOLULU, HAWAII 96813
FAX (808) 543-6841

IN REPLY REFER TO:

89:PLNG/4600 jt

November 14, 1989

DEPT. OF BUDGET AND FINANCE
& COMM. DEVELOPMENT

'89 NOV 21 P2:06

MEMORANDUM

TO: Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development

FROM: Joseph K. Conant

SUBJECT: Environmental Assessment for the Proposed Edwin
Thomas Home, Hawaii Ecumenical Housing Corporation

The Housing Finance and Development Corporation is supportive of the proposed project which will increase residential opportunities for the homeless. We have been talking to the Hawaii Ecumenical Housing Corporation about the possibility of participating in the interim and take-out financing for the project.

For your information, one of the topics discussed at our recent affordable housing conference was the use of tax incentives for the rehabilitation of historic buildings. If the subject building is on the list of historic buildings, perhaps this financing option could also be pursued. Staff from my Housing Finance Branch will be contacting your staff shortly to follow up on this financing mechanism.

Thank you for the opportunity to comment.

A handwritten signature in black ink, appearing to read "Joseph K. Conant", written over a horizontal line.
JOSEPH K. CONANT
Executive Director



STATE OF HAWAII
DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Building, 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

JOHN WAIHEE
Governor

RENTON L.K. NIP
Chairman

LAWRENCE F. CHUN
Vice Chairman

COMMISSION MEMBERS:

Sharon R. Himeno
Allen K. Hoe
Allen Y. Kajioka
Eusebio Lapena, Jr.
James M. Shinno
Elton Wada
Frederick P. Whittemore

ESTHER UEDA
Executive Officer

October 23, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and Community
Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment, Hawaii Ecumenical
Housing Corporation, Edwin Thomas Home

We have no comments to offer except that the subject
project located at Tax Map Key No. 2-1-3:06, Honolulu,
is designated within the State Land Use Urban District.

Thank you for the opportunity to comment.

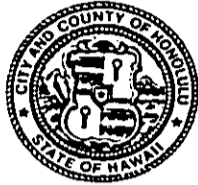
Sincerely,

ESTHER UEDA
Executive Officer

EU:to

39 OCT 25 P2:23

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

DONALD A. CLEGG
CHIEF PLANNING OFFICER
GENE CONNELL
DEPUTY CHIEF PLANNING OFFICER

KK/DGP 10/89-3820

November 7, 1989

DEPT. OF HOUSING
& COMM. DEVELOPMENT
NOV -8 10:13

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: DONALD A. CLEGG, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING

SUBJECT: ENVIRONMENTAL ASSESSMENT
HAWAII ECUMENICAL HOUSING CORPORATION
EDWIN THOMAS HOME

We have reviewed the preliminary information on the project and do not foresee any significant long term environmental impacts related to the proposed use. Short term impacts related to construction and long term impacts related to the proposed use should be described in the environmental assessment.

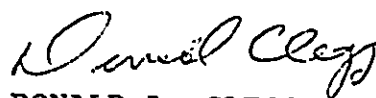
Since the subject site was previously developed, we project no impacts on flora or fauna.

Traffic and air quality impacts should occur primarily during the construction phase since no parking facility is planned. Operation of the site as a boarding house for the homeless should not generate a significant amount of traffic.

Based on our preliminary review of the project and barring discovery of any unforeseen significant impacts during the preparation of the environmental assessment, a negative declaration would appear to be appropriate for this project.

Michael N. Scarfone
November 6, 1989
Page 2

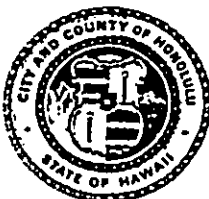
Thank you for the opportunity to comment on this proposal. If you have any questions, contact Keith Kurahashi at ext. 6051.


DONALD A. CLEGG
Chief Planning Officer

DAC:ft

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432



FRANK F. FASI
MAYOR

DONALD A. CLEGG
DIRECTOR
LORETTA CHEE
DEPUTY DIRECTOR
LU10/89-6712(KS)

January 24, 1990

MEMORANDUM

TO: MICHAEL SCARFONE, DIRECTOR OF HOUSING AND COMMUNITY DEVELOPMENT
FROM: DONALD A. CLEGG, DIRECTOR OF LAND UTILIZATION
SUBJECT: ENVIRONMENTAL ASSESSMENT, EDWIN THOMAS HOME
HAWAII ECUMENICAL HOUSING CORPORATION

90 JUN 25 11:14
DEPT. OF LAND UTILIZATION
& COMMUNITY DEVELOPMENT

The proposed facility is located in the BMX-4 Central Business Mixed Use District. Based on the information provided, the proposal will be considered a "boarding facility" under the Land Use Ordinance (LUO).

Since the parcel is located within the Downtown Parking Improvement District, the project is exempt from parking requirements under LUO Sec. 3.70-14.B. Also, pursuant to Sec. 3.70-10, no loading spaces are required.

We have reviewed preliminary building permit plans and find that the project does not comply with the LUO in the following areas:

Floor Area. The building is a nonconforming structure, and proposed renovation work involves an increase in nonconformity, which is not permitted under LUO Sec. 3.120.B.

Signage. A separate permit must be processed for the proposed sign.

Thank you for this opportunity to comment. If you have any questions, please contact Kathy Sokugawa of our staff at ext. 5072.

Handwritten signature of Donald A. Clegg in cursive.

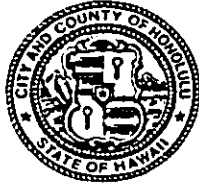
DONALD A. CLEGG
Director of Land Utilization

DAC:ap
0096L

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ALFRED J. THIEDE
DIRECTOR

JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

TE-6635
PL1.1806

November 20, 1989

DEPT. OF HOUSING
& COMM. DEVELOPMENT

89 NOV 20 AM 1:18

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: ALFRED J. THIEDE, DIRECTOR

SUBJECT: EDWIN THOMAS HOME
HAWAII ECUMENICAL HOUSING CORPORATION
ENVIRONMENTAL ASSESSMENT
TMK: 2-1-3: 6

This is in response to your memorandum of October 16, 1989 regarding the Environmental Assessment. The parking and loading activities should be thoroughly addressed. This section of Beretania Street between Alakea Street and Nuuanu Avenue is regularly congested and cannot afford to be impeded in any way.

Should there be any questions, please contact Jimmy Dwight at Local 5014.


ALFRED J. THIEDE

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

PB 89-956

October 24, 1989

MEMO TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: EDWIN THOMAS HOME

OCT 25 P2:26

We have reviewed the subject project and request that it be renovated in conformance with all applicable building codes.

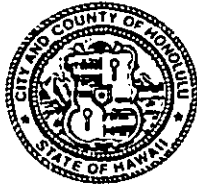
Thank you for the opportunity to offer our comments. Should there be any questions, please have your staff contact Douglas Collinson at local 6375.


HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

In reply refer to:
ENV 89-208(449)

November 8, 1989

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
EDWIN THOMAS HOME
TMK: 2-1-3: 06

DEPT. OF ENGINEERING
& COMM. DEVELOPMENT

89 NOV 13 09:19

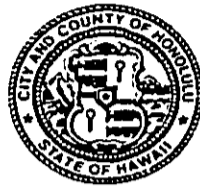
We have reviewed the subject EA and have the following comments:

1. Existing sewers are adequate for the proposed transitional residence facility.
2. There is no significant impact on drainage.

Sam Callejo
SAM CALLEJO
Director and Chief Engineer

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

WALTER M. OZAWA
DIRECTOR

HIROAKI MORITA
DEPUTY DIRECTOR

October 27, 1989

TO: MIKE N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: WALTER M. OZAWA, DIRECTOR

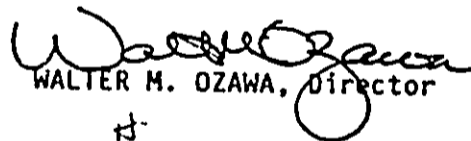
SUBJECT: ENVIRONMENTAL ASSESSMENT
EDWIN THOMAS HOME - DOWNTOWN
TAX MAP KEY: 2-1-03: 6

OCT 31 10 48 AM '89

We have reviewed the Environmental Assessment to rehabilitate a two-story structure in downtown to create a transitional residence for the homeless and offer the following comments and recommendation.

Since residential rooms are being proposed, the project will be subject to compliance with the City's Park Dedication Ordinance No. 4621. However, since the project is transitional, we recommend that you request an exemption from the Park Dedication Ordinance No. 4621 under Chapter 343, HRS.

Should you have any questions, please contact Mr. Jason Yuen of our Advance Planning Branch at extension 6315.


WALTER M. OZAWA, Director

WMO:js

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman
JOHN K. TSUI, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
SAM CALLEJO
EDWARD Y. HIRATA
WALTER O. WATSON, JR.
MAURICE H. YAMASATO

KAZU HAYASHIDA
Manager and Chief Engineer

November 20, 1989

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF OCTOBER 16, 1989 REGARDING
THE ENVIRONMENTAL ASSESSMENT FOR HAWAII
ECUMENICAL HOUSING CORPORATION, EDWIN THOMAS
HOME

89 NOV 22 P 1:30
DEPT. OF HOUSING
& COMM. DEVELOPMENT

We have the following comments on the proposed project:

1. The Environmental Assessment should specify the amount of potable water required to accommodate the proposed project.
2. There is an existing 5/8-inch water meter serving the existing building. If additional water is required, the availability shall be confirmed when the building permit is submitted for our review and approval. If water is made available, the applicant shall be required to pay our Water System Facilities Charges for the additional supply. Credit shall be given for the existing service.

If you have any questions, please contact Lawrence Whang at 527-6138.

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 S. BERETANIA STREET, ROOM 305
HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR



FRANK K. KAHOOHANOHANO
FIRE CHIEF

LIONEL E. CAMARA
DEPUTY FIRE CHIEF

October 26, 1989

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: FRANK K. KAHOOHANOHANO, FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT
HAWAII ECUMENICAL HOUSING CORPORATION
EDWIN THOMAS HOME

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services, planned or now provided, existing fire protection is considered adequate.

Should you have any questions, please contact Battalion Chief Michael Zablan of our Administrative Services Bureau at local 3838.


FRANK K. KAHOOHANOHANO
Fire Chief

DY:ny

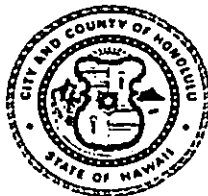
NOV 1 1989

OCT 27 1989

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1435 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814 - AREA CODE (808) 943-3111

FRANK F. FASI
MAYOR



DOUGLAS G. GIBB
CHIEF
WARREN FERREIRA
DEPUTY CHIEF

OUR REFERENCE SS-LK

November 2, 1989

DEF. OF POLICE
& COMM. DEVELOPMENT
89 NOV -3 AM 12:20

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: DOUGLAS G. GIBB, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT
HAWAII ECUMENICAL HOUSING CORPORATION
EDWIN THOMAS HOME

We have reviewed the preliminary information for the above proposal and have no objections to the development of the facility.

We do not foresee the project to have a major impact on calls for police services in the area.

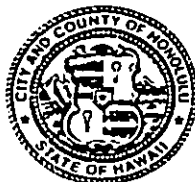
Thank you for allowing us to provide comments.

DOUGLAS G. GIBB
Chief of Police

By *Joseph Aveiro*
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau

OFFICE OF HUMAN RESOURCES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING, 6TH FLOOR
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 527-5311



FRANK F. FASI
MAYOR

MARIA VICTORIA R. BUNYE
DIRECTOR

VICTOR D. GUILLERMO, JR.
DEPUTY DIRECTOR

October 27, 1989

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: *Maria Victoria R. Bunye*
MARIA VICTORIA R. BUNYE, DIRECTOR
OFFICE OF HUMAN RESOURCES

SUBJECT: ENVIRONMENTAL ASSESSMENT: HAWAII ECUMENICAL
HOUSING CORPORATION - EDWIN THOMAS HOME

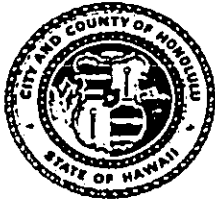
OCT 27 1989 P2:25

The Office of Human Resources has reviewed the above cited request. We support the release of CDBG funds to aid the Hawaii Ecumencial Housing Corporation in its renovation effort to provide a transitional residence for Oahu's homeless. A facility of this nature will be able to provide much needed services in helping the homeless towards becoming self-sufficient.

Thank you for the opportunity to comment on this matter.

DEPARTMENT OF FINANCE
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



THEODORE G. JUNG
DIRECTOR

GLEN S. NONAKA
DEPUTY DIRECTOR

November 2, 1989

TO: Michael N. Scarfone
Director, Department of Housing
and Community Development


FROM: Theodore Jung
Director of Finance

SUBJECT: Environmental Assessment for Proposed Edwin Thomas Home

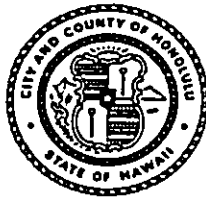
DEPT. OF FINANCE
& COMM. DEVELOPMENT

'89 NOV -7 AM 10:20

In reply to your memo dated October 16, 1989, we do not have any comments regarding the preparation of an Environmental Assessment for the rehabilitation of an abandoned, dilapidated commercial building at 41 South Beretania Street.


THEODORE JUNG
Director of Finance

DOWNTOWN NEIGHBORHOOD BOARD NO. 13
c/o NEIGHBORHOOD COMMISSION OFFICE
CITY HALL
HONOLULU, HAWAII 96813



November 19, 1989


Michael N. Scarfone, Director
Dept. Of Housing And Community Development
650 S. King Street, 5th Floor
Honolulu, HI 96813

RE: Environmental Assessment HEHC Edwin Thomas Home

Dear Mr. Scarfone:

The Downtown Neighborhood Board (#13) voted unanimously to request that a DEIS be prepared for this project, with particular emphasis on the social impacts.

Very truly yours,


Andrew Rothstein, Chairman

89 NOV 22 11:44
DEPT. OF HOUSING
& COMM. DEVELOPMENT



DOWNTOWN IMPROVEMENT ASSOCIATION • 700 BISHOP STREET / SUITE 1005 • HONOLULU, HAWAII 96813 • PHONE (808) 531-2081

November 3, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

DEPT. OF HOUSING
& COMM. DEVELOPMENT

89 NOV -6 10:51

Re: Environmental Assessment of a homeless shelter at
41 South Beretania Street

Dear Mr. Scarfone:

Enclosed is a statement of why the Downtown Improvement Association opposes the proposed homeless shelter at 41 South Beretania Street. We feel this proposal has serious environmental and social consequences for its guests, for Downtown residents and for the business community.

A thorough EIS is essential and should not only consider the sponsors intended plans but also the disposition of the property to a successor user, if the sponsors' fail to honor their financial obligations.

We would appreciate being kept informed of the status of this project and notified of the Public Hearing dates.

Very truly yours,


William A. Grant, AIA
Executive Director

WAG:kmd

Attachment



DOWNTOWN IMPROVEMENT ASSOCIATION • 700 BISHOP STREET / SUITE 1005 • HONOLULU, HAWAII 96813 • PHONE (808) 531-2081

WHY DIA OPPOSES A HOMELESS SHELTER at 41 South Beretania Street

The property is too small to house 85 homeless persons, including children. It is only about 3,500 sf in area; 35 feet wide and 100 feet deep, smaller than most residential house lots. The structure is built out to the property lines and covers 100% of the lot. There is no yard area or recreation space. Natural light and ventilation are a question.

There would be no parking on or off the site as required by the BMX-4 zoning rules: none for the guests, the staff or service and emergency vehicles. The narrow adjoining alley of 10 feet is an emergency exit for Hawaii Pacific College from the Model-Progress Building and must be kept clear. Parking is not allowed on Beretania Street and vehicles are not permitted on the Fort Street Mall.

The use of this property as some kind of homeless shelter could become similar to the situation which developed when the Institute for Human Services occupied space in the Model-Progress Building: vagrants loitered on the Fort Street Mall, vandalism was a common occurrence, the Priests at the Cathedral area were harassed and attacked and the Model-Progress building was set on fire twice. A homeless shelter in this location would have a chilling effect on the retail and office environment on the Fort Street Mall and on the campus atmosphere of Hawaii Pacific College.

DIA does not feel confident that the sponsor, Hawaii Ecumenical Housing Corporation, (HEHC), has the experience and resources to operate this shelter responsibly and successfully. Descriptions of the project vary and no financial details have been made public. There is reason to be concerned that HEHC could lose the property and some other operator would take over for some other client group. The new operator could move in without any public review or permits, other than customary Department of Health licenses.

The HEHC has been offered assistance in finding a more suitable property by DIA and others but has not responded to those offers.

OKOA, INC.

RICHARD W. GUSHMAN, II
President

October 27, 1989

Mr. Michael N. Scarfone, Director
Department of Housing and Community
Development
650 South King Street
5th Floor
Honolulu, Hawaii 96813

Re: Hawaii Ecumenical Housing Corp.
Edwin Thomas Home

Dear Mr. Scarfone:

In response to your inquiry of October 16 soliciting community input to the Environmental Assessment for the proposed Edwin Thomas Home to be constructed in the former Salvation Army Building at 41 South Beretania Street, I write as a contiguous property owner representing the Fort Street Mall properties which are comprised of the Model/Progress and Hawaii Pacific College Buildings.

QST Partners is diametrically opposed to the use of the property as proposed for the following reasons.

1. We feel that the property which is a two story building plus basement, on a 3,500 square foot parcel of ground is woefully small and inadequate for the proposed use. It has been represented that there will be approximately 11,000 or 12,000 square feet of gross floor area in the building of which a portion will be used for administrative and office activities, some for kitchen and circulation, and the balance for the 85 occupants. This would indicate less than 100 square feet per occupant, some of whom will be children, with little or no recreation area, no open space, and no immediate parks available for outdoor activities.

2. The facility would not meet the BMX4 parking requirements as we interpret them, and in fact, the proposals as presented to us showed no parking or loading facilities whatsoever. As a co-user of the alleyway on the Diamond Head side of the subject property, it is our position that all of the parties in whose favor the access

Mr. Michael N. Scarfone
October 27, 1989
Page 2

rights over the alley run including ourselves, are entitled to the free and uninterrupted travel over the alleyway, in addition to which a substantial amount of the fire exits for the Hawaii Pacific College activities within our building is discharged into this alley. Thereby, it is an important fire corridor, and one which we will not allow to be blocked or used for any purpose including construction, loading, or service.

3. We feel that placing a facility for abused spouses, homeless mothers with children and street people of any variety of descriptions contiguous to a college campus is a horrible exercise in urban planning which is exacerbated in this instance by the fact that the Fort Street Mall, and in particular the Portuguese monument park, which is already a major congregation area for the Hawaii Pacific College students, is the only immediate open space available to the proposed occupants of the Edwin Thomas Home. There simply couldn't be a less compatible mixture of people in our opinion.

4. We feel the City should require a full environmental impact statement in light of the request for proposals (RFP) which was circulated apropos the Pacific Nations project. We argue that the impact of a homeless street persons facility across the street from a portion of the Pacific Nations project will significantly affect the environment and should require a complete EIS analysis if City funds are to be invested in the Edwin Thomas facility at the same time that public money and lands are being used for high profile residential and commercial usage across the street.

5. We feel that the City, if it considers this request, should require the recipient of the funds to agree as to the specific nature of the use of the facility, and record a deed restriction obligating the facility to be operated only for those purposes in perpetuity.

6. We feel that the proximity of the property to the Fort Street Mall requires a full environmental impact analysis as inarguably, the only place in the immediate environment of the building where the occupants can go to get outside is onto the Fort Street Mall. Since public funds are planned in the rehabilitation of the Fort Street Mall in the next 12 months, we feel a complete

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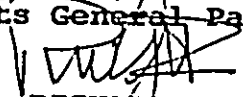
Mr. Michael N. Scarfone
October 27, 1989
Page 3

environmental analysis of the impact of investment of public funds in a homeless care facility 80 feet from the mall is required. Bear in mind that we were the owners of the property where the Institute for Human Services formerly operated their homeless shelter 10 years ago, which resulted in a literal reign of terror on the Fort Street Mall, resulting in muggings, rapes, assaults, physical property abuse to the Catholic Church, and two arson attempts on our property. I do speak from painful experience in the matter of homeless facilities on the Fort Street Mall.

I would like to reiterate that I have personally offered to acquire the property from the Hawaii Ecumenical Housing Corporation and return their entire investment to them, plus any additional monies which would be generated from the sale of the property, as we have no interest whatsoever in owning it. We have agreed to assist them in the development of an alternative site, as well as to seek alternative sites for their review if they would agree to relocate. To date, these offers and overtures have been uniformly spurned and no effort whatsoever has been made to reconcile the enormous community opposition to this proposed use. I recommit to our previous offers of assistance, and continue to hope that the City will intervene to prohibit a long and protracted battle over this very necessary but extremely illogically placed facility.

Sincerely yours,

QST PARTNERS
By OKOA, INC.
Its General Partner


By RICHARD W. GUSHMAN, II
President

RWG:cnh

RWG II

Richard W. Gushman, II

March 12, 1990

Ms. Berna Cabacungan
Earthplan
81 South Hotel Street
Suite 1201
Honolulu, HI 96813

RECEIVED
& CONTROL UNIT OFFICE

90 MAR 13 P3:12

Re. Edwin Thomas Home

Dear Ms. Cabacungan:

I would like to summarize the social and physical environmental concerns which I have as a contiguous property owner, and a member of the downtown community with regard to the proposed 60 unit homeless facility on South Beretania Street which we discussed on Friday.

- 1) I feel it is important to contrast the potential of a private sector landowner seeking a residential development on the property under existing zoning, and the capacity of such an applicant to generate unit density vs. the number of units proposed in the existing plan.
- 2) I request that the environmental assessment compare the federal penal standards for cell dimensions as well as allocated recreational space requirements to this proposed plan.
- 3) I request that a study be undertaken to evaluate the air quality of the proposed project given its proximity to Beretania Street, the traffic stacking which occurs at various times of the day in front of the proposed project, and the fact that there is no mechanical ventilation or air conditioning in the residential components of the development. Hopefully, the Hawaii Lung Association can assist in this undertaking as they have been quite active in this area in the past.
- 4) In previous presentations the project sponsors have indicated repeatedly that the project would be exclusively for the accommodation of women or elderly couples, and no men would be permitted other than as

Ms. Berna Cabungan
March 12, 1990
Page Two

visitors, under strict supervision, as they intend to accommodate some percentage of their constituents as battered spouses or women from difficult domestic situations together with their children. I recommend that the environmental assessment consider the legality of a gender specific or gender prejudicial policy towards admission on the grounds that it is probably illegal. If they are not going to make firm policy declarations with regard to gender specificity, then I would like the issue addressed of how the facility could operate with open access to any homeless male housed together with battered spouses or emotionally distressed women with children.

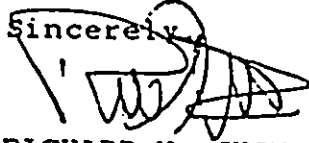
- 5) The plan, as proposed, seems to include essentially no recreational areas for the users and I would hope that the recreational restrictions of this site be examined thoroughly. How do they get vans or other transportation vehicles for moving their constituents to employment, school, recreation or counseling, stopped on Beretania street without major traffic disruptions given the extremely narrow size of the sidewalk and the high velocity nature of the thoroughfare, together with the fact they have no off-site parking or loading areas?
- 6) I would request that the relationship between the proposed homeless constituents of the facility be contrasted with the existing use of the neighborhood; specifically, the campus environment of Hawaii Pacific College, and the RFP which is in final evaluation by the City for the "Pacific Nations" Block J project. It seems axiomatic to the problem that making major renovations in public pedestrian places such as the Fort Street Mall for the improved circulation of the downtown community as well as the Hawaii Pacific campus, and investing significant public monies in the Block J project are tremendously inconsistent with the insertion of a homeless facility in the midst of all this public work.

RWG II

Ms. Berna Cabacungan
March 12, 1990
Page Three

- 7) I request that the environmental assessment analyze the legal issue of parking as it applies to the obligation of the applicant under the comprehensive zoning code. All indications that this is a residential facility seem to indicate a requirement to produce parking on-site. Waiving this requirement, due to descriptive interpretation of what this facility actually is in order to circumvent the code required parking, is contrary to good planning and a very sensitive environmental issue to those in the affected environment.

In summary, I feel the project is vital in concept to the well being of the community, but is illogically sited and poorly planned. This type of crushing density without any parking or recreational facilities in the existing neighborhood environment would be a critical disservice to all of the existing property owners, residential and student communities who actively populate this area today, and a disgrace to the planning process.

Sincerely,


RICHARD W. GUSHMAN, II

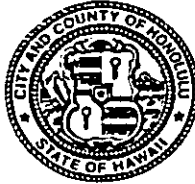
RWG/phe[home.edw]

cc: William Grant, Executive Director, DIA
Michael Scarfone, Director, Housing & Community Development

RWG II

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 523-4427 • FAX 527-5498



FRANK F. FASI
MAYOR

MICHAEL N. SCARFONE
DIRECTOR

RONALD B. MUN
DEPUTY DIRECTOR

April 20, 1990

Mr. Richard W. Gushman, II
Amfac Building, Suite 200
700 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Gushman:

Subject: Edwin Thomas Home

This is in response to your letter dated March 12, 1990 to Earthplan concerning the Social Impact Assessment for the Edwin Thomas Home. Our responses to your comments are as follows:

1. A comparison between a potential residential development on the site versus the proposed project is not appropriate because the proposed project is not a conventional residential use. The proposed project is classified as a boarding facility under the Land Use Ordinance, a permitted use in the BMX-4 zoning district and the proposed floor area is within the floor area limit for this district.
2. Your requested comparison between prison standards and the proposed project is inappropriate because prisons are designed to confine those who have been convicted of crimes, while the Edwin Thomas Home is intended to assist families who are homeless. Unlike prisoners, residents of the Edwin Thomas Home will be free to come and go and will be encouraged to go into the community to seek employment, education and social services. Unfortunately, the homeless are often subject to some of the same prejudices as prisoners by those who attempt to deny them the opportunity to better themselves under the guise of "good planning" or "protecting the community interest." For your information, the proposed sizes conform to housing code requirements.
3. An air quality impact assessment has been conducted and will be included in the environmental assessment for the project.

Mr. Richard W. Gushman, II
April 20, 1990
Page 2

4. The Edwin Thomas Home is not gender or age specific. It is intended to assist homeless families who are headed by either both parents, or a single mother or father. Based on HEHC's experience with their Loliana and Kokea Transitional Housing projects, it is expected that 80 to 90 percent of the families will be single female headed households. HEHC will screen prospective tenants and will not accept single males because of the project's family orientation. During its research, Earthplan found that homeless fathers did not present any particular problems for female headed households.
5. While the proposed project will contain no onsite recreation areas, there are several parks within walking distance of the project site including Kamamalu Playground and Beretania Community Park. HEHC has easement rights over the alley adjacent to the project site which will be used for loading and unloading. The project could also utilize nearby Chaplain Lane as a loading zone. Residents will walk or utilize public transportation to go to work, school or other destinations. No onsite parking will be permitted and we are asking HEHC to prepare an offsite parking plan.
6. Earthplan found that the surrounding community is already characterized by its accommodation of a very heterogeneous group of people, including residents, business people, professionals and their customers and clients. Earthplan also found that the area is likely to upgrade, diversify and intensify in uses given the Pacific Nations Center and Liberty Theater Office Building proposals and that the residential population will increase and further diversify.

The project will add about 32 low-income families who share a homeless condition. Their children will be mostly young. The Edwin Thomas Home will increase the sheer number of people in the area, and, as such, will increase the potential for crime. This potential would exist regardless of whether the project were residential, commercial or industrial in nature.

Earthplan found no evidence to prove that the project will be incompatible with an already economically and socially diverse neighborhood and future uses will only increase this diversity. Edwin Thomas Home clients will have no distinguishing feature or quality which will identify them as homeless families. They will have onsite dining, showering and laundry facilities for personal nourishment, grooming and hygiene. They will possess no collective characteristics which will cause disruption or incompatibility,

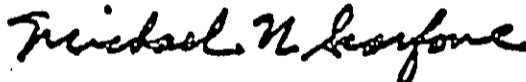
Mr. Richard W. Gushman, II
April 20, 1990
Page 3

although a few may be problematic as would be the case in any grouping of people.

7. The Department of Land Utilization by memorandum dated January 24, 1990 informed DHCD that since the project site is within the Downtown Parking Improvement District and the previous owner already contributed to the costs of offstreet parking facilities, it is exempt from parking requirements under Section 3.70-14.B of the Land Use Ordinance (LUO). Also under Section 3.70-10 of the LUO, no loading spaces are required. It is anticipated that some residents of the proposed project will own automobiles and we have instructed HEHC to prepare an offsite parking plan to accommodate these residents as well as staff members. We share your concern that some residents may park illegally near the project site. Illegal parking by project residents will be dealt with through established legal remedies including citations and removal.

We hope these responses will satisfy your concerns. It is a sad indictment of our community that homeless families cannot find the shelter they need. Unfortunately, there are few, if any, sites which are ideally suited to accommodate these families. We are confident that the Edwin Thomas Home will be able to fulfill the urgent need for transitional housing without being a detriment to the community. We are willing to continue to work with you to resolve any additional concerns you may have.

Sincerely,



MICHAEL N. SCARFONE
Director

cc: Earthplan
Hawaii Ecumenical Housing Corporation

APPENDIX B

SOCIAL IMPACT ASSESSMENT

EDWIN THOMAS HOME

SOCIAL IMPACT ASSESSMENT

PREPARED FOR
CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BY
EARTHPLAN
April 1990

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EDWIN THOMAS HOME

SOCIAL IMPACT ASSESSMENT
SECTION 1: BACKGROUND AND INTRODUCTION

1 BACKGROUND AND INTRODUCTION

1.1 DESCRIPTION OF THIS REPORT

1.1.1 Purpose of This Report

The City Department of Housing and Community Development (DHCD) is providing Community Development Block Grant (CDBG) and Emergency Shelter Grant funds to the Hawaii Ecumenical Housing Corporation (HEHC) for the development of a facility for homeless families.

This social impact assessment was prepared for the City DHCD as part of the environmental assessment process.

1.1.2 Prepare of This Report

This report was prepared by Earthplan located at 81 South Hotel Street, Suite 211, Berna Cabacungan, principal of Earthplan, was the project manager, and principal researcher, interviewer and writer. Independent contractor Michael P. Mays assisted in research and analysis related to demographics and community issues, and conducted some of the interviews.

1.1.3 Report Organization

This report contains five major sections. The remaining portions of Section 1 present the following discussions:

- Section 1.2 summarizes existing and surrounding uses and the proposed project.
- To help the reader understand the social impact assessment purpose and function, Section 1.3 describes social impact assessment in general and its application in the Edwin Thomas Home project.

Section 2 provides a profile of the existing community to establish the social context in which project impacts may occur. Information includes employment, population, housing and other social characteristics.

Section 3 explores the study area's future without the proposed project. This information extends the baseline data by identifying the possible future scenarios for the community independent of the proposed project. Public policies and major public and private developments are included in this analysis.

Section 4 identifies potential community issues and concerns on this project, based on historical trends to date and on interviews conducted for this report.

Section 5 identifies potential social impacts of the Edwin Thomas Home. This section discusses (1) how the project impacts Hawaii's homeless problem; (2) resident population impacts; (3) compatibility with nearby uses; (4) on-site impacts; and (5) public services.

1.2 PROJECT DESCRIPTION

1.2.1 Program Aspects

Description of the Hawaii Ecumenical Housing Corporation

The Hawaii Ecumenical Housing Corporation, hereby referred to as HEHC, is a community-based private, non-profit corporation established to "develop and manage emergency, transitional and affordable housing for low-income and special needs groups... and to promote programs leading to economic self-sufficiency... Comprising leaders of the business, community and religious community, the HEHC's eight-member Board of Directors has diverse expertise in construction, development and housing management (HEHC, fall 1989).

Established in December 1986, HEHC initially received support from the Roman Catholic Diocese, the Lutheran Council, the Hawaii Conference of the United Church of Christ, and the Episcopal Church. Current funding for HEHC's various projects comes from the Federal Department of Housing and Urban Development, State government and the City and County of Honolulu; individual and business donors; and the supporting religious denominations (HEHC, fall 1989).

Existing Transitional Home Projects

HEHC is instrumental in establishing and/or operating three residential projects, as follows:

1. **Small Group Home.** In February 1989, HEHC constructed a five-bedroom small group home for frail elderly people in Liliha. The project is owned and operated by Catholic Services for the Elderly (Hawaii Ecumenical Housing Corporation, Fall 1989).
2. **Loli'ana Hale.** Located in Kakaako and formerly known as the Quinn Lane Shelter, Loli'ana Hale has been managed by HEHC under contract with the City and County of Honolulu since June 1989. Loli'ana Hale provides emergency shelter for homeless families, and offers a maximum stay of three months.
The three-story walk-up facility contains 48 apartment units, five of which are used for offices and the kitchen. The living units are equipped with refrigerators and basic furniture; a third contain stoves. Parking is provided.

On the average, between three to five persons occupy each room. Thus, at full occupancy, Loli'ana Hale houses between 129 and 215 people. Generally about half of these residents are children (personal communication with Julie Keim, Social Services Coordinator at Loli'ana Hale, March 1, 1990).

3. **Kokea Family Transitional Housing.** HEHC rehabilitated this apartment complex in Kalihi for homeless families. This facility began providing transitional housing in April 1989. In addition to providing shelter, Kokea Family Transitional Housing facilitates linkages between its residents and appropriate social service agencies. The ultimate objective of this facility is to provide support, education, job training and guidance necessary to help its residents interact and return to the mainstream community. The maximum stay is 18 months.

This facility's 35 units are located in three buildings. All have complete kitchens. This complex also includes a child care facility, kitchen and multi-purpose room. Three units are used for office and employee residence. Parking is provided.

In early March 1990, about 100 people resided at Kokea Family Transitional Housing, averaging about three persons per unit. About half of these residents were children who are elementary-school-aged or younger (personal communication with Wendy Kapela, Social Services Coordinator at Kokea Family Transitional Housing, March 1, 1990).

The target group of the proposed Edwin Thomas Home will be similar to Loli'ana Hale and Kokea Family Transitional Housing. These two are further described to provide an understanding of the proposed program for Edwin Thomas Home.

Program Proposed for the Edwin Thomas Home

The target group of the proposed Edwin Thomas Home will be similar to Loli'ana Hale and Kokea Family Transitional Housing. These two, which are abbreviated as LH and KFTH, are further described to provide an understanding of the proposed program for Edwin Thomas Home.

Potential Residents. The residents of the Edwin Thomas Home are expected to have similar characteristics as those in LH and KFTH. Based on interviews with Reno Long (Executive Director, HEHC), and Wendy Kapela and Julie Keim, Social Services Coordinators at Loli'ana Hale and Kokea Family Transitional Housing, Edwin Thomas Home clients are likely to have the following profile:

- Most, or between 80 to 90 percent will be single-parent families headed by a woman.

- The families will include at least one child.
 - About half of the residents will be children, and most of the children will be twelve years old or younger.
- The reasons for their homeless situations vary, and Section 5.1 discusses the homeless problem further.

Maximum Residency. Although LH and KFTH share the same goal of providing shelter for homeless families, the objectives of these facilities differ.

At LH, the resident family is provided emergency shelter. Often, the family will have recently undergone some kind of trauma and needs shelter and support while recuperating. While at this shelter, the family will undergo some counseling, and will receive help in applying for assistance from other social service providers. The maximum stay at LH is three months.

As transitional housing, KFTH provides opportunities and support for helping families re-enter the mainstream. The maximum stay is 18 months, based on a belief that a homeless family needs that time to heal, learn skills, and regain confidence. Residents are encouraged to become self-sufficient and many enroll in job training, education and parenting classes.

The proposed Edwin Thomas Home is an intermediary step between LH and KFTH. With a maximum stay of six months, facility residents will be given primarily the same emergency shelter services as LH, although more time will be allotted for adjustment, counseling and support social services.

Screening Process. All of the HEHC officials and social service agency representatives stressed that the homeless people targeted by these facilities are not "street people" or people who are psychologically unable to participate in the social mainstream.

HEHC social service coordinators screen candidate residents to make sure that the program is appropriate for the client. A primary ingredient in accepting a family into the shelter program is motivation to improve their situation. Residents are required to form an agreement with HEHC. This agreement is authored by both the resident and HEHC and outlines various goals and objectives which lead them back into the mainstream. Appendix A contains the standard social development agreement.

Residents at Edwin Thomas Home will be similarly screened to ensure compatibility.

Rent. Rent will be determined on an individual basis, and will be roughly one-third of the total income. The sources of rent money will include wages, unemployment insurance and so on. The average monthly rent at Edwin Thomas Home is expected to be \$210.

House Rules. Both LH and KFTH enforce house rules. Many of these rules are similar to those of apartments in terms of care for common spaces, noise considerations and responsibilities for individual units. In addition, the rules limit overnight visitors and prohibit home-based business. Appendix B contains typical house rules at HEHC homes.

Staffing. At LH, 6 employees, including social services coordinator, resident manager, maintenance, kitchen cook and helper and security. The Edwin Thomas Home will require similar services and will hence employ about six people.

Education and Child Care. At KFTH, Seagulls Schools, Inc. provides toddler and infant care and conducts a preschool. HEHC is currently trying to get legislative funding for a van to shuttle LH and Edwin Thomas Home children to KFTH. School-aged children go to nearby schools.

Next step. At LH, by the end of three months, some provision will have been made to move to another shelter, subsidized housing or market housing if sufficient monies are saved. At KFTH, 80 percent successfully mainstream. Edwin Thomas Home residents will likely find another shelter, such as KFTH, or subsidized housing, or receive rent subsidy, or move into market housing if enough money has been saved.

1.2.2 Description of the Subject Property and the Nearby Environment

The project site is located in Downtown Honolulu, at 41 South Beretania Street, as depicted in Figure A. Identified as TMK 2-1-3, parcel 6, the site encompasses 3,657 square feet and measures approximately 35 feet by 104 feet. The site is designated Commercial on the Primary Urban Center Development Plan Land Use Map and zoned BMX-4, Central Business Mixed Use. The project site is currently occupied by a two-story, vacant and dilapidated commercial structure.

Immediately south and southwest of the project site -- or in the Diamond Head direction -- are the Progress Block Building and the Hawaii Pacific College Building. In addition to the educational activities, these structures also contain retail operations at ground level and professional offices.

Fronting these two buildings is the Fort Street Mall, a pedestrian pathway which begins at Beretania Street and extends makai to Nimitz Highway. South of the mall is Our Lady of Peace Cathedral, its Chancery Office and Rectory, and the Century Square Building.

**Edwin Thomas Home
Social Impact Assessment**

Immediately north of the project site is an old one-story structure containing a wide variety of small shops.

Makai or west of the project site is the National Mortgage and Finance Building which houses activities related to real estate loans, management and insurance.

Beretania Street forms the project's mauka boundary, and is a one-way, four-lane roadway. Mauka of Beretania Street is the Kukui Plaza, which has two residential towers, and a preschool and service and professional offices on the lower floors. North and northwest of Kukui Plaza is the Honolulu Park Place, which is currently under construction, the Beretania North Apartments, and Honolulu Tower, a residential high-rise.

Section 5.4.1 contains more detail on surrounding uses.

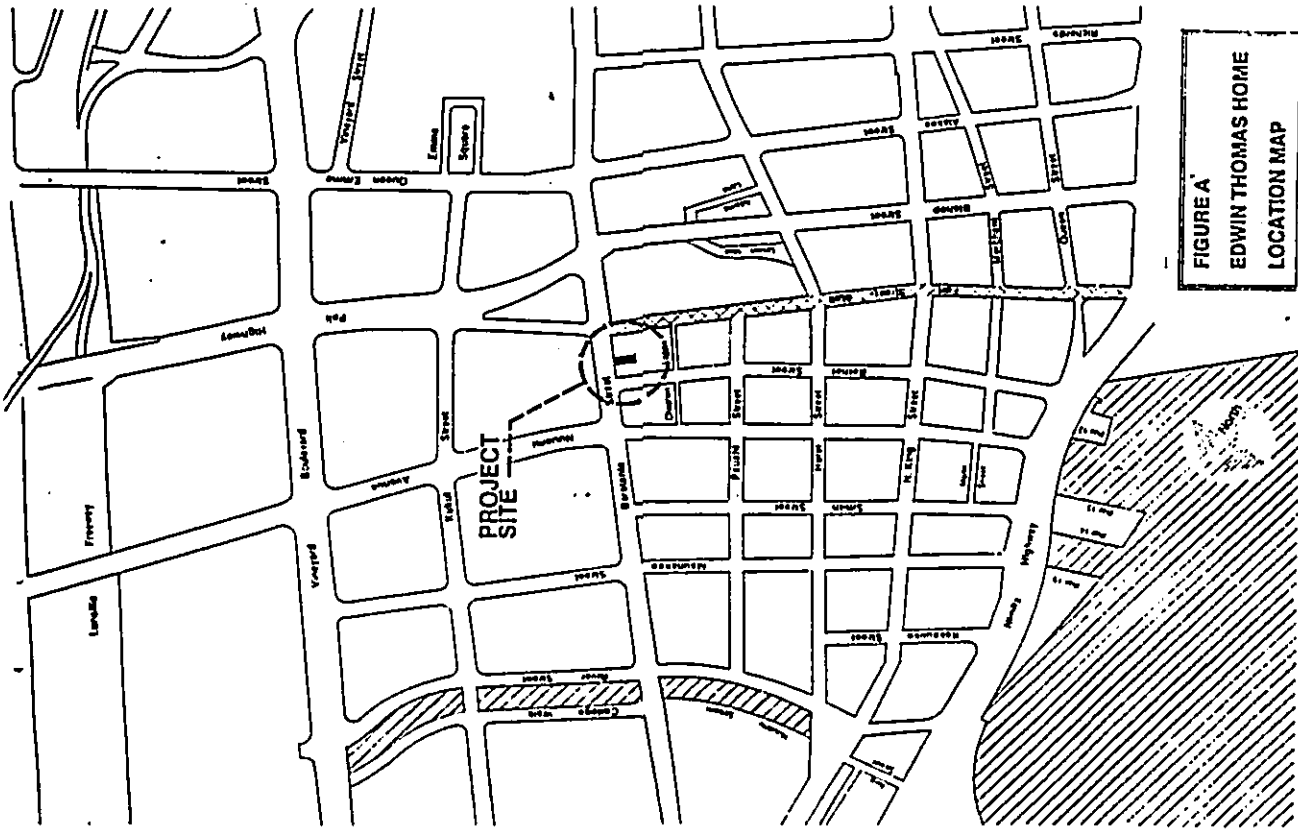
1.2.3 Project Components

Current landowner Hawaii Ecumenical Housing Corporation proposes to rehabilitate the existing structure to create a transitional facility for homeless families, primarily single parents and their children. The City DHCD is providing \$1,000,000 in a Community Development Block Grant loan, and \$500,000 of Emergency Shelter Grant funds, to be used in facility rehabilitation.

Project components are as follows:

- **Residential Rooms.** A total of 32 rooms are proposed. These rooms will be located on the existing second floor and on a new third floor. The third floor will be added within the existing building shell.
The residential rooms range from approximately 84 to 100 square feet, and each will contain a lavatory unit.
Each of the residential floors will contain sixteen rooms. Each floor will include two adjoining rooms which will have an internal connecting door for larger families.
- **Support Facilities.** The kitchen and dining room will be located at the ground level. A reception room and a visiting room will be provided near the facility entrance.

A 400 square-foot common lobby will be located on the second floor for resident use, and the third floor will contain laundry facilities. Seven bathrooms will be provided in the facility, four of which will be located on the residential floors and will be equipped with showers.



Edwin Thomas Home
Social Impact Assessment

- **Facility Access.** Pedestrian access will be located on Bereaniza Street. Service access will be located in the makai - Diamond Head portion of the building.
- **Other Uses.** The basement level and some ground level space will be available for office rentals. HEHC anticipates that these spaces will be occupied by social service agencies.

1.3 SOCIAL IMPACT ASSESSMENTS AND ITS APPLICATION IN THIS PROJECT

Social impact assessment is a field of applied social science which has to do with the development and disclosure of social information relevant to (1) informing the decision-making process, and/or (2) developing management actions to deal with problematic social outcomes of a proposed project. It draws sometimes from social science, but other times from organizational development, political analysis, or simple journalism.

Commonly identified uses of social impact assessments include (1) understanding the ability of a community or group to adapt to changing conditions; (2) defining the problems or clarifying the issues involved in a proposed change; (3) illuminating the meaning and importance of anticipated change, and (4) identifying mitigation opportunities or requirements.

The emphasis of this process varies, based on the particular land use characteristics of a project, the extent of development in nearby areas and the requirements of the different permit processes.

This report serves as the mechanism to identify current community issues and potential social impacts which should be considered in the current process of preparing an environmental assessment for the Edwin Thomas Home.

In the overall social impact assessment process, however, this report can be useful in further and ongoing community dialogue between HEHC and the affected parties. The ongoing nature of this process can lead to an informed community and project team, possible project modifications, and, ideally, consensus on proposed actions.

EDWIN THOMAS HOME

SOCIAL IMPACT ASSESSMENT

SECTION 2: PROFILE OF THE EXISTING COMMUNITY

2 PROFILE OF THE EXISTING COMMUNITY

This section describes the social context in which the Edwin Thomas Home would be located. This information helps in understanding who comprises the community and their desires and aspirations. It also is a major factor in estimating project impacts. Section 2.1 defines the study area, and Section 2.2 describes population trends and characteristics, including study area employment, population and housing trends, population and family characteristics, and labor force characteristics.

2.1 Definition of the Study Area

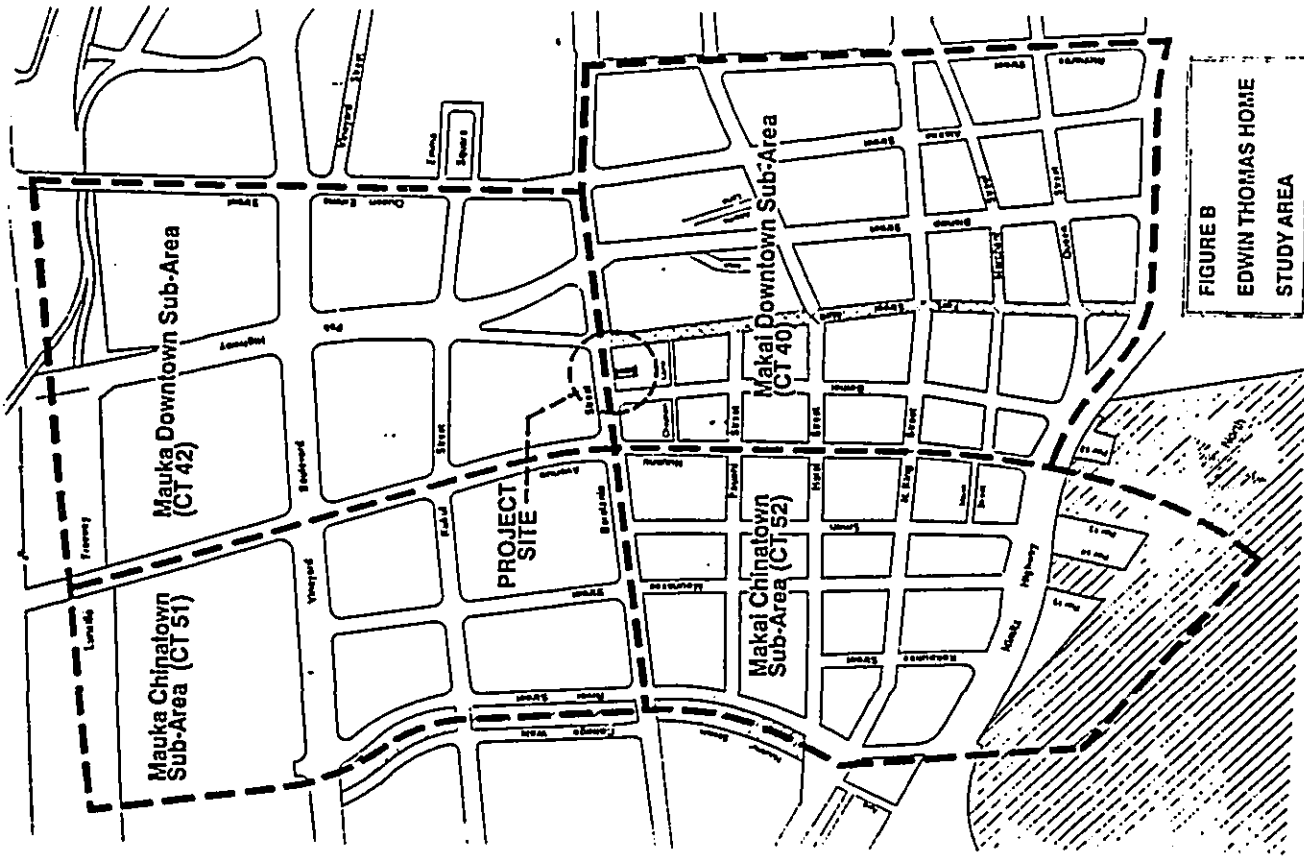
The Edwin Thomas Home project site is in the Honolulu Central Business District and near Chinatown. The site is within the boundaries of the Downtown Neighborhood Board No. 13 and is located in the 18th Senatorial District and the 35th Representative District.

In this report, the study area encompasses neighborhoods easily accessible to the project and includes the variety of residential, commercial and office developments in the area. Depicted in Figure B, the study area includes the following:

- The Downtown Sub-Area is bounded by Queen Emma, Beretania and Richards Streets on the eastern side and Nuuanu Avenue on the west, and extends from the H-1 Freeway to Nimitz Highway. Within these boundaries, Beretania Street separates the Central Business District, which is most of essentially Census Tract 40, from Census Tract 42. The Edwin Thomas Home project site is located in Census Tract 40.
- The Chinatown Sub-Area is bounded by Nuuanu Avenue on the east and River Street on the west, and extends from the H-1 Freeway to Piers 13, 14 and 15. Census Tracts 51 and 52, which are separated by Beretania Street, comprise this sub-area.

In the late 1800s, Honolulu's commercial area centered around Fort and Hotel Streets. Less extensive, Chinatown was further inland, bounded by Hotel, Nuuanu, Beretania and River Streets. Both districts have since grown over the years and they now meet at Nuuanu Avenue and extend from Nimitz Highway to Beretania.

Chinatown and the Central Business District were Honolulu's retail and commercial center earlier in this century. Over time, however, residential growth occurred further and further away from downtown Honolulu. Subsequently, supermarkets and shopping centers were built in outlying areas, offering customers more convenience and a wide range of merchandise. Ala Moana Shopping Center became the primary retail center of the island, followed by other shopping centers.



Chinatown merchants had difficulty competing with shopping centers (Peat, Marwick, Mitchell & Co., 1981). Some stores closed; those that stayed kept renovations to a minimum. The deteriorating appearance of the area was exacerbated by the fragility of most of Chinatown's buildings which are wooden structures built soon after 1900.

Plans for urban renewal were drawn up in the 1960s and 1970s. In the Central Business District, new high-rises have replaced many older structures. Further construction and beautification have been proposed by private developers and the City. Fort Street Mall was developed as a pedestrian mall, and Hotel Street became restricted to busses and emergency vehicles.

Initially, the renewal of Chinatown was conceived as a matter of clearing away most structures to build a new "superblock" (Gruen, 1968). Current City policy calls for the respect and enhancement of the historical quality of much of Chinatown, while encouraging new residential developments which meet housing needs and help the economic renewal of small businesses in the area.

Further inland are areas affected by the development of both the Business District and Chinatown, but are not directly identified with these areas. Between Beretania and School Street, there are multifamily buildings mostly built since 1970, a few service enterprises, and the H-1 Freeway. Large parts of these areas were cleared for the highway as part of the urban renewal process, making them distinct from the older residential districts further from the urban center.

2.2 Population Trends and Characteristics

2.2.1 Study Area Employment

In 1985, approximately 42,580 people worked in the study area. Over 36,000 people, or 85 percent, worked in the Central Business District (CBD) which is mostly Census Tract 40. This district captured the majority of all job categories. Almost all of the jobs related to transport, communications and utilities were in this area, and the CBD contained over 80 percent of most other jobs categories. The exceptions were retail jobs (CBD had 72 percent) and industrial jobs (CBD contained 75 percent) (City and County of Honolulu Department of General Planning, Planning Information Branch, 1989a). Further information on how jobs are distributed in the study area is contained in Table 7.

TABLE 1
STUDY AREA EMPLOYMENT
BY SUB-AREA, 1985

TOTAL STUDY AREA	Downtown Sub-Area		Downtown Sub-Area	
	EMPLOYMENT	PERCENT	EMPLOYMENT	PERCENT
Government % by Sub-Area	117	5%	161	7%
Transport,				
Communications,				
Utilities % by Sub-Area	49	1%	114	3%
Industry % by Sub-Area	2,721	100%	305	1%
Finance, Insurance, Real Estate % by Sub-Area	11,913	100%	1,040	9%
Service % by Sub-Area	12,671	100%	428	3%
Retail % by Sub-Area	5,803	100%	311	5%
Construction % by Sub-Area	1,181	100%	0	0%
Agriculture % by Sub-Area	332	100%	31	1%
Total % by Sub-Area	42,580	100%	3,543	8%

Source: City and County of Honolulu Department of General Planning, Planning Information Branch, 1989a.

Table 2 shows the breakdown of study area jobs by job types. In the total study area, 30 percent of the total jobs were service-related, followed by 28 percent in finance, insurance, and real estate. Retail jobs accounted for 14 percent of the total study area jobs, while jobs related to transportation, communications and utilities accounted for 13 percent (City and County of Honolulu Department of General Planning, Planning Information Branch, 1989a). Note that one percent of the total study area jobs are agricultural, and these are those jobs of the major landowner companies, such as Alexander and Baldwin and Castle and Cooke, which are related to agriculture.

The following summarizes types of jobs by specific census tracts:

- In the Central Business District, which is Census Tract 40, and which contains the project site, the breakdown of jobs is similar to that of the total study area.
- In Census Tract 42, which is located in the mauka portion of the Downtown sub-area, over half of the total jobs were service-related, followed by 17 percent of retail jobs.
- In comparison, the breakdown of jobs in the Chinatown sub-area indicates a higher proportion of retail jobs, which account for about 29 percent in both Census Tracts 51 and 52. The Chinatown sub-area also contained higher proportion of industrial jobs, although these still accounted for less than 15 percent of the sub-area job count.

2.2.2 Population and Housing Trends

Between 1960 and 1988, the residential population in the City and County of Honolulu increased by over 330,000 people for an estimated 1988 population of 838,500 persons.

The rate of this growth has been steadily decreasing over recent decades. As shown in Table 3, islandwide population in the 1960s increased by an average of 2.3 percent per year. In the 1970s, the annual growth rate decreased to 1.9 percent. Between 1980 and 1988, City and County of Honolulu's population grew at a rate of 1.2 percent a year.

For the study area, the net population increase between 1960 and 1988 is estimated at 3,700 persons. In 1988, an estimated 8,363 people lived in the study area.

TABLE 2

STUDY AREA EMPLOYMENT

BY TYPE OF JOB, 1985

TOTAL STUDY AREA	Chinatown Sub-Area		Downtown Sub-Area		
	RETAIL(31)	FINANCE(32)	RETAIL(42)	FINANCE(43)	
Government	52	115	53	72	53
Transport, Communications, Utilities	132	42	31	25	152
Industry	62	102	142	32	62
Finance, Insurance, Real Estate	282	42	272	102	302
Service	302	372	202	512	272
Retail	142	272	282	172	172
Construction	32	02	02	62	32
Agriculture	12	32	02	02	12
Total	1002	1002	1002	1002	1002

Source: City and County of Honolulu Department of General Planning, Planning Information Branch, 1989a.

The study area population growth rate was not as consistent as the islandwide rate. Between 1960 and 1970, the residential population in both the Downtown and Chinatown Sub-Areas decreased by about 2,000 people, or approximately by 5.4 percent a year. Since 1970, the population has increased with the highest annual growth rates occurring in the 1970s. This uneven pattern of growth reflects major construction projects -- the H-1 highway and urban development efforts -- occurring in the study area.

Within the study area, the population growth patterns of particular census tracts have changed significantly as parts of these were cleared and redeveloped. Honolulu's so-called Chinatown has never had exclusively Chinese residents (Lind, 1980; Glick, 1936). Chinatown has been, and still remains, an urban hub for new immigrants and immigrants who first came to rural sites in Hawaii. Its population has declined, as the flow of new immigrants has decreased and the housing stock has aged.

The Central Business District has not been a major residential zone. In the inland tracts of the study area, population growth began in the 1970s, with the construction of Kukui Gardens, Kukui Plaza, and Betanania North, and has continued. Specific population trends are as follows:

- The project site is in the makai portion of the Downtown Sub-Area. The Census Tract 40 population decreased in the 1960s, but increased eight times during the 1970s, with the development of Harbor Square Town and Harbor Towers. This area has continued to grow in the 1980s, mostly because of the addition of residential units in the Executive Centre.
- In Census Tract 42, the population grew the most between 1970 and 1980, with an annual growth rate of 10.6 percent. This was due mostly because of the addition of Kukui Plaza. Since 1980, the residential population of this area has remained stable.
- In Chinatown, revitalization and urbanization efforts caused the virtual elimination of the residential population in the mauka portion (Census Tract 51) in the 1960s, followed by the addition of 1,600 residents in the new multi-family housing developed by the City during the 1970s. In the 1980s, this area was still experiencing major growth, at approximately 8.2 percent a year.
- The makai portion of Chinatown, or Census Tract 52, also has a fluctuating residential population. In the 1960s, growth was modest at 1.3 percent a year. In the 1970s, the population decreased. As new multi-family housing projects were constructed in the 1980s, however, this area's population almost tripled between 1980 and 1988.

TABLE 3
POPULATION TRENDS
City and County of Honolulu and Study Area, 1960 - 1983

	Population				Average Annual Growth Rate		
	1960	1970	1980	1983	1960-1970	1970-1980	1980-1983
City and County of Honolulu	500,409	630,378	762,545	838,500	2.3%	1.9%	1.2%
Study Area Total	4,666	2,667	5,976	8,363	-5.4%	8.3%	4.4%
Downtown Sub-Area	1,279	1,262	3,437	3,709	-1.3%	10.4%	.9%
Makai (CT 42)	991	1,162	2,637	2,642	1.6%	8.5%	.0%
Makai (CT 40)	288	100	870	1,067	-10.0%	23.4%	3.3%
Chinatown Sub-Area	3,387	1,405	2,469	4,654	-8.4%	5.0%	8.2%
Makai (CT 51)	2,150	0	1,611	2,385	-53.4%	..	5.0%
Makai (CT 52)	1,237	1,405	858	2,269	1.3%	-4.6%	12.5%

Sources: U.S. Bureau of the Census, 1972 and 1981; Hawaii State Department of Planning and Economic Development, 1971, and unpublished data in City and County of Honolulu Department of General Planning, 1983a.

Based on the 1980 U.S. Census, the residential units in the area are virtually all in multiple-unit buildings. The units are small, in comparison to the City and County norm, as Table 4 shows. The average number of persons per household is much lower than in the City and County as a whole.

In all the study area tracts, most units were occupied by renters. On the Downtown side of the study area most units were in condominiums. In most of the study area, 1980 rents were below the City and County average. This is in part because of the relatively high density of government-subsidized housing in the area.

At the same time, demand for housing in Census Tracts 42, 51, and 52 was strong, as the low vacancy rates indicate. The relatively high vacancy rate in tract 40 for 1980 may have resulted from apartments being held for vacation rentals or for short-term rentals.

In the past, single-room "bachelor housing" units were numerous in the area. Relatively crowded quarters and shared plumbing facilities were not uncommon. This is less apt to be the case as older buildings are replaced or turned to non-residential uses.

By 1988, the study area contained 4,440 residential units, as shown on Table 5. Virtually all of these units continue to be multi-family units. Slightly less than half of these, or 2,055 units, were in the Downtown Sub-Area.

Five percent of the study area residents, or about 420 people, lived in group living quarters, such as rooming houses, and most of these quarters are located in the Chinatown Sub-Area.

Compared to an islandwide 1980 household size of 3.1 persons, the study area had an average household size of 1.8 persons, as is to be expected because of the predominance of multi-family units. The mauka portion of Chinatown had the largest average household size of 2.1 persons. Makai Chinatown had the smallest household size of 1.5 persons (City and County of Honolulu Department of General Planning, Planning Information Branch, September, 1989).

TABLE 4

HOUSING STOCK AND CHARACTERISTICS
CITY AND COUNTY OF HONOLULU AND STUDY AREA, 1980

	CITY AND COUNTY OF HONOLULU		EDWIN THOMAS HOME		PERCENTAGE OF TOTAL HOUSING
	HOUSING UNITS	PERSONS	HOUSING UNITS	PERSONS	
TOTAL HOUSING UNITS	8.72	18.12	6.62	18.12	
Vacant for sale	.52	.02	.02	.02	
Vacant for rent	3.42	2.32	1.82	1.82	
Used for occasional use	.92	.12	.12	.12	
Other	3.72	1.92	1.92	1.92	
MEDIA NUMBER OF ROOMS	4.3	2.2	1.1	2.7	2.7
CONDOMINIUM UNITS AS PERCENTAGE OF TOTAL HOUSING	22.52	24.32	4.82	58.42	57.42
RENTERS AS PERCENTAGE OF TOTAL HOUSING	49.92	52	72	31.12	35.12
Owner-occupied	50.12	99.52	100.02	68.92	64.92
MEDIA GROSS RENT AS PERCENT OF MEDIA FAMILY INCOME	14.72	19.82	14.82	17.72	9.42

Sources: U.S. Bureau of the Census, 1980 Summary Tape File 1-A.

TABLE 5
STUDY AREA HOUSING, 1988

TOTAL POPULATION	TOTAL STUDY AREA	CHINATOWN SUB-AREA		DOWNTOWN SUB-AREA	
		PERSONS (51)	HOUSEHOLDS (42)	PERSONS (40)	HOUSEHOLDS (42)
Persons living in households (5)	953	2,302	2,269	2,642	1,067
Persons in group living quarters (3)	52	0%	83%	100%	54%
TOTAL HOUSING UNITS	4,440	1,158	1,227	1,537	518
Single family units	3	1	2	0	0
Multi-family units	4,437	1,157	1,225	1,537	518
Occupied Dwelling Units	4,354	1,123	1,191	1,522	518
% of total housing units	98%	97%	97%	99%	100%
HOUSEHOLD SIZE	1.79	2.06	1.54	1.72	1.58

Source: City and County of Honolulu Department of General Planning, Planning Information Branch, 1987b.

Note: Persons living in group living quarters are not included in calculating household size.

2.2.3 Population and Family Characteristics

Results of the 1980 census are summarized in Tables 6 and 7. This information shows that, in 1980:

- The people of the study area were relatively older when compared to the islandwide population.
- In much of the study area, a large part of the 1980 population lived in non-family households.
- Throughout the study area, the average number of persons per family was below the City and County average (see Table 7).
- In all tracts, the majority of the 1980 population was not Hawaii-born, though the population of different tracts vary in background (United States Department of Commerce, Bureau of the Census, 1981a and 1981b).

It is useful to discuss the Downtown sub-area and the Chinatown sub-area separately, as their populations differ in several respects.

In the Downtown sub-area, which includes Census Tracts 40 and 42,

- The population was relatively well educated and affluent. Median family incomes in tract 40 were well above the Oahu average in 1980, while incomes of tract 42 families were close to the average. In both tracts, few families had incomes below the poverty line.
- Most families in the Downtown sub-area did not have children in the household in 1980.
- In 1980, Caucasians formed the largest ethnic group in this area. Ethnic Japanese and Chinese formed the next largest groups. While many residents were Hawaii-born, a high percentage were from other states.
- The proportion of the population who had lived in the same house five years previously was low, mostly because of the then new residential units. In Census Tract 40, a third of the residents had lived elsewhere in the United States five years earlier (United States Department of Commerce, Bureau of the Census, 1981a and 1981b).

In the Chinatown sub-area, most residents were far less affluent in 1980. The proportion of both family and non-family households below the poverty line in Census Tracts 51 and 52 was well above the Oahu averages. Also, many residents had relatively less schooling.

TABLE 6

POPULATION CHARACTERISTICS:
CITY AND COUNTY OF HONOLULU AND STUDY AREA, 1960

ETHNICITY	CITY AND COUNTY OF HONOLULU		District Sub-Area		District Sub-Area	
	MAHALI (CT 51)	MAHALI (CT 52)	MAHALI (CT 51)	MAHALI (CT 52)	MAHALI (CT 43)	MAHALI (CT 49)
Caucasian	33.1%	12.3%	9.6%	43.2%	63.0%	63.0%
Japanese	26.9%	10.9%	7.5%	23.3%	12.8%	12.8%
Chinese	6.9%	23.5%	19.0%	16.3%	2.4%	2.4%
Filipino	12.8%	11.5%	47.7%	4.8%	7.2%	7.2%
Hawaiian	10.5%	11.4%	10.0%	4.3%	3.7%	3.7%
Other	11.8%	30.7%	6.3%	10.3%	10.9%	10.9%
AGE						
Less than 5 years	7.8%	13.0%	3.8%	4.3%	2.3%	2.3%
5 - 17 years	24.2%	16.3%	7.0%	6.9%	4.9%	4.9%
18 - 64 years	60.7%	53.5%	60.6%	76.3%	81.0%	81.0%
65 or more years	7.2%	17.1%	28.6%	14.8%	11.8%	11.8%
Median age	28.1 years	29.5 years	31.0 years	39.2 years	42.6 years	42.6 years
EDUCATION *						
(people aged 25+)						
0 - 8 years only	14.6%	60.1%	56.8%	9.7%	4.3%	4.3%
Some high school (9-12)	45.5%	38.2%	31.3%	34.9%	44.4%	44.4%
Some post high school	18.3%	12.4%	5.4%	21.5%	19.8%	19.8%
College, 4+ years	21.7%	9.3%	6.5%	33.9%	31.5%	31.5%
PLACE OF BIRTH *						
(people aged 5+)						
Hawaii	55.1%	48.9%	28.2%	45.1%	44.7%	44.7%
Other U.S. born	30.1%	6.4%	17.1%	40.3%	42.8%	42.8%
Foreign country	14.8%	44.7%	54.7%	14.6%	12.5%	12.5%
RESIDENCE 5 YRS. PREVIOUS						
(people aged 5+)						
Same house	48.2%	11.5%	49.8%	23.5%	31.9%	31.9%
Same island	25.5%	57.7%	35.1%	58.8%	31.2%	31.2%
Different island	1.3%	2.2%	.0%	2.1%	3.4%	3.4%
Different state	18.4%	6.4%	4.3%	10.6%	33.5%	33.5%
Different country	6.8%	22.2%	10.7%	5.0%	.0%	.0%

* Figures based on 15 percent sample
** Includes persons born in U.S. territories and persons born abroad or at sea to American parents.

Source: U.S. Bureau of the Census, 1960 Summary Tape File 1-A and 3-A.

TABLE 7

FAMILY CHARACTERISTICS AND INCOME LEVELS:
CITY AND COUNTY OF HONOLULU AND STUDY AREA, 1960

	CITY AND COUNTY OF HONOLULU		District Sub-Area		District Sub-Area	
	MAHALI (CT 43)	MAHALI (CT 49)	MAHALI (CT 51)	MAHALI (CT 52)	MAHALI (CT 43)	MAHALI (CT 49)
POPULATION IN FAMILIES AS PERCENTAGE OF TOTAL POPULATION	85.6%	79.5%	35.1%	80.3%	69.3%	69.3%
NUMBER OF FAMILIES						
Husband and wife present	82.8%	82.2%	69.2%	80.2%	83.7%	83.7%
Male only	4.5%	2.8%	17.6%	6.6%	12.6%	12.6%
Female only	12.7%	45.1%	13.2%	13.2%	21.7%	21.7%
WITH OWN CHILDREN UNDER 18						
Female head	54.9%	69.4%	36.3%	31.9%	40.4%	40.4%
BELOW POVERTY LEVEL	7.5%	27.8%	31.9%	4.1%	3.2%	3.2%
MEDIAN FAMILY INCOME	\$23,554	\$9,856	\$12,292	\$23,460	\$31,654	\$31,654
NON-FAMILY HOUSEHOLDS						
Percentage below poverty level	15.9%	67.6%	44.8%	6.6%	16.4%	16.4%

Note: All figures (except "Population in Families") are based on a 15 percent sample.
Source: U.S. Bureau of the Census, 1960 Summary Tape File 1-A and 3-A.

There were also distinctions between the mauka and makai portions of Chinatown. In Chinatown makai, or in *Census Tract 52*, residents had the following characteristics:

- Residents were likely to have been born outside the United States. Nearly half were Filipino in 1980. Chinese were also well represented; other major groups had few members in the district.
- Older men were numerous. Only a third of the resident families had children in the household. The neighborhood was quite stable, with half the residents in the same house they had occupied five years before (United States Department of Commerce, Bureau of the Census, 1981a and 1981b).

Living mauka of Beretania Street, Chinatown residents of *Census Tract 51* can be described as follows:

- Many of the residents could not have lived in the same house in 1975 and 1980, since many buildings in that tract were constructed in the 1970s.
- Most of the residents came from Oahu, but a substantial number had lived outside the United States. Also, nearly as many residents were foreign-born as were Hawaii-born, and other U.S.-born Americans were few.
- Ethnically, Chinese and Koreans were strongly represented in this tract, while Caucasians, Japanese, Filipinos and Hawaiians were all present in roughly equal numbers.
- The population was young compared to the rest of the study area, and families with dependent children were in the majority. The proportion of families headed by women was exceptional (United States Department of Commerce, Bureau of the Census, 1981a and 1981b).

2.2.4 Labor Force Characteristics of the Downtown Resident Population

Labor force characteristics were in line with the findings concerning population and families noted in Section 2.2.3.

The 1980 Census showed residents in the Downtown side of the study area were likely to have relatively high status and well paid occupations. Laborers and service workers were numerous on the Chinatown side (see *Table 8*).

Labor force participation was high among Downtown sub-area residents, while many more adults were not in the labor force on the Chinatown side. Unemployment was relatively high in Chinatown.

Although residents of the study area live near Honolulu's financial and government center, they had to spend about as much time getting to work as did other Oahu residents in 1980.

Edwin Thomas Home
Social Impact Assessment

TABLE 8

LABOR FORCE SIZE AND CHARACTERISTICS:
CITY AND COUNTY OF HONOLULU AND STUDY AREA, 1980

CITY AND COUNTY OF HONOLULU CANTONMENT SUB-AREA PORTLAND SUB-AREA
MANUFACT. 511 MANUFACT. 521 MANUFACT. 401

POTENTIAL LABOR FORCE (aged 16+)	not participating in labor force	in armed forces	part of civilian labor force	UNEMPLOYED CIVILIAN LABOR FORCE	TOTAL EMPLOYED CIVILIAN FORCE	Occupation	MANUFACT. 511	MANUFACT. 521	MANUFACT. 401
30.8%	10.1%	59.1%	46.3%	4.6%	24.7%	Managerial and professional	10.4%	4.8%	41.1%
26.0%	1.5%	52.3%	1.0%	17.2%	33.8%	Technical, sales and admin.	26.8%	9.3%	34.3%
2.1%	53.7%	52.3%	37.1%	17.6%	17.6%	Service	37.1%	35.9%	43.7%
80.4%	1.0%	7.9%	1.0%	1.8%	1.8%	Farming, fishing, forestry	1.0%	.0%	1.1%
	5.5%	7.9%	5.5%	13.3%	13.3%	Precision, craft, repair operators, fabricators, laborers	5.5%	7.9%	6.7%
	17.1%	24.9%	17.1%	10.9%	10.9%		17.1%	24.9%	3.7%
	3.3%	8.8%	3.3%	4.6%	4.6%		4.6%	8.8%	6.4%

SOCIAL IMPACT ASSESSMENT
SECTION 3: MAJOR CHANGES WITHOUT THE EDWIN THOMAS HOME

COMMUTE TO WORK	Peak travel time in minutes	20.1	21.4	17.3	18.8
Peak travel time in minutes	22.6	20.1	21.4	17.3	18.8

Note: All figures are based on a 15 percent sample.

Sources: U.S. Bureau of the Census, 1980 Summary tape file 3-A.

3 MAJOR CHANGES WITHOUT THE EDWIN THOMAS HOME

This section looks at what guides the changes in the study area, as well as identifies some community changes which may occur. This information indicates how the proposed Edwin Thomas Home relates to the expectations of the existing community and the likely changes this community will experience. Section 3.1 summarizes plans and guidelines in relation to the project site. Section 3.2 identifies construction projects and proposed changes in the study area, and Section 3.3 describes a likely future scenario of the study area without the Edwin Thomas Home.

Note that the scope of this Social Impact Assessment does not include the environmental assessment requirement of examining project compliance with public plans and policies.

3.1 Plans and Guidelines in Relation to the Project

The project site lies in the Primary Urban Center Development Plan area. The Special Provisions for the Primary Urban Center single out Downtown as a special area. Bounded by Nuuanu Stream, Vineyard Boulevard, Alakea Street and Honolulu Harbor, the Downtown Special Area includes the Financial, Kukui and Chinatown districts, as well as the Aloha Tower-Honolulu Harbor area.

The proposed Edwin Thomas Home is in the Financial District, which shall be maintained as the high-density, high-rise central business area and the headquarters for the State's major corporations and financial institutions. The project site is also just outside the Kukui District, which is to be developed as a high-density downtown residential area (City and County of Honolulu, Special Provisions for the Primary Urban Center).

Honolulu's Land Use Ordinance brings together zoning requirements for the city as a whole and for special districts.

The project site lies in and near districts which are singled out for distinctive treatment. The site is in the *BMA-4 Central Business Mixed Use District*, which provides the highest land use intensity for commerce, business and housing, and is specifically intended for the Downtown Area and not for general application.

3.2 Changes in the Study Area

The urban landscape of the study area is changing daily. Construction activities have become integral to the downtown environment, and proposed developments indicate an ongoing transformation of many individual sites and whole city blocks. This section summarizes these changes for an understanding of what is likely to happen in the study area independent of the Edwin Thomas Home.

3.2.1 Projects Under Construction

As of March 1990, the following projects are under construction in the study area and are in proximity to the Edwin Thomas Home project site:

- Pan Pacific Plaza is located south of the project site, on the Diamond Head side of Fort Street Mall. Being developed by the Daniels Company of California, this complex will offer 495,000 square feet of office space and is already pre-leasing with 60,000 - 80,000 square feet committed to First Interstate Bank. The project is scheduled for completion in 1991 (Grubb and Ellis/Locations, Inc., 1990; Downtown Improvement Association, 1989a).

- Honolulu Park Place is a residential fee simple condominium located north of the project site, on the mauka side of Beretania Street. The project is being developed by Honolulu Park Place Limited Partnership, an affiliate of Charles Pankow Builders, Ltd. The project is being marketed as an exclusive condominium, with a private health club, pool, an open deck, putting green, driving range and tennis court. This 40-floor tower will contain 437 units and is expected to be ready for occupancy in late 1990 (Honolulu Park Place Limited Partnership, 1989).

Other Downtown sub-area projects currently under construction, but farther away from the project site include:

- The State Office Tower is located on Beretania Street, on the Diamond Head side of Bishop Street. The structure is being developed by the Hemmeter Corporation, and will contain 160,000 square feet of office space which will be leased to the State (Downtown Improvement Association, 1989a).
- Chinatown Gateway Plaza and Park is located at the corner of Hotel and Bethel Streets. Developed by the City and County of Honolulu, this project includes a 27-story residential tower containing 200 1-bedroom units. Forty percent of this rental project will be priced for people who can afford market rents. Another forty percent will be for people with gap group incomes, with the remaining 20 percent being for people with low and moderate incomes. A two-story commercial structure is also included (Earthplan, 1988).
- Alli Place is makai of the Merchandise Mart site, and developer Beta West has begun demolition for a 231,000 square foot office tower/retail complex (Grubb and Ellis/Locations, Inc., 1990).
- The old City Bank Building is undergoing a \$2 million face-lift (Grubb and Ellis/Locations, Inc., 1990).

In the Chinatown sub-area, the following projects are under construction:

- Maunakea Marketplace fronts the Hotel Street Bus Mall and is located between River and Maunakea Streets. This low-rise complex will contain retail markets and restaurants, and is being developed by Gerrell and Associates, Ltd. (Downtown Improvement Association, 1989a).
- River-Nimitz Housing is located at the corner of River Street and Nimitz Highway. The City and County of Honolulu is developing 90 residential units, as well as retail spaces (Downtown Improvement Association, 1989a).

3.2.2 Planned and Proposed Changes

Numerous other projects are envisioned for the study area, and these are in different stages in planning and obtaining necessary approvals. The following is a summary of proposals in the Downtown sub-area.

- Pacific Nations Center would be the largest addition to the study area and is located near the Edwin Thomas Home project site. In the EIS for this project, a maximum development program for this site included a 350-foot residential tower, a 350-foot office tower, a 350-foot tower with small-scale luxury hotel and office space, and park/plaza space. Parking would be provided in a five-level underground parking structure, and the existing on-site electrical substation would be relocated (City Department of Housing and Community Development, 1989). The City is currently reviewing proposals submitted by interested developers.
- Fort Street Mall is currently planned for renovation. Nearest the project site is "Zone 1" of the mall, which is essentially the mall fronting the Progress Block Building and includes the Fort Street Mini Mall. Proposed improvements includes the retention of the Portuguese Memorial, new plantings and new paving (Spencer Mason Architects, 1989).
- The Liberty Theater site and the adjacent gas station are near the project site. Consolidated Amusement Company proposes to demolish on-site structures to construct a parking lot in a joint development of both parcels (Office of Environmental Quality Control, 1990).
- Another relatively large-scale proposal is the Aloha Tower Project, which is located in the vicinity of Piers 8 through 11. After a year-long competition which included proposals by five development teams, Aloha Tower Associates was awarded the project. Plans for this "festival" development include two

350-foot condominium towers, a seven-story 109-room hotel, an office tower with 340,000 square feet, a maritime facility and parking (Grubb and Ellis/Locations, Inc., 1990). The project is currently being negotiated with the Aloha Tower Development Corporation. Near the Aloha Tower is an electricity generating plant which may be developed into a mixed-use project containing office, condominium and parking.

- A 31-story office building containing 200,000 square feet of office space is planned for the former Merchandise Mart site, at the corner of Alakea and Hotel Streets (Grubb and Ellis/Locations, Inc., 1990).
- BEAM Harbor Venture was selected by the City and County of Honolulu as the developer in the Kaahumanu Parking Structure Redevelopment, located at the makai end of Bethel Street. The project includes a retail promenade, 122 residential units in one tower, an office tower, and rampart suites with retail and office commercial activities (R.M. Towill Corporation, 1989).
- Other proposals in the Downtown include an unnamed office project on the former King Theater site, and a Campbell Estate Office Tower along Hotel Street between Fort Street Mall and Bethel Street (Downtown Improvement Association, 1989).

Proposed changes in the Chinatown sub-area include:

- The City and County of Honolulu is proposing the 262-unit Maunakea-Smith Housing, the 132-unit Kekauike-Maunakea Housing, and 1,600 residential units at the Foster Garden Estates which is bounded by Nuuanu Avenue, Vineyard Boulevard, River Street, and Kukui Street (Downtown Improvement Association, 1989).
- Adjacent to the River/Nimitz Housing project currently under construction is the Chinatown Marketplace/Ho'Iau Market proposed by Makulua Partners (Downtown Improvement Association, 1989).

3.2.3 Proposed Amendment to the Development Plan

Two amendments to the Primary Urban Center Development Plan are currently under consideration, as follows:

- The City Department of Land Utilization is requesting an amendment to the Special Provisions of the Primary Urban Center Development Plan to change the maximum height limit in a portion of the Financial District downtown from 350 feet to 500 feet. The Edwin Thomas Home project site is part of the area proposed for this change, which is bounded by Beretania, Bishop and Bethel Streets and Nimitz Highway.

The purpose of this amendment is to promote the preservation of significant historic buildings through the use of a concept called "off-site joint development". Such a program would allow a lot containing a historic building to transfer its unused development onto another site. Hence, an owner of such a parcel would be able to "sell" some of its development rights to another project which can use the additional density (City and County of Honolulu Department of General Planning, 1990).

- Under independent consideration is the proposal to have the City buy the Perry Building located at the corner of Nuuanu Avenue and Hotel Streets. The City wishes to have this become a government building within the next six years. A police substation is currently located on the ground level (personal communication with Keith Kurahashi, Department of General Planning, February 27, 1990).

3.3 Likely Futures of the Project Area Without the Edwin Thomas Home

Based on an analysis of the existing community (Section 2) and current and potential development activity in the study area, the following is a likely scenario of the future study area without the Edwin Thomas Home:

- Increase In Residential Population And Mix. In 1987, an estimated 8,363 people lived in the study area. Currently, 727 new residential units are being built. As shown in Table 9, these units will bring the total housing count to 5,167 residential units. Thus, in the near future, the population is expected to increase to approximately 9,600 persons.

If all of the planned and proposed residential projects are built, the study area's housing count could total 8,047 units. The study area long-range population is projected to reach 14,900 persons, if all current proposals are implemented.

With the completion of current construction projects, the demographics of the near future population of the Downtown sub-area will likely change to reflect a younger population, higher incomes, increased ethnic diversity, and higher education levels. The income profile of the Chinatown sub-area may remain the same, as the City increases rental units in this area.

The profile of the long-range population may also shift in a similar manner, although the balance of market and affordable housing is expected to minimize a major shift in income characteristics.

TABLE 9
ESTIMATE OF POTENTIAL RESIDENTIAL UNITS
AND RESIDENTIAL POPULATION FOR THE STUDY AREA

1987 Estimate	Number of Units	Potential Residential Population (based on study area 1987 household size of 1.8 persons)
5,440		8,363

Projects Under Construction

Honolulu Park Place	437	787
Chinatown Gateway Plaza	200	360
Silver/Minerals 4	90	162
Cumulative Subtotal	5,167	9,672

Planned and Proposed Projects

Pacific Nations Center	494	887
Aloha Tower Redevelopment	270	486
Yaahonuu Parking Structure	122	220
Saith Kuraakaa	262	472
Kohalahe Kaaohala	132	238
Poster Garden Estates	1,600	2,880

CUMULATIVE TOTAL 8,047 14,854

Note: The 1987 residential population includes 420 persons who lived in group living quarters.

Sources of this information are provided in Sections 3.2.1 and 3.2.2.

- Continued Need For Resident-oriented Facilities. As more people live in the area, the demand and need for public services and facilities will continue. This is especially so with recreational facilities. Even though many residential complexes may contain on-site recreational facilities, the anticipated younger population will still need playgrounds, ball courts and recreational centers.
 - Continued Development Of Downtown As The Financial Center. Honolulu retains the distinction of having the lowest downtown office vacancy rate in the nation. At the end of 1989, the vacancy rate was 3.7 percent, as compared to over 16 percent nationwide (Sylvester, 1990). The pressure for Downtown office development is expected to continue, even with the Kapiolani corridor office development activity.
- Nearest the project site are the Pacific Nations Center and the Liberty Theater site. By upgrading currently underdeveloped land, these projects are expected to change the urban landscape and intensify human activity in the area. The high-density residential area immediately mauka of Beretania Street is developed to its potential, and no changes are expected.
- Limited Development On Abutting Parcels In The Near Future. The Edwin Thomas Home project site is contiguous to three parcels. Although these parcels have the potential to further develop, this is unlikely. None of the other landowners indicated any intention to develop their land in the near future, although one landowner said his property has been on the market.
 - Continued Rehabilitation In The Chinatown Sub area. Chinatown is expected to undergo low-rise development and public facility improvement, mixed with high-density residential uses.
 - Temporary Parking Problems. As the City continues to develop sites containing public parking garages, there will be a shortage of parking spaces. These shortages are expected to be temporary, however, since the new structures reportedly will contain replacement parking stalls.

4 COMMUNITY ISSUES ON THE EDWIN THOMAS HOME

This section explores potential community issues and concerns on the proposed Edwin Thomas Home. Section 4.1 identifies information sources used in this analysis. Section 4.2 extends the baseline data on the existing community by presenting issues and concerns independent of the proposed project. Section 4.3 identifies preliminary community issues on the proposed project, and this is followed by organizational positions on the Edwin Thomas Home in Section 4.4. Comments on the nature of these issues and concerns are presented in Section 4.5.

4.1 Sources of Information

Three sources of information were used in this analysis:

1. Neighborhood Board minutes and Downtown Improvement Association newsletters.

The Neighborhood Board system is a formal mechanism for citizen input to public entities regarding islandwide City policies, specific community problems and other matters, and proposed changes. The types of issues addressed by a Neighborhood Board and subsequent actions often reflect values and concerns of the constituent population.

To understand the values, concerns and issues of Downtown residents, this study examined the minutes of the Downtown Neighborhood Board No. 13 over a two-year period, from January 1988 through January 1990. Section 4.2.1 discusses issues addressed by this Board.

2. Correspondence and testimony related to the proposed project.

Earthplan reviewed project-related correspondence from interested community groups and individuals, as well as testimony related to funding this project. Such information dates from 1987 through the present.

3. Community Interviews. Earthplan conducted interviews with people who (1) live, conduct business or own land near the project site, (2) have a regional interest in the Edwin Thomas Home, (3) would be able to provide specific information on how the site might affect the neighboring community, or (4) might be connected to the facility if the project were implemented.

These interviews were held to supplement information from printed sources of material regarding community needs and values, and, more importantly, to identify community issues and concerns

relative to the proposed Edwin Thomas Home. This study did not include a scientific poll, and does not quantify project support or opposition.

Forty-eight people were interviewed during this study and the list is presented in Table 10. Each person was informed that input would be summarized in the Social Impact Assessment and that individual conversations would remain confidential. The sources of project information included architectural plans prepared by Spencer Mason Architects and information provided by officials at the City Department of Housing and Community Development and the Hawaii Ecumenical Housing Corporation.

Section 4.3 provides more information on the profile of people interviewed.

4.2 General Community Issues and Concerns

4.2.1 Neighborhood Board Issues and Concerns

The Downtown Neighborhood Board No. 13 area is larger than the study area for this report. In 1980, the Neighborhood Board area population was 8,674, whereas the study area population was 5,926. Hence the study area accounted for just over two-thirds of the Neighborhood Board area constituents in 1980.

The Neighborhood Board area extends from River Street to the eastern boundary formed by Ward Avenue, and Beretania, Alapai, South Streets, Ala Moana Boulevard and Keawe Street. The H-1 Freeway and Honolulu Harbor form the mauka and makai boundaries.

The theme central to most of the Neighborhood Board discussions held over the last two years is the need to create a more livable environment for residents in this high density and mixed-use community. The Board strongly advocated more open space, more recreation areas, and more resident-oriented public services and facilities. In addition, the Board supported efforts which would increase the safety and efficiency of Downtown vehicular and pedestrian systems.

These themes were carried through in specific topics addressed, some of which are as follows:

- Public facilities. The Board advocated the improvement and retention of resident-oriented public facilities, as follows:
 - The Board supported a new satellite City Hall.

TABLE 10

LIST OF PEOPLE INTERVIEWED FOR THIS STUDY

Note: Those interviewed provided their perspectives on how the Edwin Thomas Home might affect the nearby community and the potential clientele. They were not asked to represent the views of their organizations, although if the organization has taken a formal position, then they were asked to discuss these positions. Further, some of those interviewed were asked to provide information about their respective area of expertise (such as a public facility or the nature of their business), in addition to their perspective on project issues.

NAME	AFFILIATION/ORGANIZATION
Captain Aca Jones	Central Fire Station (nearby use)
Carl Ashizawa	General Manager, Logos Book and Gift Store (nearby tenant)
Sister Barbara	Program Manager, Mary Jane Center
Lane Brink	Member, Downtown Neighborhood Board No. 13 Manager, Lunalilo Tower
Kerry Brown	Group Leader Advocate, Spouse Abuse Center Child and Family Services
Dennis Chong	Executive Director, Institute for Affordable Housing
Alan Conboy	President, Hastings Conboy Braig & Associates (real estate appraiser)
Robert Crone, AIA	Chair, Urban Design Committee, American Institute of Architects, Hawaii Chapter Chair, Design Advisory Committee for the City and County of Honolulu
Geoffrey Darr	General Manager, Kukui Plaza
Betty Dugman	Secretary, Board of Directors, Institute of Human Services
John Dupont	Plant Manager, Rattan Art Gallery, Ltd. (adjacent to Kokea Family Transitional Housing)
Murray Feltman	Resident Manager, Honolulu Tower
Bill Fong	President and Owner, The Art Directors (adjacent tenant)
Gary Gill	Council Member for this area, Hon. City Council

William A. Grant, AIA	Executive Director, Downtown Improvement Association
Richard W. Gushman, II	President, Downtown Improvement Association Managing Partner, QST Partners (adjacent landowner)
Todd Hedrick	President, Student Body, Hawaii Pacific College
William Hiraoka	President, National Mortgage and Finance Co. (adjacent landowner)
L. Jim Hockberg	Vice President of Administration and Special Programs, Hawaii Pacific College (adjacent tenant)
Clarence Liu	Executive Director, Homeless Aloha, Inc.
Orvil Kim	Storekeeper, Kakaako Storeroom, Honolulu Fire Department (adjacent to Loliana Hale)
Lynne Matusow	Member, Downtown Neighborhood Board No. 13
Wendy Mow-Taira	Program Director, Spouse Abuse Center
Rene Murphy	Director, Bamboo Shoots Montessori School, Chaminade University
Bill Nichols	Duty Manager, Institute of Human Services
Jeffrey Nishi, AIA	President, Honolulu Towers Homeowners Association
Shigeo Okino	Owner, J. Okino's Frame Shop (adjacent tenant)
Richard Peitch	Building Manager, Century Square
Verena Rainalter	Real Estate Agent, Grubb and Ellis
Donna Rubio	Owner, Donna's Mini Mart (adjacent to Loliana Hale)
Andrew Rotstein	Chair, Downtown Neighborhood Board No. 13 Member, Board of Directors, Honolulu Towers Homeowners Association
Steve Salis	Chief of Advanced Planning Branch, City Department of Parks and Recreation

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George Schnack, M.D.
Shelly Shoji
Richard Stelmacher
Charles Sueishi, M.D.
Dan Takihara
Edward Tanaka
Herb Tellefson
Aaron Thomas
Tung Chun Tong
Father Terrence Watanabe
Annie Yamada
Glenn Yamasaki
Yoko Yokogama
Jan Young
Lieutenant Terrance Yuen
Misa Zane

Trustee, Schnack Estate (adjacent landowner)
Resident Manager, Bereiania North Towers
Executive Vice President, Stelbacher and Sadoyama, Ltd. (real estate appraisers)
Member, Downtown Neighborhood Board No. 13
President, Investor's Finance (nearby tenant)
President, Interisland Termite Inc. (adjacent to Kokea Family Transitional Housing)
President, Board of Directors, Kukui Plaza Owners Association
Maintenance Manager, Bereiania North Towers
Owner, Tung Chun Tong Herbalist (adjacent tenant)
Rector, Our Lady of Peace Cathedral
Member, Board of Directors, Downtown Improvement Association
Member, Board of Directors, Institute for Human Services
Admissions Counselor, Honolulu Community College (adjacent to Kokea Family Transitional Housing)
President, Downtown Business Council
Owner, Yoko's Custom Tailor Shop (adjacent tenant)
Program Director, Women's Way, Salvation Army
Watch Commander for Beats 40 through 43 (study area for this report), Honolulu Police Department
Senior Appraiser, Appraisal Resource (real estate appraiser)

Edwin Thomas Home
Social Impact Assessment

- The Board paid close attention to the library renovation, and supported efforts to temporarily use the NBC Exhibition Hall as a library.
 - Board members supported Central Intermediate School remaining open and opposed consolidation with Kawanakoa Intermediate School.
 - The Board objected to rezoning Kamalii Park, which is mauka of the project site, to BNJX-4, although it considered removing the objection if the site would be replaced in Block J as an active public recreation area. Further, in a review of the Draft Environmental Impact Statement for Block J, the Neighborhood Board Chair suggested various alternatives for including active recreational and entertainment spaces at Block J.
 - The Board reviewed plans for Fort Street Mail improvements and submitted recommendations designed to accommodate nearby businesses and mail users.
 - Proposed projects. The Board reviewed numerous proposals which would bring change to Downtown and Chinatown, as well as to Kakaako. Many of these proposals were generated by the City and County of Honolulu and many included a residential element, as indicated in Section 3.2.2.
- Perhaps the best illustration of the framework for the Board's review of new projects is the response to the City Department of Housing and Community Development when City-proposed projects were presented in April 1989. The Board reiterated the need for the following:
- the large need for more downtown parks, especially in light of the increase in residential population;
 - the need to encourage more affluent people to live in this area;
 - the possibility of using higher-priced living units in the waterfront area to help finance lower-priced units elsewhere;
 - the need for active recreational areas; and
 - the need to minimize displacement of small businesses.
- Parking. The Neighborhood Board strongly discouraged displacement of public parking because of the need to serve Downtown businesses and their clientele. The Board has expressed

concern that many of the City-proposed projects are on existing public parking garages, and that simultaneous development of some of these sites will cause at least temporary displacement of some parking.

- 500-foot building height. Allowing 500-foot height limit on nine different parcels did not meet Board approval, since many felt it was to premature for making a decision at this time. Some felt that taller buildings did not necessarily guarantee more open space at ground level.

4.2.2 Business Issues and Concerns

The Downtown Improvement Association (DIA) is a business organization dedicated to the development of Downtown as the State's premier business headquarters. The goals are to maintain a good Downtown business climate, promote employee satisfaction and encourage an adequate supply of office space and supporting services including parking, retail facilities and housing. The organization comprises 400 members.

In its 32 years of existence, the DIA played a major role in the development of the Hawaii State Capitol and the building of Fort Street Mall and the Hotel Street Bus Mall. The DIA encouraged the construction of approximately eight million square feet of new office and commercial space, and the renovation and reuse of historic buildings.

The following are some of DIA's current objectives:

- a major renovation of the Fort Street Mall, followed by a professional maintenance program for all Downtown spaces;
- a balanced transportation system with an adequate capacity for growth, including a system of private cars, buses and eventually a rail line; and
- the renewal of historic Chinatown, and the promotion of that area as a safe visitor attraction with its own police substation and the development of the Downtown waterfront as an exciting mixed-use project (Downtown Improvement Association, 1990).

4.3 Community Concerns About the Edwin Thomas Home

4.3.1 Description of Those Interviewed

The 48 people interviewed for this project represented a cross section of interests regarding the Edwin Thomas Home. Seventy percent of those interviewed, or 34 people, lived, conducted business or owned land near the project site or in the Downtown area.

Those interviewed were asked to provide their perspectives on how the Edwin Thomas Home might affect the nearby community and the potential clientele. They were not asked to represent the views of their organizations, although if the organization has taken a formal position, then they were asked to discuss these positions. Further, some of those interviewed were asked to provide information about their respective area of expertise (such as a public facility or the nature of their business), in addition to their perspective on project issues. The following is a rough breakdown of these interests. Note that this breakdown does not total 48 because some of those interviewed indicated that they belonged to more than one "category."

- Downtown residents included Downtown Neighborhood Board members and resident managers and Board presidents of nearby residential towers. Nine residents were interviewed.
- Sixteen individuals represented interests as nearby businesses and landowners. For the purposes of this discussion, these businesses are basically non-residential uses and include nearby commercial, educational and church activities and public facilities.
- Eight of those interviewed indicated that they were members of Downtown regional organizations, including the Downtown Improvement Association, the Downtown Business Council and the Downtown Neighborhood Board.
- Earthplan interviewed eight people who provided specific regional information regarding either public facilities/services or property values, as well as their opinion on how the project might affect these aspects.
- Finally, thirteen people represented social service agencies which might refer clients to the Edwin Thomas Home, or conducted business near Loliana Hale and Kōkea Family Transitional Housing.

The interviews were conducted for *issue identification*, and not to quantitatively assess support or opposition. Such quantitative information could be produced only through a poll or survey, neither of which were included in Earthplan's scope of work.

4.3.2 Summary of Issues and Concerns

Community issues differ from social impacts in that the former are considered reactions to the proposed project. Social impacts, on the other hand, are those changes which are likely to occur given existing community characteristics and the potential future of the community without the proposed project.

Community issues indicate how a group of people feel about something, and hence represent perceptions. Perceptions and issues change over time as people's priorities and values change. The issues related to the proposed Edwin Thomas Home are those identified in March 1990, and these may change given community changes, as well as project modifications.

All of those interviewed, regardless if one were a resident, business operator, landowner or represented other interests, agreed that facilities for homeless families are needed. Interviewees felt that Hawaii's homeless population is growing and that society needs to address the problem now.

This does not mean, however, that those interviewed supported or accepted the project. Many had reservations about the Edwin Thomas Home as it is proposed, and a few indicated a commitment to exploring avenues to stop the project.

Within the groups interviewed, there were a few patterns, and these are summarized as follows:

- Downtown residents tended to either express strong concerns about the project, or indicated a need to know more about the proposal before taking a position. Although a few felt that the project might improve the area and would work at that site, most suspected that the project will negatively affect their neighborhood.
- Reactions of nearby businesses and landowners were mixed. Many of the business operators and non-commercial users were open to the Edwin Thomas Home. They felt that the project would probably not affect their businesses or clientele, although some were apprehensive about the presence of children. They tended to stress the need for good facility management to prevent potential problems. A few of the non-resident interviewees were adamantly opposed to the proposed project. Although they supported the concept they felt that 41 South Beretania is a poor site choice, given physical constraints and the character of the surrounding community.
- Interviewees from Downtown resident and business organizations were very cautious about the Edwin Thomas Home. They questioned the appropriateness of the project in light of current efforts to stimulate growth in the Financial District and proposals for high-density mixed use complexes.

- Those involved in providing public services and in real estate felt that the project should not negatively affect public services or real estate values. They did, however, stress the need for effective facility management.
- As expected, interviewees from social service agencies supported the project, though some were concerned about how the facility would accommodate children.

Collectively, interviewees raised numerous issues and concerns about the project. For the purposes of this analysis the issues have been analyzed and grouped into four major categories, as follows:

- Compatibility of a facility for homeless people in the study area;
- Adequacy of the project site and proposed facility;
- Process of information dissemination; and
- Ability of HEHC to carry out proposed plans.

Each issue area is complex and contains many facets. The following sections provides more detail.

4.3.3 Compatibility Between the Proposed Project and the Surrounding Community

The underlying concern for those who object to or have reservations about the project is an apprehension that Edwin Thomas Home clients will be incompatible with the current and future activities in the surrounding area. Specifically, interviewees feared that the Edwin Thomas Home and its clients will be incompatible with:

- the Hawaii Pacific College students and campus-like atmosphere at the mauka end of Fort Street Mall;
- the expensive residential units and presumably affluent residents mauka of Beretania Street;
- the commercial operations in Kukui Plaza and along Fort Street Mall;
- nearby professional offices; and
- the proposed multi-use Pacific Nations Center proposed by the City and County of Honolulu.

Those interviewed liked these different uses and proposals, and did not want to see the proposed project diminish the quality or efforts of the surrounding area. They supported the improvement, revitalization and development of the area, and were concerned that the project is inconsistent with the current direction for growth.

In interviews with some of the neighbors of Loliana Hale and Kokea Family Transitional Housing, there were mixed reactions. Generally, those near Loliana Hale had had experiences with the Quinn Lane residents, especially when the facility was under different management. They acknowledged that there has been improvement over the last nine months, since HEHC took over management, but indicated that there were still some problems, such as fights and children loitering in the stores.

Neighbors of the Kokea Family Transitional Housing reacted differently. They liked that housing project, and felt that their initial apprehensions have been quelled. They felt that the Kokea residents did not bother them, and that they minded their own business.

Section 5.3 discusses the compatibility between Edwin Thomas Home and the surrounding community from a social impact perspective.

4.3.4 Adequacy of the Project Site and Proposed Facility

Many of those interviewed were apprehensive that the Edwin Thomas Home would be a disservice to its clients for four reasons:

1. *Small rooms* -- Some of those interviewed, particularly the nearby residents, business operators and landowners who strongly opposed the project at this site, criticized the physical design of the facility because they felt that the clients would be "cramped in." They expressed concern that the facility clients would be uncomfortable in rooms between 85 and 100 square feet with no closets or cooking and bathroom facilities. Further, they felt that the clients would have little privacy, since they would need to use common facilities for basic needs, and that these physical constraints would exacerbate the social problems from which clients may suffer.

2. *No on-site recreational amenities* -- Project opponents, as well as some of the supporters, were concerned that the lack of on-site recreational facilities would be detrimental to the in-house children, especially in light of the projection that half of the in-house population will be children. They felt that the internal environment would stifle the children and that they would need to go outside to play. The outdoors of this concern are (1) it would be unsafe for the children given a narrow sidewalk and a busy street; and (2) the children would end up playing on Fort Street Mall.

3. *Light and air ventilation* -- A few of those interviewed felt that the design of the facility may not comply with building regulations pertaining to light and air ventilation. Further, they felt that the site is not conducive to natural air ventilation because it fronts heavily-trafficked Beretania Street.
4. *Site access and parking* -- This was a major concern for nearby residents and business operators. They indicated that the abutting easement is used by all of the other abutting properties and that the Edwin Thomas Home should not depend on this easement for their loading area and for emergency vehicles. Further, it was pointed out that Beretania Street is heavily-travelled and that no vehicles should be stopping in front of the facility. It was also stressed that parking is already at a premium in the study area, and that the project should do its share of providing parking, especially because it will accommodate overnight clients.

Even though some of those who supported or accepted the project at this site criticized the smallness of the facility or the lack of recreational amenities, they did not feel that the project should be stopped for these reasons. Essentially, they felt that the Edwin Thomas Home is at least a better alternative to being homeless. They encouraged HEHC to address these problems directly, and to come up with programs for supervision of children and general socializing of clients.

On the other hand, for those who had strong objections to the project, facility inadequacies added to the list of concerns about siting the project. Ultimately, they feared that facility inadequacies would ultimately negatively impact the surrounding community, since Edwin Thomas Home clients may end up using public spaces for their socializing and for recreation.

Regarding room size, light and air ventilation, it is assumed that the project architects need to follow building and housing codes, and that City officials will scrutinize the plans for compliance. These items should be discussed in the context of the overall environmental assessment.

The previous section discusses compatibility which is related to facility inadequacies cited by interviewees. Also, Section 5.3.5 discusses site access and parking and Section 5.4 looks at the project's on-site impacts on its

4.3.5 Process of Information Dissemination

Interviewees involved in regional resident and business organizations knew of the project since early 1988 and took issue with the process of disseminating information. They cited a history of varying project information and felt that the project has lost its credibility because of how information dissemination is handled. Specific process-oriented issues cited by interviewees are as follows:

- *Changing plans* -- Regional representatives said that, thus far, the clientele for the project has included battered women and children, frail elderly, single women, and unwed mothers. They were also reportedly told that men were to be excluded from the facility. At one time, a Greek restaurant staffed by Edwin Thomas Home clients was part of the plans, which were later changed to feature a pastry and fruit juice bar. The current project does not include any customer-oriented eating establishment. Further, interviewees indicated that, in the various project presentations, the number of rooms has changed, as well as the maximum number of clients. At one time, the project was to have accommodated 85 people, as compared to the current 60 people.

- *No follow-up* -- Some of the interviewees were concerned that HEHC did not respond to numerous questions or issues previously raised.
- *No written information or plans* -- As a related issue, some of those interviewed had requested written information and plans from HEHC, and have not been provided these.

Regarding project modifications, it is noted that planning is a dynamic process and plan components are expected to change in response to external factors. The changes in the Edwin Thomas Home are generally designed to address community concerns. The decrease in maximum people and the elimination of a restaurant are intended to lessen impacts on the community.

Regarding the information process, HEHC is strongly advised to improve its communication with the community. Project critics often felt that the project has lost or is losing credibility because of poor communication. For example, in responding to HEHC's request for a presentation to DIA Board of Directors, DIA officials indicated that a meeting with the DIA Executive Committee may be more appropriate, and requested numerous project-related documents. This was in January 1989, and apparently no presentation has yet been made. Representatives from nearby residential towers also indicated that they have asked for presentations and written material and have not received such as of this writing.

Note that HEHC has made two presentations to the Downtown Neighborhood Board, and distributed a fact sheet at the September 1, 1988 meeting (City and County of Honolulu Neighborhood Commission Office, minutes for that meeting).

4.3.6 Ability of HEHC to Carry Out Proposed Plans

Displeased with the information dissemination process, some interviewees questioned the overall ability of HEHC to carry out its intended plans. They were unaware of HEHC's development and management capabilities, and raised the following specific concerns:

- *Use of public monies* -- Regional leaders indicated that they did not know of any mechanism which will ensure that HEHC will use public monies efficiently. They requested a public evaluation process to determine if the City funds are used to achieve the intended purpose.
- *Management abilities* -- A strong concern among those interviewed is the alternative use, should HEHC be unable to or does not implement its original plans. Some were concerned that the alternative use may be another Institute of Human Services which was a highly undesirable use.

This issue is closely related to the previous information-related issue. Some of those interviewed indicated that they have never reviewed the agreement between HEHC and the City, so they were unsure as to what is required of HEHC. They were informed that the contract is a public document available at the City Department of Housing and Community Development.

4.4 Organizational Positions on the Edwin Thomas Home

As of this writing, two Downtown organizations have taken positions on the Edwin Thomas Home.

- *Downtown Neighborhood Board No. 13*, HEHC presented plans to this Neighborhood Board in January (project was then called Hale Kokua) and September of 1988. In January 1988, the Board voted unanimously to support the project. Between that and the September meeting, there were some new Board members, and at the later meeting, there were motions to (1) support the project if concerns were properly addressed and (2) to offer the Board's support for the Edwin Thomas Home. Neither motion passed and the Board forwarded its concerns to the City. These concerns have been discussed in previous sections.

In November 1989, the Board voted to (1) request a DEIS for the Edwin Thomas Home, with particular attention to social impacts, and (2) not endorse the project until previous questions are answered. Both motions passed, and it was indicated that HEHC will be invited to make a presentation at the Board's January 1990 meeting. A HEHC presentation was not included on the meeting agenda for January 4, 1990, although the Edwin Thomas Home was included as a two-minute report by the Chair.

In the January 4th meeting, the Chair expressed a desire for some kind of evaluation process (in public) to determine whether the \$2 million appropriated for the [Edwin Thomas] home will be used to achieve its purpose. (City and County of Honolulu Neighborhood Commission Office, minutes to meetings held on respective dates).

Prior to and during the writing of this report, HEHC requested an opportunity to present the project to the Neighborhood Board. Neighborhood Board officials responded that the agenda will be full for a few months, and HEHC reiterated the desire to meet with the Board (letter dated 14 March 1990 from Reno M. Long, Executive Vice President, HEHC to Andrew Rothstein, Chair, Downtown Neighborhood Board No. 13).

- The Downtown Improvement Association issued a statement on "Why the DIA opposes a homeless shelter at 41 South Beretania Street." The DIA has also requested an Environmental Impact Statement. Issues raised in its correspondence have been identified and discussed in previous sections.

Further, the DIA Executive Director and President have been communicating personally and in writing with HEHC since mid-1987. They have consistently urged HEHC to find another site for the project, and have offered their assistance in developing an alternative project. In July 1989, an article was published in *The Downtowner* requesting DIA members to inform the staff of suitable sites (DIA, 1989b). No alternative sites have yet been identified by DIA. In personal communication with these officials, it was found that they primarily expected HEHC to explore site alternatives.

No formal positions on the Edwin Thomas Home have been taken by the Downtown Business Council, or by the Board of Directors of Honolulu Tower and Kukui Plaza.

4.5 Analysis of the Nature of Project Issues

The major areas of issues raised on the Edwin Thomas Home represent a very wide range of numerous physical and social concerns, and as raises process-oriented and credibility questions. The following summarizes findings on the nature of these issues and concerns:

1. Difference Between Community Issues and Social Impacts. This report identifies and analyzes community issues raised by those interviewed. Although many of the issues are addressed as social impacts in Section 5, other community issues -- or reactions to the project -- are outside the scope of this social impact and

need to be handled by other members of the project team. These issues include the need for an Environmental Impact Statement, compliance with City building, housing and other codes, economic impacts, and HEHC development capabilities and its requirements in its contract with the City.

2. Two Levels Of Interest In The Edwin Thomas Home. In conducting these interviews, it was found that there were two levels of interest:

- Those who were in Downtown regional organizations or in social service agencies tended to have a longer history with the project and therefore had the strongest opinion about the Edwin Thomas Home. Downtown regional organization members tended to oppose the project at this site, and a few were vehement opponents. Social workers strongly supported the efforts.
- Those who heard about the project for the first time, or who had a relatively short history with the project, tended to be more open to the project, though they remained cautious.

It is believed that those who feel strongly about the Edwin Thomas Home -- either way -- will likely maintain their current position, regardless of on-site or facility modifications. The only acceptable solution for those who strongly oppose the project is to relocate the project to a lower-density area, away from major thoroughfares.

3. Project Issues Consistency with Regional "Values." Many of the issues raised by interviewees were consistent with the values and concerns reflected in organizational positions taken on other Downtown projects. For example, the types of concerns addressed by the Neighborhood Board, such as parking, traffic, infrastructure improvements, safety and residential amenities, were reflected in some way in the opinions about Edwin Thomas Home. Likewise, DIA objectives for growth and development in Downtown were mirrored in many project-related concerns, regardless if one were a DIA member.

4. A Step Backwards. For those who believe that the project is inconsistent with the character of the surrounding community, the Edwin Thomas Home is a "step backwards," given efforts to upgrade this area and to develop intense urban uses. They felt that the project would be a permanent social fixture in the midst of rehabilitation and upscale uses. They feared that the clients at the Edwin Thomas Home would be forced to socialize and recreate on the Fort Street Mall, since the facility would be small. They were apprehensive that the mixture of students and homeless

families would be unhealthy, and disturb and possibly displace students. There was also warning that the facility's children will disturb businesses and the students.

5. Identification with "Street People." For many of those interviewed, homeless people were synonymous with "street people," who are found throughout the study area.

These apprehensions often stemmed from previous experiences with the "Peanut Butter Ministry." Before the Institute of Human Services was located in Iwilei, the organization headquartered on Beretania Street, between Maunakea and River Streets. Also, in the early 1980s, a similar facility was housed in the Progress Block Building before renovation. Interviewees cited many problems with these facilities, including fights, noise, harassment and general rude and obnoxious behavior. They also expressed relief at having these activities relocated outside the district.

Another cited example of incompatibility was the relationship with Beretania North residents and Honolulu Tower and Kukui Plaza. Some residents of the latter two residential structures indicated noise and safety problems with the Beretania North residents.

Hence, to those who do not distinguish the types of homeless people, or who have problems with subsidized or low income housing, the Edwin Thomas Home will add or reintroduce an undesirable element to their community.

Even though street people are homeless, most homeless people are not street people. Section 5.1.2 provides further discussion on this topic.

In some cases, when the interviewer clarified that the project will target and screen homeless families and is not for "street people," the interviewee lessened his or her objections. Such information did not change the attitudes of many project opponents, however.

6. Need for Working Relationship With the Community. It is strongly recommended that HEHC establish a community relations program to address the many issues raised by its future neighbors. An effective and systematic program for disseminating information would provide accurate and consistent project information. The use of a written handout and the sharing of project architectural plans would help clarify.

- Who is HEHC and what are the organization's objectives and current efforts;
- Who are the homeless and who will live at the Edwin Thomas Home;
- When will the project be implemented; and
- What kinds of programs will address community concerns, such as those regarding children and security.

Also, the community relations program should include follow-through on community questions. The nearby community needs to have a two-way dialogue with the advocates of this project, and ongoing open communication will help clarify project information and establish a working relationship.

As indicated in the previous section, HEHC is experiencing difficulty in scheduling presentations to the regional organizations. HEHC needs to persist in these efforts, and prepare material that addresses the concerns already stated by regional organizations. HEHC also needs to communicate with nearby residents, resident organizations and businesses to inform them about the project and solicit input.

EDWIN THOMAS HOME

5 POTENTIAL SOCIAL IMPACTS OF THE EDWIN THOMAS HOME

This section identifies and analyzes potential social impacts of the Edwin Thomas Home. Section 5.1 discusses how the project impacts Hawaii's homeless problem. Section 5.2 identifies resident population impacts. Section 5.3 discusses compatibility with nearby uses and Section 5.4 evaluates on-site impacts. Project impacts on public services are presented in Section 5.5.

5.1 Impact on Facilities for Homeless Families

5.1.1 Assessment of Need

A homeless person is one who has no place to sleep on a given night, and must sleep in a car, on the beach, in a supervised shelter, in a doorway, or in any other place which might provide temporary shelter, but which is not home. In a current survey being commissioned by the Hawaii Housing Authority, the estimate of 5,532 homeless people in Hawaii was criticized for being too low. Based on statistical estimates from service providers, between 4,000 to 10,000 homeless people are estimated to live in Hawaii. The survey, which should be completed this summer, also includes in-depth interviews with 200 homeless people statewide (personal communication with Erick Arakaki, Housing Program Specialist, Hawaii Housing Authority, February 28, 1990).

The most visible of the homeless are often those who want to be. These visible homeless are the street people, and the majority are single males. They push shopping carts filled with their belongings and other items, rummage through trash bins for food, sometimes ask passerby for money and handouts, and are often unkempt and dirty (Hastings, 1989c). Three primary problems affect this group: substance abuse, domestic violence and mental illness (Homeless Aloha, Inc., 1990).

However, these visible street people are only part of the homeless population, which includes:

- Families are the fastest growing segment of the homeless population. This is particularly so for the single parent families.
- The elderly population continues to increase, and is projected to comprise 20 percent of the 2000 population. Low fixed incomes, combined with the shortage of subsidized and low-income rentals put them in a high risk group.
- Youth runaways are increasingly being counted among the homeless.

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- Native Hawaiians are also considered an at-risk group. The profile of the Native Hawaiian community suggests a youthful population, rapidly growing, generally under-educated, under or unemployed, with serious health problems, below average per capita income, a larger than average family unit, and an increasing number of single parent families (Homeless Aloha, Inc., 1990).
- Another way to look at who is homeless is the "classification" compiled by the Special Needs Housing Task Force:
- The chronically homeless are the street people, who have chosen a life on the street, or who move from shelter to shelter. These are estimated to comprise between 20 and 30 percent of the homeless population.
 - Situationally homeless people experience personal crises, such as domestic violence, eviction, divorce or death of a family member. This also includes households who lose homes because of natural disaster.
 - Those who simply cannot make ends meet are the economically homeless, and include workers who are displaced or suddenly unemployed, or individuals whose incomes or public assistance is insufficient to afford housing.
 - The potential or at-risk homeless are those who are living doubled or tripled-up in over-crowded conditions, or are paying disproportionate measures of their income for rent. These people often have subsistence incomes and any unexpected major expense has the potential to cause them to be homeless (Matsuoka, 1988).

As can be seen from these attempts at defining and categorizing homeless people, except for the street person, the only common distinctive feature separating a homeless person from the rest of the population is the lack of a home.

Services to shelter and help the homeless are grossly inadequate. In 1987 there were approximately 1,113 bedspaces which provided emergency shelter for homeless people (Matsuoka, 1988). Some of these have restrictions, some have fees, and, in discussions with service providers, all have waiting lists.

5.1.2 Project Impacts

Although public and private entities are currently trying to define and address the problem of Hawaii's increasing homeless population, actual shelter and systemic solutions are long-range at best. Although, the Edwin Thomas Home will make only a small dent in providing for homeless families, it nevertheless will address a growing and vital need in the islandwide community, as well as in the study area.

As discussed in the previous section, there are many different types of homeless people. The Edwin Thomas Home will target *homeless families*. A profile of the clients who will live in the Edwin Thomas Home can be gleaned from a list of some of the service providers who would refer homeless families to this facility. A sample of these providers includes:

- On a recent night, the Institute of Human Services (IHS) provided shelter for 219 people. Thirty-five were women and 16 were children; they sleep on the second floor and spouses are separated. The facility is only a shelter and provides no job or in-house training of any kind. Essentially, IHS provides food and a place to sleep. The organization is currently trying to establish a shelter only for women and children (personal communication with Bill Nichols, duty manager, IHS, March 13, 1990).
- The Mary Jane Center is primarily for single, pregnant women between 14 and 28 years of age. The facility has space for 13 women. They get about 200 calls per year, but can only take 45 housing on Oahu when they leave this facility. Problems range from financial to social skills (personal communication with Sister Barbara, Program Manager, Mary Jane Center, March 5, 1990).
- The Spouse Abuse Center houses abused women and children in a confidential location. The facility contains seven bedrooms and the maximum stay is two months. The clients are single and married, and about 50 to 60 percent have children. Referrals come from schools, doctors, courts and State agencies. Funding comes from Aloha United Way, though they mostly rely on federal funding (personal communication with Kerry Brown, Group Leader Advocate, Spouse Abuse Center, March 5, 1990).
- Women's Way includes a substance abuse and spouse abuse program conducted by the Salvation Army. The facility houses between twelve to 15 women and children, and the maximum length of stay is 18 months. The program includes day care for toddlers, preschool and school aged children attend off-site facilities (personal communication with Jan Young, Program Director, Women's Way, Salvation Army, March 13, 1990).
- Other referrals to the Edwin Thomas Home will be made by Catholic Charities, the State Departments of Health and Human Services, the YMCA and YWCA, hospitals, attorneys, and churches (personal communication with Carol Esade, Social Services Director, HEHC, February 28, 1990).

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The Edwin Thomas Home will therefore target an array of homeless persons. Every effort will be made to mainstream these families, and HEHC's internal and external networks will facilitate the use of social services, job opportunities, and housing programs available in Hawaii. Potential clients will be screened to ensure compatibility with the program, and HEHC officials stress that the project is not intended to house street persons.

5.2 Resident Population Impacts

The proposed project is not a residential project. For practical purposes, however, the Edwin Thomas Home will increase the study area's residential population by 60 people who will live in the area.

The project is well within the City General Plan population guidelines for the Primary Urban Center, which call for between 450,775 to 497,751 persons by the year 2010 (based on State's Series M-K population projections) (Honolulu City Council, 1989a).

Within the study area, the Edwin Thomas Home will have a very small effect on population increase. In addition to the estimated 8,363 persons currently living in the study area (see Section 2), the residential units currently under construction could add an estimated 1,309 persons (see Section 3.3), for a near future population of 9,672 persons. The Edwin Thomas Home will account for less than one percent of this near future population. Relative to the long-range population assuming implementation of all proposed residential development, the proposed project will have a very nominal effect.

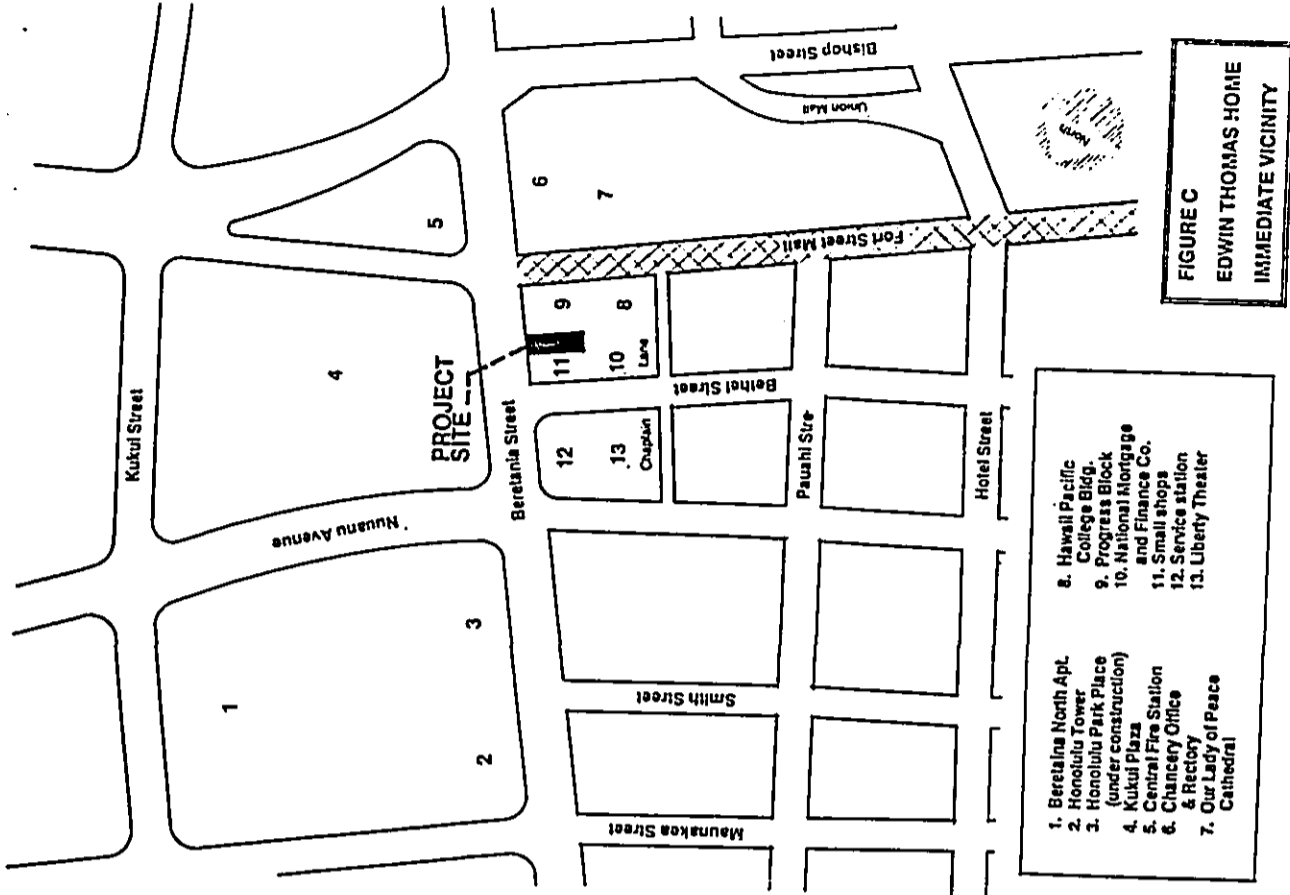
5.3 Compatibility With Nearby Uses

5.3.1 Overview of Nearby Uses

The Edwin Thomas Home is in the midst of a very diverse mix of uses and activity. Figure C shows the immediate vicinity of the Edwin Thomas Home project site. The project site is part of a cluster of five low rise buildings on lots bounded by Fort Street Mall, Chapel Lane, and Bethel and Beretania Streets. Bisecting this block in a mauka-makai direction is an easement shared by abutting property owners.

The following summarizes uses and activities in the immediate vicinity:

- Educational Activities. Located just Diamond Head of the project site, the Progress Block Building and the Hawaii Pacific College Building front Fort Street Mall. These three-story structures have been recently renovated, and the predominant uses are related to the business college.



Hawaii Pacific College operates out of these two structures, and additional college spaces are located in three other Downtown buildings. Approximately 3,500 students are enrolled in Downtown classes and programs, 2,500 of which are daytime students. An estimated 600 to 800 students use the Fort Street Mall during their breaks and other gatherings (personal communication with L. Jim Hockberg, Vice President of Administration and Special Programs, Hawaii Pacific College).

Mauka of the project site in Kukui Plaza is the Bamboo Shoots Montessori School operated by Chaminade University. The preschool has 48 students, ranging from two to six years old (personal communication with Rene Murphy, Director, Bamboo Shoots Montessori School).

- Residential Towers. Six residential towers are located on two blocks mauka of the project site. The Kukui Plaza has two towers containing 908 residential units. Honolulu Tower contains 396 residential units and Bereiana North contains 760 units in two towers. With 437 units under construction, Honolulu Park Place will bring the total number of residential units on these two blocks to 2,300.

- Service and Professional Offices. The Progress Block Building, the National Mortgage and Finance Building and Kukui Plaza all contain service and professional offices. The range of activities conducted in these buildings include advertising, architecture, accounting, computers, investment, medicine and dentistry, real estate finance and insurance.

- Commercial Establishments. Commercial establishments are found in Kukui Plaza, on the ground floor of the Hawaii Pacific College Building and in the one-story structure immediately adjacent to the ewa side of the project site. These establishments include a convenience store, a furniture store, two bookstores, a tailor, an herbalist shop, a framing operation and a curio shop. Some of these depend on walk-in customers; others have regular clientele.

- Church Activities. On the Diamond Head side of Fort Street Mall, across from the Progress Block Building are the Chancery Office of the Roman Catholic Diocese, Our Lady of Peace Cathedral and Cathedral rectory. The first five floors contain offices, and the top three floors are used for residences for the priests and seminarians. Seven people lived there in March 1990. On the ground floor, peanut butter and jelly sandwiches and juice are served to needy people. About 200 sandwiches are prepared each

- The church is used primarily for religious activity, and is open during the day (personal communication with Father Terrence Watanabe, Rector, Our Lady of Peace Cathedral, March 13, 1990).

- Fort Street Mall. The mall serves as both a major pedestrian pathway and a gathering place during the day. The mall is regulated by the City's Traffic Code and maintained by the City Department of Parks and Recreation.

Use of the mall for vehicular access is allowed only for those establishments fronting the mall. No freight loading and unloading is allowed between 10:00 A.M. and 2:00 P.M. and such activity is restricted to 30 minutes at other times. Also, visitors to the Our Lady of Peace Cathedral can use the mauka end of the mall for passenger loading and unloading at any time when the mall is open. Emergency and maintenance vehicles are allowed at any time. The mall is closed between 10:00 P.M. and 5:00 A.M. The Traffic Code is currently being revised, and it is anticipated that further restrictions on vehicular access will be included (personal communication with Steven Inenaga, Traffic Technician, Traffic Engineering Branch, City Department of Transportation Services, March 16, 1990).

- Other Activities. The Central Fire Station and Kamalii Park, both of which are described in Sections 5.5.2 and 5.5.3, respectively, are located mauka of Bereiana Street. Also the Fort Street Mall Mini Park, which contains the Portuguese Memorial, is at the mauka end of Fort Street Mall.

5.3.2 Assessment of Project Compatibility

In analyzing the compatibility between the Edwin Thomas Home and the existing character of the area, three factors were considered: (1) the area's existing character, (2) a possible future for the area, and (3) what exactly will the Edwin Thomas Home add to the area. These factors will determine if the addition attributable to the Edwin Thomas Home will detract from the existing character.

- Existing Character. Because of the diversity of uses in the immediate vicinity, the surrounding community is characterized by its accommodation of a very heterogeneous group of people. Based on the types of uses described in the previous section, the nearby structures are used and visited by:
 - teachers and business college students, most of whom are in their late teens or early twenties, but also include older students who have returned to school;
 - preschool teachers, and students and their parents;

- a wide variety of professionals and their clients and customers;
- storekeepers and their customers, who include nearby residents, downtown office workers and those who use their services regardless of where they live and work;
- doctors, dentists and their patients;
- church officials and parishioners;
- children living nearby, and those of students, professionals, storekeepers; and
- street people.

Adding to this diversity are the residents of nearby residential towers -- they represent all income ranges, and are diverse in terms of ethnicity, education levels, and family characteristics, including children of all ages.

- A Possible Future for the Area. As discussed in Section 3.3, the area is likely to upgrade, diversify, and intensify in uses given the Pacific Nations Center and Liberty Theater Office Building. It is unlikely, however, that the nearby properties will change in the near future. The residential population will increase and further diversify, although additional residential development will not occur in the immediate vicinity.
 - What The Edwin Thomas Home Add To The Area. The project will add about 32 families to the area. Most of these families will be headed by women and will have low incomes. These families commonly share a homeless condition. Their children will be mostly young. Some of these families will have experienced personal crises, such as domestic violence, eviction, divorce, death in the family, or natural disaster. Others will be economically unable to make ends meet, regardless of their employment status. Still others will have had to leave over-crowded housing conditions.
- As indicated in interviews with neighbors of Lorraine Hale and Kokea Family Transition Home, some of the clients may be problematic for their neighbors, although such problems have apparently been minimized under HEHC's management.

The Edwin Thomas Home will increase the sheer number of people in the area, and, as such, will increase the potential for crime. This potential would exist regardless of whether the project were residential, commercial or industrial in nature.

The proposed project will also increase the diversity in types of people, although it will not add more street people to the area. It will add more low income people, single parent families, and children. Even if effective programs are developed by HEHC for child care, recreation, leisure and socialization, Edwin Thomas Home clients will inevitably mix with nearby people.

As noted in Section 4, the biggest concern from interviewees is compatibility with the surrounding community. It was feared that the project will be detrimental to the character of the existing neighborhood. The perception of many interviewees is that homeless families will somehow offend, hurt or bother nearby residents and users. Hence, even though interviewees acknowledge the societal need for the Edwin Thomas Home, they have difficulty with the interface possibilities with "those kinds of people."

In reality, there is no evidence to prove that the project will be incompatible with an already economically and socially diverse neighborhood, and future uses will only increase this diversity.

Edwin Thomas Home clients will have no distinguishing feature or quality which will identify them as homeless families. They will have on-site dining, showering and laundry facilities for personal nourishment, grooming and hygiene.

They will possess no collective characteristics which will cause disruption or incompatibility, although a few may be problematic as would be the case in any grouping of people. In some cases, the clients may be students themselves. They may attend the nearby church, and patronize nearby shops. They may go to the neighboring physicians, and may use the professional services of nearby offices. If there are domestic problems or noise, these instances will be similar to those already occurring in the neighboring residential towers. In short, Edwin Thomas Home clients will blend in with an existing mix of people.

The increased presence of children was particularly a problem for some of those interviewed. This is not, however, a new social element introduced by the Edwin Thomas Home. During school hours, one can see many infants and toddlers with their parents visiting the area. After school hours, children are seen going to their parents' office, attending martial arts classes, or just visiting the area.

Supervised child care programs are also in the area. In addition to the nearby Bamboo Shoals Montessori Preschool, there are also programs at the Richards Street YWCA and the Early Education Center. These programs encourage parent-child contact with downtown working parents during the day, and facilitate convenient drop-off and pick-up.

Potential problems may arise from unsupervised children playing on the narrow sidewalks or on Fort Street Mall. They may be in an unsafe environment or may disrupt other mall users. Such problems can be mitigated by a good management program, and Section 5.4 discusses this further.

5.3.3 Relationship to the Physical Environment

This section explores how the project relates to the physical environment in terms of structural considerations, access, parking, and real estate values. *We stress that technical evaluation of these impacts are outside the scope of work of this study, and that these items are discussed here to discuss compatibility only.*

- **Structural Considerations.** The existing structure is dilapidated, with boarded up windows, and makeshift doors. The proposed project will improve the visual quality of area by rehabilitating the structure while retaining the building facade.

The rehabilitated structure will be consistent with the three-story renovated structures Diamond Head of the project site.

The building dates back to the early 1990s and is a non-conforming structure. The addition of a third floor within the existing shell and the removal of internal partitions and columns will require major rehabilitation. The City Department of Housing and Community Development will request the City Council to exempt the project from Land Use Ordinance Section 3.12B, "Nonconforming Structures," to allow the existing structure to be demolished to an extent of more than 50 percent of its replacement cost and to add an additional floor, thus increasing the nonconformity (Memo dated 2 March 1990 from Donald Clegg, Director of Land Utilization to Michael Scarfone, Director, City Department of Housing and Community Development).

- **Site Access.** The facility main entrance will be located on Beretania Street, and a service entrance will be located on the Diamond Head side of the building. The City Director of Land Utilization defines the Edwin Thomas Home as a "boarding facility," based on the Land Use Ordinance definition. Based on Section 3.70-10 of the LUO, no loading spaces are required for the proposed project (Memo dated 24 January 1990 from Donald Clegg, Director of Land Utilization to Michael Scarfone, Director, City Department of Housing and Community Development).

The Edwin Thomas Home will nevertheless need vehicular service access and HEHC needs to find a method which is least disruptive to its neighbors and vehicular traffic. Two alternatives should

be explored. First, the abutting easement may provide some access, although this access will be restricted because all other abutting parcels use this narrow alley. Second, HEHC needs to find out if deliveries may be made via Beretania and Bethel Streets during early morning and non-peak hours.

- **Parking.** The Director of Land Utilization indicates that, given the boarding facility nature of Edwin Thomas Home, and its location within the Downtown Parking Improvement District, the project is exempt from parking requirements under LUO Section 3.70-14 (Memo dated 24 January 1990 from Donald Clegg, Director of Land Utilization to Michael Scarfone, Director, City Department of Housing and Community Development).

The property has already contributed its share of the off-street parking costs of the improvement district. HEHC is further urged to explore alternatives for providing parking for its clients and employees. Based on the experience at Lolani Hale and Kokea Family Transitional Housing, overnight parking for Edwin Thomas Home clients will be needed.

- **Property Values.** Real estate appraisers and agents were contacted for a general idea of the effect of social agencies on neighboring property values. Those interviewed indicated that federal regulations and professional ethics contend that no property can be devalued because of its proximity to religious, ethnicity, class dominated structures. In appraising value, comparable properties are the usual criterion. For example, commercial properties in one vicinity would be appraised at a similar rate, regardless if one of these properties were adjacent to a social service agency.

Those interviewed knew of no commercial property that has been devalued as the result of a social service facility being contiguous to it. It was pointed out that the property values around IHS, both in its current and former locations, have not been negatively affected.

They also noted that the commercial property in Honolulu has continued to increase in value, and expected that the Edwin Thomas Home would have no deleterious effect on market values.

It was also pointed out, however, that even though the actual value of a commercial property may not be affected, potential renters or tenants may be dissuaded from occupying a space if they do not like the surrounding uses. Also, the value of single family homes, of which there are none near the Edwin Thomas Home project site, may be affected by proximity to a social service agency.

5.4 On-site Impacts of the Edwin Thomas Home

5.4.1 Potential Impacts

The Edwin Thomas Home will have the following positive impacts on its clients:

- **Temporary Lodgings.** The facility will provide a healthier and overall better alternative than living on the beach, in cars, or wherever the homeless family is living.
- **Support Facilities.** The living environment will include a kitchen and dining and laundry facilities, as well as a common lobby. These on-site facilities will help provide comfort and alleviate inconveniences.
- **On-site Social Service Coordination.** An on-site social services coordinator will facilitate access to appropriate social service agencies. This will be a major asset for those who may not know about available resources, or how to contact the necessary people.
- **Clean and Orderly Environment.** An on-site resident manager and maintenance person will make sure that privacy is maintained, help resolve conflicts among the clients, and ensure that the facility is routinely cleaned.

The physical facility has some limitations, however, which would likely be detrimental to the clients' physical and psychological comfort and cause problems for the nearby community.

- **Small Personal Spaces.** Even though the Edwin Thomas Home will be a better alternative to being homeless, the personal rooms may be uncomfortable for the clients. The personal spaces will be small, especially with children. No closets are designed for the rooms, so storage may be a problem. The rooms will not be air-conditioned, which means that one either has to leave windows open for ventilation, or leave the door open, thus decreasing privacy.
- **Need to Share Certain Facilities.** Individual families will need to eat at the same time as others, and in the same dining room, unless they choose to eat in their rooms. Although each unit will contain a lavatory, clients will share bathroom, shower, and laundry facilities. The lobby will provide an alternative to the personal units, but would be crowded if many people use it at the same time.
- **No On-site Recreation.** The common lobby will provide a place for leisure activities, such as socializing, watching television or reading. The dining room might also serve as an alternative

space. However, neither the lobby nor the dining room are designed for active play. The on-site children would be particularly constrained. School-aged children may tend to play outside in nearby open spaces, such as the Fort Street Mall. As pointed out previously, this is undesirable from both a safety standpoint and for neighboring uses. Preschool-aged and younger children will have little indoors to occupy their time, and may become restless and listless.

- **No On-site Child Supervision.** The lack of on-site child care may hamper job-hunting or other efforts of a parent with small children. Also, school-aged children will have little supervision if the parents are off-site working or doing other things during non-school hours.
- **No Parking.** Employees and some clients at Loliana Hale and Kokea Family Transitional Housing had cars and were able to park on the properties. No on-site parking will be provided at Edwin Thomas Home.

5.4.2 Management Options

Good management of the Edwin Thomas Home will have a two-fold benefit. It will provide a comfortable environment for the on-site clients, and address the concerns of the neighboring community. The key to good facility management is sensitivity. The clients will have come from disruptive, abusive or otherwise formidabile situations, and they will need a supportive and accommodating environment. HEHC also needs to be sensitive to the concerns of its neighbors, many of whom do not want this facility in their neighborhood. Simply put, if the Edwin Thomas Home clients are subject to facility or managerial inadequacies, then interface with the neighboring community will be antagonistic and non-productive.

The facility has already been designed, and the City has made determinations regarding structural considerations, access and parking. What is still needed is a good management program which will alleviate or mitigate the constraints identified in the previous section. The following are recommended as major components in the management of the Edwin Thomas Home.

- **House Rules.** HEHC already has house rules for Loliana Hale and Kokea Family Transitional Housing (see Appendix B). It is suggested that these house rules be evaluated to ensure that:
 - personal privacy and belongings are protected;
 - children are supervised by parents when they are not participating in a program;
 - common areas are kept clean and workable;
 - no illegal parking will be permitted;
 - use of the abutting easement is restricted;

- noise levels are minimized;
- the Diamond Head and Ewa building facade is kept clean and unoffensive to the adjacent neighbors; and
- visiting hours and rules prevent loitering.

These rules need to be designed sensitively and enforced consistently. The consequences of violating rules should be well understood and enforced.

- **Schedule.** An orderly environment needs regimen, and this is particularly important because of the sharing of common facilities. HEHC should set up a schedule for dining (which is done at Lohiana Hale), quiet time and other activities in the common areas.
- **Recreation Program.** The schedule should include a daily supervised outing for the children, either to the larger parks (community and neighborhood), recreation center, or the open areas around the State Capitol. These outings should include both preschool children and school-aged children during non-school hours.
- **Child Care Supervision and Program.** The children at Edwin Thomas Home will need supervision at all times. There must be provisions for ensuring that children do not run out of the front door, or play in the alley and on the fronting sidewalk. Also, for their own safety and the comfort of others, young children should always be supervised on Fort Street Mall. Older children will need to follow certain rules, such as time limits, if they are allowed to go off-site.
- **The possible transport of preschool and day care children to the Seagulls Kokea operation is noted.** This program needs to be in place before the facility opens.
- **Parking Arrangements.** Before the facility opens, HEHC should have some system for employee and client parking. HEHC should explore monthly parking arrangements with public parking garages. It is noted that the project is not considered a residential use, and clients are therefore entitled to use areas funded by the Downtown Improvement District. Another possibility is a shuttle system, where Edwin Thomas Home clients will park at Lohiana Hale or Kokea and be either shuttled or bused to Downtown.

5.5 Public Services

5.5.1 Police Protection

The study area is in Beats 40 through 43 of District 1 of the Honolulu Police Department. The Edwin Thomas Home project site is in Beat 41.

According to the latest annual statistical report, District 1 had a total of 172,889 reported offenses in 1987. Fourteen percent of these were Part 1 offenses, which include murder, forcible rape, robbery and aggravated assault. Part 2 offenses, which include lesser crimes such as arson, vandalism, prostitution and gambling, accounted for 22 percent of the total District 1 offenses. Most of the District 1 reported offenses, or 65 percent, were traffic-related and miscellaneous reports (Honolulu Police Department, 1988).

The study area accounted for ten percent of District 1 offenses, with 17,216 reported offenses. The study area had a smaller proportion of the more serious Part 1 offenses, with eleven percent of the total being in this category. The study area had a larger proportion of Part 2 offenses, however, with 42 percent. The remaining 47 percent were traffic-related or miscellaneous reports (Honolulu Police Department, 1988).

The proposed project can be adequately served by existing police protection services and is not expected to negatively impact or strain such services. Located two blocks makai of the Edwin Thomas Home project site, the nearest police facility is the Downtown Substation at the corner of Nuuanu Avenue and Hotel Street.

According to the watch commander for this area, at any given time, a total of six to eight officers patrol the study area in Cushman vehicles, automobiles and on foot. The study area has no special or distinct crime problems. The biggest problem is fights, with the drug problem being similar to that of Waikiki. He also pointed out that the homeless people in the area do not generally get into fights or other violent crimes. Such people are more likely to be a nuisance factor because of loitering (personal communication with Lieutenant Terrance Yuen, Watch Commander for Beats 40 through 43, Honolulu Police Department, March 16, 1990).

5.5.2 Fire Protection

The proposed project can be served by existing fire protection services and is not expected to negatively impact such services.

The Edwin Thomas Home project site is just makai of the Central Fire Station, which is an engine company. In addition to the Central Fire Station, the Kakaako and Kuakini Fire Stations, both of which are engine and ladder companies, respond to an initial fire alarm in the Downtown area. Backup can be

provided by the Kalihi Kai and other fire stations in the perimeter of the area (personal communication with Captain James Aea, Central Fire Station, Honolulu Fire Department, March 15, 1990).

5.5.3 Schools

Children at the Edwin Thomas Home would attend three public schools serving this area. As noted in Section 1.2.1, most of the children are expected to be elementary school aged or younger.

Kindergartners through sixth graders would attend Royal Elementary School, which is within walking distance. The current enrollment is 400 students, which is under the building capacity for 468 students. Intermediate school students would attend Central Intermediate School, which is also within walking distance. The current intermediate-level enrollment is 290, which is well below the building capacity of 800 students. High school students at the Edwin Thomas Home would attend McKinley High School, the capacity of which is 2,389. The current enrollment is 2,150. These schools have the capacity to handle the Edwin Thomas Home school-aged children (personal communication with Tom Saka, Demographics Specialist, State Department of Education, March 12, 1990).

The preschool and day care needs of younger children at the Edwin Thomas Home are discussed in Section 5.4.2.

5.5.4 Parks and Recreation

Clients of the Edwin Thomas Home will be in the vicinity of the following parks under the City Department of Parks and Recreation system:

- Kamalii Park, a 0.68-acre triangular space mauka of the project site with benches and walkways;
- Queen Emma Square, a 0.56-acre rectangular space near St. Andrews Priority;
- Kamamalu Playground, a neighborhood park mauka of Vineyard Boulevard, encompassing 5.3 acres, and containing basketball, tennis and volleyball courts, as well as a softball field and play equipment; and
- Pauahi Community Service Facility, a two-story, 6,000 square foot multi-purpose recreation center located near River Street; and
- Beretania Community Park, a 5.3 acre community park located just west of the study area (City Department of Parks and Recreation, 1988 and personal communication with Steve Salis, Chief of Advanced Planning, City Department of Parks and Recreation, March 16, 1990).

The study area also contains a number of urban or mini parks, including the Fort Street Mall Mini Park, the Wilcox Park, and the Chinatown Gateway Plaza.

In addition to the City park system, there are other recreation resources. Most of the privately-developed residential towers contain recreation decks for the enjoyment of on-site residents. Also, the grassed lawns around the State Capitol and Honolulu Hale are used daily as play space for children in supervised child care programs.

Inasmuch as these existing facilities are available for resident use, the overall park system in the study area has not kept pace with the existing and near future residential population of the study area. The Edwin Thomas Home clients will therefore experience a lack of outdoor recreational amenities similar to Downtown residents. Some of the recreational constraints facing Edwin Thomas Home clients, as well as the Downtown community are as follows:

1. The urban or mini parks are part of the overall park inventory, but these are designed for the office environment, and not for resident-oriented recreation. These parks are paved with well-defined circulation patterns, and are not conducive to active play.
2. The parks nearest the project site, Kamalii Park and Queen Emma Square are designed for passive recreation, and contain no play equipment or playgrounds. Also, the City has re-zoned Kamalii Park to BMX-4 to consolidate the site in the Pacific Nations Center project.
3. Active play areas and playgrounds nearest the project site are within walking distance, but are not easily accessible. To access Kamamalu Park from the project site, one must cross two major roadways. Pauahi Community Center and Beretania Park are accessible via Beretania Street, although there a number of driveways and crossings.

Land availability is a major constraint in increasing park space, and providing for the regional recreational needs of the study area can only be addressed in a systemic planning approach.

Only one possibility is currently being planned for increasing resident-oriented park space in the study area. The Smith-Beretania parking lot and the surrounding area are being planned for a park, child care, City offices and parking garage.

Most of the substantive recreational solutions are long range possibilities at best. The use of Central Intermediate School as an active park is being considered, but approval by the State Department of Education is needed. The Downtown Neighborhood Board has advocated the inclusion of active recreation

areas in the Pacific Nations Center; the City is currently reviewing bids to develop the project, so no details are available. The Neighborhood Board has also advocated the use of the Foster Garden Estates site for an active park.

Subject to the approval of the City Council, the project will be exempt from Ordinance 4621, which is the City's Park Dedication ordinance (letter dated 2 March 1990 from Donald A. Clegg, Director of Land Utilization to Michael Scarfone, Director of Department of Housing and Community Development).

5.5.5 Health Care and Social Services

Presently, there are a number of health care or related facilities within a 2-mile distance from the project site. These include Queens Hospital, Straub Clinic, Kuakini Hospital, St. Francis Hospital and the City and County of Honolulu Central Fire Station. The facilities provide a full range of services, including 24-hour emergency service. With the existing circulation system, each of these facilities is only three to ten minutes of driving time from the project site.

Services provided by the governmental social service agencies, such as adult assistance and family services, are available from the State Department of Human Services located on Punchbowl Street. Also, one block from the project site is the location of the public welfare office which offers aid for food, shelter and utility payments. Other public resource groups, such as child and family service and religious groups, also provide various types of aid to those in need, and HEHC is part of a wide network of social services which can be made available to Edwin Thomas Home clients.

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APPENDICES

APPENDIX A

**SOCIAL DEVELOPMENT AGREEMENT FOR IIEHC'S
FAMILY TRANSITIONAL HOUSING**

SOCIAL DEVELOPMENT AGREEMENT

FAMILY TRANSITIONAL HOUSING

This agreement made this _____ day of _____ 19____ at Honolulu, Hawaii between the representative of the Hawaii Ecumenical Housing Corporation, and the resident(s) listed below:

Name	Age	Sex
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

This agreement is based on an interview with the resident(s) and HEHC's representative.

Goals and Objectives

Health Goals and Objectives

Financial Problems and Services needed:

Personal/family goals

Education/vocational goals

Employment goals

Cultural/recreational and community activities

Child care needs/goals for children

Other

HEHC AGREES:

1. Access to resources: HEHC or its agents shall provide, or identify, appropriate resources within the community which will give the resident(s) access to social services, counseling, child care, training and activities to assist the resident(s) in meeting the goals and objectives defined herein.
2. Monitoring: HEHC in conjunction with other social service agencies, shall monitor the progress of the resident(s) toward the agreed objectives and shall review that progress with the resident(s) at regular intervals. Renegotiation or amendment of the terms of this agreement shall be by mutual consent only.

THE RESIDENT(S) AGREES:

1. Provision of information: The resident(s) shall provide all relevant information to HEHC in order to negotiate a comprehensive individual social development program, and shall notify HEHC of any relevant changes in the resident(s) circumstances.
2. Participation: The resident(s) shall participate in the activities and services and with the frequency herein.
3. Personal responsibility: The resident(s) shall contact social service agencies and make application for social services as agreed with HEHC in accordance with the objectives herein.
4. Monitoring: The resident(s) shall participate in regular reviews of progress with HEHC and in renegotiation of amendment of the details of this Agreement as appropriate.

Failure to comply with the terms of this Agreement may result in the resident's dismissal from the complex.

* If there is a disagreement or grievance regarding the negotiation of this contract the resident will have an opportunity for a hearing. A grievance procedure is available.

Resident signature _____ Hawaii Ecumenical Housing Corporation
Resident signature _____ Address _____
Resident signature _____

APPENDIX B

HEHC'S FAMILY TRANSITIONAL HOUSING HOUSE RULES

FAMILY TRANSITIONAL HOUSING

HOUSE RULES

Hawaii Ecumenical Housing Corporation (HEHC) Agent

Purpose - These house rules are designed to serve as a guide to contribute to the general safety and comfort of all residents, guests and staff of this Family Transitional Housing Unit.

Compliance - Toward this end, all residents are expected to understand and abide by the House Rules and to support management's efforts to enforce them on a consistent basis. The rules apply to all residents, staff and guests. Parents shall be held responsible for infractions of the rules by their children or children in their care.

Changes - House rules are subject to change by action of the Project Housing Director of HEHC. Amendments or additions to these rules may be proposed by any duly registered resident or staff member. Proposed changes should be taken, in writing, to the Project Housing Director for consideration.

Violations - Violations of the House Rules should be reported promptly to the Resident Manager on site so that appropriate corrective measures may be initiated.

Repeated violations or violations that pose a threat to property or resident/staff safety shall be grounds for immediate eviction. Criminal activity by any resident or project staff while on the project property shall result in immediate eviction or termination.

General -

1. Excessive noise at any time including, but not limited to, loud radio, stereo or TV use, or domestic arguments is prohibited. QUIET TIME for the complex is from 10:00 pm to 6:00 am. Children should be indoors, radio's and TV's should be a conversational levels. Please respect the rights of the other tenants. Violations will be reported to the management.

2. Neither the Resident Manager or HEHC shall be responsible for personal property or deliveries left in the parking lot, at doors of apartments, or any other place on the premises or for any article left with any employee.

3. No soliciting of goods and/or services shall be permitted on the premises by a resident or other persons, except as pre-approved in writing by the Project Housing Director.

4. Respect common areas, no littering.
5. Cigarettes shall not be extinguished or disposed of in parking areas, sidewalks, grounds or common areas of the Complex.
6. The use of alcohol or sale of drugs is forbidden anywhere on complex site. *Note: it is a felony to sell drugs within 750 ft. of any school site.
7. Gambling is not permitted anywhere on the complex site.
8. The sale or use of fireworks of any kind is not permitted anywhere on the complex site.
9. Residents are responsible for removing all articles of clothing and laundry accessories from the laundry area. Items left unattended may be removed by and disposed of at the Resident Manager's discretion.
10. Tenant alterations of units including, but not limited to painting, installation of antennae, installation of air conditioning, is not permitted without written authorization from management.
11. Tampering with pay telephone, washers and dryers, vending machines, electrical switches, common area lighting or storage areas is prohibited.
12. Registered tenants shall be held responsible for damages or disturbances caused by family members, guests and minor children of the household.
13. Children shall not be left unattended in units or elsewhere on the complex premises. Violations will result in immediate referrals to appropriate agencies and/or authorities.
14. Tenants will make their units available for periodic inspection upon request and appropriate notice by management.

Occupancy/Temporary Occupancy

1. All occupants must be registered with the Project Management staff.
2. Occupancy is limited to individuals whose names appear on the Rental Agreement.
 - A. the Manager will not open an apartment to anyone who is not registered with the office. Lock-outs after the Manager's working hours may carry a charge.

3. Apartments are to be used as a residence only. No business or other non-domestic activity in the units is permitted unless authorized by the management.

4. Overnight visitors may be considered trespassers if written permission from the management is not secured. The term for visitors is no more than two weeks, following which a re-evaluation of occupancy status must occur.

Common Area and Entrances

1. The common walkways, passages and courtyards shall not be obstructed or used for purposes other than pedestrian entry to and exit from the complex.

2. No personal property (baby carriage, shopping carts, bicycles, doormats, etc.) shall be left in common storage areas.

3. Residents shall not bring onto the premises or use on the premises any hazardous fluids such as gasoline, kerosene, naphtha, benzene or other combustible substances.

4. The possession and/or use of firearms or other dangerous weapons is prohibited on the premises.

5. Nameplates, signs, signals or lettering shall not be placed or exposed on or at any window, door (including apartment front door), or parking stall except as approved in writing by the Managing Agent.

6. Resident are cautioned against allowing unknown persons in the complex area. Residents should notify the Resident Manager of the presence of suspicious or unknown individuals on project property.

Parking Areas

1. Parking stalls are for residents and staff only. One parking stall is available per family due to limited space. Visitors must park on the street.

2. The speed limit within the parking area is 5 miles per hour.

3. Vehicles should enter and exit the parking areas via driveways only. Parking and driving is not permitted on planted areas.

4. Only vehicles with current license and safety stickers may remain in the parking area. Non-operational vehicles or vehicles lacking current license and safety inspection sticker may be removed from the complex at owner/drivers expense. Owners may be required to furnish proof of no-fault insurance coverage upon request.

5. Parking areas may not be used for any recreation purposes, to include bicycle riding, ball playing and skate board riding.

6. Personal property including but not limited to boats, trailers, lumber crates, or furniture, shall not be stored within the parking area.

7. No major auto alterations or repairs are to be done on the complex site. Maintenance of parking stall is the responsibility of the resident; oil leaks must be removed.

Refuse

1. All garbage must be wrapped or bagged before being deposited into the trash areas or dumpsters. Special attention should be given to properly wrapping and disposing of wet garbage, bottles and cans.

Pets

1. No livestock, poultry, rabbits or other animals shall be kept in any part of the complex.

2. Pets shall not be kept, bred or used for any commercial purposes.

3. No visiting pets shall be allowed on the premises.

HOUSE RULE VIOLATION

DATE _____
BY _____

TIME _____

PLACE OF OCCURRENCE _____

VIOLATION: _____

This violation must be corrected immediately. Continuous violation may result in eviction procedures as explained in the House Rules.

Thank you, "

Earle Seaman
Resident Manager

APPENDIX C
NOISE ASSESSMENT

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NOISE STUDY
FOR THE PROPOSED
EDWIN THOMAS HOME
HONOLULU, OAHU

Prepared for:
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

Prepared by:
Y. EBISU & ASSOCIATES
1126 12th Avenue, Room 305
Honolulu, Hawaii 96816

MARCH 1990

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CHAPTER I. SUMMARY

The future traffic noise levels associated with project traffic are anticipated to be very low. Due to the nature of the shelter project, risks of adverse noise impacts from project generated traffic noise are considered to be low, and the proposed project should not cause adverse noise impacts along the roadways in the immediate vicinity of the project. For these reasons, special traffic noise mitigation measures are not considered necessary.

The existing and future traffic noise levels in the vicinity of the Edwin Thomas Home Project in Downtown Honolulu were evaluated for their potential impact on future tenants of the temporary shelter home. There is some risk of adverse noise impacts on future tenants of the shelter project due to the proximity of the 2nd and 3rd floor apartments to Beretania Street. Because of relatively small buffer distances from Beretania Street, exterior traffic noise levels at some of the apartment windows are expected to exceed the FHA/HUD noise standard for residences of 65 Ldn. However, because the apartment units of the project may be considered to be temporary lodging, with average occupancies of 6 months per tenant, the 65 Ldn noise standard of FHA/HUD is not strictly applicable to this project. Traffic noise levels as high as 70 Ldn are common in urbanized Honolulu, with many residential and apartment buildings located within these high noise areas. For these reasons and because of the charitable nature of the project, special noise mitigation measures are not considered mandatory for the apartment units of the project.

CHAPTER II. PURPOSE

The purpose of this noise study was to evaluate the existing and future traffic noise levels at the Edwin Thomas Home Project, and to determine if special noise mitigation measures are required. The proposed project is located on Beretania Street between Fort Street Mall and Bethel Street in Downtown Honolulu. The scope of the noise study was limited to evaluations of potential impacts on future tenants of the shelter home due to traffic noise in the project environs. Mitigation measures were to be recommended as applicable.

CHAPTER III. NOISE DESCRIPTORS AND THEIR RELATIONSHIP TO
LAND USE COMPATIBILITY

The noise descriptor currently used by federal agencies to assess environmental noise is the Day-Night Average Sound Level (Ldn). This descriptor incorporates a 24-hour average of instantaneous A-weighted sound levels as read on a standard sound level meter. The minimum averaging period for the Ldn descriptor is 24 hours (by definition). Additionally, sound levels which occur during the nighttime hours of 10:00 PM to 7:00 AM are increased by 10 decibels (dB) prior to computing the 24-hour average by the Ldn descriptor. A more complete list of noise descriptors is provided in APPENDIX B to this report.

TABLE 1, derived from Reference 1, presents current federal standards and acceptability criteria for residential land uses exposed to various levels of environmental noise. Land use compatibility guidelines for various levels of environmental noise as measured by the Ldn descriptor system are shown in FIGURE 1. Noise levels typical of communities on Oahu are shown in FIGURE 2. As a general rule, noise levels of 55 Ldn or less occur in rural areas, or urbanized areas which are shielded from high volume streets. In urbanized areas, Ldn levels generally range from 55 to 65 Ldn, and are usually controlled by motor vehicle traffic noise. Residences which front major roadways are generally exposed to levels of 65 Ldn, and as high as 72 Ldn when the roadway is a high speed freeway. Due to noise shielding effects from intervening structures, residences which are located within interior lots are usually exposed to lower noise levels of 60 Ldn or less.

For the purposes of determining noise acceptability for funding assistance from federal agencies (FHWA/HUD and VA), an exterior noise level of 65 Ldn or lower is considered acceptable. This standard is applied nationally (see Reference 2), including Hawaii. Because of our open-living conditions, the predominant

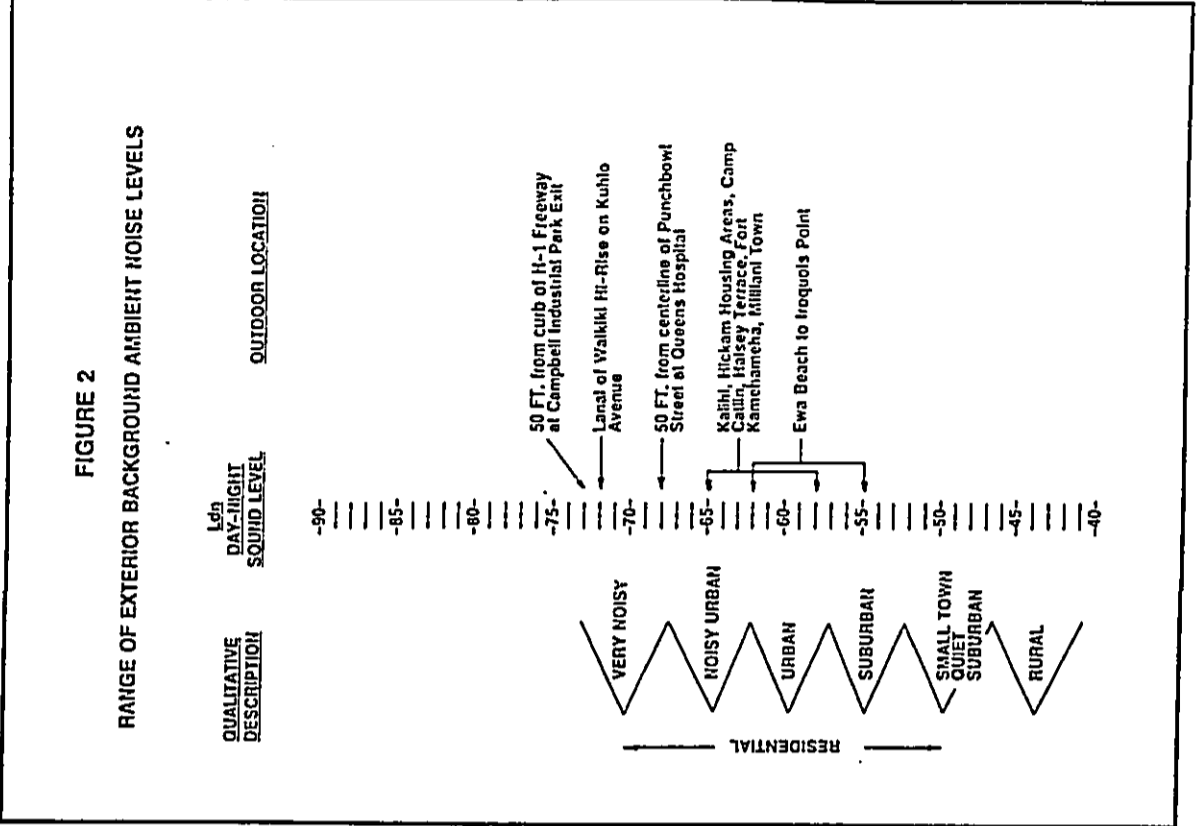
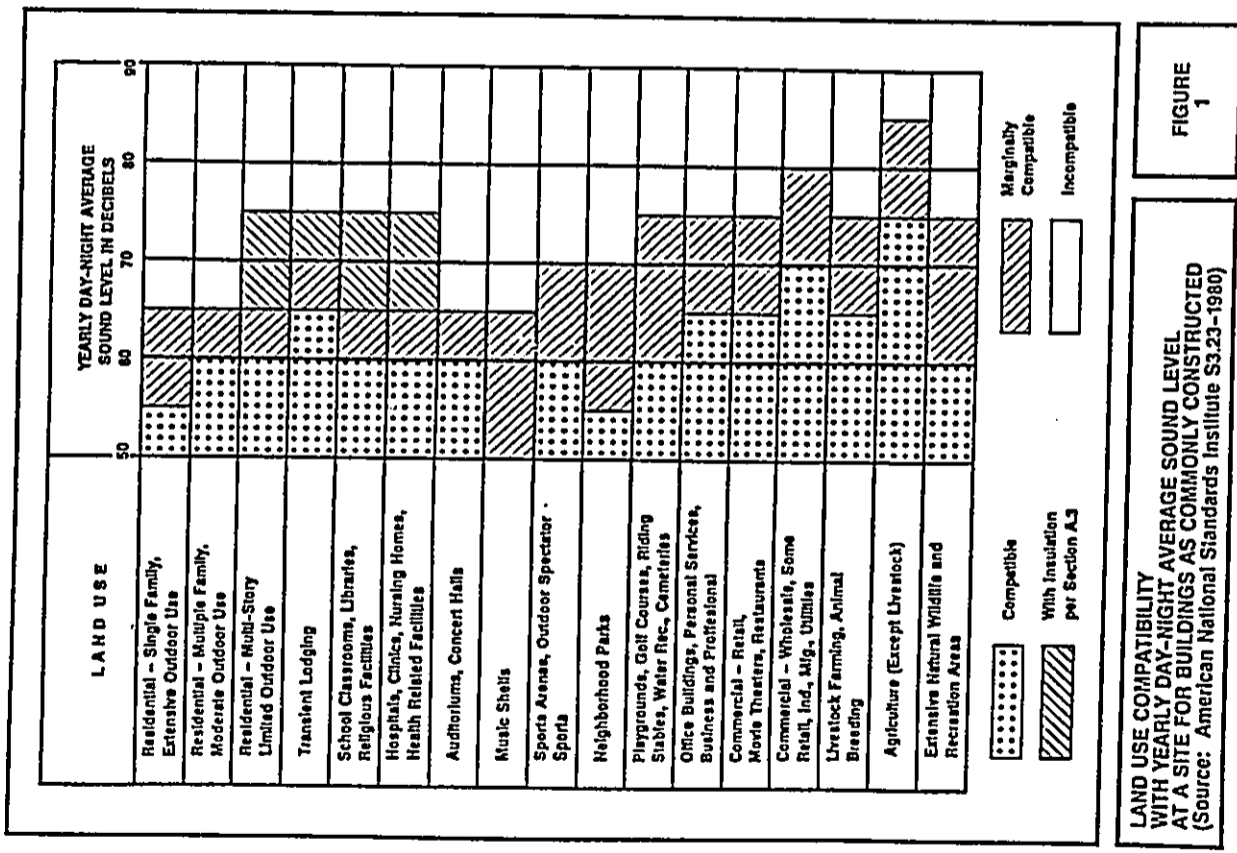
TABLE 1

EXTERIOR NOISE EXPOSURE CLASSIFICATION
(RESIDENTIAL LAND USE)

NOISE EXPOSURE CLASS	DAY-NIGHT SOUND LEVEL	EQUIVALENT SOUND LEVEL	FEDERAL ⁽¹⁾ STANDARD
Minimal Exposure	Not Exceeding 55 Ldn	Not Exceeding 55 Leq	Unconditionally Acceptable
Moderate Exposure	Above 55 Ldn But Not Above 65 Ldn	Above 55 Leq But Not Above 65 Leq	Acceptable ⁽²⁾
Significant Exposure	Above 65 Ldn But Not Above 75 Ldn	Above 65 Leq But Not Above 75 Leq	Normally Unacceptable
Severe Exposure	Above 75 Ldn	Above 75 Leq	Unacceptable

Notes: (1) Federal Housing Administration, Veterans Administration, Department of Defense, and Department of Transportation.

(2) FHWA uses the Leq instead of the Ldn descriptor. For planning purposes, both are equivalent; (a) heavy trucks do not exceed 10 percent of total traffic flow in vehicles per 24 hours, and (b) traffic between 10:00 PM and 7:00 AM does not exceed 15 percent of average daily traffic flow in vehicles per 24 hours. The noise mitigation threshold used by FHWA for residences is 67 Leq.



CHAPTER IV. GENERAL STUDY METHODOLOGY

use of naturally ventilated dwellings, and the relatively low exterior-to-interior sound attenuation afforded by these naturally ventilated structures, an exterior noise level of 65 Ldn does not eliminate all risks of noise impacts. For these reasons, and as recommended in Reference 3, a lower level of 55 Ldn is considered as the "Unconditionally Acceptable" (or "Near-Zero Risk") level of exterior noise. However, after considering the cost and feasibility of applying the lower level of 55 Ldn, government agencies such as FHWA/HUD and VA have selected 65 Ldn as a more appropriate regulatory standard.

State Department of Health (DOH) noise regulations (References 4 and 5) apply on the island of Oahu, and are intended to minimize noise impacts from stationary as well as motor vehicle noise sources. These regulations would apply to all noise sources within the boundaries of the project site, as well as to light and heavy vehicles which would travel to and from the site on public roadways. Existing noise sources on or adjacent to the project site, such as garage exhaust fans, must comply with the noise limits of Reference 4 along the project boundary lines. These limits are 60 dBA during the daytime hours of 7:00 AM to 10:00 PM, and 50 dBA during the remaining nighttime period. Vehicles traveling to and from the project facilities will be required to comply with the vehicle noise emission limits of Reference 5.

By Reference 4, "unreasonable noise", which includes noise from sound production reproduction devices and from rowdiness or other boisterous behavior, is controlled by the Honolulu Police Department. In those situations where unreasonable noise cannot be determined subjectively, the property line noise limits of Reference 4 shall then apply.

Existing background ambient noise levels were measured at 5 locations in the project environs to provide a basis for developing the existing and future noise exposure levels at the project site. The locations of these 5 measurement sites are shown in FIGURE 3. Measurements were performed on a Thursday and Friday (March 15 and 16, 1990) during the PM peak traffic period as well as during the off-peak period. The results of the noise measurements were compared to calculations of existing traffic noise levels to validate the computer model used. These noise measurement results, and their comparisons with computer model predictions are summarized in TABLE 2. Measured noise data at Site E was skewed by construction noise at the Honolulu Tower II Condominium project.

Traffic noise calculations for the existing conditions as well as noise predictions for the Year 1993 following completion of the proposed development were performed using the Federal Highway Administration (FHWA) Noise Prediction Model (Reference 6). Traffic data entered into the noise prediction model were: hourly traffic volumes; average vehicle speeds; and estimates of traffic mix. The traffic study for the Alakea-Richards Office Building project (Reference 7), spot traffic counts obtained during the noise measurement periods, and Hawaii State DOT traffic counts on Beretania Street at Nuuanu Stream Bridge (Reference 8) were the primary sources of data inputs to the model. For existing and future traffic, it was assumed that the PM peak hour Leq(h) was equal to the 24-hour Ldn. This assumption was based on computations of the hourly Leq and 24-hour Ldn of traffic noise for Ewa bound traffic along Beretania Street (see FIGURE 4).

CHAPTER V. EXISTING NOISE ENVIRONMENT

The existing traffic noise levels along the Rights-of-Way of Beretania Street are high, and in the "Significant Exposure, Normally Unacceptable" category at approximately 70 to 75 Ldn along the Right-of-Way. This condition is typical along major roadways of Oahu (see FIGURE 2). Traffic noise levels along the Beretania Street Right-of-Way are high due to the close proximity of the Right-of-Way to the noise sources, and due to the relatively high traffic volume on Beretania Street. Along Bethel Street, which is west of the project site, traffic noise levels are lower at 65 to 70 Ldn. Because the project site is partially shielded from Bethel Street by existing buildings, traffic noise from Bethel Street is not greater than 65 Ldn and in the "Moderate Exposure, Acceptable" category at the project site.

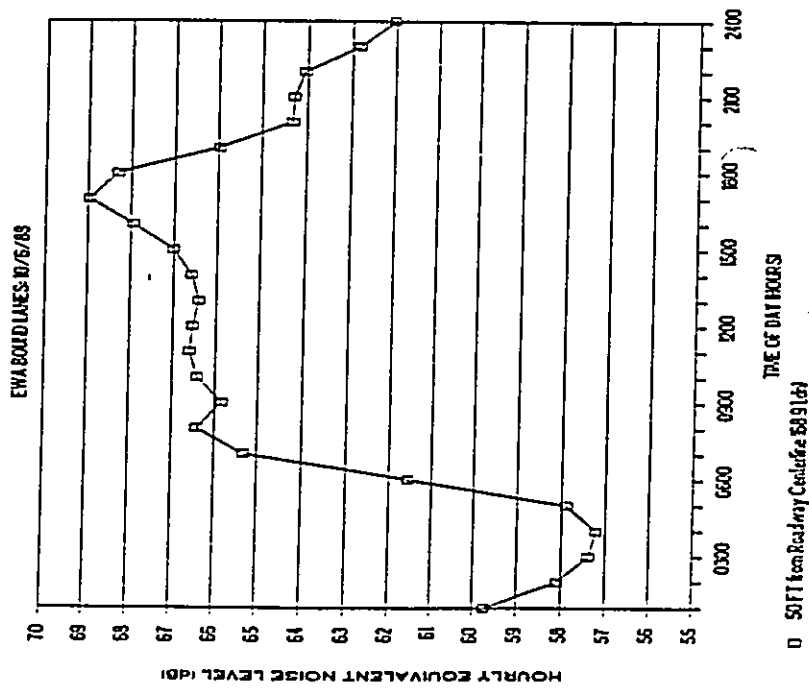
The existing traffic noise levels along Beretania Street are high and equal to 72 Ldn at approximately 50 FT setback distance from the roadway's centerline. Maximum noise levels (Lmax) associated with heavy truck traffic on Beretania Street are in the order of 80 to 85 db at this setback distance. Minimum daytime background ambient noise levels of approximately 55 to 60 db occur between periods of traffic flow. At the northernmost upper floor windows of the project which are within 60 FT of the centerline of Beretania Street, existing traffic noise levels are approximately 66 to 67 Ldn, and are above the FHA/HUD noise standard for residences.

In addition to traffic noise, mechanical equipment and car horns from the adjacent building makai (or south) of the project are significant contributors to the existing noise environment. Measured levels from mechanical equipment at Sites C and D ranged from 71 to 76 dB. Unlike traffic noise, however, these high noise levels may be reduced in the future through enforcement of existing State DOI noise regulations.

In summary, the existing noise levels at the project site

FIGURE 4

HOURLY VARIATIONS OF TRAFFIC NOISE AT 50 FT SETBACK DISTANCE FROM THE CENTERLINE OF BERETANIA STREET @ NUUANU STREAM BRIDGE



D 50 FT from Roadway Centerline 5/8/84

...
currently exceed the existing FHA/HUD noise standard of 65 Ldn for residences by approximately 1 to 4 Ldn. The sources of the noise at the project site include roadway traffic, as well as mechanical equipment and car horns from the adjacent building.

CHAPTER VI. FUTURE TRAFFIC NOISE ENVIRONMENT

Predictions of future traffic noise levels were made using traffic volume assignments of Reference 7 for CY 1993 following completion of the Alakea-Richards Street Office Building. The future projection of essentially non-project traffic on Beretania Street was 3,828 VPH during the PM peak hour. This projected CY 1993 traffic volume on Beretania Street represents an increase of approximately 9 percent from the March 1990 traffic counts obtained during the PM peak hour. By CY 1993, traffic noise levels are predicted to increase by approximately 0.4 Ldn units along Beretania Street if PM peak hour traffic volumes increase by 9 percent above current volumes. This increase in traffic noise is considered to be low, and within the accuracy limits of the noise prediction method.

By CY 1993, exterior noise levels outside the 2nd and 3rd floor apartment windows are expected to range from 66 to 68 Ldn as a result of traffic along Beretania Street and Bethel Street. These levels are 1 to 3 Ldn units above the FHA/HUD noise standard for residences. If the existing mechanical equipment noise standards at the adjacent building can be quieted to meet State DOLL noise limits of 60 and 50 dBA during the daytime and nighttime periods, respectively, maximum exterior noise levels at the project building should not exceed 68 Ldn.

CHAPTER VII. DISCUSSION OF PROJECT RELATED NOISE IMPACTS AND POSSIBLE NOISE MITIGATION MEASURES

Traffic Noise. No increase in traffic noise levels attributable to the project are predicted to occur due to the nature of the project, and the relatively high noise levels along the existing roadways in the project area. Although exterior traffic noise levels in CY 1993 may be as high as 68 Ldn outside the project's 2nd and 3rd floor apartment windows, noise impacts on project tenants will be reduced due to the temporary nature of the housing accommodations at the Edwin Thomas Home. Because the average maximum length of stay at the home is expected to be approximately 6 months, there is a lower risk that any tenant's long term noise exposure will exceed the FHA/HUD standard of 65 Ldn. Because of the temporary and charitable nature of the housing accommodations, there is also a relatively low risk of occupant complaints regarding the exterior traffic noise environment. Due to the temporary nature of the accommodations at transient lodging facilities, a higher tolerance exists for noise at these facilities. Note that in FIGURE 1, the "Compatible" and "Marginally Compatible" levels are 5 Ldn higher for transient lodging than for residential dwelling units.

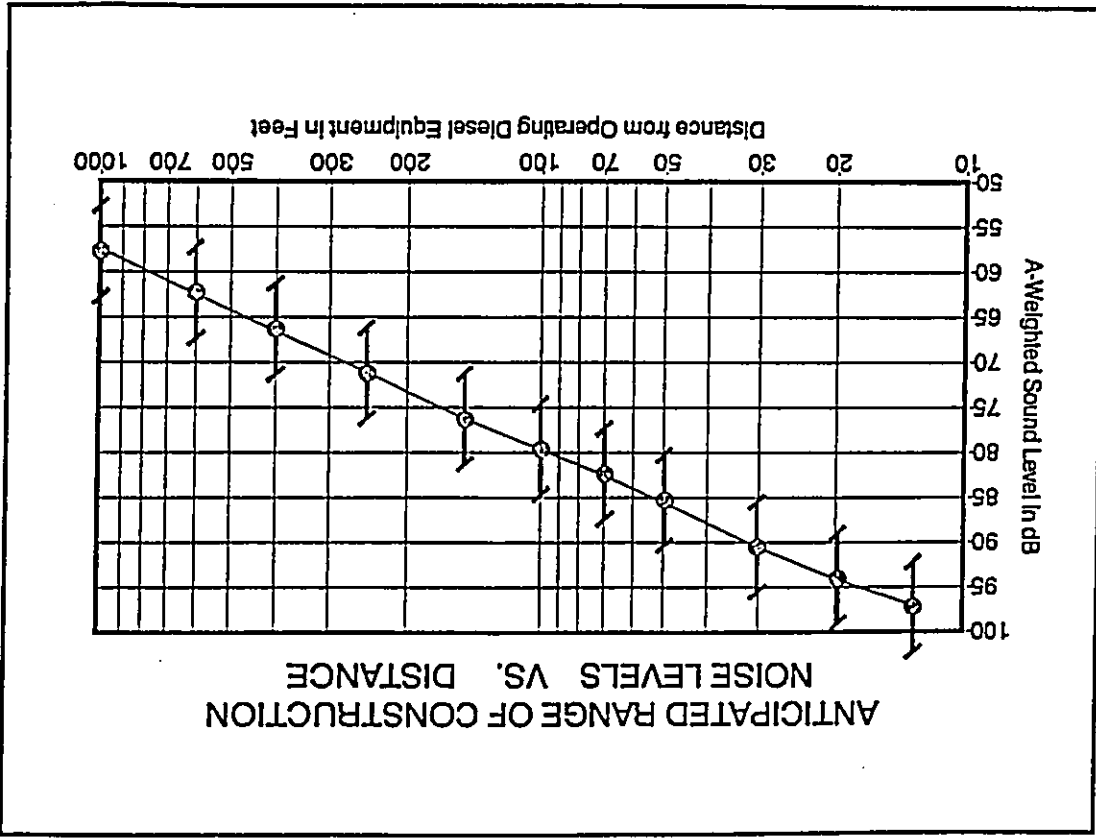
Based on the above considerations and the nature of this project, noise mitigation measures to meet the FHA/HUD noise standard of 65 Ldn at the project apartment are not considered to be mandatory or of the highest priority when compared with other needs of the tenants. This conclusion is also based on the generally widespread exposure to 65+ Ldn levels in Waikiki, and along the major thoroughfares in central Honolulu, and the apparent acceptance of these higher than desirable levels by the residents of Honolulu who are not in need of temporary housing. In the distant future, as traffic noise levels increase at the project site, the addition of window air conditioning units may be more economically feasible, and should be considered as the ultimate, long term goal and

noise mitigation measure for this project.

General Construction Noise. Audible construction noise will probably be unavoidable during the entire project construction period. Typical levels of exterior noise from construction activity (excluding pile driving activity) are shown in FIGURE 5. Typical levels of construction noise inside naturally ventilated and air conditioned structures are approximately 10 and 20 dB less, respectively, than the levels shown in FIGURE 5. Adverse impacts from construction noise are not expected to be in the "public health and welfare" category due to the temporary nature of the work, the business/commercial character of the neighborhood, the prevalent use of air conditioning within the adjoining buildings, and due to the administrative controls available for regulation of construction noise. Instead, these impacts will probably be limited to the temporary noise disturbances in the immediate vicinity of the project site.

Mitigation of construction noise to inaudible levels will not be practical in all cases due to the intensity of construction noise sources (80 to 90+ dB at 50 FT distance), and due to the exterior nature of some of the work (concrete pouring, hammering, etc.). The use of properly muffled construction equipment should be required on the job site.

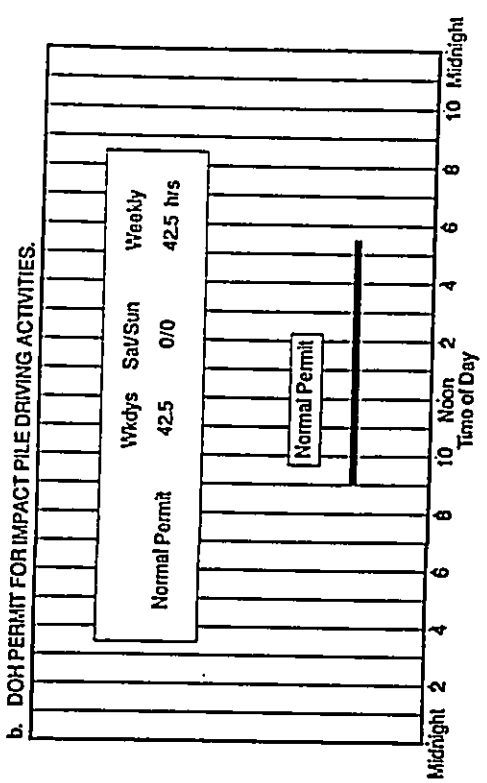
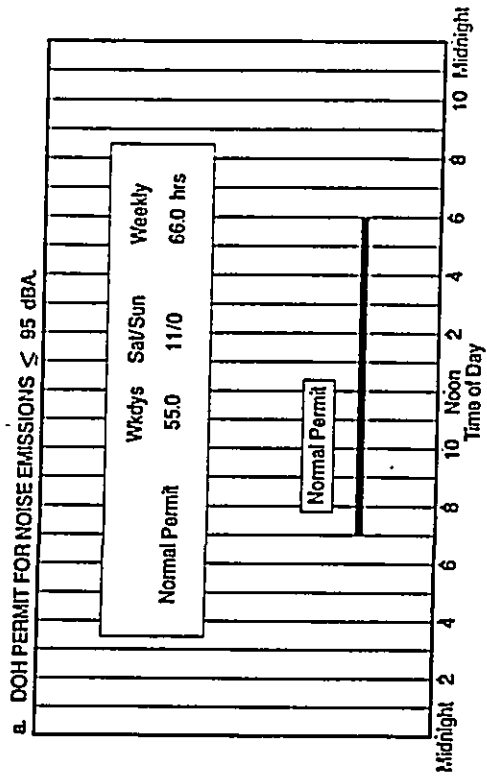
The incorporation of State Department of Health construction noise limits and curfew times, which are applicable on the island of Oahu (Reference 4), is another noise mitigation measure which is normally applied to construction activities. TABLE 3 depicts the allowed hours of construction for normal construction noise (levels which do not exceed 95 dB at the project's property line) and for construction noise which exceeds 95 dB at the project's property line. Noisy construction activities are not allowed on holidays, Saturdays, Sundays, during the early morning, and during the late evening periods under the DOH permit procedures. Because of the business/commercial character of the project area, a variance from the DOH curfew periods for noisy construction activities



CONSTRUCTION NOISE LEVELS VS. DISTANCE

FIGURE 5

TABLE 3
AVAILABLE WORK HOURS UNDER DOH PERMIT PROCEDURES FOR CONSTRUCTION NOISE



should be considered since it may shorten the total construction period and thereby lessen the cumulative noise exposure period of the occupants in the adjoining commercial buildings.

APPENDIX A. REFERENCES

- (1) "Guidelines for Considering Noise in Land Use Planning and Control;" Federal Interagency Committee on Urban Noise; June 1980.
- (2) "Environmental Criteria and Standards, Noise Abatement and Control, 24 CFR, Part 51, Subpart B;" U.S. Department of Housing and Urban Development; July 12, 1979.
- (3) "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety;" Environmental Protection Agency (EPA 550/9-74-004); March 1974.
- (4) "Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu;" Hawaii State Department of Health; November 6, 1981.
- (5) "Title 11, Administrative Rules, Chapter 42, Vehicular Noise Control for Oahu;" Hawaii State Department of Health; October 27, 1981.
- (6) Barry, T. and J. Reagan, "FHWA Highway Traffic Noise Prediction Model," FHWA-RD-77-108, Federal Highway Administration, Washington, D.C., December 1978.
- (7) "Traffic Study for A Proposed Office Building on Hotel Street Between Richards and Alakea Streets in Honolulu, Hawaii;" Barton-Aschman Associates, Inc.; July, 1989.
- (8) October 6, 1988 24-Hour Traffic Counts, Station SL-13, Beretania Street at Nuuanu Stream Bridge; State Department of Transportation.

APPENDIX B
EXCERPTS FROM EPA'S ACOUSTIC TERMINOLOGY GUIDE

Descriptor Symbol Usage

The recommended symbols for the commonly used acoustic descriptors based on A-weighting are contained in Table 1. As most acoustic criteria and standards used by EPA are derived from the A-weighted sound level, almost all descriptor symbol usage guidance is contained in Table 1.

Since acoustic nomenclature includes weighting networks other than "A" and measurements other than pressure, an expansion of Table 1 was developed (Table 11). The group adopted the ANSI descriptor-symbol scheme which is structured into three stages. The first stage indicates that the descriptor is a level (i.e., based upon the logarithm of a ratio), the second stage indicates the type of quantity (power, pressure, sound exposure), and the third stage indicates the weighting network (A, B, C, D, E, ...). If no weighting network is specified, "A" weighting is understood. Exceptions are the A-weighted sound level and the A-weighted peak sound level which require that the "A" be specified. For convenience in those situations in which an A-weighted descriptor is being compared to that of another weighting, the alternative column in Table 1 permits the inclusion of the "A". For example, a report on blast noise might wish to contrast the L_{dn} with the L_{dnA}.

Although not included in the tables, it is also recommended that "L_{wpn}" and "L_{eqp}" be used as symbols for perceived noise levels and effective perceived noise levels, respectively.

It is recommended that in their initial use within a report, such terms be written in full, rather than abbreviated. An example of preferred usage is as follows:

The A-weighted sound level (LA) was measured before and after the installation of acoustical treatment. The measured LA values were 83 and 75 dB respectively.

Descriptor Interpretation

With regard to energy averaging over time, the term "average" should be discouraged in favor of the term "equivalent". Hence, L_{eq} is designated the "equivalent sound level". For L_d, L_n, and L_{dn}, "equivalent" need not be stated since the concept of day, night, or day-night averaging is by definition understood. Therefore, the designations are "day sound level", "night sound level", and "day-night sound level", respectively.

The peak sound level is the logarithmic ratio of peak sound pressure to a reference pressure and not the maximum root mean square pressure. While the latter is the maximum sound pressure level, it is often incorrectly labelled peak. In that sound level meters have "peak" settings, this distinction is most important.

"Background ambient" should be used in lieu of "background", "ambient", "residual", or "indigenous" to describe the level characteristics of the general background noise due to the contribution of many unidentifiable noise sources near and far.

With regard to units, it is recommended that the unit decibel (abbreviated db) be used without modification. Hence, dB, PSD, and L_{wpn} are not to be used. Examples of this preferred usage are: the perceived noise level (PN) was found to be 75 dB, L_{wpn} = 75 dB. This decision was based upon the recommendation of the National Bureau of Standards, and the policies of ANSI and the Acoustical Society of America, all of which disallow any modification of the unit except for prefixes indicating its multiples or submultiples (e.g., deci).

False Impact

In discussing noise impact, it is recommended that "Level Weighted Population" (LWP) replace "Equivalent Noise Impact" (ENI). The term "Relative Change of Impact" (RCI) shall be used for comparing the relative differences in LWP between two alternatives.

Further, when appropriate, "noise impact index" (NII) and "population weighted loss of hearing" (PLH) shall be used consistent with Guidelines for Reporting Environmental Impact Statements (1977).

APPENDIX B (CONTINUED)

TABLE 1

A-WEIGHTED RECOMMENDED DESCRIPTOR LIST

TERM	SYMBOL
1. A-Weighted Sound Level	L _A
2. A-Weighted Sound Power Level	L _{WA}
3. Maximum A-Weighted Sound Level	L _{max}
4. Peak A-Weighted Sound Level	L _{Apk}
5. Level Exceeded x% of the Time	L _x
6. Equivalent Sound Level	L _{eq}
7. Equivalent Sound Level over Time (T) (†)	L _{eq(T)}
8. Day Sound Level	L _d
9. Night Sound Level	L _n
10. Day-Night Sound Level	L _{dn}
11. Yearly Day-Night Sound Level	L _{dn(Y)}
12. Sound Exposure Level	L _{SE}

(†) Unless otherwise specified, time is in hours (e.g. the hourly equivalent level is L_{eq(1h)}). Time may be specified in non-quantitative terms (e.g., could be specified a L_{eq(WASH)} to mean the washing cycle noise for a washing machine).

SOURCE: EPA ACOUSTIC TERMINOLOGY GUIDE, BNA 8-14-76, NOISE REGULATION REPORTER.

APPENDIX B (CONTINUED)

TABLE II
RECOMMENDED DESCRIPTOR LIST

TERM	A-WEIGHTING	ALTERNATIVE (1) A-WEIGHTING	OTHER (2) WEIGHTING	UNWEIGHTED
1. Sound (Pressure) Level	L_A	L_{pA}	L_B , L_{pB}	L_p
2. Sound Power Level	L_{WA}		L_{WB}	L_W
3. Max. Sound Level	L_{max}	L_{Amax}	L_{Bmax}	L_{pmax}
4. Peak Sound (Pressure) Level	L_{Apk}		L_{Bpk}	L_{pik}
5. Level Exceeded x% of the time	L_x	L_{Ax}	L_{Bx}	L_{px}
6. Equivalent Sound Level	L_{eq}	L_{Aeq}	L_{Beq}	L_{peq}
7. Equivalent Sound Level Over Time (T)	$L_{eq(T)}$	$L_{Aeq(T)}$	$L_{Beq(T)}$	$L_{peq(T)}$
8. Day Sound Level	L_d	L_{Ad}	L_{Bd}	L_{pd}
9. Night Sound Level	L_n	L_{An}	L_{Bn}	L_{pn}
10. Day-Night Sound Level	L_{dn}	L_{Adn}	L_{Bdn}	L_{pdn}
11. Yearly Day-Night Sound Level	$L_{dn(Y)}$	$L_{Adn(Y)}$	$L_{Bdn(Y)}$	$L_{pdn(Y)}$
12. Sound Exposure Level	L_S	L_{SA}	L_{SB}	L_{Sp}
13. Energy Average value over (non-time domain) set of observations	$L_{eq(e)}$	$L_{Aeq(e)}$	$L_{Beq(e)}$	$L_{peq(e)}$
14. Level exceeded x% of the total set of (non-time domain) observations	$L_x(e)$	$L_{Ax(e)}$	$L_{Bx(e)}$	$L_{px(e)}$
15. Average L_x value	L_x	L_{Ax}	L_{Bx}	L_{px}

(1) "Alternative" symbols may be used to assure clarity or consistency.
 (2) Only B-weighting shown. Applies also to C, D, E-weighting.
 (3) The term "pressure" is used only for the unweighted level.
 (4) Unless otherwise specified, time is in hours (e.g., the hourly equivalent level is $L_{eq(1)}$). Time may be specified in non-stimulative terms (e.g., could be specified as $L_{eq(WASit)}$ to mean the washing cycle noise for a washing machine.

APPENDIX D
AIR QUALITY ASSESSMENT

AIR QUALITY STUDY
FOR THE PROPOSED
EDWIN THOMAS HOME PROJECT
HONOLULU, OAHU, HAWAII

Prepared for:
Department of Housing and Community Development
City and County of Honolulu

March 1990



BARRY D. NEAL & ASSOCIATES
Applied Microbiology • Air Quality • Computer Science
2377 ST. LOUIS DRIVE, HONOLULU, HAWAII 96816
TELEPHONE (808) 732-1996 • FAX (808) 739-5283

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1	Summary of State of Hawaii and National Ambient Air Quality Standards
2	Annual Wind Frequency for Honolulu International Airport
3	Air Pollution Emissions Inventory for City and County of Honolulu, 1980
4	Annual Summary of Air Quality Measurements for Monitoring Stations Nearest Edwin Thomas Home Project
5	Estimated Indirect Air Pollution Emissions from Edwin Thomas Home Project Electrical Demand
6	Uncontrolled Air Pollution Emission Factors for Municipal Refuse Incinerators

1.0 INTRODUCTION AND PROJECT DESCRIPTION

The City & County of Honolulu through the Department of Housing and Community Development is proposing to provide funds to the Hawaii Ecumenical Housing Corporation to develop the Edwin Thomas Home Project. This project will result in the rehabilitation of an abandoned, dilapidated, two-story commercial structure to create a transitional residence for approximately 85 homeless persons. The location of the proposed project is at 41 South Beretania Street in downtown Honolulu. Residents of the transitional home will receive counseling and assistance in locating permanent housing, finding employment, obtaining further education or job training and other life-skills training during their stay at the home.

Building rehabilitation activities include constructing one additional floor within the existing building shell to create a three-story facility. Upon completion of rehabilitation activities, the structure will contain a total of approximately 4400 square feet of commercial and restaurant space in the basement and on the ground floors, and 32 residential rooms on the second and third floors. Development of the proposed project will be completed during 1991.

The purpose of this study is to describe existing air quality in the project area and to assess the potential short-term and long-term direct and indirect air quality impacts that could result from the rehabilitation and subsequent use of the subject building. Measures to mitigate these impacts are suggested where possible and appropriate.

2.0 AMBIENT AIR QUALITY STANDARDS

Ambient concentrations of air pollution are regulated by both national and state ambient air quality standards (AAQS). National AAQS are specified in Section 40, Part 50 of the Code of Federal Regulations (CFR), while State of Hawaii AAQS are defined in Chapter 11-59 of the Hawaii Administrative Rules. Table 1 summarizes both the national and the state AAQS that are specified in the cited documents. As indicated in the table, AAQS have been established for six air pollutants. These regulated air pollutants include: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone and lead. National AAQS are stated in terms of primary and secondary standards. National primary standards are designed to protect the public health with an "adequate margin of safety". National secondary standards, on the other hand, define levels of air quality necessary to protect the public welfare from "any known or anticipated adverse effects of a pollutant". Secondary public welfare impacts may include such effects as decreased visibility, diminished comfort levels, or other potential injury to the natural or man-made environment, e.g., soiling of materials, damage to vegetation or other economic damage. In contrast to the national AAQS, Hawaii State AAQS are given in terms of a single standard that is designed "to protect public health and welfare and to prevent the significant deterioration of air quality".

Each of the regulated air pollutants has the potential to create or exacerbate some form of adverse health effect or to produce environmental degradation when present in sufficiently high concentration for prolonged periods of time. The AAQS specify a maximum allowable concentration for a given air pollutant for one or more averaging times to prevent harmful effects. Averaging times vary from one hour to one year depending on the pollutant and

type of exposure necessary to cause adverse effects. In the case of the short-term (i.e., 1- to 24-hour) AAQS, both national and state standards allow one exceedance per year.

State of Hawaii AAQS are in some cases considerably more stringent than comparable national AAQS. In particular, the State of Hawaii 1-hour AAQS for carbon monoxide is four times more stringent than the comparable national limit.

Under the provisions of the Federal Clean Air Act (1), the U.S. Environmental Protection Agency (EPA) is required to periodically review and re-evaluate national AAQS in light of research findings more recent than those which were available at the time the standards were originally set. Occasionally new standards are created as well. Most recently, the national standard for particulate matter has been revised to include specific limits for particulates 10 microns or less in diameter (PM-10) (2). The State of Hawaii has not explicitly addressed the question of whether to set limits for this category of air pollutant, but national AAQS prevail where states have not set their own more stringent levels.

Hawaii AAQS for sulfur dioxide were relaxed in 1986 to make them essentially the same as national limits. It has been proposed in various forums that the state also relax its carbon monoxide standards to the national levels, but at present there are no indications that such a change is being considered.

3.0 REGIONAL AND LOCAL CLIMATOLOGY

Regional and local climatology significantly affect the air quality of a given location. Wind, temperature, atmospheric turbulence, mixing height and rainfall all influence air quality. Although the climate of Hawaii is relatively moderate throughout most of the state and most of the year, significant differences in these parameters may occur from one location to another. Most differences in regional and local climates within the state are caused by the mountainous topography.

Hawaii lies well within the belt of northeasterly trade winds generated by the semi-permanent Pacific high pressure cell to the north and east. On the island of Oahu, the Koolau and Waianae Mountain Ranges are oriented more or less perpendicular to the trade winds, which accounts for much of the variation in the local climatology of the island. Downtown Honolulu, the site of the proposed project, is located in a coastal area leeward of the Koolau Mountains. Although large urban areas may create their own microclimates to some extent, long-term weather data available from the Honolulu International Airport, located about 4 miles to the northwest is considered at least semi-representative of the project site.

Wind frequency data given in Table 2 for Honolulu International Airport show that the annual prevailing wind direction for this area of Oahu is east northeast. On an annual basis, 34.7 percent of the time the wind is from this direction, and nearly 75 percent of the time the wind is in the northeast quadrant. Winds from the south are infrequent occurring only a few days during the year and mostly in winter in association with Kona storms. Wind speeds average about 10 knots (12 mph) and mostly vary between about 5 and

15 knots (6 and 17 mph). Surface winds in downtown Honolulu are similar to those recorded at the airport but are undoubtedly deviated and channeled at some locations by the many high-rise buildings.

Air pollution emissions from motor vehicles, the formation of photochemical smog and smoke plume rise all depend in part on air temperature. Colder temperatures tend to result in higher emissions of contaminants from automobiles but lower concentrations of photochemical smog and ground-level concentrations of air pollution from elevated plumes. In Hawaii, the annual and daily variation of temperature depends to a large degree on elevation above sea level, distance inland and exposure to the trade winds. Average temperatures at locations near sea level generally are warmer than those at higher elevations. Areas exposed to the trade wind tend to have the least temperature variation, while inland and leeward areas often have the most. Downtown Honolulu's coastal, leeward location results in a relatively moderate temperature profile compared to other locations around Oahu and the state. At the airport, average annual daily minimum and maximum temperatures are 70°F and 84°F, respectively. The extreme minimum temperature was 53°F during February 1983, and the extreme maximum was 94°F during September 1988. Temperatures in the downtown area may be slightly higher compared to the airport due to urban effects.

Small scale, random motions in the atmosphere (turbulence) cause air pollutants to be dispersed as a function of distance or time from the point of emission. Turbulence is caused by both mechanical and thermal forces in the atmosphere. It is oftentimes measured and described in terms of Pasquill-Gifford stability class. Stability class 1 is the most turbulent and class 6 the least. Thus, air pollution dissipates the best during stability

class 1 conditions and the worst when stability class 6 prevails. In urbanized areas like downtown Honolulu, stability class 4 is generally the highest stability class that occurs, developing during the nighttime and/or during cloudy daytime conditions.

Mixing height is defined as the height above the surface through which relatively vigorous vertical mixing occurs. Low mixing heights can result in high ground-level air pollution concentrations because contaminants emitted from or near the surface can become trapped within the mixing layer. In Hawaii, minimum mixing heights tend to be high because of mechanical mixing caused by the trade winds and because of the temperature moderating effect of the surrounding ocean. Low mixing heights may sometimes occur, however, at inland locations and even at times along coastal areas early in the morning following a clear, cool, windless night. Coastal areas may also experience low mixing levels during sea breeze conditions when cooler ocean air rushes in over warmer land. Mixing heights in the state typically are above 3000 feet (1000 meters). Low mixing heights in the downtown Honolulu area will tend to be inhibited by urban effects but may occur on occasion.

Rainfall can have a beneficial effect on the air quality of an area in that it helps to suppress fugitive dust emissions, and it may also "washout" gaseous contaminants that are water soluble. Rainfall in Hawaii is highly variable depending on elevation and on location with respect to the trade wind. Downtown Honolulu being a leeward location and near sea level experiences a relatively dry climate. Average annual rainfall amounts to about 24 inches with summer months being the driest. Monthly rainfall has been measured to vary from as little as a trace to more than 20 inches.

4.0 PRESENT AIR QUALITY

Present air quality in the project area is mostly affected by air pollutants from natural, industrial, and/or vehicular sources, and perhaps to a lesser and occasional extent from distant agricultural sources. Table 3 presents an air pollutant emission summary for the City and County of Honolulu which was compiled in 1980. These are the latest data that are available. The mineral products industry was the most significant source category for emissions of particulate matter. Sulfur dioxide emissions originated mainly from power plants, while motor vehicles accounted for much of the emissions of nitrogen oxides, carbon monoxide and hydrocarbons.

Natural sources of air pollution emissions which could also affect the project area but cannot be quantified very accurately include the ocean (sea spray), plants (aero-allergens), wind-blown dust, and perhaps distant volcanoes on the Island of Hawaii.

The State Department of Health operates a network of air quality monitoring stations at various locations on Oahu. Each station, however, typically does not monitor the full complement of air quality parameters. An annual summary of air quality measurements that were made nearest to the project site for each of the regulated air pollutants is presented in Table 4 for the period 1985 through 1988.

Sulfur dioxide is measured by the State Department of Health at an air quality monitoring station located in Campbell Industrial Park at Barbers Point several miles west of the project site. As indicated in the table, measurements of 24-hour average sulfur dioxide concentration were made at this location. There were no

exceedances of the state/national 24-hour AAQS for sulfur dioxide during the 4-year period. Concentrations monitored during the last 3 years reported were consistently low with daily mean values at or below $5 \mu\text{g}/\text{m}^3$.

Total particulate concentrations were monitored at the Department of Health Building in downtown Honolulu, just a few blocks southeast of the project site. During the 1985-88 reporting period, the highest 24-hour average total particulate concentration measured was $61 \mu\text{g}/\text{m}^3$. Average daily particulate concentration were about $25 \mu\text{g}/\text{m}^3$. No exceedances of the state AAQS were recorded.

The nearest PM-10 monitoring station is located about 1/2 mile north of the project site at Kauluwela School. Twenty-four hour average PM-10 concentrations monitored at this location ranged from 7 to $52 \mu\text{g}/\text{m}^3$ between 1985 and 1988. Average daily concentrations were generally less than $20 \mu\text{g}/\text{m}^3$. All values reported were within the national AAQS.

The nearest carbon monoxide measurements were made at the Department of Health building in downtown Honolulu. The average daily maximum 1-hour concentration measured at this location was about $2 \text{ mg}/\text{m}^3$. During the most recent year reported, 1988, the daily maximum 1-hour concentration ranged from 0.4 to $7.4 \text{ ng}/\text{m}^3$; no exceedances of the state 1-hour AAQS were recorded. During previous years (1985-87), maximum 1-hour concentrations were higher, and one to three exceedances of the state 1-hour AAQS were measured each year. Daily maximum 8-hour values for 1988 have not been reported at this writing, but concentrations for the 1985-87 period ranged from 0.1 to $4.7 \text{ mg}/\text{m}^3$. The average of the daily

maximum 8-hour values was about 1.3 mg/m³. No exceedances of the state 8-hour AAQS were recorded. Present concentrations of carbon monoxide in the project area are estimated later in this study based on air quality modeling of vehicular emissions.

The nearest available ozone measurements were obtained at Sand Island (about 1 mile southwest of the project site) between 1985 and 1987. During 1987 the Sand Island daily maximum 1-hour concentration averaged 38 µg/m³ and ranged from 4 to 84 µg/m³. There were no exceedances of the state AAQS. Concentrations during 1986 were similar to those recorded for 1987, while in 1985 maximum 1-hour concentrations were significantly higher. Three exceedances of the state AAQS were measured during the 1985 period.

The closest available measurements of ambient lead concentrations were made at the downtown Honolulu monitoring station. During the 1985-87 reporting period, lead concentrations at this location had a downward trend, most probably reflecting the increased use of unleaded gasoline. Average quarterly concentrations were near or below the detection limit. No exceedances of the state AAQS have ever been recorded.

Nitrogen dioxide is no longer monitored by the Department of Health anywhere in the state. Concentrations of this pollutant were measured from 1971 through 1976 at Barbers Point, and annual mean values were found to vary from 11 to 29 µg/m³, safely inside the state and national AAQS.

Based on the data and discussion presented above, it appears likely that the State of Hawaii AAQS for particulates, sulfur dioxide,

nitrogen dioxide and lead are currently being met at the project site. The ozone AAQS has not been exceeded during the past two years for which data are presently available (1986 and 1987) at the Sand Island monitoring station. Carbon monoxide readings from urban Honolulu indicate that the state AAQS for carbon monoxide may be exceeded at a rate of one to three times per year in traffic-congested areas.

5.0 SHORT-TERM IMPACTS OF PROJECT

Short-term direct and indirect impacts on air quality could potentially occur during project construction. For a project of this nature and size, the main potential type of air pollution emissions which could directly result in short-term air quality impacts during project construction is fugitive dust from rehabilitation work. Indirectly, there could also be occasional short-term impacts from slow-moving construction equipment or large trucks traveling to and from the project site.

Fugitive dust emissions may arise during the rehabilitation phase as existing structures are removed from the exterior or from within the building and hauled away for disposal. The emission rate for fugitive dust emissions from this type of construction activity is difficult to estimate accurately because of its elusive nature and because the potential for its generation varies greatly depending upon the type of material being handled and how it is handled, the moisture content of the material and of the air, and the wind speed. In any case, State of Hawaii Air Pollution Control Regulations [4] prohibit visible emissions of fugitive dust from construction activities at the property line. Thus, an effective dust control plan for the project construction phase is essential.

Adequate fugitive dust control for this type of project can usually be accomplished by establishment of a frequent watering program where possible to keep construction areas from becoming significant dust sources. The use of chutes to drop materials from the second floor onto piles or into trucks at ground level may also be necessary to reduce dust emissions. Open-bodied trucks traveling to or from the project should be covered at all times if they are transporting materials likely to give rise to airborne dust.

Indirectly, slow-moving construction vehicles on roadways leading to and from the project site could obstruct the normal flow of traffic to such an extent that overall vehicular emissions are increased, but this impact can be mitigated by moving heavy construction equipment during periods of low traffic volume. Thus, potential short-term air quality impacts from the construction of a project such as this can be mitigated relatively easily.

6.0 LONG-TERM IMPACTS OF PROJECT

6.1 Roadway Traffic

Although it is anticipated that the proposed project will generate little or no traffic, motor vehicle traffic on nearby roadways is relatively heavy during peak traffic hours. Motor vehicles with gasoline-powered engines are significant sources of carbon monoxide. They also emit nitrogen oxides, and those burning leaded gasoline contribute lead to the atmosphere. The use of leaded gasoline in new automobiles is now prohibited. As older vehicles continue to disappear from the numbers of those currently operating on the state's roadways, lead emissions are approaching zero. Nationally, so few vehicles now require leaded gasoline that the

EPA is proposing a total ban on leaded gasoline to take effect immediately. Even without such a ban, reported quarterly averages of lead in air samples collected in urban Honolulu have been near zero since early 1986. Thus, lead in the atmosphere is not considered to be a problem anywhere in the state.

Federal air pollution control regulations also call for increased efficiency in removing carbon monoxide and nitrogen oxides from the exhausts of new motor vehicles. By the year 1995 carbon monoxide emissions are expected to be about 30 percent less than the amounts now emitted due to the replacement of older vehicles with newer models. Further reductions in vehicular emissions have recently been proposed by the President for areas of the country which do not currently meet AAQS, partly through the use of alternative fuels.

To evaluate the existing and future air quality in the vicinity of the project, computerized emission and atmospheric dispersion models can be used to estimate ambient carbon monoxide concentrations along roadways leading to and from the project. Carbon monoxide is selected for modeling because it is both the most stable and the most abundant of the pollutants generated by motor vehicles. Furthermore, carbon monoxide air pollution is generally considered to be a microscale problem, whereas nitrogen oxides air pollution most often is a regional issue. This is reflected in the fact that the AAQS for carbon monoxide are specified on a short-term basis (1-hour and 8-hour averaging times) while the AAQS for nitrogen dioxide is set on an annual basis.

For this project, two scenarios were selected for the carbon monoxide modeling study: year 1990 with present conditions and year

1993 after this project and others in the area are built and complete. To begin the modeling study, critical receptor areas in the vicinity of the project were identified for analysis. Generally speaking, roadway intersections are the primary concern because of traffic congestion and because of the increase in vehicular emissions associated with traffic cycling: decelerating, stopping, queuing and accelerating. The nearest highest concentrations for this project are likely to occur near the intersection of Beretania Street and Nuuanu Avenue.

The main objectives of the modeling study were to estimate both current and projected levels of maximum 1-hour average carbon monoxide concentrations which could then be directly compared to the national and state AAQS. Traffic volume at the Beretania/Nuuanu intersection was one of the fundamental inputs to the modeling study. Both existing and projected traffic volumes for this intersection were obtained from a recent traffic impact assessment that was prepared for another project that is planned for the area (5). The referenced traffic impact assessment report indicates that traffic volumes generally are or will be higher during the afternoon peak hour than during the morning peak period. In an urban area, worst-case meteorological dispersion conditions can occur during either the morning or the afternoon. Emissions in the downtown area are generally higher during the afternoon peak hour because of excess cold-start emissions. Thus, the afternoon peak hour is the most likely time of the highest air pollution concentrations.

The EPA computer model MOBILE4 (6) was used to calculate vehicular carbon monoxide emissions for each of the two years studied. One of the key inputs to MOBILE4 is vehicle mix. Based on recent vehicle registration figures, both the present and the projected

vehicle mixes in the project area were estimated to be 91.9% light-duty gasoline-powered vehicles, 4.2% light-duty gasoline-powered trucks and vans, 0.5% heavy-duty gasoline-powered vehicles, 1% diesel-powered trucks and buses, and 1% motorcycles.

Other key inputs to the MOBILE4 emission model are the cold/hot start fractions. Motor vehicles operating in a cold- or hot-start mode emit excess air pollution. Typically, motor vehicles reach stabilized operating temperatures after about 4 miles of driving. For traffic operating within the immediate project area, it was assumed that during the afternoon peak hour about 50 percent of all vehicles would be operating in the cold-start mode and that about 10 percent would be operating in the hot-start mode. These operational mode values were estimated based on a report from the California Department of Transportation (7) and taking into consideration that much of the afternoon traffic in the project area probably originates from close by after being parked since morning. MOBILE4 idle emissions were adjusted to account for excess cold/hot-start emissions per a recent U.S. EPA memorandum (8).

An ambient temperature of 68 degrees F was used for afternoon peak-hour emission computations. This is a conservative assumption since afternoon ambient temperatures will generally be warmer than this and emission estimates given by MOBILE4 are inversely proportional to the ambient temperature.

After computing vehicular carbon monoxide emissions through the use of MOBILE4, these data were then input to the latest version of the computer model CALINE4 (9). CALINE4 was developed by the California Transportation Department to simulate vehicular movement

and atmospheric dispersion of vehicular emissions. It is designed to predict 1-hour average pollutant concentrations along roadways based on input traffic and emission data, roadway/receptor geometry and meteorological conditions.

Input peak-hour traffic data were obtained from the traffic study cited previously and entered into CALINE4 via the model's intersection mode. Traffic queuing estimates were made based on the project traffic study, Transportation Research Board procedures [10], U.S. EPA guidelines [11], and traffic observations at the subject intersections. Vehicle speeds of 25 mph were assumed with deceleration and acceleration times of 11 and 12 seconds, respectively.

Model roadways were set up to reflect actual roadway geometry, physical dimensions and operating characteristics. Pedestrian walkways in the project area are located very close to the traveled roadways as is normal in central business district locations. Thus, model receptor sites were located approximately 1 to 2 meters from the edge of the roadways near the intersection studied. All receptor heights were placed at 1.5 meters above ground to simulate levels within the normal human breathing zone.

Downtown Honolulu is a typical central business district location in that street canyons have been created by the construction of many high-rise buildings. This results in channeling of the wind and may reduce the dispersion of air pollutants emitted by motor vehicles traversing the area. To account for this, the street canyon option of the CALINE4 model was utilized for all computations.

Input meteorological conditions for this study were defined to provide "worst-case" results. One of the key meteorological inputs is atmospheric stability category. For these analyses, atmospheric stability category 4 was assumed for both morning and afternoon cases. This is the most conservative stability category that is normally used for estimating pollutant dispersion within urban areas. A surface roughness length of 300 cm was assumed with a mixing height of 300 meters. Worst-case wind conditions were defined as a wind speed of 1 meter per second with a wind direction resulting in the highest predicted concentration. A wind direction standard deviation of 15 degrees was assumed; this corresponds to the input stability class and surface roughness length given above.

Existing background concentrations of carbon monoxide in the project vicinity are believed to be at moderate levels. Hence, background contributions of carbon monoxide from sources or distant roadways not directly considered in the analysis were accounted for by adding a background concentration of 1 ppm to all predicted concentrations for both the 1990 and the 1993 scenarios.

Based on the modeling approach described above, the worst-case 1-hour ambient carbon monoxide concentration in the project vicinity for the present year is estimated to be 24.7 mg/m³. This is predicted to occur during the afternoon peak traffic hour near the intersection of Beretania Street and Nuuanu Avenue. In the year 1993 after the completion of the proposed project as well as several other projects in the area, a worst-case 1-hour concentration of 33.0 mg/m³ is predicted to occur near the Beretania/Nuuanu intersection. Thus, air pollution levels can be expected to increase in the area during the next few years due to the substantial traffic increases that are forecast. Although both existing

and 1993 estimated worst-case 1-hour carbon monoxide levels are within the national AAQS of 40 mg/m^3 , the state AAQS of 10 mg/m^3 is predicted to be exceeded by a substantial margin both presently and into the future. Any contribution to the exceedance of the state AAQS from the proposed project will be negligible since little or no traffic will be generated.

Worst-case 8-hour carbon monoxide concentrations were estimated by multiplying the worst-case 1-hour values by a conversion factor of 0.5. This accounts for two factors: (1) traffic volumes averaged over eight hours are lower than peak 1-hour values, and (2) meteorological dispersion conditions are more variable (and hence more favorable) over an 8-hour period than they are for a single hour. Based on monitoring data, 1-hour to 8-hour concentration ratios for most locations generally vary from 0.4 to 0.8 with 0.6 being the most typical. One recent study based on modeling [12] concluded that 1-hour to 8-hour concentration ratios could typically be expected to range from 0.4 to 0.5. EPA guidelines [11] recommend using a value of 0.6 to 0.7 unless a locally derived conversion factor is available. Recent monitoring data for Honolulu reported by the Department of Health [13] suggests that this factor may range between about 0.35 and 0.55 depending on location and traffic variability. Considering the location of the project and the traffic pattern for the area, a 1-hour to 8-hour conversion factor of 0.5 is probably most appropriate for this application.

The resulting estimated worst-case 8-hour carbon monoxide concentrations are 12.4 mg/m^3 for the 1990 scenario and 16.5 mg/m^3 for the 1993 case. Comparing these predicted values to the AAQS, it appears that both the state and the national 8-hour standards may be exceeded in the project vicinity on occasion both during the

present year and during 1993. The proposed project will have negligible impact on the 8-hour AAQS since little, if any, additional traffic is expected to be generated.

The results of this study reflect several assumptions that must be made concerning traffic movement and worst-case meteorological conditions. One such assumption concerning worst-case meteorological conditions is that a wind speed of 1 meter per second with a steady direction for 1 hour will occur. A steady wind of 1 meter per second blowing from a single direction for an hour is not very likely and may occur only once a year or less. With wind speeds of 2 meters per second, for example, computed carbon monoxide concentrations would be only about half the values given above.

6.2 Electrical Demand

The proposed project would also cause indirect emissions from power generating facilities as a consequence of electrical power usage. The annual electrical demand of the project when fully developed is not expected to exceed about 350,000 kilowatt-hours. This power demand would most probably be provided mainly by oil-fired generating facilities located on Oahu. However, with H-Power now online and plans for a coal-fired power plant at Campbell Industrial Park in the near future, some of the project power could well come from sources burning other fuels. In order to meet the electrical power needs of the proposed project, power generating facilities will be required to burn more fuel and hence more air pollution will be emitted at these facilities. Given in Table 5 are estimates of the indirect air pollution emissions that will result from the project electrical demand assuming all power is provided by burning more fuel oil at Oahu's power plants. If power is supplied instead or

in part by coal or solid waste burning facilities, emissions will likely be higher than the values given in the table.

6.3 Solid Waste Disposal

Solid waste generated by the project when fully completed is expected to amount to less than 50 tons of refuse per year. Most if not all of this refuse will likely be trucked away and either landfilled or burned at another location. If all refuse is landfilled, the only air pollution emissions associated with solid waste disposal will be due to exhaust fumes and fugitive dust from the trucks and heavy equipment used to place the refuse in the landfill. If, on the other hand, all or part of the refuse is burned at a municipal incinerator or other facility (such as H-Power), disposal of solid waste from the project will also result in emissions of particulate, carbon monoxide and other contaminants from the incineration facility. Table 6 gives emission factors for municipal refuse incinerators (without controls) in terms of pounds of air pollution per ton of refuse material charged. Thus, uncontrolled air pollutant emission rates in terms of pounds per year, for example, can be estimated by multiplying the emission factors given in the table by the number of tons per year of refuse that is burned. Particulate emissions from the H-Power facility will be much lower because emissions are treated by a high-efficiency particulate control system. It should also be noted that if the project electrical demand derives all or in part from H-Power, this will help to offset emissions from burning oil or coal to produce power that might otherwise result.

7.0 SUMMARY OF IMPACTS AND MITIGATIVE CONSIDERATIONS

7.1 Impacts Summary

The major short-term air quality impact will be the potential emission of fugitive dust during the building rehabilitation phase of the project. During construction, there could also be occasional short-term impacts from engine exhaust emissions (primarily carbon monoxide and oxides of nitrogen) emanating from slow-moving construction equipment or from large trucks traveling to and from the project site. Temporary traffic disruptions due to construction activities may also result in temporary increases in emissions from local traffic.

The primary long-term air pollution impacts in the project vicinity, particularly increased levels of carbon monoxide, arise from increased motor vehicle traffic associated with other projects in the area. Any contribution from the proposed project will be negligible. Based on mathematical modeling of projected vehicular traffic and on atmospheric dispersion estimates of vehicular emissions, it is predicted that with or without the proposed project carbon monoxide concentrations will increase at some locations in the project vicinity, but the predicted highest concentrations should remain within the national 1-hour ambient air quality standard set by the U.S. Environmental Protection Agency. The U.S. EPA 8-hour standard for carbon monoxide, however, may be exceeded occasionally near the intersection of Beretania Street and Nuuanu Avenue either with or without the project in the year 1993; current levels may also exceed this standard. The more stringent State of Hawaii ambient air quality standards for carbon monoxide may be exceeded at times during the current year and either with or without the project in the year 1993 at some locations in the study area. The state standards are set so low, however, they are

probably exceeded at many intersections in the state that have even moderate traffic volumes. It is worth noting here that, although the national AQMS allow higher levels of carbon monoxide, the national standards were developed after extensive research with the objective of defining levels of air quality that would protect the public health with an adequate margin of safety.

Some long-term impacts could also potentially occur due to indirect emissions from power generating facilities supplying the project with electricity and from the burning of waste materials generated by the project. Quantitative estimates of these impacts were not made, but it appears likely that any impacts will be negligible since indirect emissions from supplying the project with electrical power and solid waste disposal service will be much less than 1 percent of current Oahu emissions.

7.2 Mitigative Considerations

Strict compliance with State of Hawaii Air Pollution Control Regulations regarding establishment of a regular dust-watering program (where possible) and covering of open-bodied trucks hauling loose materials from or to the project site will be required to effectively mitigate fugitive dust emissions from building rehabilitation activities. The use of chutes may also be necessary to minimize dust from the removal of building materials from the second floor during remodeling work. Increased vehicular emissions due to disruption of traffic by construction equipment can be alleviated by moving equipment to the site during off-peak traffic hours.

On the long term, after the project is completed, traffic-related impacts on air quality in the project area are expected to be significant, but the proposed project will generate almost no traffic itself. Thus, no specific mitigation measures are recommended for this development. Options available to other developments or organizations responsible for the problem are to improve roadways, reduce traffic or reduce individual vehicular emissions. Aside from improving roadways, air pollution impacts from vehicular emissions can be mitigated by reducing traffic through the use of mass transit and car pooling and/or by adjusting local school and business hours to begin and end during off peak times. Although it is conceivable that the efficiency of motor vehicle engines and/or emission control equipment will be improved or that vehicles will be developed which burn cleaner fuels at some point in the future, it is not likely that these developments will occur before project completion in 1991. With regard to cleaner burning fuels, vehicles burning methanol or compressed natural gas or powered by electrical motors are some of the possibilities for technological development that are currently being contemplated. Lastly, even without technological breakthroughs, it is also possible that at some point in the future the State may decide to adopt more stringent motor vehicle emission limits or possibly a motor vehicle inspection and maintenance program which would ensure that emission control devices are properly maintained, and thereby reduce emissions.

Indirect emissions from project electrical demand could be reduced somewhat by utilizing solar energy design features to the maximum extent possible. This might include installing solar water heaters, designing residential and commercial space so that window positions maximize indoor light without unduly increasing indoor heat, and using landscaping where feasible to provide afternoon shade to cut down on the use of air conditioning. Use of wind

power generating units and other alternative energy sources by the utility instead of fuel-burning facilities would also lessen indirect emissions from project electrical demand, although this is beyond the control of the developer.

Any air pollution impacts from burning solid waste from the project could be reduced substantially if the incinerator is fitted with pollution control equipment, i.e., electrostatic precipitators or fabric filters. Conservation and recycling programs could also reduce solid waste which would reduce any related air pollution emissions proportionately. Quite likely, solid waste from the project will be processed by the H-Power garbage-to-energy facility which is fitted with fabric filters to control air pollution. Use of solid waste to generate power offsets emissions that would otherwise occur from fossil-fueled power plants.

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Table 1
SUMMARY OF STATE OF HAWAII AND NATIONAL
AMBIENT AIR QUALITY STANDARDS

Pollutant	Units	Averaging Time	Maximum Allowable Concentration		
			National Primary	National Secondary	State of Hawaii
Suspended Particulate Matter	$\mu\text{g}/\text{m}^3$	Annual	-	-	60 ^a
		24 Hours	-	-	150 ^b
Particulate Matter ^c	$\mu\text{g}/\text{m}^3$	Annual	50	50	-
		24 Hours	150 ^b	150 ^b	-
Sulfur Dioxide	$\mu\text{g}/\text{m}^3$	Annual	80	-	80
		24 Hours	365 ^b	-	365 ^b
Nitrogen Dioxide	$\mu\text{g}/\text{m}^3$	3 Hours	-	1300 ^b	1300 ^b
		Annual	100	100	70
Carbon Monoxide	mg/m^3	8 Hours	10 ^b	-	5 ^b
		1 Hour	40 ^b	-	10 ^b
Ozone	$\mu\text{g}/\text{m}^3$	1 Hour	235 ^b	235 ^b	100 ^b
Lead	$\mu\text{g}/\text{m}^3$	Calendar Quarter	1.5	1.5	1.5

^aGeometric mean

^bNot to be exceeded more than once per year

^cParticles less than or equal to 10 microns aerodynamic diameter

Table 2
ANNUAL WIND FREQUENCY FOR HONOLULU INTERNATIONAL AIRPORT (13)

Wind Direction	Wind Speed (knots)							Total
	0-3	4-6	7-10	11-16	17-21	22-27	28-33	
N	0.5	2.5	1.3	0.5				4.8
NNE	0.3	1.2	1.6	1.5	0.2			4.7
NE	0.3	2.1	6.1	11.0	3.2	0.3		23.0
NNE	0.2	2.5	10.9	16.6	4.1	0.3		34.7
E	0.1	1.0	2.5	2.8	0.5			7.0
ESE	0.0	0.3	0.4	0.3				1.1
SE	0.0	0.3	0.8	1.0	0.1			2.2
SSE	0.1	0.4	1.2	0.7	0.1			2.4
S	0.1	0.5	1.4	0.6	0.1			2.7
SSW	0.0	0.3	0.8	0.3				1.5
SW	0.0	0.2	0.8	0.4				1.5
WSW	0.0	0.3	0.5	0.4				1.2
W	0.1	0.5	0.2	0.2				1.1
WW	0.2	1.4	0.3	0.1				2.0
W	0.4	2.3	0.8	0.1				3.8
WNW	0.5	2.3	0.8	0.2				3.8
CALM	2.5							2.5
TOTAL	5.4	18.3	30.6	36.5	8.5	0.7		100.0

Source: Climatology of the United States No. 99 (1965-1974), Airport Climatological Summary, Honolulu International Airport, Honolulu, Hawaii, U.S. Department of Commerce, National Climatic Center, Asheville, NC, August 1978.

Table 3
AIR POLLUTION EMISSIONS INVENTORY FOR CITY AND COUNTY OF HONOLULU, 1985

Source Category	Emissions (tons/year)			
	Particulate Oxides	Sulfur Dioxide	Nitrogen Oxides	Carbon Monoxide
Steam Electric Power Plants	2,092	36,736	12,455	1,065
Gas Utilities	16	0	199	0
Fuel Combustion in Agricultural Industry	1,003	579	358	0
Refinery Industry	622	7,096	2,169	266
Petroleum Storage	0	0	0	1,261
Metallurgical Industries	28	96	40	0
Mineral Products Industry	6,886	1,803	597	0
Municipal Incineration	42	165	2,029	0
Motor Vehicles	1,413	1,016	17,270	239,198
Construction, Farm and Industrial Vehicles	166	193	2,507	338
Aircraft	352	145	1,751	5,594
Vessels	42	356	438	533
Agricultural Field Burning	1,399	0	0	15,692
Total:	14,190	48,273	39,793	266,367

Source: State of Hawaii, Department of Health

Table 4

ANNUAL SUMMARY OF AIR QUALITY MEASUREMENTS FOR MONITORING STATIONS NEAREST EDWIN THOMAS HOME PROJECT

Parameter / Location	1985	1986	1987	1988
Sulfur Dioxide / Barber's Point				
No. of 24-hr Samples	59	57	53	59
Range of 24-hr Values (ppm)	10-48	5-10	5-12	5-19
Average Daily Value (ppm)	26	5	5	5
No. of State AQS Exceedences	0	0	0	0
Particulate / Downtown Honolulu				
No. of 24-hr Samples	59	57	53	59
Range of 24-hr Values (ppm)	10-48	11-61	14-39	12-45
Average Daily Value (ppm)	26	25	25	26
No. of State AQS Exceedences	0	0	0	0
PM-10 / Liliha				
No. of 24-hr Samples	10	51	42	53
Range of 24-hr Values (ppm)	13-32	7-35	10-33	9-25
Average Daily Value (ppm)	23	18	17	17
No. of State AQS Exceedences	NA	NA	NA	NA
Carbon Monoxide / Downtown Honolulu				
No. of Days of 1-hr Samples	342	348	345	-
Range of Daily Max. 1-hr Values (ppm)	0.0-10.4	0.2-13.5	0.3-11.1	0.4-7.4
Avg. Daily Maximum 1-hr Value (ppm)	1.5	2.2	1.7	2.4
No. of State 1-hr AQS Exceedences	1	3	1	0
No. of Days of 8-hr Samples	246	213	228	-
Range of Daily Max. 8-hr Values (ppm)	0.1-4.4	0.3-4.7	0.3-3.9	-
Avg. Daily Maximum 8-hr Value (ppm)	1.3	1.4	1.2	-
No. of State 8-hr AQS Exceedences	0	0	0	-
Ozone / Sand Island				
No. of Days of 1-hr Samples	341	346	342	-
Range of Daily Max. 1-hr Values (ppm)	0-198	10-88	4-84	-
Avg. Daily Maximum 1-hr Value (ppm)	43	39	38	-
No. of State AQS Exceedences	3	0	0	-
Lead / Downtown Honolulu				
No. of 24-hr Samples	58	57	57	-
Range of 24-hr Values (ppm)	0.0-0.3	0.0-0.2	0.0-0.2	-
Average Quarterly Value (ppm)	0.2	0.0	0.0	-
No. of State AQS Exceedences	0	0	0	-

Sources: State of Hawaii Department of Health

Table 5

ESTIMATED INDIRECT AIR POLLUTION EMISSIONS FROM EDWIN THOMAS HOME PROJECT ELECTRICAL DEMAND*

Air Pollutant	Emission Rate (tons/year)
Particulate	<1
Sulfur Dioxide	1
Carbon Monoxide	<1
Volatile Organics	<1
Nitrogen Oxides	<1

*Based on U.S. EPA emission factors for industrial boilers (3). Assumes net electrical demand of 350,000 kw-hrs per year and 1cw sulfur oil used to generate power.

Table 6
UNCONTROLLED AIR POLLUTION EMISSION FACTORS FOR
MUNICIPAL REFUSE INCINERATORS (lb/ton)^a

Air Pollutant	Emission Factor
Particulate	14 ^b
Sulfur Oxides	2.5
Carbon Monoxide	35
Organics	1.5
Nitrogen Oxides	3

^aEmission factors are given in terms of weight of material emitted per unit weight of refuse material charged.
^bAssumes incinerator equipped with settling chamber and water spray.

Source: U.S. Environmental Protection Agency (3)