

HANNIBAL TAVARES  
18C Mayor



CHRISTOPHER L. HART  
Planning Director  
RALPH N. MASUDA  
Deputy Planning Director

COUNTY OF MAUI  
PLANNING DEPARTMENT  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

July 11, 1990

RECEIVED  
JUL 23 1990

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

Dear Dr. Miura:

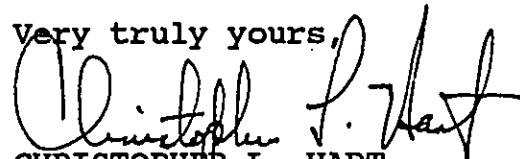
Subject: Environmental Impact Statement (E.I.S.) Assessment  
Determination for an SMA Permit on properties  
within the Lahaina National Historic Landmark  
District Boundary and for a Community Plan  
Amendment from Park to Public/Quasi Public at TMK:  
4-6-7: 37 and 38, Lahaina, Maui, Hawaii  
(90/EA-003) (The Salvation Army).

Pursuant to Chapter 343, Hawaii Revised Statutes, and the  
Environmental Impact Statement (E.I.S.) Rules of the Department  
of Health; the Maui Planning Commission at its regular meeting  
of July 10, 1990 voted to adopt the attached Environmental  
Assessment/Determination. Said determination states, in part,  
that "an environmental impact statement should not be required."

Pursuant to SS 11-200-11 (e) of the Environmental Impact  
Statement Rules, we hereby submit the attached Environmental  
Assessment/Determination as the Negative Declaration for the  
above request of the Director's Report.

If additional clarification is required, please contact Ms.  
Ann Cua of the Planning Department at 243-7735.

Very truly yours,

  
CHRISTOPHER L. HART  
Planning Director

AC/ec  
enclosure  
cc: LUCA

Capt. Kurt Burger-The Salvation Army  
David Lundquist-Maui Architectural Group  
Connie Anderson (ltr. only)  
Ann Cua

1990-08-08-MA-PDA

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

FILE COPY

In the matter of the Application of)

THE SALVATION ARMY

requesting an Environmental  
Assessment Determination for the  
Salvation Army Homeless Shelter  
TMK 4-6-7:37 & 38, Lahaina, Maui.

) Docket No. 90/EA-003

) The Salvation Army

ENVIRONMENTAL ASSESSMENT/DETERMINATION

July 10, 1990

Department of Planning  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the matter of the Application of) )  
THE SALVATION ARMY ) ) Docket No. 90/EA-003  
requesting an Environmental ) ) The Salvation Army  
Assessment Determination for the ) )  
Salvation Army Homeless Shelter ) )  
TMK 4-6-7:37 & 38, Lahaina, Maui. ) )

ENVIRONMENTAL ASSESSMENT/DETERMINATION

I. AUTHORITY

This Environmental Assessment/Determination is being prepared pursuant to the requirements of Chapter 343, Hawaii Revised Statutes and the State of Hawaii Environmental Impact Statement (E.I.S.) Rules and Regulations, SS 11-200-12, Significance Criteria.

II. APPLICANT

The Salvation Army  
Hawaiian Islands Divisional Headquarters  
P.O. Box 620  
Honolulu, HI 96809

III. ACCEPTING AGENCY

Maui Planning Commission  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793  
Phone: (808) 243-7735

IV. PROPOSED APPLICANT ACTION

The applicant is proposing to apply to the Maui Planning Commission for a Community Plan Amendment and Special Management Area Permit to construct and operate a new homeless shelter. The project is located within the Lahaina National Historic Landmark District Boundary.

V. DESCRIPTION OF THE AFFECTED ENVIRONMENT

1. Location -- The 34,359 sq. ft. parcel is located on the north side of Shaw Street at TMK 4-6-7:37 and 38, Lahaina, Maui. (Exhibit 1)
2. Land Use Designation --
  - a. State Land Use Classification - Urban
  - b. Lahaina Community Plan - Park
  - c. Zoning - Historic District No. 1
  - d. Special Management Area boundary - The entire parcel is within the Special Management Area boundary.
  - e. Historic Landmark Designation - The site is also within the Lahaina National Historic Landmark District.

3. Surrounding Land Uses --

East - Vacant undeveloped land and Business Use  
North - Malu-ulu-o-lele park  
West - County of Maui parking lot  
South - Shaw Street and SF residences

4. Site Description --

The site is improved with a chapel, a thrift shop, storage buildings and an officers residence. The site has served as headquarters for the Salvation Army's Lahaina Corp since 1950.

The site is rectangular in shape with a depth of approximately 218 feet and 245 feet along west and east property lines respectively, 163 feet along Shaw Street, and 114 feet along the north property line. (Exhibit 2)

Ground elevation ranges between 5.0 to 5.5 feet along Shaw Street falling to 4 feet along the rear property line.

According to the Flood Insurance Rate Map, effective June 1, 1981, prepared by the U.S. Federal Emergency Management Agency, Federal Insurance Administration, the project site is situated in an area designated as Zone A4, which could be affected by a 100-year flood.

5. Existing Services --

- a. Water - The subject property is serviced by an 8-inch line on Shaw Street.
- b. Sewer - The property is serviced by an 8-inch line.

- c. Electric and Telephone -- Overhead electrical and telephone lines are available along Shaw Street.
- d. Roads, Curbs, Gutters, and Sidewalks - Shaw Street has a 30 ft. right-of-way. The road is not improved with curbs, gutters, and sidewalks.
- e. Drainage --

Presently, a low bank along the east property line of the subject property provides a natural barrier to off-site water, while hedges to the north and west similarly provide such protection. The existing cover consists mainly of grass and some coconut trees, and any on-site runoff is carried by the almost level grade toward Shaw Street.

The on-site surface runoff peak volume currently generated during the 10-year 1-hour design rainstorm is calculated to be 1.3 cfs. According to the applicant, approximately 1.5 cfs of on-site surface runoff would be generated during the design rainstorm following development. Accordingly, there will be a net increase of approximately 0.2 cfs as a result of the proposed construction.

VI. Description of the Proposed Development --  
(Exhibits 3-4)

Applicant proposes to construct an 8,000 square foot structure (120" x 60') to be used as a temporary housing facility for men and women. The one-story structure will be placed at the rear of the property behind an existing thrift store and chapel. At this location it is set back from the edge of Shaw Street between 137 to 155 feet.

The interior is functionally separated into sleeping areas, kitchen and dining facilities, reception and lounge area, and administrative offices. Men and women sleeping areas are similar in size and accommodations. Both include two dormitory rooms for sleeping up to 15 persons (beds furnished) and two (2) family units for 4-6 persons. Bathroom facilities are provided in the respective sleeping areas.

Two open-air landscaped courtyards allow light and air into the compact dormitory setting and adjoining dining area.

A common kitchen and dining room in the center of the building physically segregates the sleeping areas. A reception station and common lounge area fronts the dining room just in-side of the entry. There are no plans for recreational amenities.

Finished with exterior wood siding, the structure would be posted 2 feet above grade to mitigate potential flooding. The Dutch gable and hip roof, which will be topped with composition shingles, features ample overhangs for shade and varying ridgeline and pitch for architectural interest. Cut out lanais off the entry offer covered outdoor settings where occupants can socialize. The entire facility is handicapped accessible.

The site will be accessed from Shaw Street near the center of the property. A new two-way driveway passes between the existing thrift store and chapel to access the parking lot. Parking for ten (10) vehicles and one loading stall are proposed for the new facility.

Water, sewer, power, and communication systems are available to service the project.

The cost of the project is estimated at \$600,000 and will be funded in part by State of Hawaii legislative appropriations, the Salvation Army, and donations.

The project will be built in one phase over a projected 4-6 month period.

#### Social Characteristics of the Project

The Salvation Army proposes to operate an emergency shelter for women and a motivational program for men in the newly constructed building. The emergency shelter will accommodate women with children and single women (maximum of 15 persons) in a "semi-private arrangement" and families in two family units capable of accommodating up to twelve persons (4-6 persons/unit). The emergency shelter is intended to provide short-term housing for women and families confronted by abusive situations or desperate circumstances. The emergency shelter would house women and children for 3-5 days. Those requiring shelter beyond this time period will be referred to a residential shelter at Puunene. The shelter can also house persons and families whose home has been destroyed by fire or other natural disasters. Stays would be more indefinite for those displaced by these circumstances.

The mens training program is intended for single men desiring to "get back of their feet". Men (maximum of 15) who agree to enter a motivational program will be housed and fed at the shelter for up to three months. During this period they will be counseled daily and taught basic living skills that would enable them to find a job, regain their self esteem, provide their own housing, and usher themselves back into the community.

Individuals with drug or alcohol problems will not be allowed to enter the program but will be referred to other programs; similarly, men desiring shelter only will not be admitted but will be referred to the residential shelter at Puunene.

#### VII. AGENCY REVIEW

1. Department of Public Works - Comments dated June 25, 1990 (Exhibit 5).
2. Department of Water Supply - comments dated June 15, 1990 (Exhibit 6).
3. Department of Transportation - Comments dated June 9, 1990 (Exhibit 7).
4. U.S. Department of the Army - Comments dated June 20, 1990 (Exhibit 8).
5. Department of Health - Comments dated June 19, 1990 (Exhibit 9).
6. Department of Human Concerns Housing Division - Comments dated June 21, 1990 (Exhibit 10).
7. Housing Finance and Development Corporation (HFDC) - Comments dated June 25, 1990 (Exhibit 11)
8. Department of Land and Natural Resources -

#### VIII. AFFECTED ENVIRONMENT

1. Archaeological, Cultural or Historic Resources.

The applicant has indicated that in as much as the site is improved with several public and residential structures, there is no physical evidence of archaeological or cultural features on the surface of the property.

The Department of Land and Natural Resources has not yet commented on this project.

2. Impacts on Infrastructure and Services

The following are comments on the proposed project and improvements that may be required to help reduce the impacts of the project:

- a. Department of Public Works --

That the architect and owner is advised that the

project is subject to possible tsunami and flood inundation. As such, said project must conform to Ordinance No. 1145, pertaining to flood hazard districts.

That the minimum 14-foot wide road widening lot be provided for the adjoining half of Shaw Street to provide for future 56' right-of-way and improved to County standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.

That the existing Shaw Street does not meet County standards based on roads located in an urban zoning.

That a final detailed drainage and erosion control plan including, but not limited to hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.

That additional paved parking spaces and loading space be provided to accommodate the existing structures (chapel, thrift store/office) and the proposed new structure. The applicant shall provide detailed building plans for the existing structures and proposed new building for further review. In addition, appropriate landscaping and fencing shall be provided per the County's Off-Street Parking and Loading Ordinance.

That the County cannot insure that sewage capacity will be available for this project.

That a detailed report evaluating the adequacy of the existing wastewater pumping stations and collection system that will service this project be provided. A fee may be imposed to cover costs to expand or improve the Lahaina Wastewater Treatment Plant to accommodate the additional sewage flows. The developer is requested to contact the Wastewater Reclamation Division for additional information.



That the developer fund any necessary off-site improvements to the existing collection systems and sewer pump stations.

That the applicant provide a solid waste management program satisfactory to the Department of Public Works, Solid Waste Division to mitigate impacts at the County landfills. The applicant should contact the Solid Waste Division for more information.

That the properties be consolidated under the Maui County Code title 18-Subdivision process.

That the existing driveway and other improvements on the west side of the property be removed from within the County right-of-way.

- b. The Department of Water Supply has no objections to the granting of a Community Plan amendment and a Special Management Area Permit for the new homeless shelter however, they advise the applicant that the preliminary domestic and fire flow calculations are not acceptable. They also comment that source and storage assessments and water system improvements will be required during the building permit process.
- c. The State Department of Health and State Department of Transportation have no objections to the subject requests.
- d. The County Department of Human Concerns has extended their support to the Salvation Army for its proposed homeless shelter project.
- e. The Department of the Army has indicated that based on the information provided for their review, there will be no fills placed in wetlands or other waters of the U.S. therefore, a Department of the Army permit will not be required.
- f. The Housing Finance and Development Corporation (HFDC) comments that presently HFDC administers a grants-in-aid contract with the Salvation Army for the planning and design of the proposed homeless shelter. The proposed Lahaina shelter satisfies the objective to provide additional shelters for the homeless which is contained in the State of Hawaii Comprehensive Homeless Assistance Plan. The proposed action is also consistent with the State Housing Functional

Plan which seeks to "provide a continuum of housing for homeless persons and families to enable them to achieve greater independence and stability.

3. Short-term impacts of the project will be construction related, and in as much as mitigative measures will be taken to minimize and control temporary inconveniences or problems there will be no significant adverse impacts resulting.
4. Relative to infrastructural services; water, electrical and sanitary sewer systems presently service the subject site, however, improvements will be required. Some of these requirements have been outlined, however further requirements will be specifically documented in the context of the SMA permit and Community Plan amendment applications.
5. The design and aesthetic qualities of the proposed project will be reviewed by the Maui Historic Commission on July 19, 1990 in terms of its compatibility to the surrounding neighborhood and the nearby Lahaina Historic District.
6. The entire project site is located within the Special Management Area (SMA) boundary of the County of Maui and is therefore subject to the Special Management Area Rules and Regulations.
7. The proposed project will be subject to a detailed comprehensive review by County and State agencies in the context of required permits before construction can be initiated. During the review process, all potential adverse environmental and ecological impacts will be identified and necessary conditions attached to all approvals to mitigate said impacts.
8. The subject site has been used for public use by the Salvation Army for the past 40 years.
9. The Lahaina Community Development Plan dated 1973 recommends an expansion of the existing Malu-ulu-o-lele Park to include the project site. There has been no attempt made since the preparation of the plan to implement the expanded park use. The County of Maui would need to acquire the subject site in order to expand Malu-ulu-o-lele park. The development as proposed would satisfy much needed social function in the community.

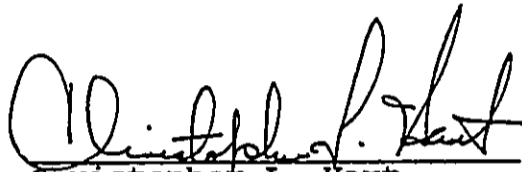
Mitigation Measures

The applicant proposes to comply with the infrastructural and social requirements which may be imposed to mitigate any impacts of the project.

IX. CONCLUSION

It is hereby determined that the proposed project will not have a significant impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and Environmental Impact Statement Rules of the Department of Health, State of Hawaii, and that an environmental impact statement for the proposed project shall not be required. Pursuant to SS 11-200-11(c) of the Environmental Impact Statement Rules, the Environmental Assessment/Determination is hereby adopted as the Negative Declaration for the above request.

Dated this 10th day of July, 1990, Wailuku, Maui Hawaii.

  
Christopher L. Hart  
Planning Director

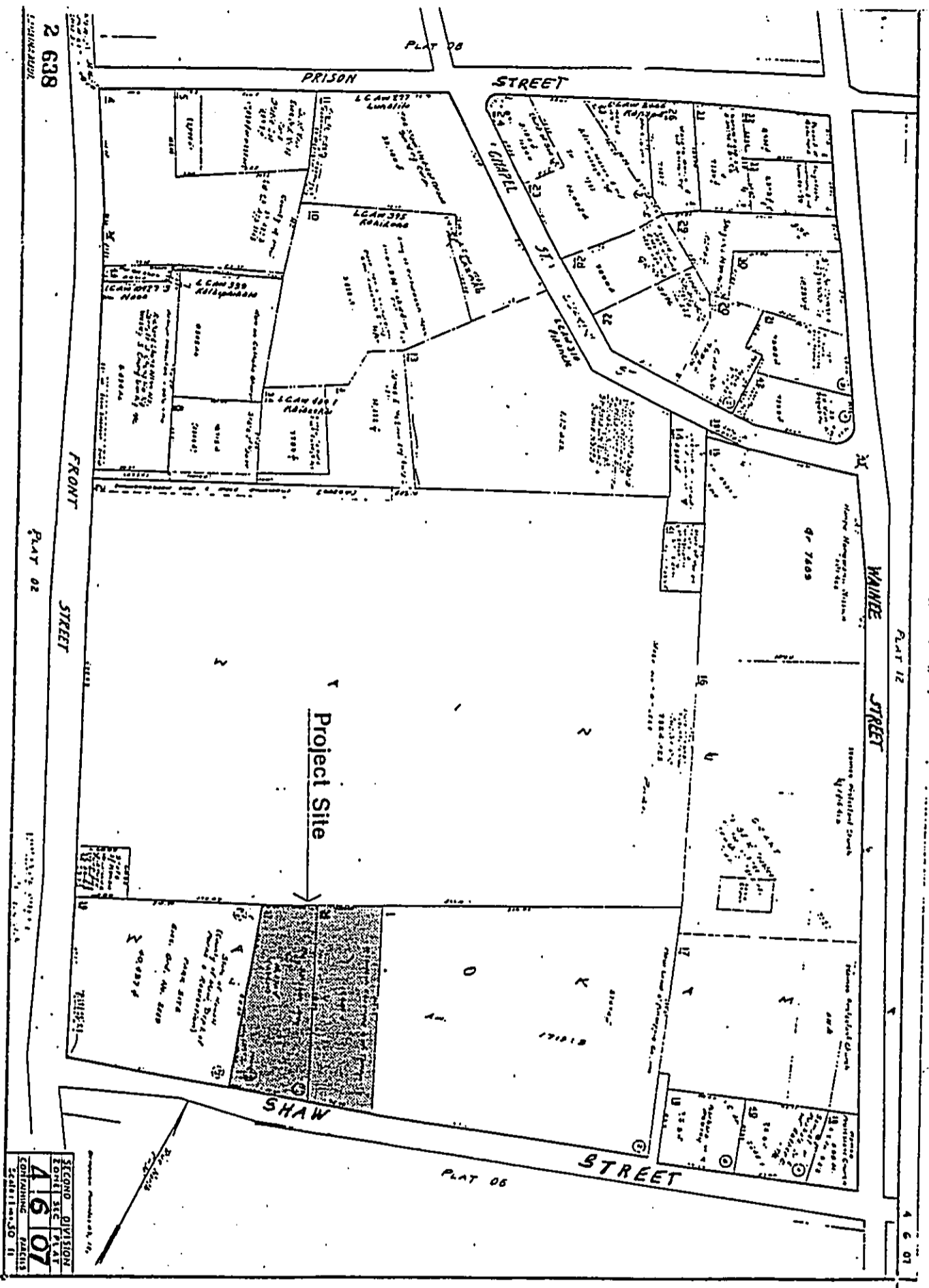
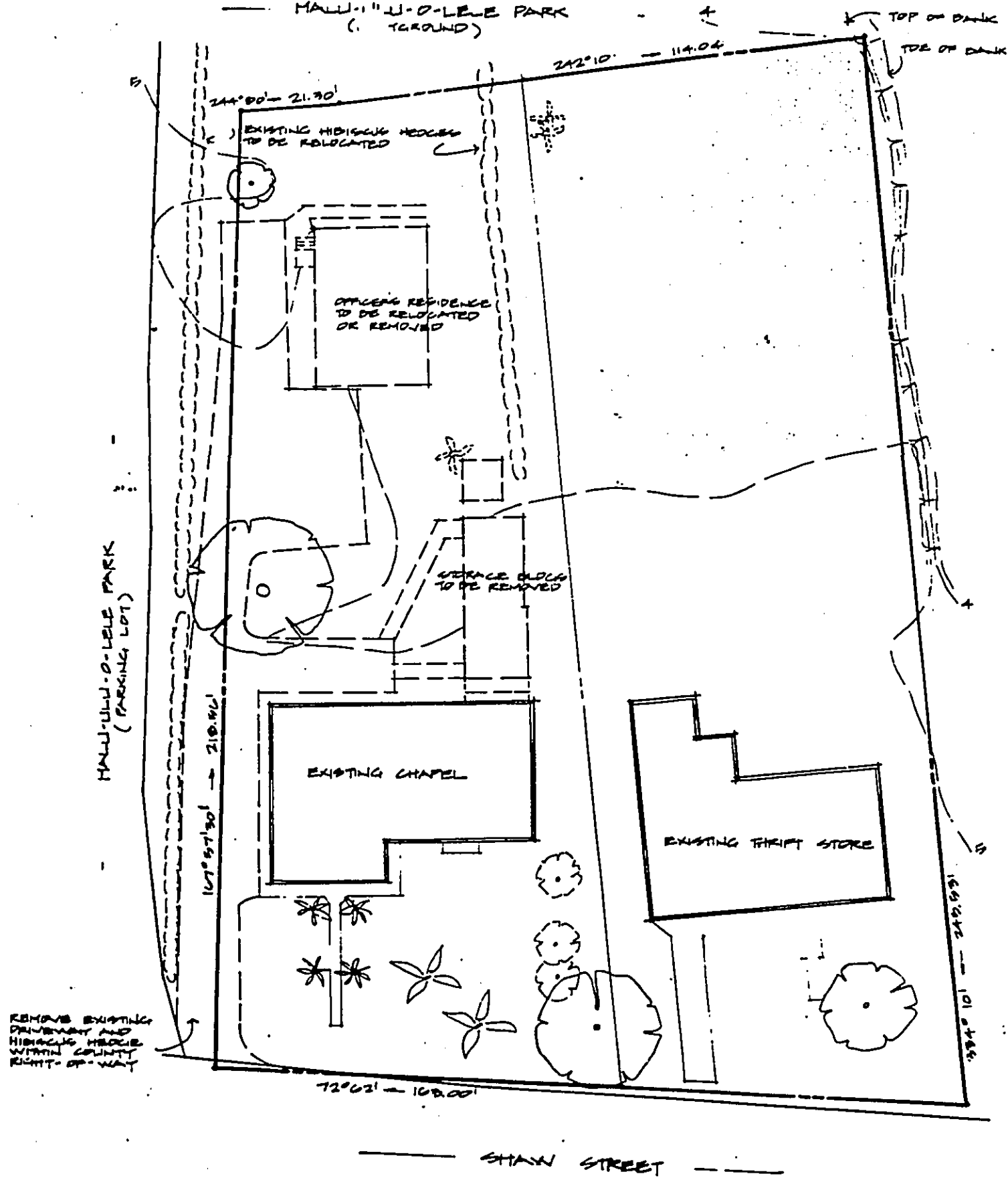


EXHIBIT 1 LOCATION MAP

SECOND DIVISION  
 LONE STAR PLAT  
 46107  
 CONTAINING PATENTS  
 SCALE 1" = 30'

MALLU-U-D-LELE PARK  
(GROUND)



MALLU-U-D-LELE PARK  
(PARKING LOT)

LOT 2

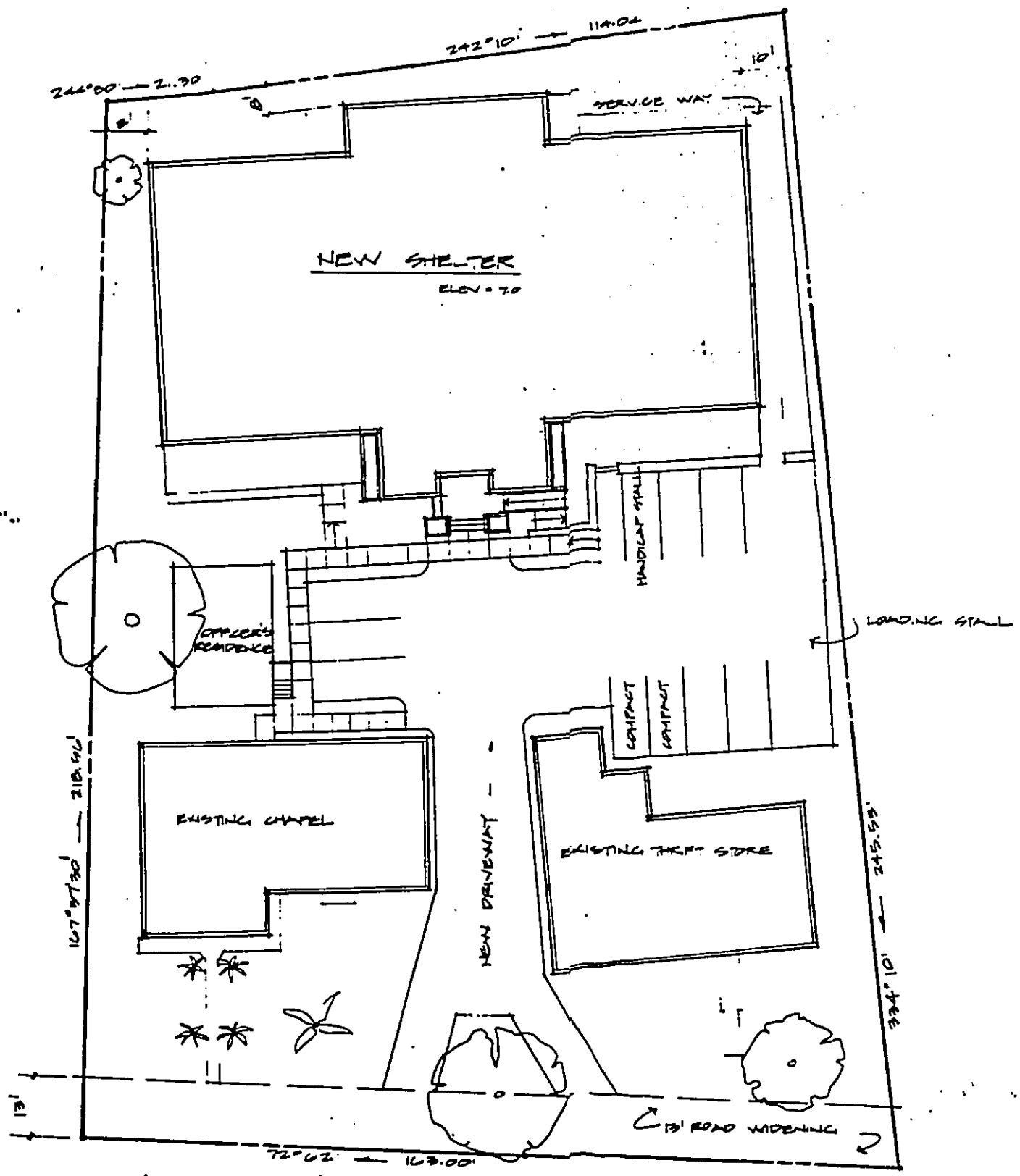
REMOVE EXISTING  
DRIVEWAY AND  
HIGHWALL HEDGES  
WITHIN COUNTY  
RIGHT-OF-WAY

SHAW STREET



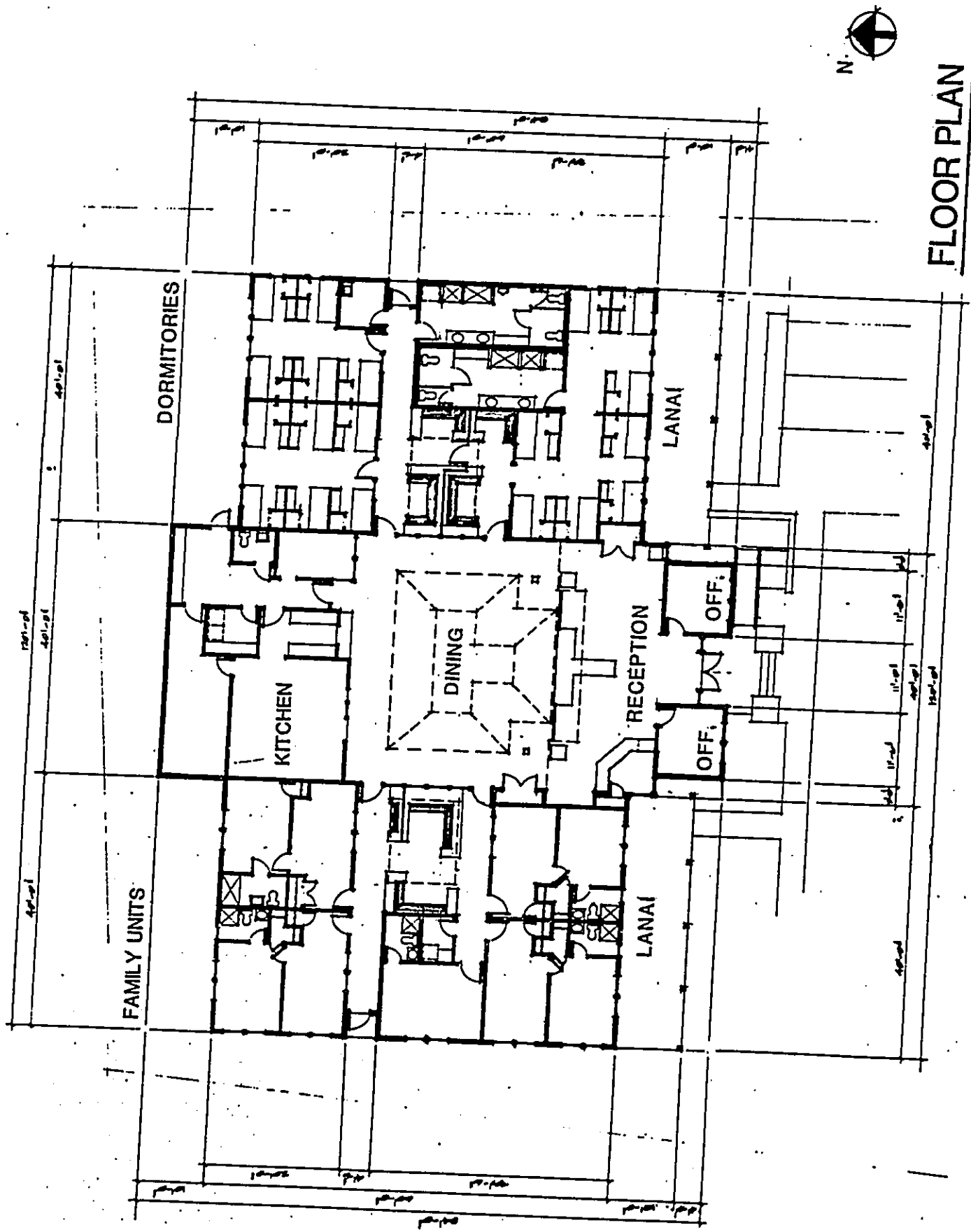
EXISTING SITE PLAN

EXHIBIT 2



# EXHIBIT 3

N  NEW SITE PLAN



**FLOOR PLAN**

**EXHIBIT 4**

HANNIBAL TAVARES  
Mayor  
ALVIN FUKUNAGA  
Director  
RALPH NAGAMINE, P.E.  
Deputy Director



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

June 25, 1990

AARON SHINMOTO, P.E.  
Land Use and Codes Administration  
EASSIE MILLER, P.E.  
Wastewater Reclamation Division  
FRED ARAKI, P.E.  
Engineering Division  
BRIAN HASHIRO, P.E.  
Solid Waste Division  
GEORGE KAYA  
Highways Division

MEMO TO: Christopher L. Hart, Planning Director

F R O M: Alvin K. Fukunaga, Director of Public Works

A handwritten signature in cursive script, appearing to read "A.K. Fukunaga", is written over the printed name of the Director of Public Works.

SUBJECT: Environmental Assessment, Community Plan Amendment and  
Special Management Area Permit Request for the Salvation  
Army at Shaw Street, Lahaina, Maui, TMK:4-6-07:37 & 38  
90/EA-003; 90/CPA-006; 90/SML-019

We have reviewed the above request and offer the following comments:

1. That the architect and owner is advised that the project is subject to possible tsunami and flood inundation. As such, said project must conform to Ordinance No. 1145, pertaining to flood hazard districts.
2. That a minimum 14-foot wide road widening lot be provided for the adjoining half of Shaw Street to provide for a future 56' right-of-way and improved to County standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.
3. That the existing Shaw Street does not meet County standards based on roads located in an urban zoning.
4. That a final detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.



Page 2  
June 25, 1990  
Christopher L. Hart  
TMK:4-6-07:37 & 38  
90/CPA-006; 90/EA-003; 90/SM1-019

5. That additional paved parking spaces and loading space be provided to accomodate the exiting structures (chapel, thrift store/offices) and the proposed new structure. The applicant shall provide detailed building plans for the existing structures and proposed new building for further review.. In addition, appropriate landscaping and fencing shall be provided per the County's Off-Street Parking and Loading Ordinance.
6. That the County cannot insure that sewage capacity will be available for this project.
- 7... That a detailed report evaluating the adequacy of the existing wastewater pumping stations and collection system that will service this project be provided. A fee may be imposed to cover costs to expand or improve the Lahaina Wastewater Treatment Plant to accommodate the additional sewage flows. The developer is requested to contact the Wastewater Reclamation Division for additional information.
8. That the developer fund any necessary off-site improvements to the existing collection systems and sewer pump stations.
9. That the applicant provide a solid waste management program satisfactory to the Department of Public Works, Solida Waste Division to mitigate impacts at the County landfills. The applicant should contact the Solid Waste Division for more information.
10. That the properties be consolidated under the Maui county Code title 18-Subdivision process.
11. That the existing driveway and other improvements on the west side of the property be removed from within the County right-of-way.

LL:mht

cc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

**EXHIBIT** 5

RECEIVED  
JUN 21 7 53 PM '90  
DEPARTMENT OF PLANNING  
COUNTY OF MAUI



**DEPARTMENT OF WATER SUPPLY**  
**COUNTY OF MAUI**  
P.O. BOX 1109  
WAILUKU, MAUI, HAWAII 98793-7109

June 15, 1990

Mr. Chris Hart  
Department of Planning  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Hart:

Re: Request for an Environmental Assessment, a Community Plan Amendment, and an SMA Permit, Salvation Army New Homeless Shelter, TMK: 4-6-07:37 & 38, Lahaina, Maui, Hawaii

Please be advised that we would not have any objections if the request for a community plan amendment is approved, and an SMA Permit is issued to the applicant.

The applicant should be advised that:

1. the preliminary domestic & fire flow calculations are not acceptable; and
2. source and storage assessments, and water system improvements will be required during the building permit process.

Sincerely,

  
Vince G. Bagoyo, Jr.  
Director

**EXHIBIT** 6

"R 111 111 111 111"

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HIGHWAYS DIVISION

MAUI DISTRICT  
650 PALAPALA DRIVE  
KAHULUI, HAWAII 96732

June 9, 1990

*unw*

EDWARD Y. HIRATA  
DIRECTOR

DEPUTY DIRECTORS  
DAN T. KOCHI (PRIMARY)  
RONALD N. HIRANO  
JEANNE K. SCHULTZ  
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-M 2.626-90

RECEIVED  
JUN 13 7 53 PM '90  
COUNTY OF MAUI

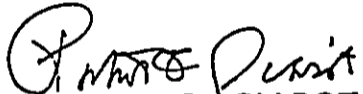
Mr. Christopher L. Hart  
Director of Planning  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: COMMUNITY PLAN AMENDMENT, SMA PERMIT AND ENVIRONMENTAL ASSESSMENT REPORT FOR SALVATION ARMY  
TMK: 4-6-7:37 & 38, 90/CPA-006, 90/EA-003, 90/SM1-019

Thank you for allowing us to comment on the subject matter. The proposed project will not have an adverse impact on our facilities.

Very truly yours,

  
ROBERT O. SIAROT  
District Engineer, Maui

FC:dmf

EXHIBIT 7



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

June 20, 1990

REPLY TO  
ATTENTION OF

Operations Division

Ms. Ann T. Cua  
Department of Planning  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Ms. Cua:

This is in response to your request of June 5, 1990 for comments on the Salvation Army's Special Management Area application for a proposed homeless shelter in Lahaina, Maui.

The proposed building would be located at the north side of Shaw Street near Front Street. Existing buildings on the site include a chapel, residence, and thrift store. Based on the information provided in the transmittal, there will be no fills placed in wetlands or other waters of the U.S. Therefore, a Department of the Army permit will not be required for this project. By copy of this letter, the applicant will be informed of this finding.

We appreciate the opportunity to comment. File No. NP90-065 has been assigned to this project. Please refer to this number in any future correspondence on this project. Should you have any questions regarding this finding, please feel free to contact Benton Ching of my staff at 438-0410.

Sincerely,

*Stanley T. Arakaki*  
Stanley T. Arakaki  
Chief, Operations Division  
Directorate of Construction-Operations

Copy Furnished:

The Salvation Army, 131 Shaw Street, Lahaina, Hawaii 96732

**EXHIBIT 8**

JOHN WAIHEE  
GOVERNOR OF HAWAII

RECEIVED  
JUN 20 7 53 PM '90  
DEPT. OF HEALTH  
COUNTY OF MAUI



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
MAUI DISTRICT HEALTH OFFICE  
54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

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

PAUL E. HOFFMAN, M.D., M.P.H.  
DISTRICT HEALTH SERVICES ADMINISTRATOR (M.D.)

June 19, 1990

Mr. Christopher L. Hart  
Director  
Department of Planning  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Hart:

Subject: The Salvation Army Requesting an Environmental Assessment and a Community Plan Amendment from Park to Public/Quasi Public and an SMA Major Permit to Construct and Operate a New Homeless Shelter on Property Located in Lahaina, Maui, HI - TMK: 4-6-7: 37 and 38  
90/CPA-006, 90/EA-003, 90/SM1-019

Thank you for the opportunity to review and comment on the subject application. We have no comments to offer at this time.

Sincerely,


  
DAVID H. NAKAGAWA  
Chief Sanitarian

EXHIBIT 9

HANNIBAL TAVARES  
Mayor



County of Maui  
Department of Human Concerns  
**HOUSING DIVISION**  
200 South High Street  
Wailuku, Maui, Hawaii 96793  
Telephone: 243-7751, 243-7351  
June 21, 1990

ROBERT AGRES, JR.  
Director

RECEIVED MIRIAM K. KAHALEKAI  
Deputy Director

JUN 22 7 53 PM '90

DEPARTMENT OF HUMAN CONCERNS  
COUNTY OF MAUI

TO: Mr. Christopher L. Hart  
Director of Planning

FROM: Mr. Robert Agres, Jr.  
Director of Human Concerns

SUBJECT: I.D. Nos. 90/CPA-006  
90/EA-003  
90/SMI-D19

We have reviewed the Lahaina Salvation Army's request for approval of the Environmental Assessment, a Community Plan Amendment from Park to Public/Quasi Public and an SMA Major Permit to construct and operate a new homeless shelter in Lahaina, and would like to offer the following comments:

Environmental Assessment

The proposed plan appears modest and no significant adverse impact is apparent. From our perspective, there is a clear need for the facility, as there are no present shelter services for the various homeless populations in West Maui. Although the surrounding area is somewhat residential, there seems to be a variety of land uses in the neighborhood, including the existing Salvation Army chapel and thrift store, hotels, shops, a parking lot and a park, to warrant a shelter without disturbing the character of the area.

Community Plan Amendment

It appears that unless the County is willing to purchase the present Salvation Army property (which has been used by them for their present services since 1950 and is the only property owned by them in West Maui) and expand the present Malu-ulu-olele Park to include this property, it seems

Mr. Christopher L. Hart  
June 21, 1990  
Page 2

reasonable to amend the community plan from Park to Public/Quasi Public. The only other planned use was the 1961 Lahaina Restoration Plan which proposes rebuilding the residence of King Kamehameha III with a small surrounding moat, which seems highly unlikely given West Maui's present needs.

We are in support of the proposed project.

Please contact me if you need further assistance on this matter.

  
ROBERT AGRES, JR.

CA:df

cc: Housing Administrator

**EXHIBIT 10**

JOHN WAIHEE  
GOVERNOR



53 PM '90

JOSEPH K. CONANT  
EXECUTIVE DIRECTOR

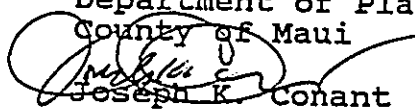
STATE OF HAWAII  
DEPARTMENT OF BUDGET AND FINANCE  
HOUSING FINANCE AND DEVELOPMENT CORPORATION  
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IN REPLY REFER TO:

90:PLNG/2781 jt

June 25, 1990

TO: Department of Planning,  
County of Maui

FROM:   
Joseph K. Conant  
Executive Director

SUBJECT: Lahaina Temporary Housing Facility Proposed by the  
Salvation Army, Reference Nos. 90/CPA-006, 90/EA-003,  
90/SM1-019

Thank you for the opportunity to review the information provided  
for the subject project.

For your information, the HFDC presently administers a Grants-in-  
Aid contract with the Salvation Army for the planning and design of  
the proposed homeless shelter.

The proposed Lahaina shelter satisfies the objective to provide  
additional shelters for the homeless which is contained in the  
State of Hawaii Comprehensive Homeless Assistance Plan (CHAP). The  
proposed action is also consistent with Policy C(4) of the State  
Housing Functional Plan which seeks to "provide a continuum of  
housing for homeless persons and families to enable them to achieve  
greater independence and stability."

JT:eks

EXHIBIT

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