August 24, 1990

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

Dear Sir:

Subject: Negative Declaration
Kaimuki Elderly Housing Project
Tax Map Key: 3-2-5: 035

Please publish a Negative Declaration in the September 8, 1990 OEOC Bulletin for the subject project. The OEOC Form for Publication and four copies of the subject document are enclosed.

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,

[Signature]

Michael N. Scarpone
Director

Enclosures
FILE COPY

RECEIVED

ENVIRONMENTAL ASSESSMENT
FOR THE OFC. OF ENVIRONMENTAL QUALITY CONTROL
KAIMUKI ELDERLY HOUSING PROJECT

Department of Housing and Community Development
City and county of Honolulu
August 1990
ENVIRONMENTAL ASSESSMENT

Administrative Information

A. Project: Kaimuki Elderly Housing Project

B. Type of Action: Applicant
   - X 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:

   U.S. Department of Housing and Urban Development (HUD)
   300 Ala Moana Boulevard, Room 3318
   Box 50007
   Honolulu, Hawaii 96850

   State of Hawaii
   Office of Environmental Quality Control (OEQC)
   465 South King Street, Room 115
   Honolulu, Hawaii 96813

D. Environmental Assessment Prepared by:

   Department of Housing and Community Development
   August 1990

Description of Proposed Actions

A. Proposed Activity

   - X Single activity;
   - ___ Aggregation of activities;
   - ___ Multi-year activity.

Proposed Project

The Department of Housing and Community Development proposes to develop and operate an 18-unit elderly housing project on a 6,500 square foot parcel located at 1114 11th Avenue, Kaimuki, Oahu (see location map). The project is intended to provide long-term housing services to the elderly.
Need for Project

In general, there is a critical need for new affordable rental units on Oahu. While there has been minimal new construction of rental units, the demand for new rental units continues to increase, as new households are formed and existing units are demolished or converted to condominiums.

Elderly households are less able to compete on the rental market. According to Homeless Aloha, Inc., a nonprofit entity that provides information on the homeless, the elderly are at special risk of becoming homeless because many live on fixed incomes and often have limited ability or mobility to find affordable rental units. Catholic Services to Elderly, which operates a small group home project and provides other services to the elderly, has noted that it is difficult to estimate the numbers of elderly in need of assistance due to health and/or safety concerns. There is a demand, however, for public housing and subsidized housing in urban areas because of access to transportation, stores and medical services.

According to the City's Office of Human Resources, East Honolulu has the largest proportion of the 60+ population on Oahu. According to the 1980 Census, Kaimuki's 60+ age group totals 4,543 persons, or 23 percent of the total number of residents. This percentage is twice as much as the overall average (11 percent) for Oahu. An elderly housing project in this area would help to alleviate the problem of finding affordable housing for the elderly in East Honolulu.

Community Reactions

The City made a presentation describing the project at the June 28, 1990 meeting of the Kaimuki Neighborhood Board No. 4. The Board voted unanimously to support the proposed project, subject to provision of the following:

- Ingress and egress for the Tanaka residence located behind the project site;
- Turnout for loading and unloading on 11th Avenue; and
- Parking for residents at the municipal parking lot.

DHCD will examine the feasibility of accommodating these conditions in the proposed project.

Proposed Action

The Department of Housing and Community Development (DHCD) proposes to acquire the 6,500 square foot parcel located at 1114 11th Avenue (Tax Map Key: 3-2-5: 035), Kaimuki, Hawaii using approximately $450,000 in Community Development Block Grant funds and $1,950,000 in City funds. DHCD will complete the unfinished concrete masonry structure on the
property to create an elderly rental project containing 18 one-bedroom units with a 412 square foot meeting room.

**Site Data**

Ownership: Harold C. Schnack  
Location: 1114 11th Avenue, Kaimuki, Oahu, Hawaii  
Tax Map Key: 3-2-5: 35  
Land Area: 6,500 square feet  
Assessed Value 1990: Land - $245,700  
Building - $32,500  
Site Description: Slightly sloping, rectangular parcel near the intersection of Harding and 11th Avenues.

**Land Use Data**

Zoning: B-2 Community Business District  
Development Plan Designation: Commercial  
State Land Use District: Urban  
Existing Use: Vacant, unfinished four-story structure.  
Surrounding Land Uses: Multi-family and single-family residential and commercial retail uses.  
Flood Zone: Firm Zone X. Area determined to be outside the 500-year floodplain.

Special Management Area (SMA): Not in SMA.

**Alternatives Considered**

1. Alternative site. DHCD is considering sites throughout Oahu for its housing projects, based on the principle of equal distribution of housing units. The reasons for selecting this parcel as a site for elderly housing include:

   a. The site is ideal for elderly housing. The site is near medical care and fire and police protection. Bus lines, shops
and the Kaimuki Playground and Recreation Center are within walking distance.

b. The site contains an existing unfinished structure which has been determined to be feasible to be completed as a residential structure.

2. Demolition of existing structure and construction of new building.

In January 1990, DHCD retained an architectural consultant to examine the feasibility of completing construction of the existing structure versus demolishing the structure and constructing a new facility. Engineers working with the consultant estimated improvement costs at approximately $1.46 million. In comparison, the costs to demolish and build a new building were estimated at approximately $2 million. The cost savings realized by completing the existing structure could be used by the City to support another elderly or special needs housing project. Therefore, completion of the existing structure is the preferred alternative. Because the structure has stood unoccupied for such a length of time, however, more detailed structural studies focusing on the integrity of the building will be conducted prior to proceeding further.

3. No project. Indications are that the project site would remain in its present condition, containing the existing partially-completed structure, for an indefinite period of time. Consequently, the potential safety hazards posed by the condition of the abandoned structure can be expected to continue to exist.

Environmental Assessment Prepared for Compliance with HUD Requirements and Environmental Review Requirements of Other Levels of Government as Follows:

A. X 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 from the Environmental Review

A. Environmental Findings
   X Finding of No Significant Impact on the Environmental (FONSI)
   ___ An Environmental Impact Statement is required.

B. Agencies/Interested Parties Consulted
   (See Appendix A)

C. Publication Notification
   a. Date FONSI/AROF 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 or 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: X Yes ___ No

Impact Categories

The following criteria is used to rate the level of impact the project will have on the various categories:

1 - Potentially beneficial impact.
2 - No impact anticipated.
3 - Minor adverse impacts anticipated.
   a. Short Term
   b. Long Term
4 - Adverse impact. Requires mitigation.
5 - Adverse impact. Requires modification to project/activity.

A. Land Development

1. Conformance with Comprehensive Plans and Zoning
   Rating: 3 - Minor Adverse Impacts Anticipated
   Sources:
   Department of Land Utilization letter dated June 12, 1990
   Department of General Planning letter dated June 21, 1990
   State Land Use Commission letter dated June 12, 1990

The parcel is within the State Urban District, is designated for commercial use on the City’s PUC Development Plan Land Use Map, and is zoned B-2 Community Business District under the Land Use Ordinance. The project is not a permitted use under
the current Development Plan and zoning designations. Exemptions from the City's PUC Development Plan and Land Use Ordinance (LUA) will be requested under the provisions of Chapter 201E, Hawaii Revised Statutes.

DHCD retained an architectural consultant to prepare an evaluation of the feasibility of rehabilitating the existing structure on the site. The report, published in January 1990, focused on the provisions of required/appropriate facilities for the elderly, an examination of code conformity and the creation of a possible residential image for the building. The study determined that the existing structure does not conform to Land Use Ordinance standards in the following areas:

Land Use: Under current (August 1989) LUA standards, dwelling units are allowed only as an accessory use. Under those conditions, 4 units are allowed, to be occupied by owners or caretakers of principal site use. However, the current structure has been designed for residential use and is adjacent to a residential district.

Setbacks: B-2 setbacks require a 5' front yard setback, with no rear and sideyard setback requirements. Adjacency to the R-5 residential district requires that residential setbacks be adopted on the Front (Street), North, and rear sides. The existing structure is nonconforming on these sides.

Bringing the building into setback compliance would require demolition of existing exterior walls and reconstruction of the affected periphery, with no real functional benefit.

Heights: The existing structure and suggested improvements do not conform with height setbacks on any except the makai side. To bring the building into conformance, exterior walls and interior portions of the existing structure would have to be demolished and rebuilt. A loss of available units would result, with no real benefit to the project.

Off-Street Parking: The current LUA requires provision of 31 stalls to serve the project's 18 units and ancillary project spaces. There is no room on the site to accomplish this without demolition and reconstruction of the existing facilities.

Loading: LUA requirements indicate one loading bay for the project. There is no room on-site for a loading bay unless a portion of the existing building is demolished.
Doors Opening onto Easement: The trash room and transformer vault open onto the makai easement. The placement of the openings currently represents functional room use, however, openings onto the easement are technically non-conforming.

The consultants evaluated the identified non-conformities for their potential effect on public health, safety and welfare and concluded that none of them posed threats with respect to these factors. Therefore, DHCD will seek exemptions to allow these non-conformities to continue to exist in the proposed project. The exemptions will be sought pursuant to Chapter 201E, HRS, which provides for exemptions for affordable housing projects from statutes, ordinances, charter provisions and rules of any government agency relating to planning, zoning and construction standards for subdivision, development and improvement of land and the construction of units thereon.

2. Compatibility and Urban Impact

Rating: 1 - Potentially Beneficial Impact

Sources: Site Inspection conducted by Strather Ing, DHCD staff planner, June 1990

Existing Land Use Map

The proposed project is located in a Community Business District. The structures in the area provide various services to the community including an assortment of shops along Waialae Avenue which could benefit from the proposed project. The proposed project would involve completing the existing vacant, partially-constructed structure, thereby removing potential health and safety hazards resulting from its current condition. The proposed structure will be compatible with the surrounding area in terms of land use density, scale, mass, texture and architectural design.

3. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated


The United States Soil Conservation Service classifies the soil at the project site as Molokai silty clay loam (MuB), 3
to 7 percent slopes, with slopes as much as 25% for foundations for low buildings.

On this soil, runoff is slow to medium and the erosion hazard is slight to moderate. Included in mapping were a few small areas that are eroded to soft, weathered rock. Also included in mapping on Oahu were small areas of dark reddish-brown silty clay loams that overlie fine-textured, gravelly alluvium and small areas of dark reddish-brown silty clay soils that have a mottled subsoil. This soil is used for sugarcane, pineapple, pasture, wildlife habitat and homesites.

The architectural study of the existing four story structure did not note any structural damage due to soil settling.

4. Hazards, Nuisances and Site Safety
   Rating: 2 - No Impact Anticipated
   Sources: Site Inspection, June 1990

Existing Land Use Map

There is no evidence of unusual topographic features on the project site that could produce risks from natural hazards such as geologic faults, flash floods, volcanic activity and mud slide. There is no evidence of hazards imposed by inadequate traffic control, visual obstructions to traffic, or inadequate separation of traffic.

5. Energy Consumption
   Rating: 2 - No Impact Anticipated
   Source: Site Inspection, June 1990

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

The project reflects an attempt to achieve the objectives of the Hawaii State Plan and State Energy Plan with respect to energy efficiency. The project is located in an easily serviceable and concentrated area which is next to existing urban development. The utilization of energy conservation devices will be encouraged through tenant orientation programs conducted by the City.

B. Noise

Rating: 3 - Minor Adverse Impacts Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

- 8 -
Sources: Site Inspection, June 1990

Existing Land Use Map

1989 Data Book, Table 155

Short term increases in ambient noise levels resulting from construction related activities are anticipated. The building contractor will be required to comply with Title 11, Department of Health Administrative Rules, Chapter 43, "Community Noise Controls for Oahu."

The proposed development is not expected to significantly increase existing noise levels. Although Waialae Avenue is a highly utilized roadway, the proposed project is approximately 415 feet away from the roadway.

Data from 1981-82 indicate that existing noise levels in Kaimuki during daylight hours exceed 43.3 decibels 90 percent of the time and exceed 57.2 decibels only 10 percent of the time. In comparison, the U.S. Department of Housing and Urban Development's (HUD) standard for acceptable noise levels is a day-night average sound level that does not exceed 65 decibels.

C. Air Quality

Rating: 3 - Minor Adverse Impacts Anticipated (Short Term)
        2 - No Impact Anticipated (Long Term)

Sources: Site Inspection, June 1990

1989 Data Book, Table 153

The air quality monitoring station nearest to the project is in Downtown Honolulu. The annual range of total suspended particulates in 1988 was 12 to 45 micrograms per cubic meter with an arithmetic average of 26. Waialae Avenue is approximately 415 feet from the proposed project and air pollutants from that roadway would have a negligible effect on the site. A site visit revealed no evidence of stationary sources of air pollutants such as power plants, sugar mills and industrial manufacturing.

The proposed project does not include activities or uses which will significantly degrade ambient air quality over the long term.

During the construction phase, some fugitive dust will be generated by construction activities, resulting in minor short term adverse impacts to air quality. However, frequent watering of the site in accordance with Title 11, Department of Health Administrative Rules, Chapter 60, "Air Pollution Controls", Section 5, "Fugitive Dust" will minimize the release of fugitive dust into the immediate environment.
D. Environmental Design and Historic Values

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

Rating: 1 - Potentially Beneficial Impact

Sources: Site Inspection, June 1990

Existing Land Use Map

The proposed development is surrounded by a mix of residential and business structures. The visual effects of the proposed structure should have no effect on the existing development pattern of the surrounding area. To the extent that it will result in the completion of the long-standing partially constructed building, the proposed project should have beneficial visual impacts on the surrounding area.

2. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources letter dated July 17, 1990

Site Inspection, June 1990

The Department of Land Natural Resources (DLNR) states that since this project involves completion of an already existing, unfinished concrete structure, DLNR believes that the project will have "no effect" on significant historic sites.

E. Socio-Economic

1. Demographic/Community Character Changes

Rating: 3 - Minor Adverse Impacts Anticipated

The proposed project will add a maximum of 36 persons to the neighborhood. This amount could be even less if existing Kaimuki residents move into the proposed development. Therefore, the proposed 4-story elderly housing project is not expected to significantly change the demographic characteristics of Kaimuki. The proposed project will not result in the loss or displacement of any community facilities or services.

2. Displacement

Rating: 2 - No Impact Anticipated

Source: Site Inspection, June 1990
The project site contains a vacant, partially constructed multi-story structure. The proposed project will not require or result in the displacement of any residents or businesses.

3. Employment and Income Pattern

Rating: 1 - Potential Beneficial Impact (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. In the long term, the proposed project is not expected to significantly change income and employment patterns in the area.

F. Community Facilities and Services

1. Educational Facilities

Rating: 2 - No Impact Anticipated

Source: Department of Education letter dated June 8, 1990

The Department of Education states that the proposed project will have a negligible impact on area schools.

There will be opportunities for residents of the proposed development to participate in nearby adult education and recreation programs. There is a senior citizens group which meets every Friday at the Kaimuki Recreation Center at 3521 Waialae Avenue and adult education classes are provided at the Kaimuki Community School for Adults at 2705 Kaimuki Avenue.

2. Commercial Facilities

Rating: 2 - No Impact Anticipated

Sources: Existing Land Use Map

Site Inspection, June 1990

Many shops, restaurants and convenience stores are situated along Waialae Avenue, just 375 feet from the proposed site. Residents of the proposed development would benefit from being within walking distance of these facilities and services.

3. Health Care

Rating: 2 - No Impact Anticipated

Source: Existing Land Use Map
Straub Clinic and Hospital, Kaiser Permanente and Queens Medical Center are all located within 3.25 to 4 miles of the proposed site. Specialized medical care, 24-hour emergency service and a wide range of health services are provided by one or more of these medical centers.

4. Social Services

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Existing Land Use Map

Social services to the elderly are available through several sources, including the City's Office of Human Resources, State Department of Human Services and private nonprofit Catholic Services to Elderly. It is anticipated that project residents may require assistance from government social service agencies, including welfare, food stamps, health care and employment assistance. The presence of a number of elderly persons at the proposed development will enable social service and health care outreach workers to consolidate visits and reduce travel time.

5. Solid Waste

Rating: 2 - No Impact Anticipated

The Department of Public Works (DPW), Refuse Division, will provide twice weekly refuse collection service to the project site if the proposed development meets DPW's design criteria. Otherwise, the project will be served by a private collection service.

6. Wastewater

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Department of Public Works letter dated June 19, 1990

The Department of Public Works states that existing sewers are available and adequate for the proposed project.

The proposed project is expected to generate 4,050 gallons of wastewater per day, assuming an average household size of 1.5 persons and per capita consumption of 150 gallons.

7. Storm Water

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, June 1990
Department of Public Works letter dated June 19, 1990

The Department of Public Works has no concerns with respect to drainage on the proposed site. Runoff from the project site drains into catch basins on either side of 11th Avenue near the middle of Kaimuki Park, one catch basin on the corner of 11th and Waialae Avenues, and 2 catch basins with one grated basin on the corner of 10th and Waialae Avenues.

The proposed project will not significantly decrease the available percolation area because the project site is located in a developed urban area and is almost completely paved.

8. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letter dated July 5, 1990

There is a 6" water main on 11th Avenue, an 8" water main on Waialae Avenue, an 18" water main on Harding Avenue and a 12" water main on 10th Avenue. The Board of Water Supply (BWS) states that water service credits are applicable, if service is ordered on or before September 1, 1992; water availability will be determined when the building permit application is submitted for review and approval; construction plans are to be submitted for a 3-inch or larger water meter installation; and water system facilities and meter charges will be assessed.

9. Public Safety

a. Police

Rating: 1 - Potentially Beneficial Impact

Source: Honolulu Police Department letter dated June 19, 1990

The Honolulu Police Department (HPD) states that it does not anticipate that the proposed project will result in an increase for police services. Primary police protection for the proposed project will be provided by the main police station located approximately three miles from the project site. The HPD also states that the completion of the unfinished structure will stop children and other individuals from loitering within the structure.
b. Fire Protection

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letter dated June 14, 1990

Primary fire protection for the proposed project will be provided by the engine company located at the Kaimuki Fire Station located approximately 1/5 of a mile from the project site. The Honolulu Fire Department has no comments on the proposed project.

Access for fire apparatus, water supply and building construction will conform to existing codes and standards.

C. Emergency Medical

Rating: 2 - No Impact Anticipated

See Section F(3), Health Care.

10. Open Space, Recreation and Cultural Activities

Rating: 2 - No Impact Anticipated

Source: Department of Parks and Recreation letter dated June 18, 1990

The proposed project is located within walking distance of Kaimuki Playground and Recreation Center. Facilities at this park include a recreation building, basketball courts, volleyball courts, tennis courts and children’s play apparatus.

The Department of Parks and Recreation states that the proposed project will be subject to compliance with the City’s Park Dedication Ordinance No. 4621. An exemption to this requirement will be requested pursuant to Chapter 201E, Hawaii Revised Statutes.

11. Transportation

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: Department of Transportation letter dated June 22, 1990

Department of Transportation Services letter dated June 25, 1990
The State Department of Transportation states that the proposed project will have no impact on the State highway system.

The City Department of Transportation Services states that sufficient tenant parking should be provided in accordance with the Land Use Ordinance (LUC) and that the 3-foot road setback on 11th Avenue should be enforced and frontage improvements should be constructed as part of this project.

The site has vehicular access from 11th Avenue. Due to the configuration of the existing structure, an exemption from LUC parking requirements will be requested under the provisions of Chapter 20E, Hawai'i Revives Statutes. Offstreet visitor parking, however, is available at the municipal parking lot located across the street, at Harding and 11th Avenue. Pursuant to a suggestion from the Kaimuki Neighborhood Board, DHCD will also examine the feasibility of reserving a number of parking stalls at the municipal lot for use by residents of the proposed project.

It is expected that tenants' car ownership will be at a low rate and that most transportation needs will be handled by public transportation. The site is within walking distance of Bus Routes 1, 3 and 14 which provides service to and from downtown Honolulu at a scheduled interval time of 25 minutes for Route 3 (Kaimuki-Pearl Harbor) to one hour for Route 14 (St. Louis- Kahala-Maunalani). There are two bus stops at Waialae and 11th Avenue (one heading east and one heading west).

G. Natural Features

1. Water Resources

   Rating: 2 - No Impact Anticipated

   Source: Oahu Water Plan, Board of Water Supply

   There are no lakes, reservoirs or perennial or intermittent stream in the vicinity of the project site. The project is not expected to affect water quality or yields.

2. Floodplain Management

   Rating: 2 - No Impact Anticipated

   Source: Department of the Army letter dated July 10, 1990

   Federal Emergency Management Agency, "Flood Insurance Rate Map, City and County of Honolulu," Panel 150001-0120C
The project site is located in firm Zone X, other areas determined to be outside of the 500-year floodplain, as designated by the Federal Emergency Management Agency.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated July 10, 1990
Site Inspection, June 1990

The proposed project will not affect any wetlands.
A Department of the Army permit is not required.

4. Coastal Zone Management

Rating: 2 - No Impact Anticipated

Source: Special Management Area Map - Primary Urban Center, December 2, 1985

The project site does not lie in the Special Management Area designated by the Department of Land Utilization under Chapter 20SA, Hawaii Revised Statutes, relating to Coastal Zone Management.

5. Unique Natural Features

6. Vegetation and Animal Life

Rating: 2 - No Impact Anticipated


The project has been in urban use for an extended period of time. There are no unique natural features or wildlife habitats on the project site.

7. Agricultural Lands

Rating: 2 - No Impact Anticipated

Source: Site Inspection, June 1990

The proposed development will not affect the supply of agricultural lands on Oahu.
H. Determination

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

1. The number of units to be emplaced by this project (18) 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 50.37, Federal Register, Volume 47, No. 70 dated April 12, 1982.

2. The potential environmental impacts of this project are easily mitigated or are evaluated as not significantly affecting the quality of the human environment:
   a. Short term increases in noise levels attributable to construction related activities will be mitigated through compliance with Title 11, Administrative Rules, Department of Health, Chapter 43, “Community Noise Controls for Oahu.”
   b. Escape of fugitive dust into the environment will be minimized by watering of the project site as necessary during the construction period.
   c. The impacts of the project on public services and facilities and the visual impacts of the project on the project area are evaluated as minimal and not significantly affecting the quality of the human environment.

3. The project will have the positive social benefit of providing housing opportunities to elderly persons.

A Negative Declaration will be filed with the State Office of Environmental Quality Control and a Finding of No Significant Impact on the Environmental will be published in a newspaper of general circulation.
AGENCY RESPONSE

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<td>Mr. Henry Iwasa, Chair, Kaimuki Neighborhood Board #4</td>
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APPENDIX A
June 18, 1990

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

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Kaimuki Elderly Housing Project

This is in response to your letter of May 31, 1990, seeking our comments on the proposed Kaimuki Elderly Housing project. We understand that Community Development Block Grant (CDBG) and City funds are being proposed to acquire and complete an existing unfinished concrete masonry structure on 6,500 square feet for use as an elderly rental project in Kaimuki. Our comments follow:

1. Since the structure is incomplete, it appears that the use of CDBG funds to complete the structure falls under new housing construction. The activity would be eligible for CDBG assistance only if undertaken by a qualified subrecipient and if the grantee determines that the activity is necessary or appropriate to achieve its community development activities.

2. A full Environmental Impact statement would not be required by HUD regulations, however a full environmental assessment would be required under 24 CFR Part 58.36.

3. The State Historic Preservation Office should be consulted in accordance with 36 CFR Part 800.

If you have any questions, you may call my staff at 541-1327.

Very sincerely yours,

[Signature]
Calvin Lee
Director
Community Planning and Development Division
DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96850-5440

July 10, 1990

REPLY TO
ATTENTION OF:
Planning Division

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:

Thank you for the opportunity to review the Environmental Assessment preparation notice for the proposed Kaimuki Elderly Housing Project, Kaimuki, Oahu. The following comments are offered:

a. A Department of the Army (DA) permit is not required for the project.

b. According to the Flood Insurance Study for the City and County of Honolulu, the project site is located in Zone X, "Other Areas" determined to be outside of the 500-year flood plain as designated by the Federal Emergency Management Agency.

Sincerely,

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

Re: Environmental Assessment  
Kaimuki Elderly Housing Project

Dear Mr. Scarfone:

Due to current staff limitations, the Pacific Islands Office, Fish and Wildlife Enhancement cannot devote the time to adequately evaluate potential impacts to important fish and wildlife resources from the proposed project. Please understand that this notification does not represent the Fish and Wildlife Service’s approval of the proposed activity. We may review future actions related to this project should workload constraints be alleviated, or if significant adverse impacts to trustee fish and wildlife resources are identified.

Sincerely yours,

Ernest Kosaka  
Field Supervisor  
Fish and Wildlife Enhancement
June 8, 1990

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
Kaimuki Elderly Housing Project

Our review of the subject environmental assessment indicates that there will be negligible impact on public schools in the area.

Thank you for the opportunity to comment.

Sincerely,

Charles T. Toguchi
Superintendent

cc: E. Imai
    Dr. M. Oda
June 21, 1990

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

Dear Mr. Scarfone:

Subject: Environmental Assessment for Kaimuki Elderly Housing Project

In response to your letter of May 31, 1990, regarding the above project, the Department of Business and Economic Development (DBED) has no comment on whether there is a need to prepare an Environmental Impact Statement (EIS).

However, DBED does want to express its concern that steps be taken to make this project as energy efficient as possible. I am enclosing a copy of a letter DBED received from DHM, Inc., regarding our comments on a Draft Environmental Impact Statement for the Waikiki Landmark. It is our hope that the Kaimuki Elderly Housing Project will be designed with as much attention to energy conservation as was given to the design of the Waikiki Landmark.

Thank you for asking for DBED's comments on this project.

Sincerely,

Roger A. Ulveling

RAU/PE:do
Enclosure
January 11, 1990

Mr. Maurice H. Kaya
Energy Program Administrator
Department of Business
and Economic Development
Energy Division
State of Hawaii
335 Merchant Street, Room 310
Honolulu, Hawaii 96813

Dear Mr. Kaya:

Subject: Revised Draft Environmental Impact Statement for Waikiki Landmark

Thank you for your letter commenting on the Revised Draft Environmental Impact Statement (Revised dEIS) for the Waikiki Landmark.

The proposed Waikiki Landmark Development has an estimated electrical energy consumption of 300,000 kwh/month or 1,428.6 kwh/day. The Waikiki Landmark development will incorporate the most recent energy saving technology so as to minimize the cost of energy to occupants of the commercial space and the residential units. The following features will be provided:

1) Each fan coil air conditioning unit in each unit will be separately controlled so that the occupant has the choice of cooling different areas in his/her unit at alternative times of the day.

2) A heat pump will be used to heat the building's hot water system. Studies have shown that this is the most efficient method of heating the hot water.

3) The condenser heat from the central chilled water system will be recovered by the heat pump to heat the building's hot water.

4) High efficiency motors will be used on most of the motor driven equipment.

5) High efficiency chillers will be used for the residential towers.

6) A variable speed secondary chilled water pumping system will be used for the residential fan coil units.
Mr. Maurice H. Kaya
January 11, 1990

Page 2

Electrical energy conservation measures which will be provided as part of the proposed development include:

1) Light sources to be used primarily are fluorescent and H.I.D. (High Pressure Sodium and Metal Halide). Compact fluorescent lamps will be used in place of incandescent lamps, with the exception of low-voltage accent lighting at water features, etc. A 13-watt compact fluorescent replaces a 60 watt incandescent with the same light output at a savings of 47 watts/lamp. This reduction in watts also lowers the air conditioning load.

2) Ballasts for all fluorescent lamps will be energy-saving type, or premium high power factor type for applications where energy-saving type are not manufactured. Energy-saving ballasts (ESB's) use 37 percent less energy than standard ballasts for the same light output. ESB's also run approximately 10 degrees cooler than standard ballasts, reducing the air conditioning load.

3) Reflectors for light fixtures are highly specular and contribute to overall fixture efficiency, enabling use of lower wattages and fewer fixtures to achieve desired lighting levels.

4) Secondary power factor correction is provided to bring the building power factor to 90 percent or greater.

Applicable sections of the State Plan's objectives, policies and guidelines for energy use and the State Energy Functional Plan will be examined and included in the Final EIS for the Waikiki Landmark.

Your comment letter is appreciated and will be included in the Final Environmental Impact Statement. If you should have any additional comments regarding these measures please feel free to contact me or Eric Parker of my staff.

Sincerely,

DHM Inc.

Duk H. Murabayashi (Mrs.)
President

cc: Dr. Marvin Miura, OEQC
Mr. Bennett Mark, DLU
Mr. Tony Tjan, Bel-Landmark, Inc.
To: Michael N. Scarfone, Director  
Department of Housing and Community Development  
City & County of Honolulu

From: Deputy Director for Environmental Health

Subject: Environmental Assessment (EA)  
Kaimuki Elderly Housing Project

Thank you for allowing us to review and comment on the subject EA. We do not have any comments at this time.

BRUCE S. ANDERSON, Ph.D.
The Honorable Michael N. 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
Kaimuki Elderly Housing Project

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the materials you submitted and have the following comments.

This project involves construction on an already existing, unfinished concrete structure. We, therefore, believe that the project will have "no effect" on significant historic sites.

If you have any questions, please call me or Cathy Tilton at our Office of Conservation and Environmental Affairs at 548-7837.

Very truly yours,

[Signature]

WILLIAM W. PATY
June 26, 1990

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

Dear Mr. Scarfone:

Subject: Environmental Assessment
Kaimuki Elderly Housing project

We have received the preliminary project information and suggest the following questions that could be included in the environmental assessment.

What are the nature of the surrounding businesses and how are they compatible with the proposed use? How is parking to be provided if an exemption from off street parking requirements is being sought? What is the mix of residents in terms of rents, disabilities, and need for nursing care? How far away are amenities such as parks, grocery stores, restaurants, senior activity centers, and bus routes? What impact will renovation activities have on surrounding businesses and what mitigation measures will be taken? What are noise levels around project site? Are sidewalks available in the surrounding neighborhood?

Thank you for the opportunity to comment. Please forward the completed environmental assessment to our office with the agency determination for publication in the OEQC Bulletin.

Sincerely,

Marvin T. Miura, Ph.D.
Director
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) for the Kaimuki Elderly Housing Project, TMK: 3-2-4: 35

Thank you for your letter of May 31, 1990 requesting our review of the subject EA.

We do not anticipate that the subject project will affect our State highway facilities.

Very truly yours,

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

Dear Mr. Scarfone:

Re: Environmental Assessment for the Proposed Kaimuki Elderly
    Housing Project

We have reviewed the fact sheet for the proposed elderly housing
project and are generally supportive of the project provided that
the parking issue can be resolved.

Thank you for the opportunity to comment.

Sincerely,

[Signature]
Joseph K. Conant
Executive Director

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

Dear Mr. Scarföne:

Preliminary Information for Environmental Assessment
Kaimuki Elderly Housing Project
Kaimuki, Oahu

The above referenced information pertains to a project which will entail use of an existing unfinished concrete masonry structure in Kaimuki to develop a housing rental complex for the elderly.

The Environmental Center has examined the preliminary information received from you regarding the above project with the assistance of Collette Browne, School of Social Work; and Carolyn D. Cook, Environmental Center, and we offer the following brief comments.

At this time we do not foresee that the project will result in any adverse environmental impacts, and it should help fulfill the growing demand for housing for the elderly.

The location will be convenient, as it is close to buslines, shopping centers and the Kaimuki Playground and Recreation Center, the latter of which may accommodate increase interest in senior programs.

Traffic safety and precautions should be considered specifically for the elderly, especially at Harding and 11th which is a busy intersection. Another consideration should be an elevator for the building, if one does not already exist.

We are not able to make further comments at this time, as more specific information is needed, but we look forward to reviewing the EA. Thank you for the opportunity to preview this project.

Yours truly,

John T. Harrison, PhD
Environmental Coordinator

cc: OEQC
L. Stephen Lau
Collette Browne
Carolyn Cook

A Unit of Water Resources Research Center
AN EQUAL OPPORTUNITY EMPLOYER
June 12, 1990

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

Dear Mr. Scarfone:

Subject: Environmental Assessment for the Proposed Kaimuki Elderly Housing Project, THK No.: 3-2-5: 35, Honolulu, Oahu

We have no comments at this time except that the subject parcel is designated within the State Land Use Urban District.

Thank you for the opportunity to comment.

Sincerely,

ESTHER UEDA
Executive Officer

EU:to
MEMORANDUM

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

FROM:   BENJAMIN B. LEE, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING

SUBJECT: EARLY ASSESSMENT FOR THE PROPOSED KAIMUKI ELDERLY HOUSING PROJECT

June 21, 1990

Thank you for the opportunity to review and comment on the subject housing project. We have the following comments for your consideration.

The Development Plan Land Use Map designation for the project site is Commercial. After discussing the subject project with your staff, we were informed that the project will be processed through Section 46-15.1 and Chapter 201E of the Hawaii Revised Statutes. Therefore, the proposed project is exempted "from all statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivisions . . ." Hence, the subject housing project would not require a Development Plan Land Use Map amendment. The environmental assessment (EA) should include this information. The EA should also discuss the appropriateness of the location of the proposed elderly housing project because of its walking distance to restaurants, shops, and bus routes in Kaimuki.

If you have any questions regarding our comments, please contact Matthew Higashida at 527-6056.

Benjamin B. Lee
Chief Planning Officer

BBL: js
MEMORANDUM

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

FROM: DONALD A. CLEGG, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT
         KAIMUKI ELDERLY HOUSING PROJECT

June 12, 1990

We understand that your department will seek an exemption under
Chapter 201-E, HRS, in order to allow this apartment use in the B-2 Community
Business District. We have no objection to such an exemption. It appears
that a Negative Declaration would be appropriate for this project.

DONALD A. CLEGG
Director of Land Utilization

DAC: s1
0338N/30
MEMORANDUM

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

FROM: ALFRED J. THIEDE, DIRECTOR

SUBJECT: KAIMUKI ELDERLY HOUSING PROJECT
ENVIRONMENTAL ASSESSMENT
TMK: 3-2-5: 35

This is in response to your memorandum of May 31, 1990 requesting our review and comments on the subject project.

We have the following traffic concerns:

1. Sufficient tenant parking should be provided in accordance with the Land Use Ordinance.

2. The 3-foot road setback on 11th Avenue should be enforced and frontage improvements should be constructed as part of this project.

Should you have any questions, please contact Wayne Nakamoto of my staff at Local 4190.

ALFRED J. THIEDE
June 18, 1990

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

FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: KAIMUKI ELDERLY HOUSING PROJECT
ENVIRONMENTAL ASSESSMENT

In response to your memorandum of May 31, 1990 regarding the subject project, we have the following comment:

Submit the existing building plans to our Building Safety Division for preliminary code review.

Thank you for the opportunity to offer our comments.

Should there be any questions, please have your staff call Douglas Collinson at local 6375.

HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada
Safety Div.
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. PABE
MAYOR

SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET
DEPUTY DIRECTOR

June 19, 1990

MEMORANDUM

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

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
KAIMUKI ELDERLY HOUSING PROJECT
TAX MAP KEY: 3-2-05: 35

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

1. Existing sewers are available and adequate for the proposed elderly housing project.

2. We have no drainage comments at this time.

C. Michael Street
SAM CALLEJO
Director and Chief Engineer
June 18, 1990

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

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT
KAIMUKI ELDERLY PROJECT
TAX MAP KEY: 3-2-05: 35

We have reviewed the proposal to develop the elderly rental units in Kaimuki and make the following comments and recommendation.

We have determined that the proposed project will be subject to compliance with the City's Park Dedication Ordinance No. 4621. Procedures and requirements to comply with the Ordinance are specified in the City's Park Dedication Rules and Regulations.

Should you have any questions, please contact Jason Yuen of our Executive Policy Planning Unit at extension 6315.

WALTER M. OZAWA, Director

WMO: js
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 MAY 31, 1990 REGARDING THE ENVIRONMENTAL ASSESSMENT FOR KAIMUKI ELDERLY HOUSING PROJECT, TAX MAP KEY 3-2-05: 35 

We have the following comments on the project:

1. Water service credits are applicable if service is ordered before September 1, 1992.

2. Water availability will be determined when the building permit application is submitted for review and approval.

3. Construction plans are to be submitted for 3-inch or larger water meter installations.

4. Water system facilities and meter charges will be assessed.

If you have any questions, please contact Lawrence Whang at 527-6138.
TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: LIONEL E. CAMARA, FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT
KAIMUKI ELDERLY HOUSING PROJECT

June 14, 1990

We have reviewed the subject material provided and have no comments.

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

[Signature]
DONALD S.M. CHANG
Acting Fire Chief

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

FROM:    HAROLD KAWASAKI, CHIEF OF POLICE
          HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT
          KAIMUKI ELDERLY HOUSING PROJECT

June 19, 1990

We have reviewed the environmental assessment for the above-referenced project and have no objections to the proposal.

The completion of the unfinished structure will definitely improve the area and stop children and other individuals from loitering within the structure.

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

Thank you for the opportunity to provide comments.

HAROLD KAWASAKI
Chief of Police

By
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau
July 12, 1990

To: Michael A. Scarfone, Director  
Department of Housing and Community Development

From: Maria Victoria R. Bunye, Director  
Office of Human Resources

Subject: Comments on Kaimuki Elderly Housing Project

After careful review, the Office of Human Resources is in support of this project. The proposed acquisition and completion of the vacant unfinished concrete structure for elderly housing is an excellent use that will increase the inventory of needed affordable rental housing for the elderly.

We strongly support any development of services and facilities in East Honolulu for older residents because it has the largest proportion of the 60+ population on Oahu. Also, according to the 1980 census, Kaimuki’s 60+ age group comprises 23% or 4,543 of the total number of residents. This percentage is twice as much as the overall average (11%) for Oahu. We estimate that the 1990 census will reveal that Kaimuki’s current 60+ population has grown by 53% with counts approaching 6,800 older persons.

In addition, we endorse the location of this project within an established community as it maximizes the older residents’ access to shopping, banks, doctor’s offices, recreation and other programs and facilities. Our experience has been that access to community and supportive services is more critical to older, less mobile residents.

We appreciate this opportunity to comment on this project and offer our assistance with the planning and coordination of services. If there are any questions, please contact Mrs. Lynette Kurren at ext. 4361. We look forward to the project’s approval and completion.
June 12, 1990

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

FROM: THEODORE JUNG, DIRECTOR OF FINANCE

SUBJECT: ENVIRONMENTAL ASSESSMENT
KAILUA AND KAIMUKI ELDERLY HOUSING PROJECTS

We have no comments on the subject projects.

THEODORE JUNG
Director of Finance

TJ:si
Mr. Michael N. Scarfone  
Director  
Housing and Community Development  
650 South King Street  
Honolulu, Hawaii 96813

July 11, 1990

Dear Mr. Scarfone:

Subject: Conversion of Schnack Building at 1114 11th Avenue  
(TNK 3-2-05: 35) Kaimuki to Elderly Housing

Thank you for the opportunity to comment on this project. We appreciate the presentation given to the Kaimuki Neighborhood Board by your Deputy Director Ronald Mun and staff on the plan of the city to purchase and convert the long uncompleted derelict building for the purpose of elderly housing. Conversion to elderly housing is an excellent use of the property.

The Board voted unanimously to support the project subject to the following conditions:

1. Design and operation of the facility shall provide safe and unimpeded ingress and egress for the Tanaka residence in back.

2. A turnout for loading and unloading shall be provided on 11th Avenue that will not interfere with traffic headed towards the freeway.

3. Parking for the elderly able to drive should be provided in the Municipal Parking Lot across the street since on-street parking is prohibited.

Very truly yours,

Henry Iwasa  
Chairman  
Kaimuki Neighborhood Board No. 4
Environmental Assessment
For
Kakela Beach Park Acquisition
Koolauloa, Oahu, Hawaii
(Tax Map Key: 5-5-01: 54)

Proposing Agency:
Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Consulted Parties:
The following parties were asked for input prior to preparation of this Environmental Assessment.

- Department of the Army (Corps of Engineers)
- Department of Land and Natural Resources
- Department of Health
- University of Hawaii Environmental Center
- Department of Land Utilization
- Department of General Planning
- Department of Public Works
- Board of Water Supply
- Honolulu Police Department
- Honolulu Fire Department
- Hawaiian Electric Company, Inc.
- Hawaiian Telephone Company
- Zions Securities Corporation
- Koolauloa Neighborhood Board No. 28

I. Proposed Project

A. Summary

The proposed action consists of City acquisition of an 11.115-acre private beach park identified by Tax Map Key: 5-5-01: 54. The property is currently owned by the Corporation of the President of the Church of Jesus Christ of Latter Day Saints.

B. Technical Characteristics

Zions Securities Corporation currently maintains and manages use of the property. After City acquisition, the City Department of Parks and Recreation will assume responsibility for maintenance and management. The property is adjacent to a recently acquired 4.4-acre City beach park at Tax Map Key: 5-5-01: 2.
CORRECTION

THE PRECEDING DOCUMENT(S) HAS BEEN REPHOTOGRAPHED TO ASSURE LEGIBILITY
SEE FRAME(S) IMMEDIATELY FOLLOWING