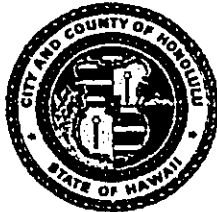


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 525-4427 • FAX 527-5498

FRANK F. FASI
MAYOR



MIKE N. SCARFONE
DIRECTOR

GAIL M. KAITO
DEPUTY DIRECTOR

February 14, 1991

Dr. Bruce Anderson, Acting Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Anderson:

Subject: Negative Declaration
Wilikina Elderly Housing Project
Tax Map Key: 7-3-8: 04

Please publish a Negative Declaration in the February 23, 1991 OEQC Bulletin for the subject project. The OEQC 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,

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

MICHAEL N. SCARFONE
Director

Enclosures

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FEB 15 12:30 '91

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FILE COPY

ENVIRONMENTAL ASSESSMENT

FOR THE

* WILIKINA ELDERLY HOUSING PROJECT *

Department of Housing and Community Development
City and County of Honolulu
February 1991

ENVIRONMENTAL ASSESSMENT

Administrative Information

- A. Project: Wilikina Elderly Housing Project
- 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:
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)
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813
- D. Environmental Assessment Prepared by:
Department of Housing and Community Development
February 1991

Description of Proposed Actions

- A. Proposed Activity
 Single activity;
 Aggregation of activities;
 Multi-year activity.

Proposed Project

The Department of Housing and Community Development proposes to develop and operate an approximately 60 unit elderly housing project on a 28,370 square foot parcel located along a bank of the Wahiawa Reservoir, fronting Wilikina Drive, Wahiawa, 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. Currently, there exists a two- to six-year waiting list for publicly assisted elderly housing.

According to the City's Department of Human Resources, there are many older people in Wahiawa who now live in overcrowded conditions or are in unstable rental situations. An elderly housing project in this area would help to alleviate the problem of finding affordable housing for the elderly in the Wahiawa area.

Community Reactions

The City has made ongoing efforts to inform members of the Wahiawa community of the status of the proposed project.

The Department of Housing and Community Development (DHCD) made an initial presentation to the Wahiawa Community and Business Association (WCBA) in May 1989, at which time the organization voted to support the project.

In December 1989, Councilmember Rene Mansho organized a community meeting at Leilehua High School to afford the community an opportunity to comment on DHCD's proposal to develop rental housing for the elderly at the site. Those attending the meeting raised several concerns including traffic, noise and air quality.

Those at the meeting were organized into an informal advisory committee. The members of the committee included Nancy Moore and Virginia Cooksey of the WCBA; Hiram Diamond, a Wahiawa resident and member of the Neighborhood Commission; George Turner, a Wahiawa resident and member of the Advisory Commission on Housing and Community Development; Helen Oda, a Wahiawa resident and an employee of the City's Elderly Affairs Division; and Reverend Stanley Kaneshiro. Reverend Kaneshiro is the Director of King's Gospel Center, which owns the adjacent property and has had use of the site, rent free, since 1956 under a license agreement with the City. King's Gospel Center had been utilizing the site as a playground for its school. The school is no longer in operation and the

playground has been closed to the public because of potential safety hazards posed by the deteriorating play equipment there.

Prior to the first advisory committee meeting on February 8, 1990, DHCD retained the architectural firm of Kimura/Ybl and Associates to develop three conceptual plans for the project. The plans provided between 56 and 62 units in an 8-10 story structure. After the initial meeting, DHCD conducted research on the noise, traffic and design issues raised and responded to the advisory committee by memorandum dated April 25, 1990. Architects Kimura/Ybl and Associates prepared a new conceptual plan to address some of the concerns raised. The final conceptual plan provides for approximately 60 units in a six story structure, 17 parking stalls and a large multi-purpose room. The site plan provides for a large park space and landscaped buffer along the King's School boundary. DHCD offered to share the open space with King's Gospel Center and the community in general. Reverend Kaneshiro rejected the offer and stated that there was no room for compromise. Other members of the committee voted to support the project. The Wahiawa Neighborhood Board was invited to both advisory committee meetings but no representative attended.

DHCD made a presentation to the Wahiawa Neighborhood Board on July 16, 1990. Prior to DHCD's presentation, Nancy Moore stated that the WCBA at its July 9, 1990 meeting voted to continue its support for the project. Several Neighborhood Board members expressed an interest in keeping the site as a neighborhood park, expressed concerns over traffic and noise and suggested that the City look elsewhere in Wahiawa for an alternate site. Reverend Kaneshiro made an impassioned plea to keep the site as open space, stating that the site had very dangerous traffic conditions, was crime infested, noisy and was desperately needed as a park site. DHCD received strong vocal support from advisory committee members Oda, Moore and Diamond. Notwithstanding the case presented by DHCD and the support of the WCBA and the design review committee, the Neighborhood Board voted 9-0 to state that although the Neighborhood Board supports elderly housing, it does not support the Wilikina site and therefore opposes the project.

Proposed Action

The Department of Housing and Community Development proposes to develop the 28,370 square foot City-owned parcel located along a bank of the Wahiawa Reservoir, fronting Wilikina Drive (Tax Map Key: 7-3-8: 04), Wahiawa, Hawaii, using approximately \$8.5 million in Community Development Block Grant funds and \$380,000 in City funds. DHCD will develop a six-story elderly rental project containing approximately 60 units and a multi-purpose room of approximately 2,330 square feet and 17 parking stalls on the property.

Site Data

Ownership:	City and County of Honolulu
Location:	Wilikina Drive, Wahiawa, Oahu
Tax Map Key:	7-3-8: 04
Land Area:	28,370 Square Feet

Assessed Value 1991: Land - \$624,200
Site Description: Level rectangular vacant parcel located along a bank of the Wahiawa Reservoir, fronting Wilikina Drive.

Land Use Data

Zoning: A-2 Medium Density Apartment
Development Plan Designation: Medium Density Apartment
State Land Use District: Urban
Existing Use: Vacant, portion used for play area.
Surrounding Land Uses: Two-story apartment and church on abutting properties, low-rise commercial retail uses nearby.
Flood Zone: Firm Zone D. Area in which flood hazards are undetermined.
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. This parcel has been determined to be ideal as a site for housing development: all infrastructure (water, sewer and drainage) are available and adequate to support the proposed project; the site is nearly level, is easily accessible and is close to a wide range of community services and facilities.
2. Development of the site as a community park. Interest has been expressed in utilizing the site as a community park. However, the site is too small and remote to be adequately maintained for park use. In addition, because the site is set back and partially shielded from Wilikina Drive, it would be a natural congregation area for persons engaging in delinquent behavior.
3. No project. Indications are that the project site would remain in its present condition, containing the existing deteriorating playground equipment, for an indefinite period of time. Consequently, the potential safety hazards posed by the condition of the equipment can be expected to continue to exist. In addition, the social benefits derived from adding new affordable rental units to the housing market would not be realized.

Environmental Assessment Prepared for Compliance with HUD Requirements and Environmental 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 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 for 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 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: 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 General Planning letter dated July 13, 1990

State Land Use Commission letter dated July 18, 1990

The parcel is within the State Urban District, is designated for medium density apartment use on the City's PUC Development Plan Land Use Map, and is zoned A-2 Medium Density Apartment District under the Land Use Ordinance. The Department of General Planning notes that the projected population for the Central Oahu Development Plan (DP) area is currently at its maximum based on the General Plan population distribution guidelines. In addition, the proposed project will provide for a population somewhat greater than allowed by the Medium Density Apartment designation. Exemptions from the City's General Plan and Development Plan will be requested under the provisions of Chapter 201E, Hawaii Revised Statutes, in order to resolve these inconsistencies.

2. Compatibility and Urban Impact

Rating: 1 - Potentially Beneficial Impact

Sources: Site Inspection conducted by Eileen Mark, DHCD staff planner, August 1990

Existing Land Use Map

The proposed project is located in a Medium Density Apartment District. The structures in the area provide various services to the community including an assortment of shops along Wilikina Drive which could benefit from the proposed project. The proposed structure will be slightly taller than abutting buildings but will be designed to 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

Source: Ernest K. Hirata and Associates, Inc., "Foundation Investigation, Wilikina Elderly Housing, Wahiawa, Oahu, Hawaii, TMK: 7-3-08: 4," October 18, 1990

A soils engineer was retained to determine the nature of the soils underlying the site, to ascertain their engineering properties, and to provide geotechnical recommendations for the design of foundations, floor slabs, resistance to lateral pressures, flexible pavements and site grading. Soil conditions were found to be relatively uniform throughout the site. The surface soil classified as reddish brown silty clay was in a stiff undisturbed condition and

extended to 40.5 feet, the maximum depths drilled. Groundwater was not encountered in any borings. The engineer determined that conventional footings founded directly on the undisturbed clay could be used to support most of the proposed structure.

Because preliminary plans indicated that the north building line will be located close to the top of the slope, above Wahiawa Reservoir, it was recommended that foundations along this building line be founded at deeper depths in order to minimize potential structural distress due to erosion movement of the slope.

4. Hazards, Nuisances and Site Safety

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, August 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, August 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)

Sources: Site Inspection, August 1990

Department of Health letter dated August 22, 1990

Existing Land Use Map

1990 Data Book, Table 156

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 Wilikina Drive is a highly utilized roadway, the proposed project will be set back approximately 90 feet away from the roadway and is partially shielded from the highway by an apartment building. The project site abuts Lake Wilson, which will serve as a quiet and serene backdrop to the project. Roadway noise can further be reduced through proper building design and construction. The Department of Health expressed concerns about potential noise impacts on the project from activities associated with the adjacent religious center and commercial facilities. Like roadway noise, these potential impacts can be reduced through building design and construction.

Data from 1981-82 indicate that existing noise levels in Wahiawa during daylight hours exceed 42.4 decibels 90 percent of the time and exceed 47.1 decibels only 10 percent of the time. In comparison, the U.S. Department of Housing and Urban Development (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)

Source: Site Inspection, August 1990

A site visit revealed no evidence of stationary sources of air pollutants such as power plants, sugar mills and industrial manufacturing. The project site is adjacent to Wilikina Drive, which is the main thoroughfare between Wahiawa and Schofield Barracks. However, the site is set back approximately 90 feet from Wilikina Drive located upwind of the prevailing tradewinds and well-ventilated, and does not appear to be exposed to high concentrations of automobile-generated airborne pollutants.

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 - No Impact Anticipated

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.

2. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources letters dated July 17, 1990 and January 29, 1991

Site Inspection, August 1990

The Department of Land and Natural Resources (DLNR) stated that the State Historic Preservation Office (SHPO) must be consulted regarding the presence of significant historic sites or the likelihood that previously unidentified sites may be present. Consultation with the SHPO resulted in the SHPO concluding that an archaeological survey must be undertaken to determine if historic sites are present.

The project site is the only vacant property located between the banks of Wahiawa Reservoir and Wilikina Drive, a State highway. On either side of the site along this stretch are located low- and mid-rise commercial and residential developments. The site itself has been cleared of vegetation and other natural features and is almost flat. There is no evidence of any surface artifacts. Background research indicates that the property was used continuously as a playground from 1956 until a few years ago. It does not appear likely that subsurface artifacts exist. Discussions between the City's Department of Housing and Community Development regarding the requirement for an archaeological survey, given these site conditions, are ongoing. However, should DLNR require that an archaeological survey be commissioned by the City and should the survey confirm the presence of historic sites, a revised Negative

Declaration will be filed with the Office of Environmental Quality Control by the City.

E. Socio-Economic

1. Demographic/Community Character Changes

Rating: 3 - Minor Adverse Impacts Anticipated

The proposed project will add a maximum of 72 persons to the neighborhood. This amount could be even less if existing Wahiawa residents move into the proposed development. Therefore, the proposed 6-story elderly housing project is not expected to significantly change the demographic characteristics of Wahiawa. 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, August 1990

The project site has been used by the King's Gospel Center, rent free since 1956, under a license agreement with the City. The Center originally used the site as a playground for its school, which was located on the Center's property. The school, however, is no longer in operation and the playground has been closed to the public because of potential safety hazards posed by the deteriorating play equipment located there. Therefore, 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 and Services

Rating: 2 - No Impact Anticipated

Sources: Department of Education letter dated July 12, 1990

Department of Parks and Recreation letter dated July 9, 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. Senior citizens' programs are available at Wahiawa District Park, located one mile away from the project site.

2. Commercial Facilities

Rating: 1 - Potential Beneficial Impact

Sources: Existing Land Use Map

Site Inspection, August 1990

A number of shops, restaurants and convenience stores are situated along Wilikina Drive. 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

Wahiawa General Hospital is located within 1-1/2 miles of the project site. Specialized medical care, 24-hour emergency service and a wide range of health services are provided by this medical center.

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 Department 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 July 6, 1990

The Department of Public Works stated that existing sewers are available and adequate for the proposed project; sewer connection may be made to the existing lateral on Wilikina Drive.

The proposed project is expected to generate 13,500 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: 3 - Minor Adverse Impacts Anticipated

Sources: Site Inspection, August 1990

Department of Public Works letter dated July 6, 1990

The Department of Public Works has no concerns with respect to drainage on the proposed site. Runoff from the project site drains into the Wahiawa Reservoir.

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

8. Water Supply

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Board of Water Supply letter dated July 20, 1990

There is a 12-inch water main on Wilikina Drive which should be adequate to serve the project. The Board of Water Supply (BWS) states that the availability of water in excess of a 3/4-inch meter 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; water system facilities and meter charges will be assessed; and any cross-connection control requirements will be made when development plans are finalized.

9. Public Safety

a. Police

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Honolulu Police Department letter dated July 17, 1990

The Honolulu Police Department (HPD) states that in the interest of safety for prospective occupants, security measures, such as window locks, deadbolts, adequate overhead lighting, ground/area lighting and security fencing, be considered when the project is designed. The feasibility of installing these types of security measures will be considered by project designers.

b. Fire Protection

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Honolulu Fire Department letter dated August 6, 1990

Primary fire protection for the proposed project will be provided by the engine company located at the Wahiawa Fire Station located on California Avenue, approximately 1-1/2 miles from the project site. The Fire Department reviewed the project description and has no objections to the proposed project, provided that the project complies with the following:

- (1) Provide a private water system where all appurtenances, hydrant spacing and fire flow requirements meet Board of Water Supply standards;
- (2) Provide a fire access road to within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface of not less than 20 feet in unobstructed width shoulder to shoulder capable of supporting the minimum 60,000 pound weight of our fire apparatus and with a gradient not to exceed 20 percent. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a diameter

of not less than 35 feet. For additional specifics, see Article 10 of the Uniform Fire Code; and

- (3) Submit construction plans to the Building and Fire Departments for permit review and approval prior to commencement of the project. These requirements have been transmitted to the project architects to ensure compliance.

10. Open Space, Recreation and Cultural Activities

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Department of Parks and Recreation letter dated July 9, 1990

The proposed project is located approximately one mile from Wahiawa District Park. The Department of Parks and Recreation (DPR) states that senior citizens' programs and facilities are available at the District Park, however, they are limited and heavily used. DPR recommends that recreation areas and facilities be provided in the project to serve residents. The recommendation has been followed by the City. An approximately 2,330 square foot multi-purpose community room and approximately 4,731 square foot passive recreation area will be included within the proposed project.

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. If the project cannot be designed to meet the requirements of the Ordinance, an exemption to this requirement will be requested pursuant to Chapter 201E, Hawaii Revised Statutes.

11. Transportation

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: State Department of Transportation letter dated July 13, 1990

City Department of Transportation Services letter dated July 26, 1990

The State Department of Transportation (DOT) stated that it would require the submittal of a Traffic Impact Analysis Report (TIAR) defining the roadway requirements, potential traffic problems and mitigation measures to address any facility deficiencies and that plans for required improvements or construction within State highway rights-of-way must be submitted for its review and approval. The City responded, in a letter dated January 28, 1991, with information

clarifying its position that the proposed project will have no impact on traffic and State highway facilities. The City's findings are based on the fact that only 17 cars will be regularly entering and leaving the project site. In addition, Wilikina Drive fronting the project site is a divided highway. Cars will only be making right turns to enter and exit the site, thus making improvements to State highway facilities, such as restriping to create turning lanes, unnecessary. A response from DOT is forthcoming. A revised Negative Declaration will be filed with the Office of Environmental Quality Control should a TIAR be required and upon completion, determine that the project will result in adverse impacts to State highway facilities.

The City Department of Transportation Services stated that sufficient tenant parking should be provided in accordance with the Land Use Ordinance (LUO) and that due to the non-availability of on-street parking, all guest parking should be located on the project site, Wilikina Drive, which is a divided highway in the vicinity of the project site. Therefore, ingress and egress to and from the project will be via right turns only.

An exemption from the parking requirements of the LUO will be requested pursuant to Chapter 201E, Hawaii Revised Statutes. Data obtained from existing elderly housing projects managed through Oahu by the State and City indicate that approximately 1 out of 4 elderly tenant households owns a car. Therefore, 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 project site is served by an hourly shuttle bus which runs along Wilikina Drive and connects to the main bus line on Kamehameha Highway with service to Downtown Honolulu in approximately 30-minute intervals. Handicapped residents may also take advantage of the City's Handi-Van service.

G. Natural Features

1. Water Resources

Rating: 3 - Minor Adverse Impacts Anticipated

Source: Oahu Water Plan, Board of Water Supply

The project site is located along the bank of the man-made Wahiawa Reservoir. Small amounts of runoff into the reservoir are expected during and after construction. This is not expected to affect water quality or yields. The Wahiawa Reservoir contains unpotable water; although recreational fishing takes place, swimming is disallowed due to contamination of the water. The proposed project will not affect any existing or proposed water resources.

2. Floodplain Management

Rating: 2 - No Impact Anticipated

Source: Department of the Army letter dated July 30, 1990

The project site is located in Zone D, areas in which flood hazards are undetermined.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated July 30, 1990

Site Inspection, August 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: Department of Land Utilization Special Management Area Maps, December 2, 1985

The project site does not lie in the Special Management Area designated by the Department of Land Utilization under Chapter 205A, Hawaii Revised Statutes, relating to Coastal Zone Management.

5. Unique Natural Features

6. Vegetation and Animal Life

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, August 1990

Department of the Interior, Fish and Wildlife Service, letter dated August 21, 1990

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

The Pacific Islands Office, Fish and Wildlife Enhancement, has indicated that it is unable to adequately evaluate potential impacts to important fish and wildlife resources from the project.

Should the Department of the Interior determine that important fish and wildlife resources will be impacted by the proposed project, the City will file a revised Negative Declaration with the Office of Environmental Quality Control.

7. Agricultural Lands

Rating: 2 - No Impact Anticipated

Source: Site Inspection, August 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 (60) 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 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 Environment will be published in a newspaper or general circulation.

AGENCY RESPONSE

	<u>Response Date</u>
<u>Federal</u>	
U.S. Department of Housing and Urban Development	7/19/90
U.S. Army Corps of Engineers	7/30/90
U.S. Department of the Interior, Fish and Wildlife Service	8/21/90
<u>State</u>	
Department of Education	7/12/90
Department of Business, Economic Development and Tourism	7/ 9/90
Office of State Planning, Governor's Office	---
Department of Health	8/22/90
Department of Land and Natural Resources	8/21/90
Department of Land and Natural Resources, Historic Preservation Office	1/29/91
Office of Environmental Quality Control	---
Department of Transportation	7/13/90
Department of Agriculture	---
Hawaii Housing Authority	7/11/90
Housing Finance and Development Corporation	7/ 5/90
University of Hawaii Environmental Center	---
Land Use Commission	7/18/90
<u>City</u>	
Department of General Planning	7/13/90
Department of Land Utilization	---
Department of Transportation Services	7/26/90
Building Department	7/12/90
Department of Public Works	7/ 6/90
Department of Parks and Recreation	7/ 9/90
Board of Water Supply	7/20/90
Fire Department	8/ 6/90
Honolulu Fire Department	7/17/90
Department of Human Resources	8/ 8/90
Department of Finance	6/29/90
<u>Others</u>	
Councilmember Rene Mansho	---
Wahiawa Community and Business Association	8/15/90
Wahiawa Neighborhood Board #26	---



U.S. Department of Housing and Urban Development
Honolulu Office, Region IX
300 Ala Moana Blvd., Room 3318, Box 60007
Honolulu, Hawaii 96850-4991

90-239

July 19, 1990

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

U.S. DEPARTMENT OF HOUSING
& COMMUNITY DEVELOPMENT

90 JUL 20 P2:27

Dear Mr. Scarfone:

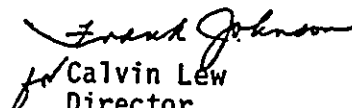
SUBJECT: Environmental Assessment
Wilikina Elderly Housing Project

This responds to your letter dated June 26, 1990 that requests our comments on the proposed Wilikina Elderly Housing Project that will provide 60 units in a six-story tower on Wilikina Drive in Wahiawa. Our comments follow:

1. A full Environmental Impact Statement would not be required by HUD regulations, however an environmental assessment would be required under 24CFR Part 58.36.
2. The State Historic Preservation Officer should be consulted in accordance with 36 CFR Part 800.
3. Noise generated by vehicular traffic and other sources should be evaluated to determine if mitigative measures are necessary.
4. The design of the apartment building should be consistent with 24 CFR Part 8: Nondiscrimination Based on Handicap in Federally Assisted Programs and Activities of the Department of Housing and Urban Development.

If you have any question, please call Frank Johnson at 541-1327.

Very sincerely yours,


for Calvin Lew
Director
Community Planning and
Development Division



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

July 30, 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 Wilikina Elderly Housing Project at Wahiawa, Oahu. The following comments are offered:

- a. A Department of the Army 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 D (areas in which flood hazards are undetermined).

Sincerely,

C. Fung
Kisuk Cheung
Director of Engineering

DEPT. OF HOUSING
& COMM. DEVELOPMENT

90 AUG -2 P2:57



United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS OFFICE

P.O. BOX 50167
HONOLULU, HAWAII 96850

AUG 21 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:

Re: Environmental Assessment - Wilikina Elderly Housing Project

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

U.S. DEPARTMENT OF THE INTERIOR
& COMMUNITY DEVELOPMENT

90 AUG 22 P1 59

JOHN WAIHEE
GOVERNOR



CHARLES T. TOGUCHI
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

July 12, 1990

90 JUL 20 P2:26
DEPT. OF EDUCATION
& COMM. DEVELOPMENT

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

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Wilikina 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,

A handwritten signature in cursive script that reads "Charles T. Toguchi".

Charles T. Toguchi
Superintendent

CTT:jl

cc: E. Imai
L. Viduya

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) 548-8156

July 9, 1990

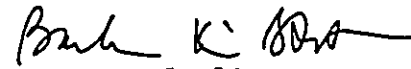
90 JUL 12 P2:34
LETTER TO
& COMM. DEV. LOPN:EM

Honorable 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 comment on preliminary information relating to the Environmental Assessment being prepared for the Wilikina Elderly Housing Project, however, we have no comments to offer at this time.

Sincerely,


for Roger A. Ulveling

BKS:gak

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

In reply, please refer to:
EPHSD

August 22, 1990

2-146

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

From: Deputy Director for Environmental Health

Subject: Environmental Assessment
Wilikina Elderly Housing Project
TMK: 7-3-8: 4

90 AUG 28 AM 10:56
RECEIVED
& COMM. DIV. LOR-MIA

We have reviewed the subject project and determined after consultation with the City and County's Wastewater Management Division, that the subject project is located in a sewer area. There is a sewer lateral located on Wilikina Drive. All wastewater should be treated and disposed via the City's sewer system. No other means of sewage disposal will be accepted.

There are concerns regarding potential noise impacts on the proposed residential development from existing land uses surrounding the project site. Noise from activities associated with the adjacent religious center and commercial facilities may adversely impact the residents of the elderly housing.


BRUCE S. ANDERSON, Ph.D.

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

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
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER RESOURCE MANAGEMENT

REF:HP-TK

Ms. Eileen Mark, Planner
City & County of Honolulu
Department of Housing
650 S. King Street
Honolulu, Hawaii 96813

Dear Ms. Mark:

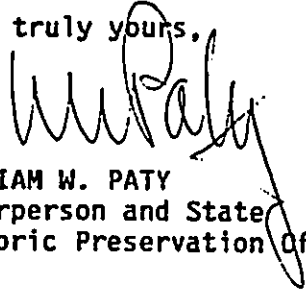
SUBJECT: National Historic Preservation Act Compliance
Wilikina Elderly Housing Project (City & County)
Wahiawa, O'ahu
TMK: 7-3-08: 04

This is a follow up to your call on January 23, 1991, with Carol Kawachi of our Historic Preservation Division. The document (August 13, 1990 letter to OCEA; our response to the EA of the subject undertaking) faxed to you on January 24, 1991, hopefully clarifies what we believe the initial compliance steps should be.

Thank you also for faxing the soil report (Foundation Investigation) to Ms. Kawachi. The report shows the top 15 feet or so to be of silty clay. It is still possible that significant historic sites are present in this matrix. Thus, to comply with the National Historic Preservation Act, we believe that it still must be determined if significant historic sites are present within the proposed project area. Our files indicate that the parcel has not been archaeologically surveyed, so you will need to have an archaeological survey occur, conducted by a qualified archaeologist, to determine if any historic sites are present. If sites are found, sufficient information must be gathered to evaluate their significance (36 CFR 800, Advisory Council on Historic Preservation's Procedures for the Protection of Historic and Cultural Properties). Findings should be submitted in report format to our office for review and for advice on further steps that might be needed for compliance.

Should you have any questions, please contact Carol Kawachi at 587-0015.

Very truly yours,


WILLIAM W. PATY
Chairperson and State
Historic Preservation Officer

91
JAN 31 1991
RECEIVED
COMMUNITY DEVELOPMENT

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

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
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF:OCEA:JN

AUG 21 1990

File No.: 89-04
Doc. No.: 8961E

RECEIVED
AUG 22 1990

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

Dear Mr. Scarfone:

Subject: Environmental Assessment for the Wilikina 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.

We believe that this is a federal undertaking which must comply
with Section 106 of the National Historic Preservation Act of 1966,
as amended. This means that the United States Department of
Housing and Urban Development, through the Department of Housing
and Community Development (the applicant), must first determine if
significant historic sites are present within the proposed project
area. The applicant must consult with the State Historic
Preservation Office regarding the presence of significant historic
sites or the likelihood that previously unidentified sites may be
present.

Thank you again for your cooperation in this matter. Please feel
free to call me, or Jay Lembeck at our Office of Conservation and
Environmental Affairs (at 548-7837), if you have any questions.

Very truly yours,


WILLIAM W. PATY

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
July 13, 1990

EDWARD Y. HIRATA
DIRECTOR

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

IN REPLY REFER TO:
HWY-PS
2.2635

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:

Environmental Assessment - Wilikina
Elderly Housing Project, TMK: 7-3-8: 4

Thank you for your letter of June 26, 1990, requesting our review of the subject project.

We have the following comments:

1. We will require the developer to submit a Traffic Impact Analysis Report (TIAR) defining the roadway requirements, potential traffic problems and mitigation measures to solve/minimize any facility deficiencies. The intersections of Wilikina Drive with Kunia Road and Kamehameha Highway should be analyzed and included in the report.
2. We will require the developer to submit plans for required improvements to our State facilities or any construction work within our highway rights-of-way for our review and approval. All costs incurred for the construction of required improvements shall be borne by the developer.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward Y. Hirata".

Edward Y. Hirata
Director of Transportation

DEPARTMENT OF
& COMMUNITY DEVELOPMENT

90 JUL 16 AM 10:47

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:
90:PLNG/877

July 11, 1990

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

Attention: Eileen Mark

Dear Mr. Scarfone:


RE: WILIKINA ELDERLY HOUSING PROJECT

Thank you for your letter of 26 June 1990 regarding the
above-referenced project.

HHA has no objection at this time to your proposed
development.

Please contact either myself (848-3230) or Colleen Sakai
(848-3220) should you have any questions.

Sincerely,


MITSUO SHITO
Executive Director

DEPT. OF HUMAN SERVICES
& COMM. DEVELOPMENT

90 JUL 13 P2:39

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:

90:PLNG/3048 jt

July 5, 1990

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

DEPT. OF HOUSING
& COMM. DEVELOPMENT

90 JUL -9 09:02

Dear Mr. Scarfone:

Re: Environmental Assessment for the Proposed Wilikina
Elderly Housing Project

We have reviewed the fact sheet for the subject elderly housing
project and have no substantive comments to offer.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Conant", written over a circular stamp or seal.
Joseph K. Conant
Executive Director

JT:eks

JOHN WAIHEE
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 548-4611

July 18, 1990

90 JUL 23 P 1:31
U.S. DEPARTMENT OF THE INTERIOR
& COUNTY OF HONOLULU

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 for the Wilikina Elderly
Housing Project, TMK No.: 7-3-8: 4, Wahiawa, Oahu

We have no comments to offer at this time except that the
subject property appears to be designated within the State Land
Use Urban District.

If you have any questions, please call me or my staff at
548-3039.

Sincerely,

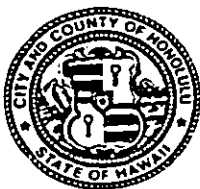
A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:to

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

BENJAMIN B. LEE
CHIEF PLANNING OFFICER
ROLAND D. LIBBY, JR.
DEPUTY CHIEF PLANNING OFFICER

WM 6/90-1837

July 13, 1990

MEMORANDUM

Mike

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

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

SUBJECT: NOTICE OF THE PREPARATION OF AN ENVIRONMENTAL
ASSESSMENT FOR THE PROPOSED WILIKINA ELDERLY
HOUSING PROJECT

1990 JUL 18 AM 11:27
CITY AND COUNTY OF HONOLULU

We have reviewed the preliminary information regarding the above referenced project. Based on the information provided, the following comments are offered:

1. The project is consistent with General Plan (GP) policies related to the provision of affordable housing for the elderly. However, the projected population for the Central Oahu Development Plan (DP) area is currently at its maximum based on the General Plan population distribution guidelines.
2. The property is designated Medium Density Apartment (MDA) on the Development Plan Land Use Map for Central Oahu. The proposed project is generally consistent with this designation. It will, however, provide for a population somewhat greater than allowed by the MDA designation. There is also some likelihood that the project will exceed the 60-foot Development Plan height limit.
3. It is understood that your agency will be requesting exemption under Chapter 201(E), HRS. Such an exemption would resolve these GP and DP inconsistencies.

Michael N. Scarfone, Director
Department of Housing and Community Development
Page 2
July 13, 1990

4. The design and site planning of this project should complement the scale of the existing development adjacent to the subject property.

These issues should be addressed during the course of the approval process for the proposed development. We anticipate that we will have a further opportunity to review this project during this process. If necessary, we will provide more detailed comments at that time. Should you have any questions, please contact Bill Medeiros at extension 6089.



BENJAMIN B. LEE
Chief Planning Officer

BBL:js

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-3681
PL90.1.209

July 26, 1990

90 JUL 27 10:40
U.S. DEPT. OF HOUSING
& COMM. DEVELOPMENT

MEMORANDUM

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

FROM: ALFRED J. THIEDE, DIRECTOR

SUBJECT: WILIKINA ELDERLY HOUSING PROJECT
ENVIRONMENTAL ASSESSMENT
TMK: 7-3-8: 4

This is in response to your memorandum of June 26, 1990 requesting our review and comments regarding the subject project.

The following preliminary comments are based on a field check of the project site which is located at the end of the H-2 Freeway off ramp:

1. Due to the non-availability of on-street parking, all guest parking should be located on the project site.
2. The amount of parking stalls should be provided in accordance with the Land Use Ordinance.
3. Access in and out of the project site should be limited to right turns only.

Should you have any questions, please contact James Dwight of my staff at Local 5014.


for: 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 90-559

July 12, 1990

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

FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA) FOR
WILIKINA ELDERLY HOUSING PROJECT

90 JUL 12 P2:55
& COMMUNITY DEVELOPMENT

This is in response to your memo dated June 26, 1990.

We have reviewed the subject EA and have no comments to offer.

Should there be any questions, please have your staff call Richard Masuda at local 6370.

A handwritten signature in cursive script, appearing to read "Herbert K. Muraoka".

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

C. MICHAEL STREET
DEPUTY DIRECTOR
In reply refer to:
ENV 90-148(449)

July 6, 1990

MEMORANDUM

Mike
TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER
SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
WILIKINA ELDERLY HOUSING PROJECT
TAX MAP KEY: 7-3-8: 4

LET. IN H. O. M. A.
& COMM. DIVISION

90 JUL -9 AMU:17

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

1. We have no objections to the proposed elderly housing project.
2. Sewer connection may be made to the existing lateral on Wilikina Drive.
3. We have no drainage comments at this time.

A handwritten signature in cursive script, appearing to read "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

July 9, 1990

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

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT
WILIKINA ELDERLY HOUSING - WAHIAWA
TAX MAP KEY: 7-3-08: 4

LETTER OF TRANSMITTAL
& COMM. DEVEL. OFFICE

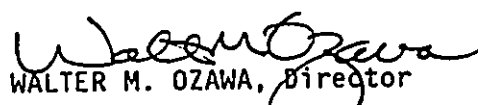
'90 JUL 10 P3:34

We have made an assessment of the proposed Wilikina Elderly Housing in Wahiawa and make the following comments and recommendation.

The proposed project is located in an area where there is a high concentration of elderly citizens. Senior citizens' programs and facilities are available at Wahiawa District Park, located one mile away from the project site. These programs and facilities, however, are limited and heavily used. Therefore, we recommend that recreation areas and facilities be provided in the design of the project to serve the Wilikina project.

We have also determined that the 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.

Please contact Jason Yuen of our Executive Policy Planning Unit at 6315 to discuss the project's recreational needs and park dedication requirements.


WALTER M. OZAWA, Director

WMO:js

Attach.

CORRECTION

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

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

July 9, 1990

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

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT
WILIKINA ELDERLY HOUSING - WAHIAWA
TAX MAP KEY: 7-3-08: 4

LETTER TO THE CITY
& COMM. DE. WILLIAMS

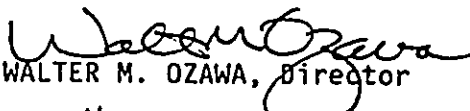
'90 JUL 10 P3:34

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The proposed project is located in an area where there is a high concentration of elderly citizens. Senior citizens' programs and facilities are available at Wahiawa District Park, located one mile away from the project site. These programs and facilities, however, are limited and heavily used. Therefore, we recommend that recreation areas and facilities be provided in the design of the project to serve the Wilikina project.

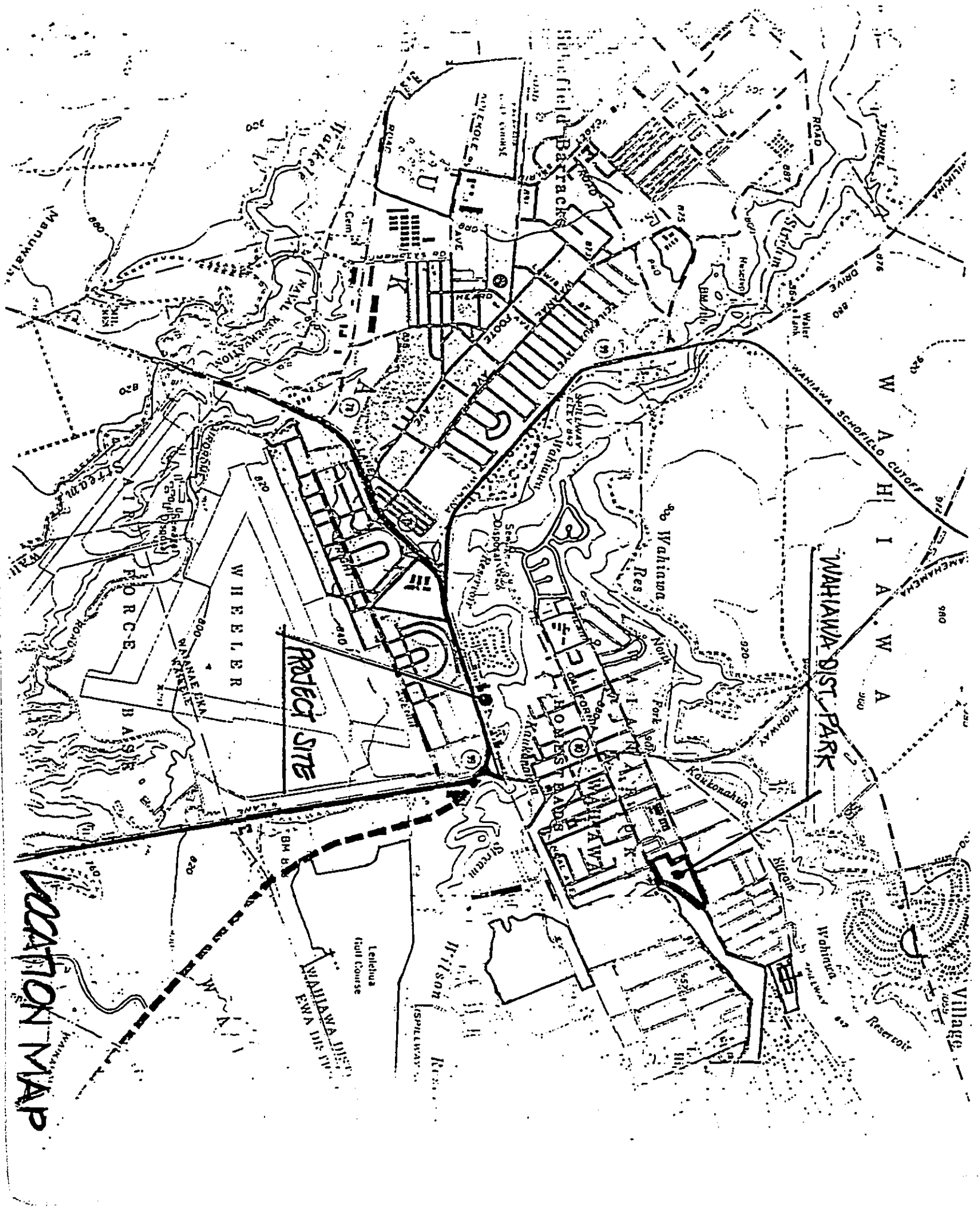
We have also determined that the project will be subject to compliance with the City's Park Dedication Ordinance No. 4621. Procedures and requirements to comply with the Ordinance are specified in the City's Park Dedication Rules and Regulations.

Please contact Jason Yuen of our Executive Policy Planning Unit at 6315 to discuss the project's recreational needs and park dedication requirements.


WALTER M. OZAWA, Director

WMO:js

Attach.



LOCATION MAP

WAIHAWA DIST. PARK

W A I H A W A

Village

WAIHAWA DIST.

Lelehua
Fruit Course

Wilson

Steele

WHEELER

WHEELER

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BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



July 20, 1990

FRANK F. FASI, Mayor

CONNA 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

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 JUNE 26, 1990 ON THE PREPARATION OF
AN ENVIRONMENTAL ASSESSMENT FOR THE WILIKINA ELDERLY
HOUSING PROJECT. TMK: 7-3-08: 4, WAHIAWA, OAHU

90 JUL 26 A 7:51P
& COMMENT WITH

Thank you for the opportunity to review and comment on the proposed elderly housing project.

We have the following comments to offer:

1. The availability of water in excess of a 3/4-inch meter will be determined when the building permit application is submitted for our review and approval. If water is made available, the developer must pay our water system facilities and other applicable meter installation charges.
2. Although there is no existing water service to the proposed site, an existing 12-inch main on Wilikina Drive is available which should be adequate to serve the project.
3. The plans should be reviewed and approved for fire protection adequacy by the Honolulu Fire Department if any portion of the development is constructed more than 150 feet from Wilikina Drive.
4. If three-inch or larger meters are required for the development, construction drawings for the installation of the meter(s) should be submitted for our review and approval.
5. Any cross-connection control requirements will be made when the development plans are finalized.

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

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET, ROOM 305
HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR



LIONEL E. CAMARA
FIRE CHIEF
DONALD S. M. CHANG
DEPUTY FIRE CHIEF

August 6, 1990

TO : MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FROM : DONALD S. M. CHANG, ACTING FIRE CHIEF
SUBJECT: ENVIRONMENTAL ASSESSMENT
WILIKINA ELDERLY HOUSING PROJECT

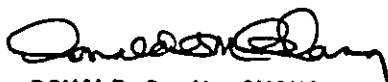
2
& COMMUNITY DEVELOPMENT

90 AUG -7 12:54

We have reviewed the application for the above subject request and have no objections to the proposal providing the following are complied with:

1. Provide a private water system where all appurtenances, hydrant spacing and fire flow requirements meet Board of Water Supply standards;
2. Provide a fire access road to within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface of not less than 20 feet in unobstructed width shoulder to shoulder capable of supporting the minimum 60,000 pound weight of our fire apparatus and with a gradient not to exceed 20%. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a diameter of not less than 35 feet. For additional specifics, see Article 10 of the Uniform Fire Code; and
3. Submit construction plans to the building and fire departments for permit review and approval prior to commencement of the project.

Should additional information or assistance be required, you may contact Captain August K. F. Range or Fire Inspector Michael Aki of our Fire Prevention Bureau at 523-4186.


DONALD S. M. CHANG
Acting Fire Chief

AKFR:mc

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814 - AREA CODE (808) 943-3111



FRANK F. FASI
MAYOR

HAROLD KAWASAKI
CHIEF

OUR REFERENCE MS-LK

July 17, 1990

90 JUL 19 AM 10:20
& COMMUNICATIONS

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

FROM: HAROLD KAWASAKI, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT
WILIKINA ELDERLY HOUSING PROJECT

We have reviewed the preliminary information about the proposed 6-story building with about 60 rental units for the elderly.

In the interest of safety for the development's occupants, we urge that security measures (e.g., deadbolts, window locks, adequate overhead lighting, ground/area lighting, and security fencing) be considered when the project is designed.

Thank you for the opportunity to comment.

HAROLD KAWASAKI
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

August 8, 1990

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: Comments on Wilikina Elderly Housing Project

After careful consideration, the Office of Human Resources is in support of this project. This makes excellent use of City property and will increase the inventory of needed affordable rental housing for the elderly. The information from our Community Service Worker who lives in Wahiawa indicates that there are many older people who now live in overcrowded conditions or are in unstable rental situations who would qualify for this project.

In addition, we endorse the location of this project within an established community such as Wahiawa. Its location close to the business district will maximize the older residents' access to shopping, banks, doctor's offices, recreation and other programs and facilities.

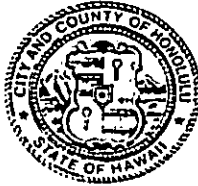
We offer our assistance with the planning and coordination of services for new tenants. Both our Information and Referral Service Program and our system of Aging Network service providers are available to help tenants. If transportation is required, we can work out an arrangement with our contractor, Catholic Services for the Elderly, to assist with this.

Thank you for this opportunity to comment on this project. We look forward to its approval and completion. If there are any questions, please contact Lynette Kurren at X4361.

DEPARTMENT OF FINANCE
CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



THEODORE G. JUNG
DIRECTOR

GLEN S. NONAKA
DEPUTY DIRECTOR

June 29, 1990

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


FROM: THEODORE JUNG, DIRECTOR OF FINANCE

SUBJECT: WILIKINA ELDERLY HOUSING PROJECT

OFFICE OF THE
COMPTROLLER

90 JUL -3 AM '90

We have no comments on the subject housing project.


THEODORE JUNG
Director of Finance

TJ:si



WAHIAWA COMMUNITY & BUSINESS ASSOCIATION

830-L California Avenue, Wahiawa, Hawaii 96786
Phone: (808) 621-6531

August 15, 1990

LEI
& COMMUNITY ACTION
90 AUG 30 P2:23

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:

RE: Environmental Assessment Wilikina Elderly Housing Project.

Thank you for your letter of June 26, 1990, relative to the above mentioned project.

The information on the fact sheet attached to your letter appears to cover the salient points in a clear, concise manner.

At the July 9, 1990, meeting of the Wahaiawa Community & Business Association, the Board reiterated its approval of the Wilikina Elderly Housing Project.

Please keep us informed of any new developments with this project.

Sincerely,

Libby Smith
for John Eiting
President

NM/ls

Nancy Moore
Nancy Moore
Government Action Chairperson