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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

June 5, 1991

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OFC. OF ENVIRONMENTAL
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MEMORANDUM

TO: Office of Environment and Quality Control

FROM: *RC* Don Hibbard, Administrator
State Historic Preservation Division

SUBJECT: Housing Finance and Development Corporation Negative
Declaration for ~~Tranivai~~ Mixed-Use Family Rental
Housing Development,
Honolulu, Kona, O'ahu
TMK: 2-1-50: 13, 14, 15, 53, 63, 64, 65

We have concerns about the negative declaration for this project.

The project parcels have not been inventoried for historic sites. Nearby parcels have yielded historic sites that are important for the information on Hawaiian history and prehistory that they contain and for their cultural value to an ethnic group of the State. These sites include evidence for prehistoric habitation, the nature of and changes in the prehistoric environment, fishponds, and human burials. This current project could also contain such historic sites.

As a state undertaking, we believe that this project must comply with the state's historic preservation law (Chapter 6E, H.R.S.). This would involve going through the historic preservation process, to determine if significant historic sites are present and, if so, to develop and execute an acceptable mitigation plan. If such compliance does not occur, then we believe that there could be adverse effects to significant historic sites.

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ENVIRONMENTAL ASSESSMENT
AND NEGATIVE DECLARATION

* ILANIWAI MIXED-USE AFFORDABLE FAMILY RENTAL
HOUSING DEVELOPMENT *
TMKs: 2-1-50: 13, 14, 15, 53, 63, 64 and 65

HOUSING FINANCE AND DEVELOPMENT CORPORATION
STATE OF HAWAII

MAY 1991

NOTICE OF DETERMINATION

ID of Applicant:

Housing Finance & Development Corporation
Department of Business and Economic Development
State of Hawaii

Accepting Authority:

Housing Finance & Development Corporation
Department of Business and Economic Development
State of Hawaii

Brief Description of Proposed Action:

The Housing Finance & Development Corporation (HFDC) is proposing the development of a mixed-use rental housing project in Kakaako. The project site is located between Halekauwila and Ilaniwai Streets and runs ewa of Kamani Street. Existing improvements, which include steel warehouses, industrial businesses and a preschool, will be demolished prior to construction. The Muriel Preschool which is located on the site will be relocated to a nearby mixed-use building currently under construction by the HFDC. Other businesses will receive relocation assistance under the Hawaii Community Development Authority's Relocation Assistance Program.

The project consists of 266 affordable rental units, approximately 11,000 square feet of light industrial space, 170 square feet of commercial space, and a 704-stall parking structure which will provide parking to 500 public parking users. The proposed project addresses the community's acute need for affordable rentals by providing 116 one-bedroom units and 150 two-bedroom units to a broad section of income ranges.

Determination:

A review of the findings indicate that the proposed project will not have any significant adverse impacts. However, the project will provide much-needed affordable rental housing for families in the urban Honolulu area and public parking for the community at large.

ENVIRONMENTAL ASSESSMENT

I. IDENTIFICATION OF PROPOSING AGENCY

Housing Finance & Development Corporation
Department of Business and Economic Development
State of Hawaii

II. IDENTIFICATION OF APPROVING AGENCY

Housing Finance & Development Corporation
Department of Business and Economic Development
State of Hawaii

III. PROJECT BACKGROUND

A. Purpose and Need

The Housing Finance & Development Corporation (HFDC) proposes to construct a mixed-use project consisting of a residential component, a public parking facility and a commercial uses.

The proposed project addresses the community's acute need for affordable rentals by providing 116 one-bedroom units and 150 two-bedroom units to a broad section of income ranges. In addition, the project addresses the area's need for more public parking by providing parking to 500 public users.

B. Project Location and Land Ownership

The proposed project is located in the Kakaako district of Honolulu and will occupy 70,800 square feet of land identified as Tax Map Key Nos. 2-1-50: 13, 14, 15, 53, 63, 64 and 65. The site is located between Ilaniwai and Halekauwila Streets and runs ewa to Kamani Street. See Figure No. 1.

The parcels of land comprising the proposed site are currently owned by the Atherton Family Foundation, Victoria Ward, Ltd. and the Dobson Family Trust. HFDC will obtain site control of the Atherton Family properties

at the completion of the Kamakee Vista Rental Housing Development. This exchange is the result of a land swap between the Atherton Foundation and the State of Hawaii. Completion of Kamakee Vista is expected by December 1991.

The State is currently negotiating the acquisition of the Victoria Ward and Dobson parcels and expects to acquire these sites in the near future.

IV. PROJECT DESCRIPTION

A. Site Development

The Housing Finance & Development Corporation (HFDC) is proposing the development of a mixed-use rental housing project in Kakaako. Existing improvements, which include steel warehouses, industrial businesses and a preschool, will be demolished prior to construction. The Muriel Preschool which is located on the site will be relocated to a nearby mixed-use building currently under construction by the HFDC. Other businesses will receive relocation assistance under the Hawaii Community Development Authority's Relocation Assistance Program.

The project will consist of a 24-story concrete tower projecting out of a 5-story parking platform. This building will include: 266 affordable rental units, approximately 11,000 square feet of light industrial space, 170 square feet of commercial space, and a 704-stall parking structure which will provide parking to 500 public parking users. The proposed project addresses the community's acute need for affordable rentals by providing 116 one-bedroom units and 150 two-bedroom units to a broad section of income ranges.

Ilaniwai and Halekauwila Streets are proposed to receive frontage improvements including curbs, sidewalks pending full improvement of the area through a future Improvement District Project. Kamani Street which is currently closed to traffic between Halekauwila and Ilaniwai Streets will be acquired and incorporated as part of the project site.

Necessary local drainage improvements will be made to support the project. Sewer and water will be available subject to certain off-site improvements being constructed in Halekauwila Street. Utility connections are available in the vicinity of the site.

B. Construction Cost

The cost of the land acquisition, demolition and construction of the high-rise structure is estimated at \$51.1 million. The major source of funding will be bond financing from the HFDC Rental Housing System.

C. Scheduling

Construction is expected to begin in March 1992 and the structure is expected to be completed by September 1993.

D. Administration

HFDC will be the owner and developer of the project. State funds will provide interim financing while tax-exempt bonds will be issued to provide permanent financing.

V. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. Existing and Surrounding Land Uses

Currently, the site consists of industrial businesses, low-rise offices and the Muriel Preschool.

Land uses surrounding the proposed project site are predominantly small industrial operations.

B. Access

Access to the property is from Ilaniwai and Halekauwila Streets.

C. Environmental Conditions

Topography. The site is virtually flat ranging in elevation from 4 to 5 feet above sea level.

Climatology. Typical weather for the area is

mostly clear days with little rain. The prevailing temperatures vary between 70-90 degrees fahrenheit during the day. Approximately 30 inches of annual rainfall can be expected between months of November and March.

Flora and Fauna. No prominent flora exist on the site. The predominant fauna consists of urban birds such as sparrows and doves.

VI. DEVELOPMENT CONTROLS

Zoning control for the site lies with the Hawaii Community Development Authority (HCDA). The site is currently zoned "Park on Parking Garage (PG)" (MUZ-R) which permits commercial, residential and public parking as proposed.

VIII. SUMMARY IMPACTS OF THE PROPOSED PROJECT

A. Short-term Adverse Impacts

Demolition and Construction Phase. Short-term impacts are limited to the construction phase of the project. It is expected the construction will take 18 months.

Dust. Site preparation work may result in fugitive dust problems, particularly during dry and windy conditions. Appropriate mitigative measures such as spraying the soil with water will be implemented.

Noise. Noise levels in the vicinity of the project site will increase as a result of operating heavy vehicles and other power equipment during construction. It shall be the contractor's responsibility to minimize noise by complying with Title 11, State Department of Health Administrative Rules, Chapter 42 - Vehicular Noise Control for Oahu and Chapter 43 - Community Noise Control for Oahu.

In this regard, the contractor will be responsible for maintaining mufflers and other noise attenuating equipment.

Historical and Archaeological Sites. There are no known historical or archaeological sites within the project limits. Should archaeological remnants be unearthed, work would be halted and the State Historic Preservation Office notified to assess impacts and implement mitigative measures as deemed necessary.

Traffic and Parking. During construction, truck, heavy equipment and other vehicles will use existing roads to import and export materials and to access construction areas. The increased traffic from construction-related vehicles should not be significant, but may cause some minor inconveniences in the immediate vicinity.

Public Safety. Construction sites typically pose various safety hazards to the public, particularly during unattended periods such as evenings, weekends and holidays. The contractor will adhere to all safety requirements dictated by law and is expected to take additional precautions as may be required to minimize possible hazards to the public.

B. Long-Term Adverse Impacts

No significant effects to be noted. The only long-term impact is that which results from the development and use of the facility on the visual environment.

C. Long-Term Moderate Adverse Impacts

No significant effects to be noted. The project site is consistent with its urban setting.

D. Long-Term Beneficial Impacts

The project will have the following beneficial effects:

1. Two hundred sixty six families will qualify

and reside in comfortable and affordable residences. This is a major State program to assist its citizens.

2. The project site is located in the Kakaako District in proximity to transit route. The site provides accessibility to areas of employment while shopping and eating establishments are also nearby.
3. The project addresses the need for public parking by providing a 704-stall parking facility.

VIII. ALTERNATIVES TO THE PROPOSED ACTION

A "no action" alternative is available, but not consistent with the HFDC or HCDA's mandates to provide housing for low and moderate-income families.

IX. REQUIRED MITIGATION MEASURES

No mitigative measures are required. Impacts to the neighboring areas will likely occur during the construction of the Project. The Corporation will implement standard dust and noise control measures. In addition, Corporation will be monitoring construction activities for any historical or archaeological artifacts.

X. DETERMINATION

A review of the findings indicate that the proposed project will not have any major, short-term, long-term adverse impacts. The project will have major positive impact by providing affordable family housing.

XI. FINDINGS AND REASONS SUPPORTING THE DETERMINATION

Our determination is based on the following:

1. The proposed project is consistent with the Kakaako Plan which has gone through the EIS process.

2. The project site has been in urban use for decades.
3. There are no adverse major impacts on the environment.
4. There is adequate land area to accommodate the project.
5. The site is located in urban Honolulu.
6. The project would provide much needed affordable family housing and public parking in urban Honolulu.

XII. AGENCIES AND ORGANIZATIONS CONSULTED IN PREPARING THE ASSESSMENT

- A. Hawaii Community Development Authority
- B. Department of Transportation Services
- C. Department of Public Works
- D. Division of Wastewater Management
- E. Board of Water Supply

XIII. REFERENCES

- A. State of Hawaii, Hawaii Community Development Authority and U.S. Department of Housing and Urban Development, A Final Supplemental Impact Statement, Kakaako Community Development District Plan, February 1990.