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ENVIRONMENTAL ASSESSMENT
AND NEGATIVE DECLARATION

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QUALITY CONTROL

* NA LEI HULU KŪ PUNA SENIOR
HOUSING DEVELOPMENT *
TMKS: 2-1-51: PORTIONS OF 04, 06, 19, HALEKAUWILA
STREET AND CORAL STREET

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
STATE OF HAWAII

July 1991

NOTICE OF DETERMINATION

ID of Applicant:

Hawaii Community Development Authority
Department of Business, Economic Development & Tourism
State of Hawaii

Accepting Authority:

Housing Finance & Development Corporation
Department of Budget and Finance
State of Hawaii

Brief Description of Proposed Action:

A Limited Partnership comprised of the Hawaii Community Development Authority (HCDA) and the Bank of Hawaii is proposing the development of an elderly rental housing project in Kakaako. The project site is located between Cooke and Coral Streets and runs parallel with the proposed realigned Halekauwila Street. A portion of the site is presently being used as a construction yard. The remaining portion of the site is now known as Halekauwila Street. Existing improvements which include curbs, gutters, and chain link fencing will be demolished prior to the start of construction.

The project consists of 78 affordable studio rental units. The proposed project addresses the community's acute need for affordable rentals by providing 78-units to senior citizens.

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 the elderly in the urban Honolulu area.

ENVIRONMENTAL ASSESSMENT

I. IDENTIFICATION OF PROPOSING AGENCY

Hawaii Community Development Authority
Department of Business, Economic Development &
Tourism
State of Hawaii

II. IDENTIFICATION OF APPROVING AGENCY

Housing Finance & Development Corporation
Department of Budget and Finance
State of Hawaii

III. PROJECT BACKGROUND

A. Purpose and Need

A Limited Partnership comprised of the Hawaii Community Development Authority (HCDA) and the Bank of Hawaii proposes the construction of a residential project.

The proposed project addresses the community's acute need for affordable rentals by providing 78-studio units to senior citizens.

B. Project Location and Land Ownership

The proposed project is located in the Kakaako district of Honolulu and will occupy 16,909 square feet of land identified as Portions of Tax Map Key Nos. 2-1-50: 04, 06, 19, Halekauwila Street and Coral Street. The site is located between Cooke and Coral Streets.

Parcels of the project site are currently owned by the HCDA, State Department of Land and Natural Resources (DLNR) and the City & County of Honolulu.

HCDA is consolidating site control by acquiring the DLNR lands and negotiating a 65-year lease with the City.

IV. PROJECT DESCRIPTION

A. Site Development

The Limited Partnership is proposing the development of an elderly housing project in Kakaako. Existing improvements which include curbs, gutters, and chain link fencing, will be demolished prior to the start of construction.

The project will consist of a 5-story concrete masonry unit building. The structure will house 78-studio units. The proposed project addresses the community's acute need for affordable rentals by providing 78-studio units to senior citizens.

Coral, Cooke and Halekauwila Streets are proposed to receive frontage improvements including curbs, sidewalks and gutters as part of the Improvement District 3 Project. Halekauwila Street which is currently open to traffic will be closed and relocated as part of the Improvement District 3 Project.

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 on 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 5-story structure is estimated at \$8 million. The major source of funding will be provided by the Bank of Hawaii.

C. Scheduling

Construction is expected to begin in March

1992 and the structure is expected to be complete by December 1992.

D. Administration

The HCDA will be the developer and manager of the project. Bank of Hawaii will provide the funding to complete the project.

V. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. Existing and Surrounding Land Uses

A portion of the site is currently being used as a construction yard in conjunction with the ongoing Improvement District 3 Project. The remaining portion of the site is presently being used as Halekauwila Street.

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

B. Access

Access to the property is from Halekauwila and Cooke Streets.

C. Environmental Conditions

Topography. The site is virtually flat ranging in elevation from 4 to 6 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 the months of November and March.

Flora and Fauna. No prominent flora exists 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 MUZ-R which permits the residential use as proposed.

VII. 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 9 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 the operation of 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 that results from the development is it's visual effect on the 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. Seventy-eight (78) elderly citizens will 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 bus lines and the proposed rapid transit route. The site provides accessibility to areas of employment while shopping and eating establishments are also nearby.

VIII. ALTERNATIVES TO THE PROPOSED ACTION

A "no action" alternative is available, but is not consistent with the HCDA's mandate 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 HCDA will implement standard dust and noise control measures. In addition, HCDA 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 or long-term adverse impacts. The project will have the major positive impact of providing affordable elderly housing.

XI. FINDINGS AND REASONS SUPPORTING THE DETERMINATION

Our determination is based on the following:

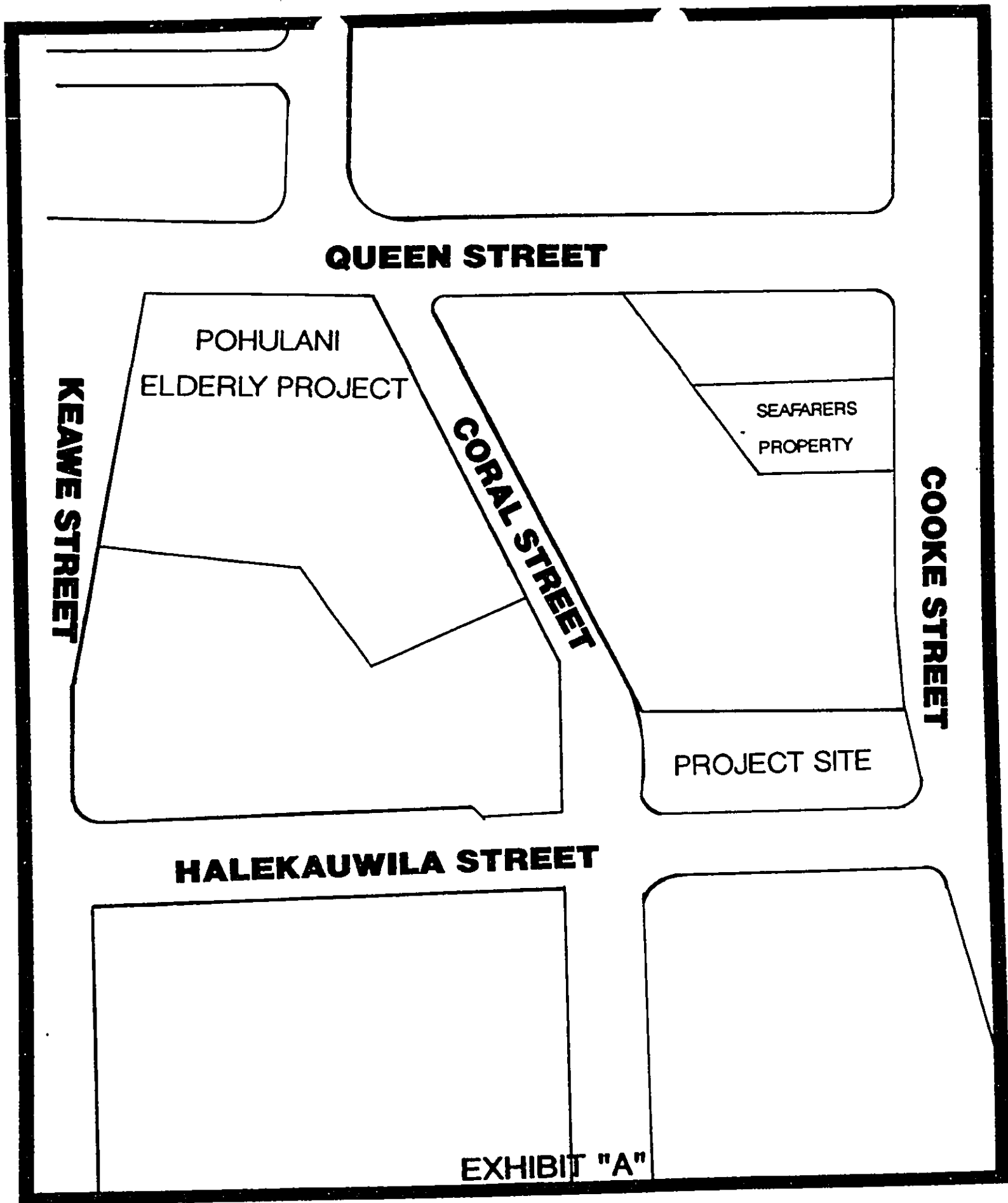
1. The proposed project is consistent with the Kakaako Plan which has gone through the EIS process.
2. The project site has been in urban use for decades.
3. There are no adverse major impacts on the environment.
4. There is adequate land area to accommodate the project.
5. The site is located in urban Honolulu.
6. The project would provide much needed affordable housing in urban Honolulu.

XII. AGENCIES AND ORGANIZATIONS CONSULTED IN PREPARING THE ASSESSMENT

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

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.



QUEEN STREET

KEAWE STREET

POHULANI
ELDERLY PROJECT

CORAL STREET

SEAFARERS
PROPERTY

COOKE STREET

PROJECT SITE

HALEKAUWILA STREET

EXHIBIT "A"