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GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907  
HONOLULU, HAWAII 96817

mitsuo shito  
EXECUTIVE DIRECTOR

LEONARD PARESA, JR.  
DEPUTY EXECUTIVE DIRECTOR

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IN REPLY REFER TO:

RECEIVED

September 24, 1992

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

**MEMORANDUM**

To: Brian J.J. Choy, Director  
Office of Environmental Quality Control

From: Mitsuo Shito, Executive Director

Subject: ~~FINAL ENVIRONMENTAL ASSESSMENT~~  
~~AND NEGATIVE DECLARATION~~  
FRAIL ELDERLY HOUSING FACILITY  
KAPALAMA, HONOLULU, HAWAII

Pursuant to Act 241, SLH 1992, attached for your appropriate action are the following:

1. One copy of the Document for Publication in the OEQC Bulletin.
2. Four copies of the Final Environmental Assessment (Negative Declaration) for the above project.

If there are any questions, please have your staff contact Ms. Nadine Nakamura of the Pacific Housing Assistance Corporation at 523-5681, or Mr. Gerald Park, Urban Planner at 533-0018.

  
MITSUO SHITO  
Executive Director

**Attachments**

cc: Pacific Housing Assistance Corporation  
Gerald Park, Urban Planner

1992-10-08-OA-~~FEA~~-Maluhia Elderly  
Housing

OCT 8 1992

**FINAL**  
**ENVIRONMENTAL ASSESSMENT**  
**FRAIL ELDERLY HOUSING FACILITY**  
**Kapalama, Honolulu, Hawaii**

Prepared in Partial Fulfillment of the  
Requirements of Chapter 343, Hawaii Revised Statutes  
and Chapter 200, Title 11, Administrative Rules,  
Department of Health, State of Hawaii

Prepared for  
**PACIFIC HOUSING ASSISTANCE CORPORATION**  
677 Ala Moana Boulevard  
Room 506  
Honolulu, Hawaii 96813

By  
Gerald Park Urban Planner

September, 1992

### SUMMARY INFORMATION

**Project:** Frail Elderly Housing Facility

**Applicant:** Pacific Housing Assistance Corporation  
677 Ala Moana Boulevard  
Room 506  
Honolulu, Hawaii 96813

**Location:** Maluhia Long-term Care Health Center  
1027 Hala Drive  
Honolulu, Hawaii 96817

**Tax Map Key:** 1-6-09: Por. 4

**Land Area:** 36,307 Square Feet

**Landowner:** State of Hawaii

**State Land Use Designation:** Urban

**Development Plan Land Use Map Designation:** Public Facility

**Development Plan Public Facilities Map Designation:** No Facilities Shown

**Zoning:** R-5 Residential

**Contact Person:** Phillip Au  
Pacific Housing Assistance Corporation  
Phone: 523-5681

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## SECTION I

### DESCRIPTION OF THE PROPOSED ACTION

The Pacific Housing Assistance Corporation (PHAC), a statewide, private, non-profit housing corporation, proposes to construct a frail elderly housing facility at Kalaepohaku, Kapalama, City and County of Honolulu, Oahu, Hawaii. The project site is approximately 36,307 square feet in size and located on a portion of the Maluhia Long-term Care Health Center (hereafter referred to as "Maluhia Center") site. The property is identified as tax map key 1-6-09: por. 4 and is owned by the State of Hawaii. A location map is shown in Figure 1.

The present Maluhia Center site is covered by Governor's Executive Order 3061 issued to the Department of Health. In 1990, the Board of Land and Natural Resources authorized the withdrawal of + 1.0 acre from Executive Order 3061 and the subsequent issuance of a direct lease to the Hawaii Housing Authority with the condition that the premises be used for a frail elderly housing project. The Hawaii Housing Authority in turn proposes to issue a sub-lease to the PHAC to develop the site for elderly housing.

As shown in the preliminary subdivision plan (See Figure 2 ) the parcel will be subdivided into two lots: Lot A of 2.544 acres for the existing Maluhia Center and Lot B of 0.834 acres to be developed for elderly housing.

A previous subdivision plan was disapproved by the Department of Land Utilization, City and County of Honolulu in March, 1991. "Disapproval was on the basis that the proposed subdivision does not meet the requirements of Section 5-508 of the Subdivision Rules and Regulations regarding the provision of an adequate and approved sewage disposal system." An alternative means of sewage disposal into the public sewer system has been developed and a preliminary subdivision plan will be resubmitted to the Department of Land Utilization for approval.

#### **A. Purpose of the Project**

Maluhia Center has been selected as a demonstration site for a comprehensive long-term care system for the elderly. The Program for All-Inclusive Care for the Elderly or PACE is intended to demonstrate cost savings to Medicare and Medicaid while providing complete medical and social support services to the elderly. The goal of the program is to help maintain the elderly's independence in their own homes and communities, and forestall institutionalization as long as medically, socially, and economically feasible.

In conjunction with the PACE demonstration program, a 40-unit elderly housing facility is being proposed to provide affordable housing for program participants. Unlike a medically oriented nursing home that fosters dependence or a congregate elderly apartment that assumes complete independence, the proposed living facility allows clients to integrate their health care program with semi-independent living arrangements in a congregate setting.

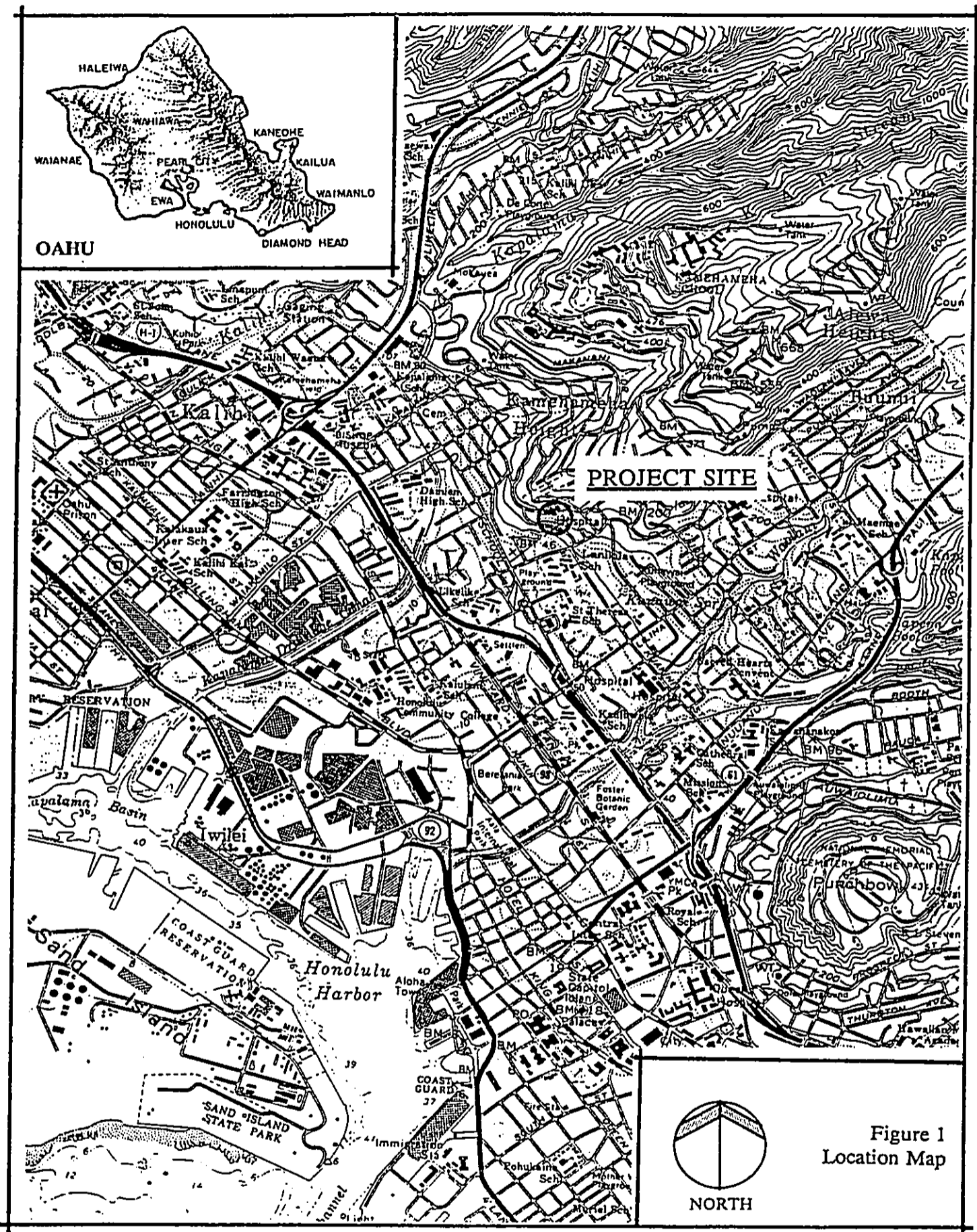
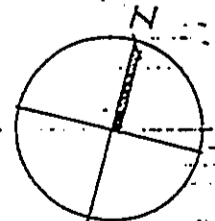
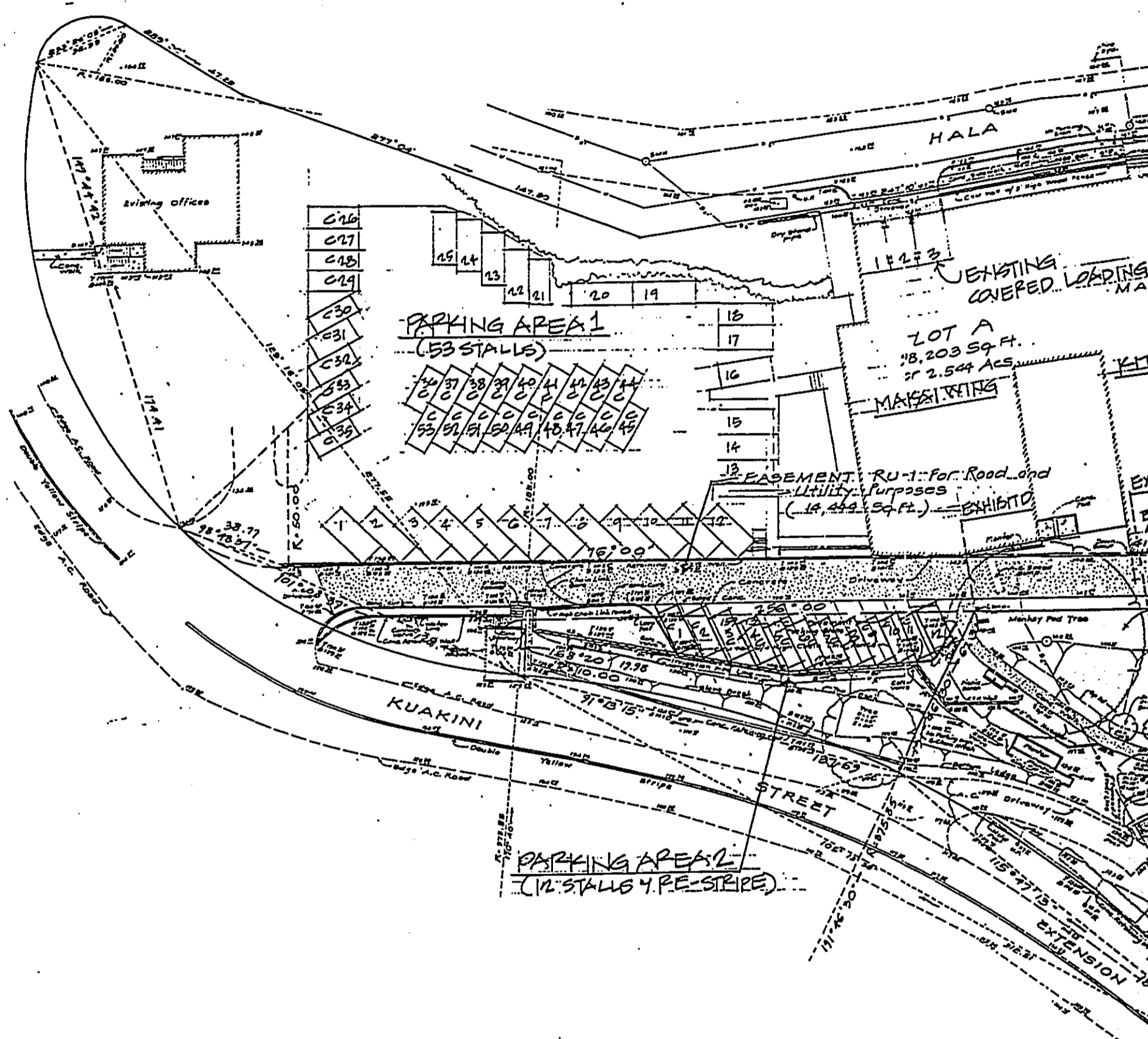


Figure 1  
Location Map





**PROPOSED SUBDIVISION**

TMK: 1-6-09:4 1"=40'

INFORMATION APPENDED TO SURVEY

PERFORMED BY

WM. DEAN ALCOH & ASSOCIATES, INC.

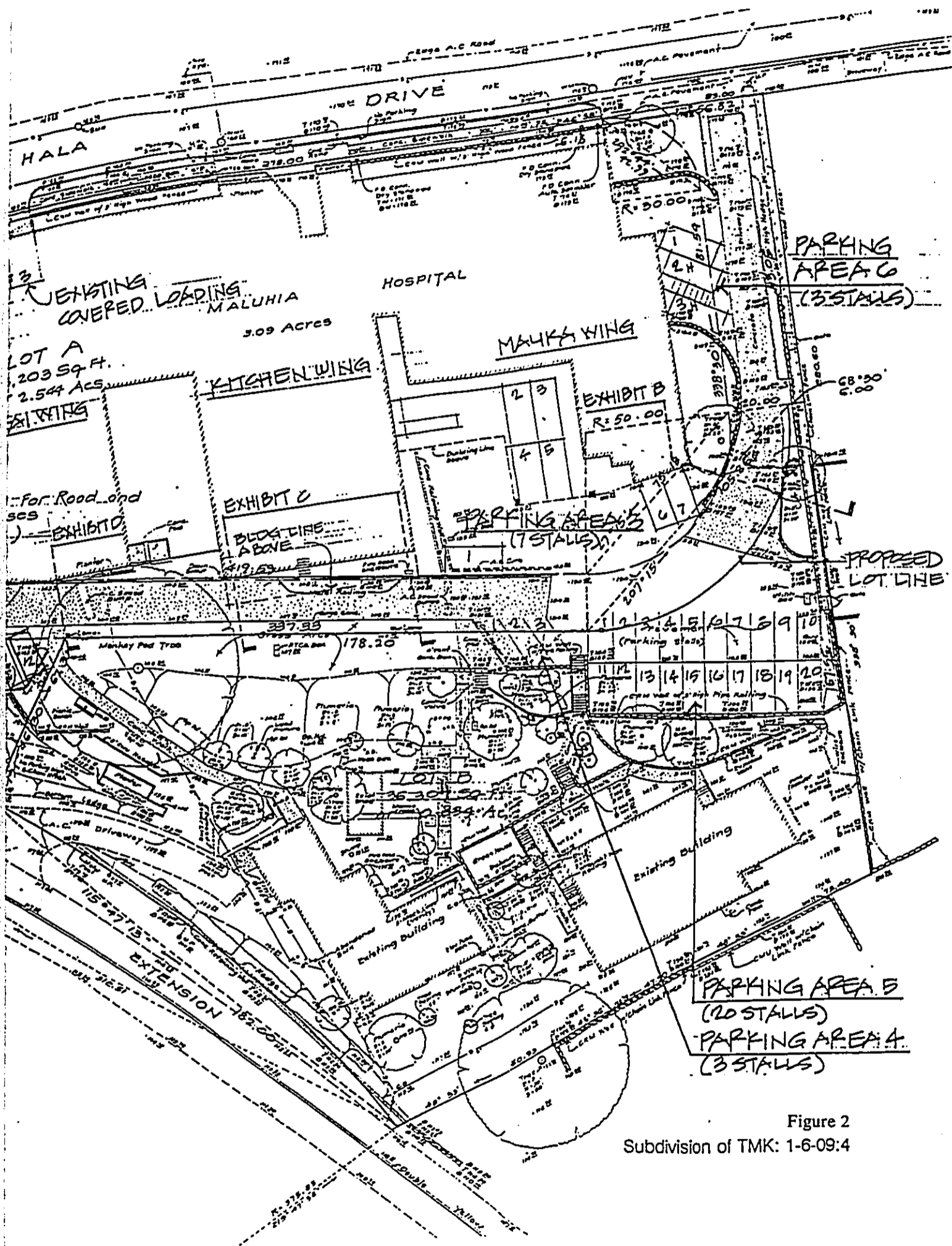


Figure 2  
 Subdivision of TMK: 1-6-09:4

## B. Technical Characteristics

Applicant proposes to construct a 40-unit rental housing project for the frail elderly (See Appendix A for the definition of a frail elderly person). The units are arranged in a single L-shaped, four-story structure tucked into a sloping site. One wing is oriented north-south and the other northwest-southeast to maximize makai facing views from each unit. In addition to residential quarters, a detached community room with a kitchenette is planned. This building is to be used for meetings, elderly activities, and social functions. A preliminary site plan is shown in Figure 3.

The four-story structure has a gross building area of 32,900 square feet. Residential units occupy three levels and each level includes a 400 square foot common lounge at the juncture of both wings (See Table 1). The common lounges and the community room (2,000 sf) provide ample communal areas for residents.

Table 1

### Unit Distribution

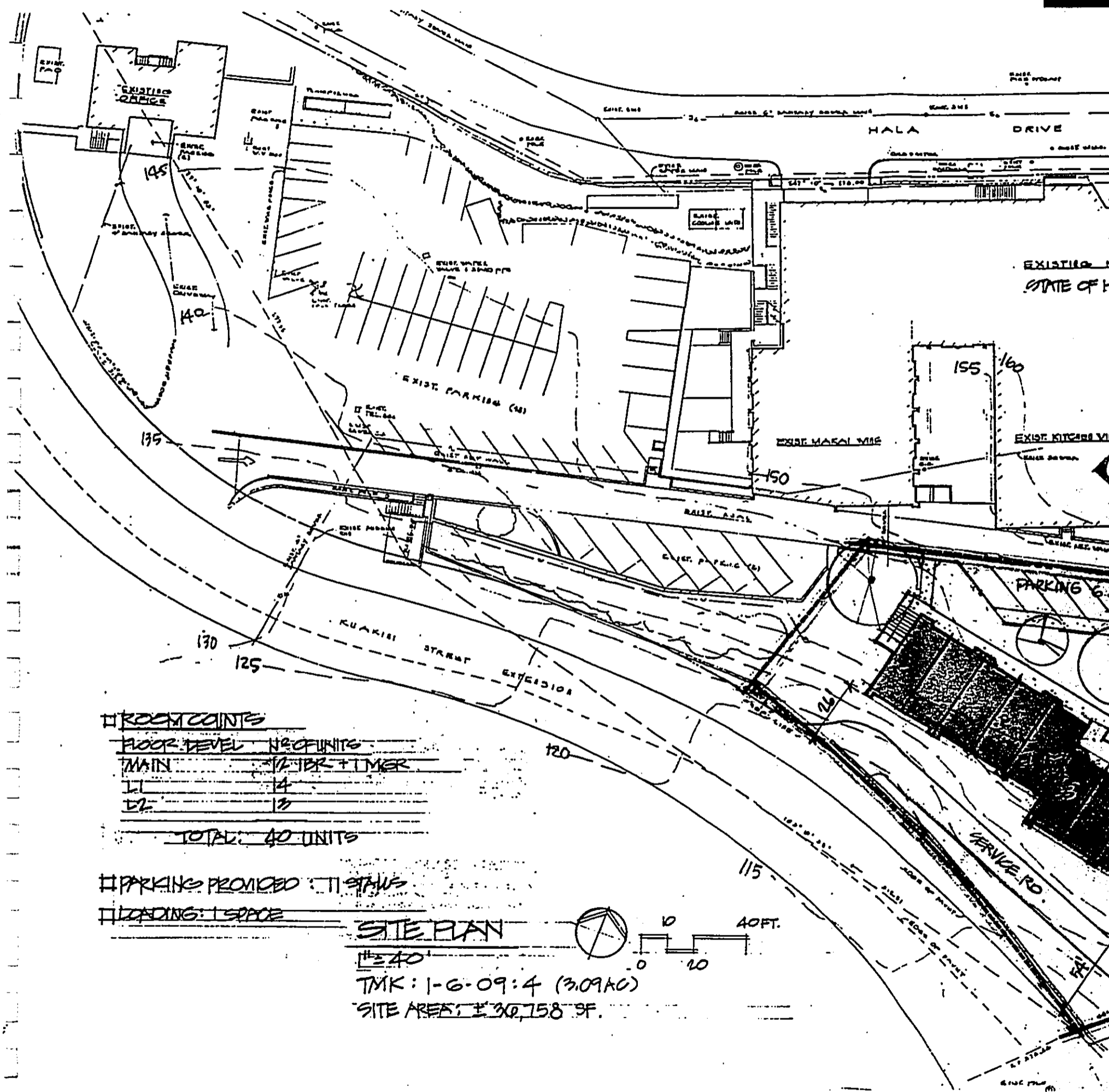
	<u>Gross Building Area (SF)</u>	<u>Number of Units/Floor</u>	<u>Common Lounge (SF)</u>
Main Level	12,500	13	400
Level L1	9,600	13	400
Level L2	8,800	14	400
Basement	2,000	-	-

All residential units are 1 BDR, 1 Bath units with living room and kitchen. The typical unit measures 16' X 34' with a net living area of 540 square feet. One 2-BDR, 800 square foot unit on the main level is set aside for a resident manager and manager's office (See Figure 4).

Back of house facilities such as mechanical room, trash bins, electrical closets, and elevator equipment are located in the basement level.

Access will be taken off Keola Street using an existing driveway. The 10-12 foot wide, one-way driveway passes to the rear of the Center and connects with Hala Drive. Off-street parking for eleven vehicles is planned and one loading stall will be provided.

A 12' wide, paved service road accesses the basement level from Keola Street. Placing the service road on the makai side of the building effectively separates service and Center traffic.



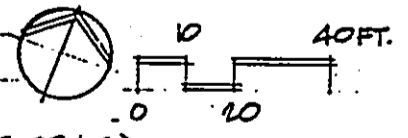
**ROOM COUNTS**

FLOOR LEVEL	NO OF UNITS
MAIN	12 BR + 1 MR
L1	14
L2	14
<b>TOTAL: 40 UNITS</b>	

■ PARKING PROVIDED: 11 SPACES  
 ■ LOADING: 1 SPACE

**SITE PLAN**

■ 40'  
 TMK: 1-6-09:4 (30940)  
 SITE AREA: 30,758 SF.



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~~FRAIL ELDERLY  
HOUSING~~

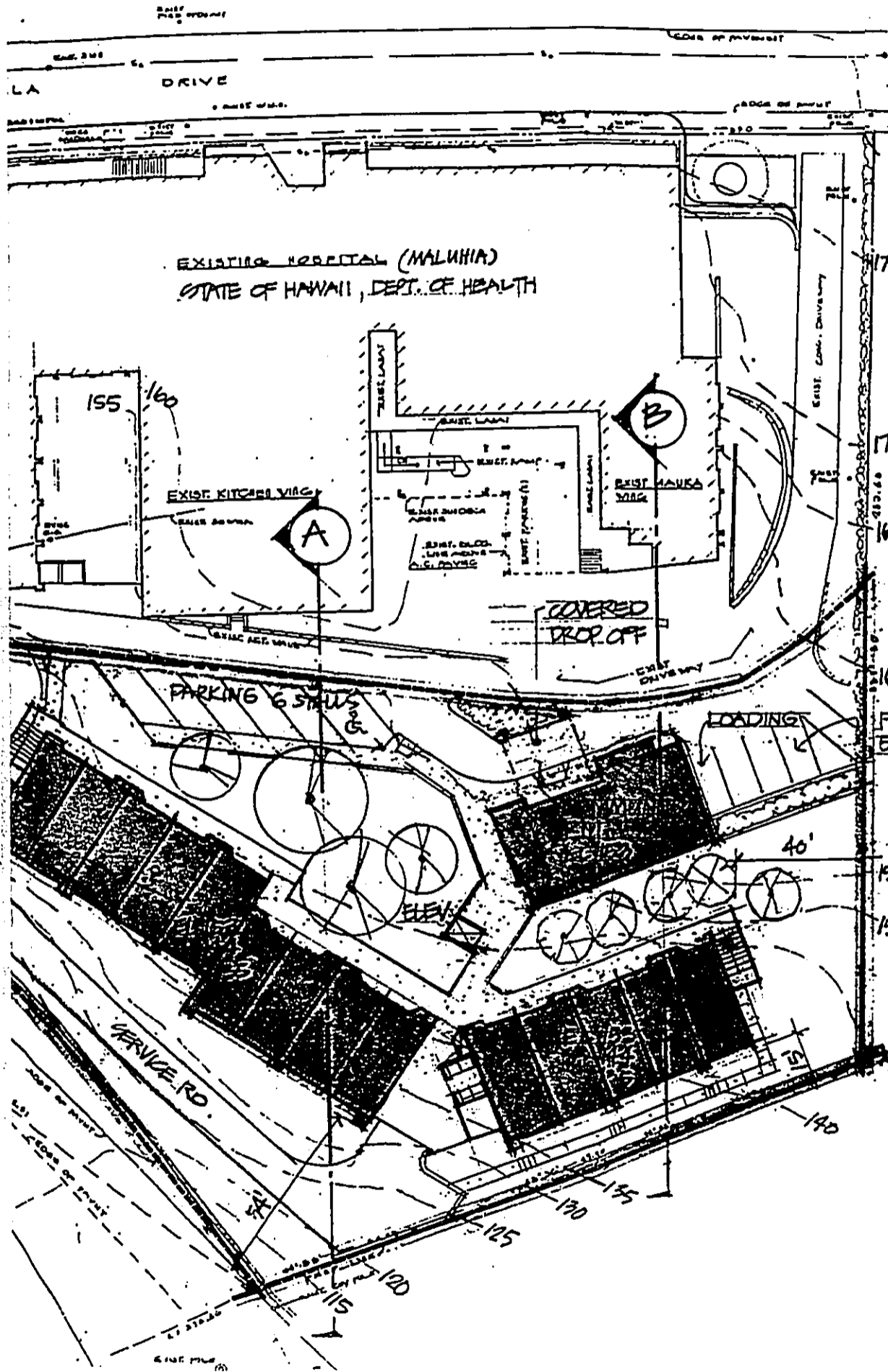
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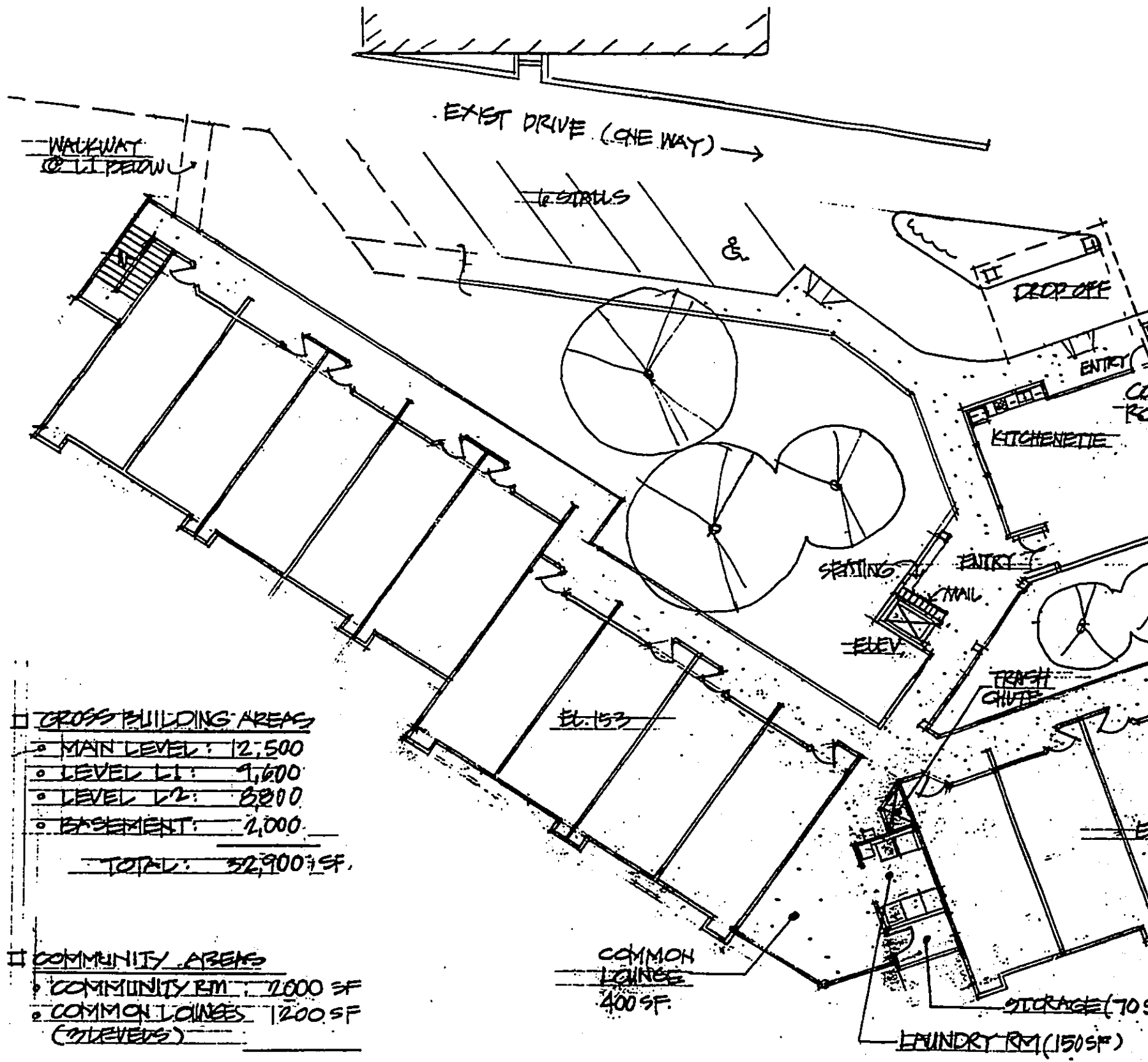
Project No. 91033

Date 1 AUG 91

Figure 3  
Site Plan

Sheet. 3 of 10





□ GROSS BUILDING AREAS

- MAIN LEVEL: 12,500
- LEVEL L1: 9,600
- LEVEL L2: 8,800
- BASEMENT: 2,000

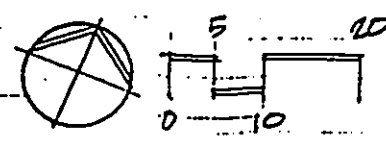
TOTAL: 32,900 SF.

□ COMMUNITY AREAS

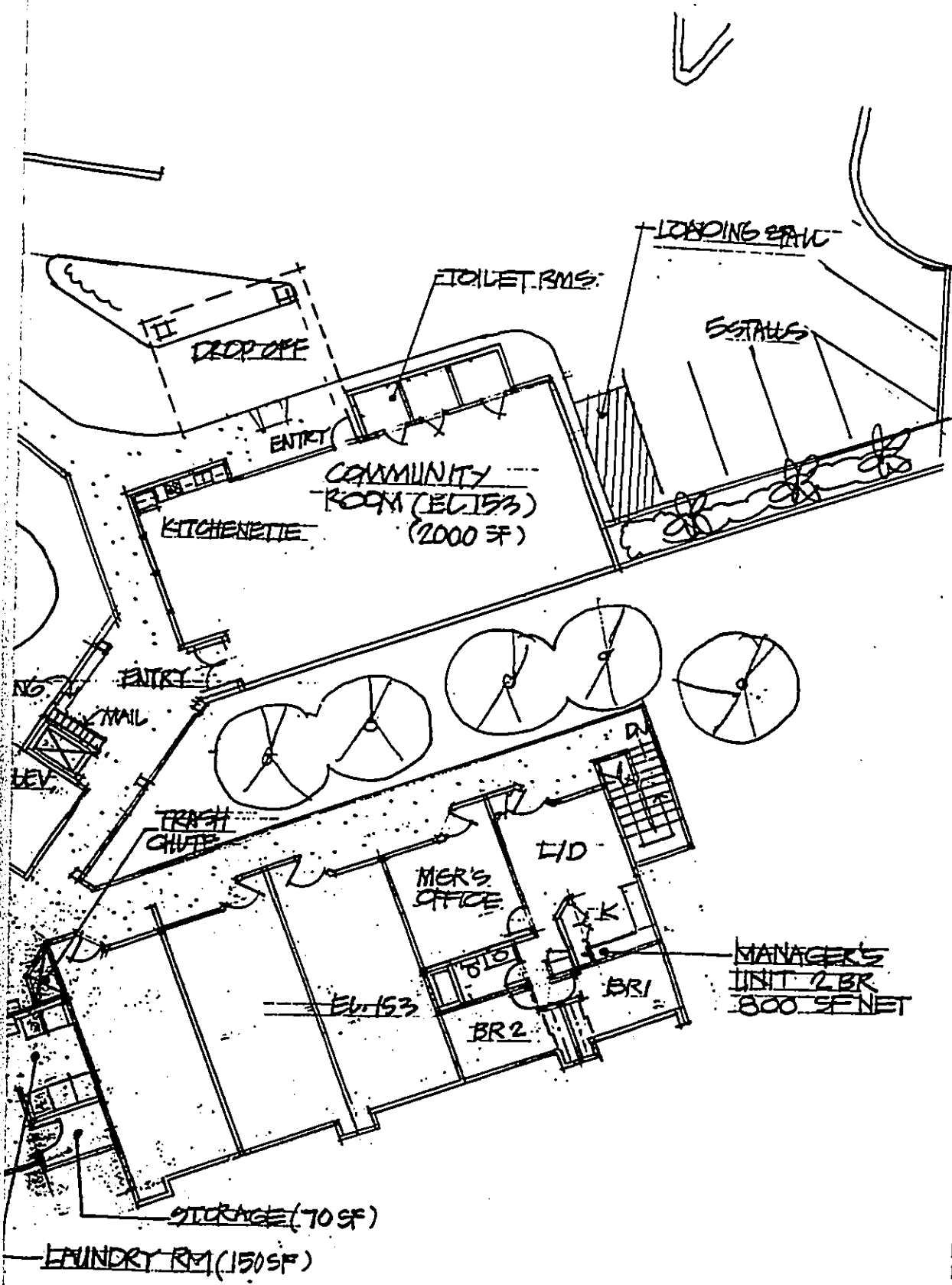
- COMMUNITY RM: 2,000 SF
- COMMON LOUNGE: 1,200 SF (3 LEVELS)

TOTAL: 3,200 SF (10% GROSS MAX = 3290 SF)

MAIN LEVEL PLAN  
 1" = 20'      12,500 SF



□ Rock  
 12 :  
 1 :  
 13 UR

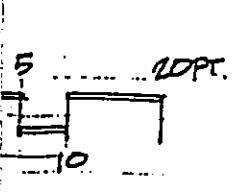


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**FRANK ELDERUT  
HOUSING**



**ROOM COUNT-**  
 12 : ONE BEDROOM UNITS (570 SF NET)  
 1 : TWO BEDROOM (800 SF NET)  
 MANAGER'S UNIT OFFICE  
 13 UNITS

Project No. 91033  
 Date: 17 AUG 91

**Figure 4  
Main Level Plan**

Sheet 4 of 10

Water will be extended to the site from an existing 20" water main on Hala Drive. The water line will split into two separate lines for domestic water system and fire protection system. The domestic water system will require a domestic meter with average daily demand estimated at 16,000 gpd. The fire protection system will require a D.C. meter and reduced pressure backflow preventer. The system will feed an on-site fire hydrant and the facility's fire sprinkler system. The fire flow requirements are 1,500 gpm for a duration of 1 hour at 20 psi.

Wastewater will be collected on-site and pumped to Hala Drive and gravity flow to School Street. Wastewater flow is estimated at 26,560 gpd and can be accommodated by the Hala Drive sewer system.

Drainage will follow existing surface runoff patterns flowing to Keola Street. No off-site drainage improvements are required.

Communication and CATV will be from overhead sources. Power requirements have yet to be determined but can be provided by existing systems.

#### **C. Economic Characteristics**

Development costs are estimated at \$ 5.3 million (\$1991). PHAC will own and develop the project. The Hawaii Housing Authority will lease the site to PHAC for 55 years at a lease rent of \$ 1 per year.

Unit rental rates will vary by elderly household income. Thirty percent (30%) of tenants monthly income is proposed for rents with a minimum rent estimated at \$ 341 per month. Future adjustments in monthly rents will be based on the cost of operating and maintaining the facility.

The project will be built in one construction phase. Applicant anticipates an October, 1993 construction start-up and completion by Fall, 1994.

#### **D. Social Characteristics**

No business enterprise or residence will be displaced by the project. Of the two existing accessory buildings on the premises, one is abandoned and can be removed. The second houses a maintenance shop and will be relocated to the basement of the existing Maluhia Center.

One unit in the housing facility will be reserved for the vision and hearing impaired and four (4) for the physically handicapped. The remaining units can be adapted for handicap occupancy if the need arises.



## SECTION 2

### DESCRIPTION OF THE AFFECTED ENVIRONMENT

#### A. Existing Use

The project site comprises approximately one acre of the three acre Maluhia Center grounds. Located adjacent to and south of the Center, the site is bordered by Keola Street to the south, and single-family residential dwellings to the east (Lanakilai Tract) and northeast (McInerney Park Tract).

Two hospital buildings stand on the steeply sloped site. A two-story structure used previously as men's quarters has been abandoned and boarded to prevent entry. The second building is used as a maintenance shop. Constructed of cement masonry units, this structure stands about three stories tall and is in good condition. A small greenhouse (about 10' X 10') has been built between the aforementioned structures. Other improvements include concrete walkways and numerous rock walls (some of which are 6+ feet high) within the site and along its border with Keola Street and adjoining residences.

#### B. Climate

Located on the lower slopes of Kapalama Heights, the macroclimate for the area can be characterized as cool and temperate. Rainfall is relatively light averaging about 30 inches a year and temperatures can range from an average seasonal low of 69 degrees F to a high of 85 degrees F. Relative humidity ranges between 56-72 percent. Winds blow from the northeast approximately 60 percent of the year at an average of 11 miles per hour.

#### C. Topography

The site is fairly steep and numerous retaining walls have been constructed to provide level building and planting areas. Ground elevation falls from approximately 153' at the hospital driveway (below the central wing) to about 115' at Keola Street which is about a 23 percent slope.

#### D. Soils

The site is fairly well landscaped which suggests there is sufficient soil cover to support the various plant materials growing on site. More than likely, the soil is imported fill. It is local knowledge that this area is built on rock

#### E. Flood Hazard

Flood Insurance Rate Maps (Federal Emergency Management Agency, 1990) designate the property Zone X which is defined as "areas determined to be outside the 500-year flood plain."

#### **F. Flora**

Vegetation consists primarily of cultivated flowering ornamentals, shrubs, and trees. These include rose species, ti (Cordyline terminalis), hibiscus (Hibiscus sp.), heliconia varieties (Heliconia sp.), ginger (Alpinia sp.), crotons (Codiaeum variegatum), lau'ae fern (Polypodium phymatodes), bougainvillea (Bougainvillea sp.), and money plant (Dracaena marginata). Trees include monkeypod (Samanea saman), plumeria (Plumeria sp.), brassaia (Brassaia actinophylla), and jathropa (Jathropa sp.).

All are common species found throughout Oahu and the State of Hawaii.

#### **G. Historical Features**

No archaeological or cultural features of historic origin have been observed on the premises. The observations were confirmed by Historic Site Maps on file at the Department of Land and Natural Resources which do not depict any recorded historic sites on the property.

#### **H. Land Use Controls**

The site is designated Urban on State Land Use District Boundary Maps. Lands designated urban are under the jurisdiction of the various counties. The property lies within the County designated Primary Urban Center and is delineated for Public Facility use on the Development Plan Land Use Map. No public facility improvements are programmed for the site or adjoining utility systems. The Maluhia Center site is zoned R-5 Residential.

#### **I. Acoustical**

Located in a predominantly residential setting, the area is quiet with sounds of passing traffic the primary source of noise. Center patients are frequently entertained by musical groups and singing and music are audible as far away as Keola Street.

#### **J. Public Facilities**

1. Circulation: Keola Street, a narrow two-way, two lane roadway is the primary access road to Maluhia Center. Three driveways off Keola Street access the grounds and buildings. Hala Drive passes to the north but without any vehicle entry onto the grounds. However, a one-way driveway from Keola Street loops behind the Center and exits onto Hala Drive.

2. Wastewater: Wastewater from Maluhia Center discharges into a 6-inch line along Hala Drive. This line gravity flows downhill and eventually merges with a sewer main along School Street. The project site is not sewered.

Applicant has been informed by the Department of Public Works, City and County of Honolulu, that the Lanakila Street line (makai of the site) is currently inadequate to accommodate wastewater from the proposed development. The City has no plans to upgrade this line at this time. There is, however, adequate capacity in the Hala Drive system.

3. **Water:** The Center draws water from a 6-inch main along Hala Drive and flow is is metered through a 3-inch Board of Water Supply meter. There is no water service to the project site.

4. **Power and Communication:** Primary power is drawn from overhead lines along Hala Drive and Keola Street.

### SECTION 3

#### SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

##### A. Assessment Process

The scope of the project was discussed with staff of the Pacific Housing Assistance Corporation, Maluhia Long-term Health Care Center administrators, the consulting architect, and others comprising the consultant team. State and County agencies were consulted for information relative to their jurisdiction, expertise, and areas of concern. Time was spent in the field noting site conditions and conditions in the vicinity of the project site. From the discussions and field investigations, existing conditions and features which could be affected by or affect the project were identified. These influencing conditions are:

The project site has been modified extensively by previous site work, building construction, landscape plantings, and ancillary improvements;

The site is devoid of archaeological features;

There are no threatened or endangered flora and fauna on the premises;

The site is not within a designated flood hazard area;

Public utilities are available to service the housing project;

The site is underlain by rock; and

The project is proposed adjacent to a hospital and residences which are noise sensitive uses.

##### B. Short-term Impacts

During construction, the Contractor will have to contend with a 'tight' sloping site, limited areas for receiving and storing equipment and materials, narrow access roads with sharp turns, and the close proximity of the site to surrounding residences.

At the outset of construction, utility lines will be cut and plugged, the two buildings and ancillary improvements demolished, and the site grubbed of most vegetation. Because the site is predominantly underlain by rock with a thin soil cover, grading will be limited to what is required to accommodate the project.

Fugitive dust will be raised during most construction phases. This construction nuisance cannot be avoided but can be suppressed by frequent water sprinkling. Other dust control measures stipulated in state air pollution control regulations (Chapter 60, Title 11, Administrative Rules of the State Department of Health) may be employed as needed.

The Contractor will be responsible for general housekeeping of the site and keeping adjacent areas free of mud, sediment, and construction debris.

Construction noise is expected to be most pronounced when the site is cut to achieve design elevations. Layers of rock will be encountered and pneumatic impact equipment (both machine powered and hand operated) and rock drills used to fracture the rock. Sound levels in the range of 81-98 dB(A) at a distance of 50 feet can be expected. Whereas construction workers may be accustomed to the constant "rat-tat-tat", the elevated noise levels may annoy hospital staff, patients, visitors, and nearby residents accustomed to the relatively quiet surroundings. This impact cannot be avoided. Erecting a plyboard fence around the site may help to shield persons on private property from the effects of construction noises and activities. This phase of work is expected to last up to two months under worst case conditions. Other construction phases are expected to be quieter but noise levels in the range of 81-87 dB(A) can be expected during concrete pours and during activities requiring the use of heavy equipment.

State Department of Health noise control regulations (Chapter 43, Title 11) govern noise emissions during construction. The regulations stipulate a maximum allowable noise level of 55 dBA at the property line for residential zoned districts. This sound level is allowed between 7 a.m. -10 p.m. and decreases to 45 dBA between 10 p.m. and 7 a.m. Construction activities will produce noise in excess of the allowable daytime noise level and a Department of Health permit will be needed. The Contractor will be responsible for obtaining the permit and complying with conditions attached to the permit.

On-site runoff will be collected by a series of earthen swales and berms and directed into retention basins for controlled discharge into the municipal drainage system. Several retention basins would be constructed along Keola Street to contain runoff, silt, and debris generated during rainfall events. Interim drainage measures will be designed and built to City and County of Honolulu standards.

Should subsurface archaeological or cultural features or unrecorded burials be unearthed, work in the immediate area will cease and historic authorities consulted for proper mitigative actions.

Plant materials to be retained for post-construction landscaping will be tagged and left in place. If trees need to be removed they may be relocated on the premises.

Streets leading to Maluhia Center are narrow and winding. Automobiles and small trucks can negotiate the turns but it may be difficult for long trucks or tractor trailers to do so. It appears that some types of construction vehicles may have to reverse to access the Center driveway from Keola Street. When this occurs, flagnien (or an off-duty police officer) will be stationed for traffic control and motorists will experience some minor delays in travel time in the vicinity of the driveway intersection.

### **C. Long-term Impacts**

The project would house an average population of 68 persons (39 units X 1.75 persons/unit). This figure is expected to fluctuate by +10 (or minus) over time as units are turned over.

The property is zoned residential (R-5) and multi-family development is not a permitted use. Applicant, therefore, will request a Section 201E exemption to set aside the present zoning to allow construction of affordable housing. Although multi-family development on this parcel is

contrary to its zoning, land below the project site are zoned and have been developed for multi-family uses. The proposed development is not a new land use in the neighborhood but can be advocated as an extension of an existing multi-family area.

Considering that the affected parcel is underused, that there is a public need to provide affordable housing for the elderly, and that the public infrastructure has the capacity to accommodate the proposed development with some improvements to same to be funded by applicant, the proposed use does not conflict significantly with the desired land use pattern and density for the area.

Removing overgrown vegetation and a dilapidated structure would improve the appearance of the site and razing the structure eliminates a potential fire hazard. The project increases neighborhood density but should not result in significant negative externalities such as increased vehicle traffic and residential noise. The appearance of the site will change but this character is already established in part by the height and mass of the existing hospital. Residences downslope of the development may be "overwhelmed" by the scale and height of the building. This impact can be mitigated partially by adhering to setback requirements and providing adequate landscape buffering.

The PACE model already is functioning as a demonstration project at Maluhia Center. The model provides comprehensive medical and social services to the frail elderly. These services include primary medical care, adult day health center, physical and occupational therapy, meals, transportation, in-home attendant and homemaker services, and acute hospital and nursing home care. A multi-disciplinary team of nurses, social workers, physicians, nutritionists, and other geriatric specialists are on call to service the frail elderly. Some services are provided in the home thus service providers frequently travel to different parts of the island when called upon.

The elderly should derive social, psychological, and economic benefits from the project. They will have opportunities to interact with their peers, be close to a medical facility, and reside in safe, sanitary, and affordable rental units. By providing on-site housing, it is anticipated that one of the goals of the PACE model "to help maintain the elderly's independence in their own homes and communities" will be achieved.

The development will increase water consumption, wastewater discharge, and power consumption. These consequences are unavoidable but should not tax the respective utility system already serving the immediate area.

Water consumption is estimated at 16,000 gallons per day and will be drawn from an existing water main along Hala Drive.

Wastewater flow is projected at 26,560 gallons per day. Wastewater will be pumped into the Hala Street line and gravity flow to the School Street line. The School Street sewer has sufficient capacity to accommodate wastewater from the project.

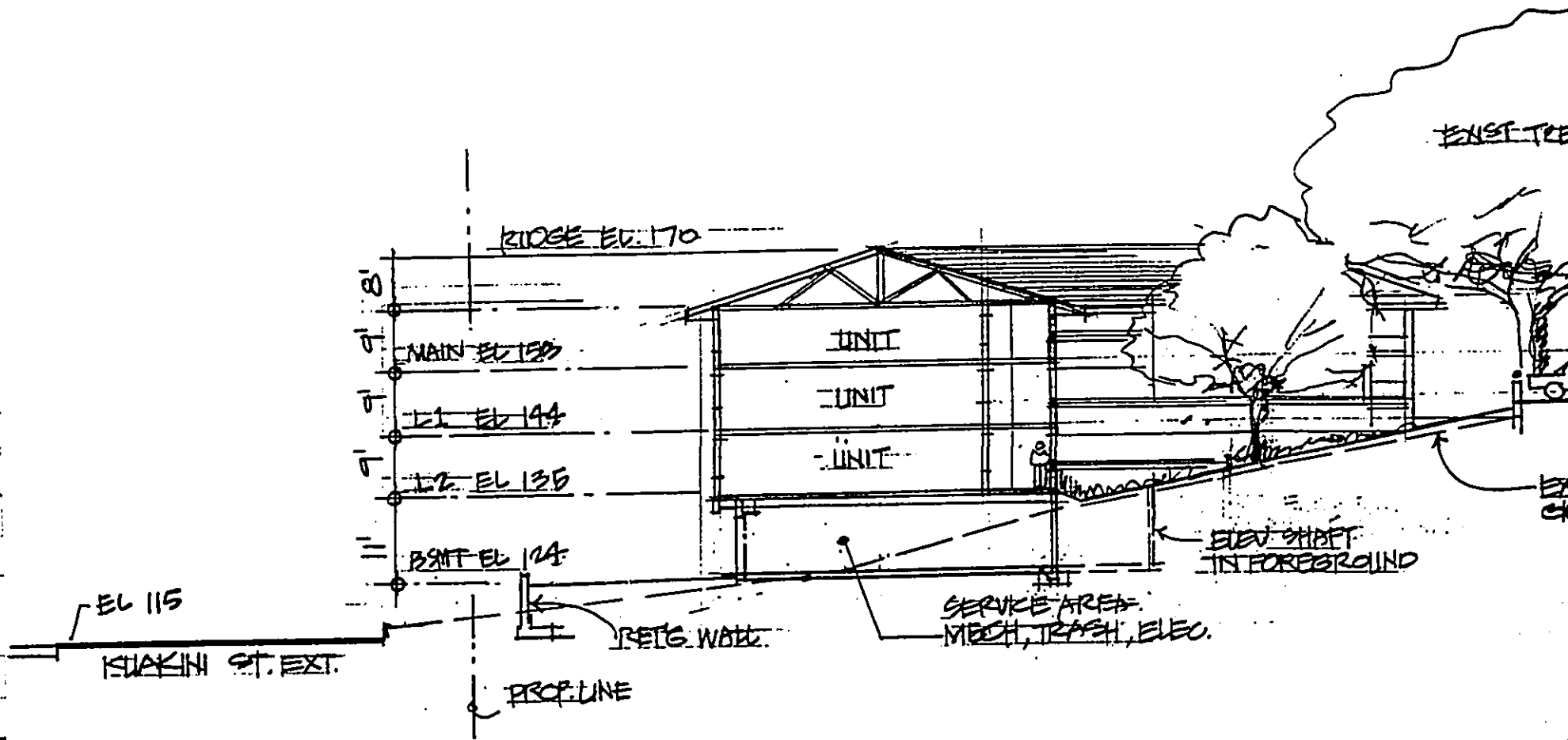
The project will neither adversely affect traffic movement on the Maluhia Center loop road nor generate significant vehicular traffic. In general, the frail elderly are not capable of driving and do not own vehicles. Those that do own vehicles probably will not operate passenger vehicles on a daily basis thus negating trip generation and direct contributions to traffic on

adjacent streets. The lack of resident generated traffic may be off-set by increases in weekend traffic caused by family visits.

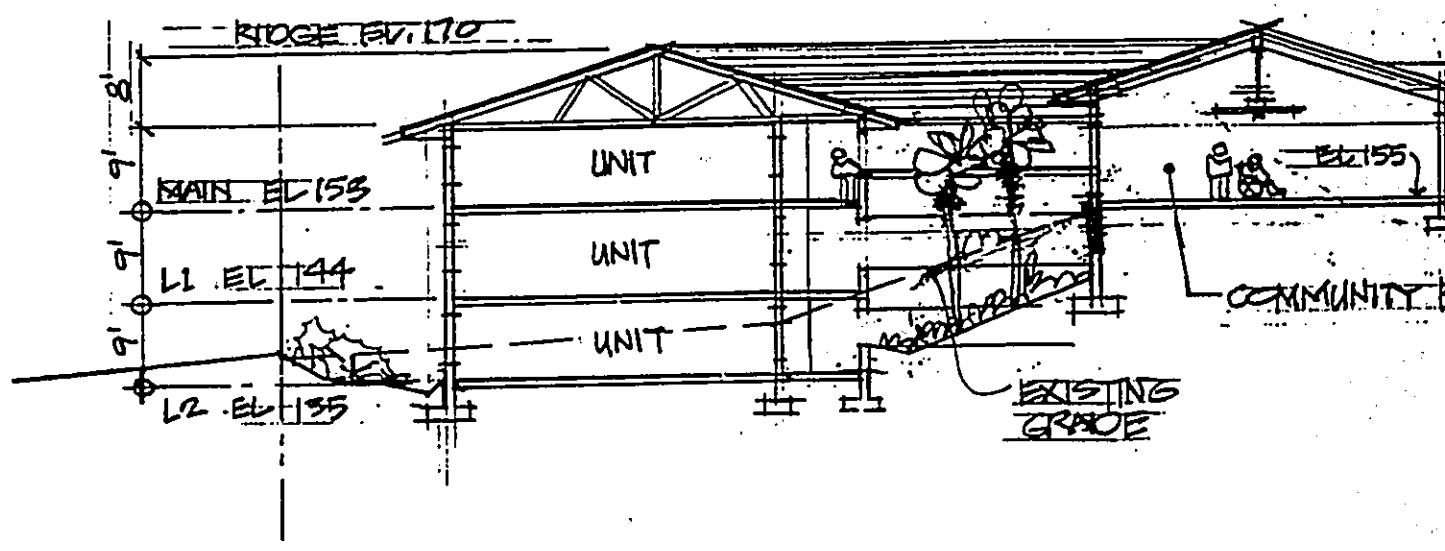
The project provides eleven parking stalls—a net decrease of nine (6) parking stalls from existing conditions if access exemptions are allowed. Off-street parking will be provided elsewhere on the premises for vehicle parking displaced by the project.

Viewed at road grade from Maluhia Center, the complex will have a low-rise linear form. The Community Center and the third level would be the most visible building elements. Grade changes place most of the first and second level units below driveway grade; however, lower level units on the western end of the building should be glimpsed through landscape buffering along the edge of the driveway. The project alters existing views over and through the property but from this location the structures should not have a significant visual impact (See Figure 5).

From Keola Street and areas immediately makai, a significant visual change can be anticipated. Just as the natural topography obscures the lower levels of the building when viewed from the loop driveway, the opposite occurs from Keola Street. There is a 55' height difference between Keola Street at elevation 115' and the roof ridge of the new structure at elevation 170'. The upward facing view will have the pronounced close up effect of making the structure appear taller and of a greater density than it really is. From afar, the height and mass of the new structure in the foreground should blend visually with the hospital building (in the background) making both buildings appear as one.

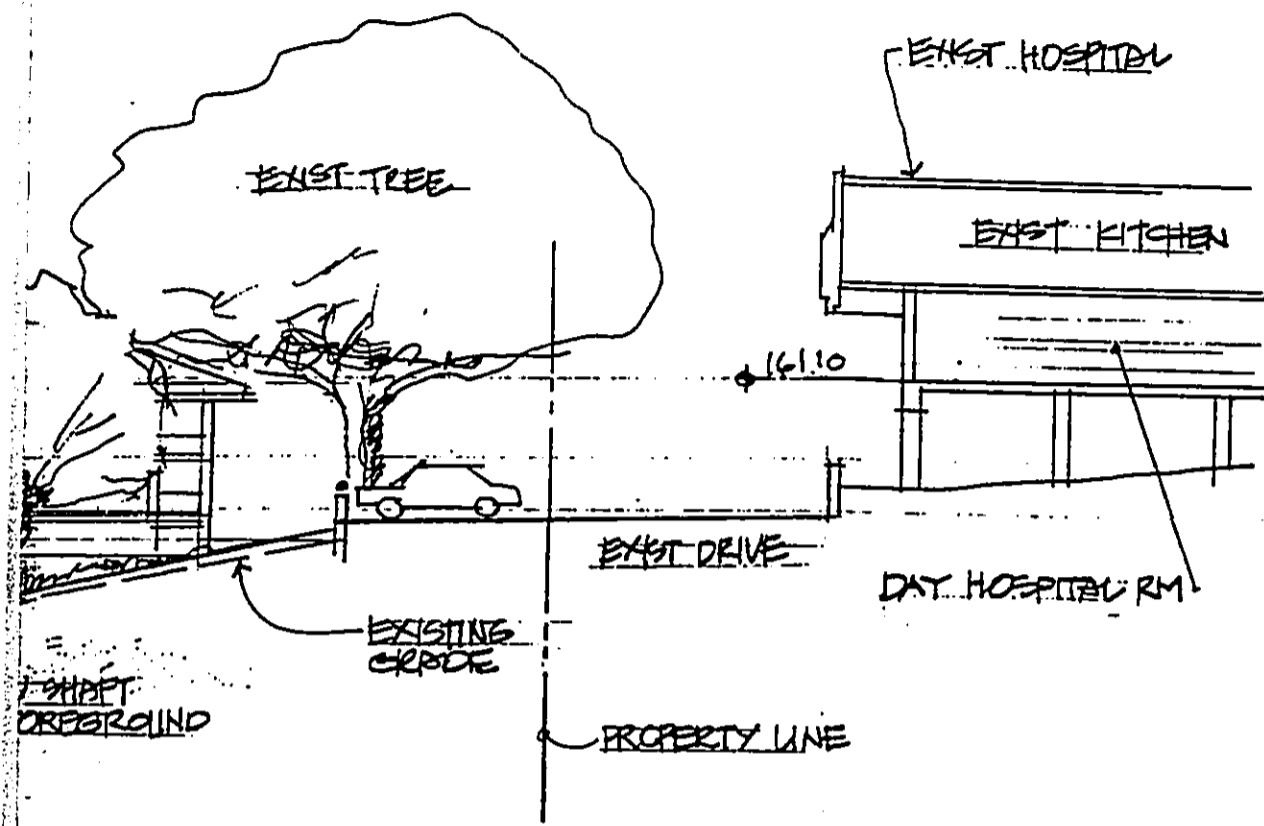


SITE SECTION A  
1" = 20'



SITE SECTION B  
1" = 20'



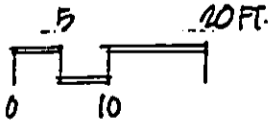
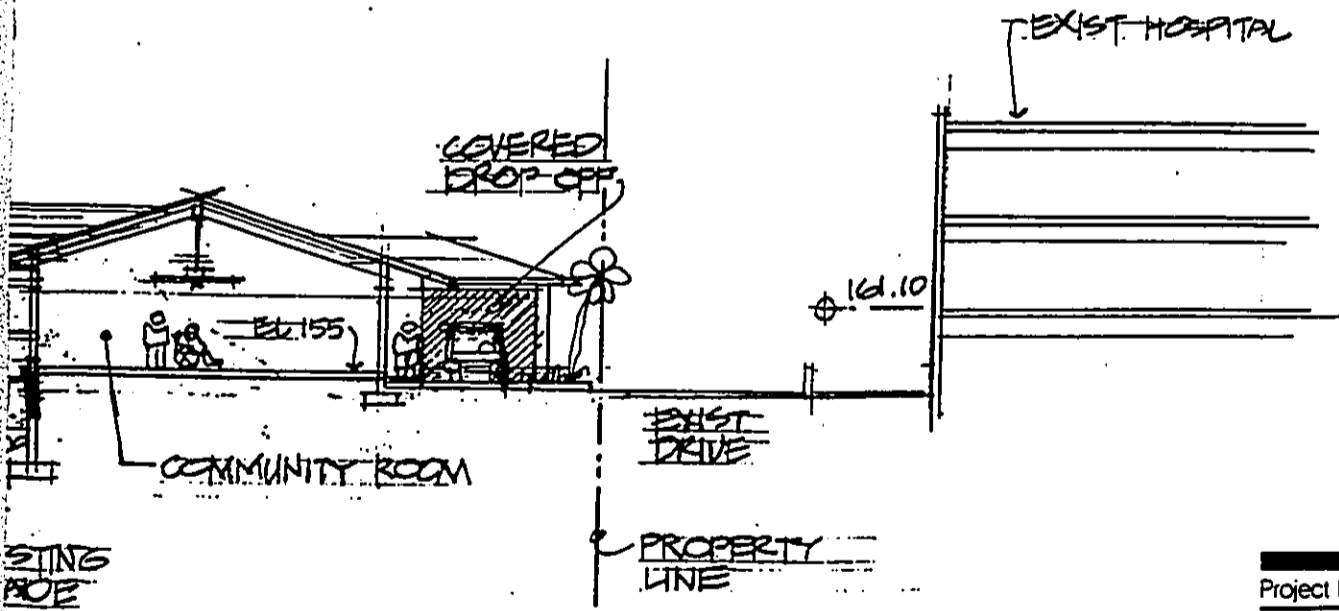


**JOHNSON  
TSUSHIMA  
LUERSEN  
LOWREY**

Architecture  
Planning  
Interior Architecture

1001 Bishop Street  
Pauahi Tower - Suite 750  
Honolulu Hawaii 96813  
Telephone: 808 524-1070

FRAIL ELDERLY  
HOUSING



Project No. 91033  
Date 1 AUG 91

**Figure 5  
Site Sections**

Sheet 8 of 10

## SECTION 4

### ALTERNATIVES TO THE PROPOSED ACTION

A No Action alternative would maintain the status quo of the project site. The potential benefits of integrating medical and social services in an on-site residential setting would be foregone. A no action alternative precludes environmental, social, economic, and medical impacts--short and long-term, beneficial and adverse--disclosed in this Assessment.

An alternative site plan would not significantly alter the scope and magnitude of impacts described in this document. A lower density development is not economically feasible for applicant.

**SECTION 5**

**AGENCIES AND ORGANIZATIONS CONSULTED  
IN THE PREPARATION OF THE ENVIRONMENTAL ASSESSEMENT**

**Federal**

U.S. Army Corps of Engineers

**State**

Department of Health  
Hawaii Housing Authority  
Department of Land and Natural Resources  
Department of Human Services

**County**

Board of Water Supply  
Department of Housing and Community Development  
Department of General Planning  
Department of Land Utilization  
Department of Parks and Recreation  
Department of Public Works  
Department of Transportation Services  
Police Department  
Fire Department

**Others**

Hawaiian Electric Company  
Hawaiian Telephone Company  
Liliha Neighborhood Board No. 14  
Kalihi-Palama Neighborhood Board No. 15  
Maluhia Long-term Health Care Center

## SECTION 6

### DETERMINATION OF SIGNIFICANCE

Chapter 200 (Environmental Impact State Rules) of Title 11, Administrative Rules of the State Department of Health, prescribes criteria for determining whether an action may have significant effects on the environment (11-200-12). The relationship of the proposed project to these criteria is summarized below.

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource:

The proposed action will not affect any natural or cultural resources.

(2) Curtails the range of beneficial uses of the environment;

Two existing accessory structures (to the hospital) are on the building site. One structure is abandoned and can be demolished and the other houses a maintenance shop which will be relocated to the basement of the existing Maluhia Long-term Care Health Center. In consideration of the housing objectives of the project and its tie-in with the PACE demonstration project, developing the site for multi-residential purposes is a beneficial use of the environment.

(3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

The project does not conflict with the state's long-term environmental policies.

(4) Substantially affects the economic or social welfare of the community or State;

The project provides 40 affordable rental housing units for the frail elderly. This group will derive social, psychological, and economic benefits from residing in the project. They will have the opportunity to interact with their peers, be near to a medical facility, and reside in safe, sanitary, and affordable rental units.

(5) Substantially affects public health;

Public health will not be substantially affected by the project except by noise and dust generated during construction. These short-term impacts can be controlled by existing regulatory measures.

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

A modest increase in population is anticipated when the 40 units are occupied. This increase is estimated at between 68 to 70 persons with fluctuations in population anticipated over time. The development will increase water consumption, wastewater discharge, and power consumption. These consequences are unavoidable but should not

tax the respective utility systems already serving the immediate area. Applicant will improve these systems to accommodate the proposed use.

(7) Involves a substantial degradation of environmental quality;

Environmental quality will not be substantially degraded. The project does not introduce a totally new land use to the immediate area and does not conflict with the desired land use pattern and density for the area. Substantial increases in vehicle traffic are not anticipated. In general, the frail elderly are not capable of driving and do not own vehicles. Those that do own motor vehicles are expected to do infrequent driving thus negating trip generation and direct contributions to traffic on adjacent streets. Owing to the sloping terrain, the three story structures will have a pronounced visual effect when viewed generally from areas makai of the building site.

(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

Adverse cumulative impacts are not anticipated nor does the project involve a commitment for larger actions on the premises. However, should the PACE project and the planned housing test successful, similar type living and care arrangements may be implemented at other sites in the State.

(9) Substantially affects a rare, threatened or endangered species, or its habitat;

There are no rare, threatened or endangered flora and fauna on the premises.

(10) Detrimentially affects air or water quality or ambient noise level; or

Ambient air quality will be affected by dust and combustion emissions but can be controlled by measures described in the Assessment. Construction noise will be most pronounced during site preparation when the site is cut to achieve design elevations. Layers of rock will be encountered and pneumatic impact equipment will be used to fracture the rock. The elevated noise levels may annoy hospital staff, patients, visitors, and nearby residents accustomed to the relative quiet surroundings.

(11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The project is not proposed in an environmentally sensitive area (examples of which are cited in the criterion).

## BIBLIOGRAPHY

Department of Land Utilization. Land Use Ordinance. 1990. City and County of Honolulu.

Federal Emergency Management Agency. 1990. Flood Insurance Rate Map City and County of Honolulu.

**APPENDIX A**

**HUD DEFINITION OF FRAIL ELDERLY PERSON**

(1-7)

- A. Who is Eligible for Services Paid for by HUD. A portion of the service cost may be shared by the Department. However, that portion of the funds will be limited to those who are determined to be frail or those "at risk" of being institutionalized. This does not preclude other tenants or the service coordinator from arranging for services which are paid for by the tenants or from other funds.

The following definition has been adopted based on use in the Department's Congregate Housing Services Program and as a standard accepted by State and local agencies participating in the programs of the Department of Health and Human Services which serve the elderly. A frail elderly person is defined as:

An individual who has been determined to be deficient in three or more of the Activities of Daily Living.

The designation of an "at risk" elderly person will be made on a case-by-case basis and generally will require a determination that an individual needs assistance in performing one of two Activities of Daily Living and an assessment that receipt of services is essential to prevent premature institutionalization.

The Activities of Daily Living (ADLs) and the factors which determine whether there is a deficiency are:

- EATING: May need assistance with cooking, preparing, or serving food, but must be able to feed self;
- BATHING: May need assistance with getting in and out of the shower or tub, but must be able to wash self;
- GROOMING: May need assistance in washing hair, but must be able to take care of personal appearance;
- DRESSING: May need occasional assistance, but must be able to dress self;



---

- HOME MANAGEMENT:

May need assistance in doing laundry, housework, grocery shopping, or getting to and from activities such as going to the doctor and shopping, but must be mobile. This does not exclude persons in wheelchairs or those requiring mobility devices.

Each of the Activities of Daily Living noted above includes a requirement that a person must be able to perform at a specified minimal level (e.g., to satisfy the eating ADL, the person must be able to feed him/herself). The determination of whether a person meets this minimal level of performance must include consideration of those services that will be performed by a person's spouse, relatives or other attendants to be provided by the individual. For example, if a person requires assistance with cooking, preparing or serving food plus assistance in feeding him/herself, the individual would meet the minimal performance level and thus satisfy the eating ADL, if a spouse, relative or attendant provides assistance with feeding the person. The Owner is not obligated at any time to provide individualized services beyond those offered to the resident population in general.

The Activities of Daily Living analysis is relevant only with regard to determine a person's eligibility to receive supportive services paid for by HUD and is not a determination of eligibility for occupancy.

B. What Services May be Provided.

1. Meal service adequate to meet nutritional needs;

NOTE: Section 202 projects selected for funding may not operate a mandatory meals program. Any meals program must be voluntary on the part of the residents. (See 24 CFR Part 278, Mandatory Meals Programs in Multifamily Rental or Cooperative Projects for the Elderly or Disabled).

**APPENDIX B**  
**COMMENTS AND RESPONSES**

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
CITY AND COUNTY OF HONOLULU

830 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813  
PHONE: (808) 522-1237 • FAX: (808) 525-5498



RECEIVED  
JUL 22 1992

E. JAMES TURSE  
DIRECTOR  
GAIL M. KAITO  
DEPUTY DIRECTOR

July 22, 1992

Mr. Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment  
Frail Elderly Housing Project  
Kapalama, Honolulu, Oahu, Hawaii

We have reviewed the subject draft environmental assessment and offer the following comments:

(1) Included in the discussion of long-term impacts is a reference to the applicant's, Pacific Housing Assistance Corporation's (PHAC), intention to seek exemptions from various land use and development regulations pursuant to Chapter 201E, Hawaii Revised Statutes (HRS), in order to develop the proposed project. For your information, projects eligible for these exemptions must include affordable housing units equal to a minimum of 60 percent of the total unit count. Among the total numbers of units in a proposed project, a minimum of 10 percent must be set aside for persons earning no more than 80 percent of the median income for the City and County of Honolulu, adjusted for household size and a minimum of 50 percent must be set aside for persons earning between 81 and 120 percent of median. Forty percent of the units may be set aside at market prices or rental rates. A copy of the current schedule reflecting the income limits for these target groups is attached for your reference.

The acceptability of the proposed wastewater and water transmission facilities improvements should be confirmed with the Department of Public Works and Board of Water Supply, respectively.

The Liliha/Kapalama Neighborhood Board No. 4 should be actively consulted regarding the proposed project. The Department strongly recommends that PHAC make a presentation to the Neighborhood Board regarding project plans. PHAC will be required to make such a

*Per G. Park  
req. has  
been  
fulfilled*

*See  
Comment (2)  
above*

*P.17 (3)*

Mr. Gerald Park  
July 22, 1992  
Page 2

presentation in conjunction with the request for exemptions pursuant to Chapter 201E, HRS.

(4) The estimated development schedule for the proposed project should be clarified in the environmental assessment.

The Department fully supports PHAC's efforts to develop non-institutional, permanent housing for frail elderly persons. Thank you for the opportunity to comment.

Sincerely,

E. JAMES TURSE  
Director

Attachment

September 14, 1992

James Turse, Director  
 Department of Housing and Community Development  
 City and County of Honolulu  
 650 South King Street  
 Honolulu, Hawaii 96813

Dear Mr. Turse:

Subject: Frail Elderly Housing Facility

Thank you for your comments to the Draft Environmental Assessment prepared for the subject project. After receiving your letter, Pacific Housing Assistance Corporation submitted a 201E Exemption "Preliminary Information Packet" to the DHCD and briefed Ms. Gail Kaito and Ms. Eileen Mark on the project.

We offer the following responses to your concerns:

1. Under the Section 202 Capital Advance Program, all units must be occupied by frail elderly tenants with very low incomes. This translates into incomes that are 50% of the median income with adjustments for smaller and larger households.
2. The Department of Public Works has approved two potential sewer hook-ups: at Hala Drive or at Lanakila Avenue.
3. On August 4, 1992, the Liliha-Kapalama Neighborhood Board unanimously approved the project subject to their review of final drawings.
4. The proposed development schedule is as follows:

- Submit Subdivision Application November, 1992
- Obtain DLNR Lease, HHA Sublease March/April, 1993
- Complete Final Drawings March, 1993
- Award Bid April, 1993
- Obtain Firm Commitment from HUD July, 1993
- Initial Loan Closing September, 1993
- Construction Begins October, 1993
- Construction Ends Fall, 1994



CEVAUD PARK Urban Planning

1245  
 Young Street  
 Suite 201  
 Honolulu, HI 96814  
 Tel. (808)  
 533-0018  
 Urban Planning

UNIT SIZE	MINIMUM OCCUPANTS	MAXIMUM OCCUPANTS
STUDIO	1	2
1-BDRM	2	4
2-BDRM	2	6
3-BDRM	3	8
4-BDRM	4	10

OCCUPANCY GUIDELINES

BEDROOMS:	FAIR MARKET RENT (Certificate)	PAYMENT STANDARD (Voucher only) (2/92)	UTILITY ALLOWANCES
STUDIO	\$595	\$543	All Electric
1-BDRM	\$723	\$649	
2-BDRM	\$851	\$740	
3-BDRM	\$1,071	\$890	
4-BDRM	\$1,200	\$992	

FAIR MARKET RENTS (As of 10/91)

INCOME GROUP	% OF MEDIAN	HOUSEHOLD SIZE							
		1	2	3	4	5	6	7	8
VERY LOW	50%	\$17,350	\$19,850	\$22,300	\$24,800	\$26,800	\$28,750	\$30,750	\$32,750
LOWER	80%	\$27,000	\$30,900	\$34,750	\$38,600	\$41,700	\$44,800	\$47,850	\$50,950
MEDIAN	100%	\$32,200	\$36,800	\$41,400	\$46,000	\$49,680	\$53,360	\$57,040	\$60,720
GAP	120%	\$38,600	\$44,200	\$49,700	\$55,200	\$59,600	\$64,000	\$68,400	\$72,800

INCOME LIMITS (As of 5/7/92)

James Turse  
September 14, 1992  
Page 2

Should you have any questions, please contact Ms. Nadine Nakamura of the Pacific Housing Assistance Corporation at 522-5681.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

cc: N. Nakamura, PHAC

2

July 24, 1992

RECEIVED  
7/29/92

Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, HI 96814

Dear Mr. Park:

Fratl Elderly Housing Project, Hala Drive

Thank you for the opportunity to review the subject draft environmental assessment. In our review we have determined that an existing service pole containing five drop wires may be affected by this project. This pole may need to be removed when construction begins in this area.

Except for this one item, GTE Hawaiian Tel will not have any problem in providing any temporary service to the contractors on the project or permanent facilities to this housing project.

If you require further assistance in this matter, please call Rene Francisco at 834-6276 or myself at 834-6328.



Mark K. Taosaka  
Operations Supervisor -  
OSP Engineering

RF/kr (8486.1tr)

Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu, HI 96840-0001

RECEIVED  
AUG 13 1992



William A. Bonnet  
Manager  
Environmental Department

August 11, 1992

PERMIT FILE  
11-100



DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU  
150 SOUTH KING STREET  
HONOLULU, HAWAII 96815

RECEIVED  
AUG 13 1992

WALTER M. OZAWA  
DIRECTOR  
ALAN C. FU  
SENIOR DIRECTOR

July 30, 1992

Mr. Gerald Park  
Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, HI 96814

Dear Mr. Park:

Subject: Environmental Assessment (EA)  
Frail Elderly Housing Project  
Kapalama, Honolulu, Oahu, Hawaii

We have reviewed the subject EA, and have no comments at this time on the proposed project. HECO shall reserve further comments pertaining to the protection of existing powerlines bordering and servicing the project area until construction plans are finalized.

Sincerely,

An HEI Company

Mr. Gerald Park  
Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Environmental Assessment for Frail Elderly  
Housing Project  
Kapalama, Honolulu, O'ahu, Hawaii  
Tax Map Key 1-6-09: Por. 4

We have reviewed the draft environmental assessment for the proposed project and have no comment to offer.

Thank you for the opportunity to review this project.

Should you have any questions, please contact Lester Lai of our Advance Planning Branch at 523-4696.

Sincerely,

For WALTER M. OZAWA, Director

WMO:ei

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

800 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANCE PEARL  
11/10/92

RECEIVED  
11/10/92

C. MICHAEL STREET  
DIRECTOR AND CHIEF ENGINEER  
PUBLIC WORKS  
COMMUNICATIONS  
ENV 92-198

August 10, 1992

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment (DEA)  
Frail Elderly Housing Project  
TKK:1-6-09:POR. 4

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

1. Improvements to Kuakini Street extension is required.
2. Sewer connection to the existing municipal sewer system on Lanakila Avenue for the proposed project was disapproved by the Division of Wastewater Management (DWM) on June 16, 1992 because of inadequate sewer capacity (see attached copy).
3. Accordingly, a new application for sewer connection form must be submitted to DWM to confirm that the existing Hale Drive sewer system and all other affected portions of the existing municipal sewer system are adequate to support the proposed project.

Very truly yours,  
  
C. MICHAEL STREET  
Director and Chief Engineer

Attach.

DIVISION OF WASTEWATER MANAGEMENT  
City and County of Honolulu

APPLICATION FOR SEWER CONNECTION RECEIVED  
(Allow at least three weeks for processing of applications)

PLEASE PRINT

PART A - TO BE FILLED BY APPLICANT/PUBLIC SERVICE SECTION

1. Project Name: Frail Elderly Housing
2. Address or Location: Makua, Hospital site
3. Tax Map Key: 1-0-07: 04 part
4. Type Development: 2D-H Cluster  Subdiv.   
Apt.      Other:
5. Total No. of Units: 40 (Give breakdown below)  
Studio      1 Bdrm. 28 2 Bdrm. 7 Bdrm. 3  
4 Bdrm.      Other: Community Ctr. w/ kitchen, laundry etc.
6. Sewer Connection Work Desired: (Give length, size, depth, etc.)  
Connection to Lanakila Ave. Sewer main system.
7. Approximate Date Connection is Required: Jan. 93
8. Number and Type of Existing Structures on Property: Community Center Bldg., Maintenance Shop Bldg., Boiler RM., Storerooms  
(Check One) Structures to remain      To be demolished
9. Remarks: Eight (8) Bldgs. are connected to sewer system which enters Kuakini St. Entrance of sewer main in property. Actual point of connection and connection to city system is uncertain and not shown on sewer map.
10. Information provided by: (MAILING ADDRESS)  
Name: Irvinza Arusho Date: 8/1/92  
Firm: Mr. Dean Henry J. Adams Phone: 411-0300  
Address: 205 Unit 27, Ginkgo St., Honolulu 96813 City      Zip Code

PART B - TO BE FILLED BY DIVISION OF WASTEWATER MANAGEMENT

1. Present Zoning: R-5 General Plan:
2. Sewers: Adequate      Inadequate  Not Available       
Other: The 24-inch sewer line to Lanakila Ave. is inadequate to accommodate the increase in flow from the proposed project.
3. Charges: Yes      No  sq. ft. .... \$       
a. Sewer Assessment Rate Area      \$       
b. Sewer Connection      \$       
c. Total Estimated Charge      \$
4. Remarks:
5. Application:       
Approved:      Date       
(Valid for Two Year After Date of Approval)  
Not Approved: C. Saunders Date 8/1/92

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING  
430 SOUTH KING STREET  
HONOLULU, HAWAII 96813



RECEIVED  
8/15/92

JOSEPH W. MARGALD, JR.  
DIRECTOR

ANNA SAMPAL  
DEPUTY DIRECTOR

TE-3144  
PL92.1.257

August 12, 1992

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Maluhia Elderly Housing Project  
Draft Environmental Assessment  
TRK: 1-5-02: POR. 4

This is in response to your letter dated July 17, 1992 requesting our review and comments on the subject project.

We have the following traffic concerns:

1. Sufficient off-street parking should be provided in accordance with the Land Use Ordinance.
2. There is a 4 to 5-foot road widening setback along the proposed Kuakini Street Extension which should be improved as part of this development.
3. The proposed service road should be designed where the slope at the entry should not exceed 5 percent for 35 feet from the edge of the roadway pavement and the angle of the driveway should be as perpendicular as practical with Kuakini Street.
4. Any walls, fencing, or landscaping in the vicinity of the entry of the service road should be the type that allows sufficient sight distance for vehicles and pedestrians.
5. Construction plans for work within the road right-of-way should be submitted to our department for review.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

Sincerely,

JOSEPH W. MARGALD, JR.  
Director



DEPARTMENT OF GENERAL PLANNING  
CITY AND COUNTY OF HONOLULU

430 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FORNEY JES  
41008

RECEIVED  
8/18/92

SEYMOUR B. LEE  
CHIEF PLANNING OFFICER  
ROLAND D. LESTER, JR.  
SENIOR CHIEF PLANNING OFFICER

TH 7/92-2192

August 12, 1992

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Draft Environmental Assessment (DEA) for a  
Frail Elderly Housing Facility, Kapalama  
Honolulu, Oahu. Tax Map Key: 1-6-09: Portion 4

In response to your letter of July 17, 1992, we have  
reviewed the subject DEA and have no comments to offer at this  
time.

Thank you for the opportunity to comment on this matter.  
Should you have any questions, please contact Tim Hata of our  
staff at 527-6070.

Sincerely,

SEYMOUR B. LEE  
Chief Planning Officer

BBL:ft



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
BUILDING 230  
FT. SHAFTER, HAWAII 96955-5440

REPLY TO  
ATTENTION OF:

Planning Division

August 17, 1992

Mr. Gerald Park  
Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Thank you for the opportunity to review and comment on the  
Draft Environmental Assessment (DEA) for the proposed Frail  
Elderly Housing Facility, Kapalama, Honolulu (TMK 1-6-09: por.  
4). The following comments are provided pursuant to Corps of  
Engineers authorities to disseminate flood hazard information  
under the Flood Control Act of 1960 and to issue Department of  
the Army (DA) permits under the Clean Water Act; the Rivers and  
Harbors Act of 1899; and the Marine Protection, Research and  
Sanctuaries Act.

- a. A DA permit is not required.
- b. The flood hazard information presented on page 8  
(paragraph 2.E) of the DEA is correct.

Sincerely,

KISHU CHEUNG, P.E.  
Director of Engineering

RECEIVED  
8/16/92

DAVE WAIKAI  
Secretary of Hawaii



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P.O. BOX 221  
HONOLULU, HAWAII 96810

FILE NO.: 93-053  
DOC. ID.: 1307

A.S. -- 2

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

**SUBJECT:** Draft Environmental Assessment for the Frail Elderly Housing Project, Kapalama, Honolulu, TMK: 1-6-09: por. 4

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

Historic Preservation Division Comments:

A review of our records shows that there are no known historic sites at the project location. This document claims that the soils at the site are fill, and that local knowledge claims this area is built on rock. Given this information, the steep slope, about 23%, and the extensive recent landscaping we believe that it is unlikely that historic sites remain here. Therefore we believe that this project will have "no effect" on historic sites.

Division of Land Management Comments:

The proposed use of State-owned lands for Frail Elderly Housing is consistent with the approval of the Land Board at its meeting of June 18, 1990 under agenda item F-10.

Thank you for your cooperation in this matter. Please feel free to call Sam Lemmo at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

*William M. Paty*  
WILLIAM M. PATY

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
GENESIS  
JOHN A. SUPPLEE II  
DONALD W. HANAU  
AGRICULTURE DEVELOPMENT  
JAMES H. HANAU  
ADULT RESOURCES  
DORIS P. HANAU  
CONSTRUCTION AND REPAIRS  
ENVIRONMENT  
CONTRACTS  
HONOLULU, HAWAII 96810  
OFFICE OF LAND AND NATURAL RESOURCES  
LAND MANAGEMENT  
HONOLULU, HAWAII 96810

RECEIVED  
9/27/92

BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETAMA STREET  
HONOLULU, HAWAII 96813

Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

**Subject:** Your Letter of July 17, 1992 Regarding the Draft Environmental Assessment for the Proposed Frail Elderly Housing Project, TMK: 1-06-09: Por. 4, Kuahini Street

Thank you for the opportunity to review and comment on the proposed Frail Elderly Housing Project. We have the following comments to offer:

1. There is one domestic water meter presently serving the Mauihaha Long-Term Care Health Center.
2. The existing water system cannot provide adequate fire protection as required by our water system standards. Therefore, the developer should extend a water main and install a fire hydrant in the vicinity of the proposed project. The construction drawings should be submitted for our review and approval.
3. The developer will be required to obtain a water allocation from the State Department of Land and Natural Resources.
4. The availability of additional water will be confirmed when the building permit application is submitted for our review and approval. When additional water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
5. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

If you have any questions, please contact Bert Kulioka at 527-5235.

Very truly yours,

*Kazu Hayashida*  
KAZU HAYASHIDA  
Manager and Chief Engineer

FRANK FAS, Mayor  
WALTER O. WATSON, Jr., Chairman  
WALTER H. TAMMAGO, Vice Chairman  
SISTER M. DAVID, M.A.M., Director, OSF  
JOHN W. ANDERSON, Jr.  
RICHARD J. JOHNSON  
CITY ENGINEER  
1111 KUAHINI STREET  
HONOLULU, HAWAII 96813  
Manager and Chief Engineer

September 2, 1992

RECEIVED  
9/3/92

POLICE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

1433 SOUTH BERTLAND ST. #201  
HONOLULU, HAWAII 96814 (PH: 531-3111)

RECEIVED  
9/2/92



FRANK P. BASH  
WALCH

MICHAEL S. NAKAMURA  
Chief  
HAROLD M. HUGHES  
DEPUTY CHIEF

(11)

OUR REFERENCE: HS-LK

September 2, 1992

Mr. Gerald Park  
Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Frail Elderly Housing Project, Kapalama, Honolulu

We have reviewed the draft Environmental Assessment for the 40-unit multi-family housing development for the frail elderly planned for the grounds of the Maluhia Long-term Care Health Center. The project would be serviced by the Kalia Police Station at 1655 Kam IV Road. We have no objections to the proposed project and do not anticipate any substantial increase in calls for service due to an additional 68 non-driving elderly persons at the site.

Thank you for the opportunity to comment.

Sincerely,

MICHAEL S. NAKAMURA  
Chief of Police

BY *Chester E. Hughes*

CHESTER E. HUGHES  
Assistant Chief of Police  
Support Services Bureau