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:


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
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 306
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 1
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
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 |
|-------------------|-------------------|-------------------|
|                   | Gross Building    | Number of         | Common Lounge (SF) |
|                   | Area (SF)         | Units/Floor       |                   |
| 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.
**Examined Points**

- Floor Level: 40 Units
- Main: 14
- D/F: 13
- Total: 40 Units

**Parking Provided:** 71 Spaces

**Loading/Drop Site:**

- Site Plan
- TMK: 1-6-09-4 (3.09 ac)
- Site Area: 30,158 SF
CROSS BUILDING AREAS
- MAIN LEVEL: 12,500
- LEVEL L1: 7,000
- LEVEL L2: 6,200
- BASEMENT: 4,000
- TOTAL: 32,900 SF

COMMUNITY AREAS
- COMMUNITY R.M.: 7,200 SF
- COMMON LOUNGE: 400 SF
- COMMUNITY ROOMS 1200 SF (3 LEVELS)
- TOTAL: 9200 SF (10% GROSS MAX. 3290 SF)

MAIN LEVEL PLAN
- 12,800 SF

EXFIG DRIVE (ONE WAY)
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 (McInerny 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 (Samanse saman), plumeria (Plumeria sp.), brassia (Brassia actinophylla), and jatropha (Jatropha 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 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 plywood 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, flagsmen (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 downhill 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.
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 ASSESSMENT

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 Maluahi 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) Detrimentally 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.

APPENDIX A

HUD DEFINITION OF FRAIL ELDERLY PERSON
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

COMMMENTS AND RESPONSES
Mr. Gerald Park
July 22, 1992
Page 2

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) 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 201, 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 60 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 61
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.

(2) 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.

P.17 (1)
The Lilihoi/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

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

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 Tuse
Director

Attachment
September 14, 1992

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

Dear Mr. Turedi:

Subject: Fair 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 2015 Employee "Preliminary Information Packet" to the DHCD and briefed Mr. Gail Kalua and Ms. Elane 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 income with very low income. 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 Ala Drive or at Lualualele Avenue.

3. On August 4, 1992, the Leilehua-Kahaluu Neighborhood Board unanimously approved the project subject to their review of final designs.

4. The proposed development schedule is as follows:

   - Submit Subdivision Application
   - Obtain Oahu Loan, HHA Sublease
   - Complete Final Drawings
   - Award Bid
   - Obtain Firm Commitment from HUD
   - Initial Loan Closing
   - Construction Begins
   - Construction Ends

   November, 1992
   March, 1993
   March, 1993
   April, 1993
   July, 1993
   September, 1993
   October, 1993
   Fall, 1994
GTE Hawaiian Tel
Beyond the call

July 24, 1992

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

Dear Mr. Park:

Fruit 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 834-6275.

Mark K. Tassaka
Operations Supervisor - GTP Engineering

Refr (8466.1ty)
August 31, 1992

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

Dear Mr. Park:

Subject: Environmental Assessment (EA)
    Frail Elderly Housing Project
    Kapalama, Honolulu, O'ahu, Hawaii

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

Sincerely,

[Signature]

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

July 30, 1992

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: Parc. 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 523-6694.

Sincerely,

[Signature]

For WALTER M. ISHIMA, Director

WECO
August 10, 1992

Mr. Gerald Park
Gerald Park Urban Planner
1145 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Draft Environmental Assessment (DEA) for Plail Elderly Housing Project

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

1. Improvements to Ewa Street extension is required.

2. Sewer connection to the existing municipal sewer system on Lanikai Avenue for the proposed project was disapproved by the Division of Wastewater Management (DWM) on June 14, 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 Ewa Drive sewer system and all other affected portions of the existing municipal sewer system are adequate to support the proposed project.

Very truly yours,

[Signature]

C. Michael Poepoe
Director and Chief Engineer

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PART A - TO BE FILLED BY APPLICANT AND GENERAL

1. Project Name: Plail Elderly Housing
2. Address of Location: Lanikai Avenue
3. Tax Map Key: 1-0-071-04-00
4. Type Development: PD-H
5. Total No. of Units: 30
6. Sewer Connection Work Details: (Give length, size, depth, etc.)

PART B - TO BE FILLED BY DIVISION OF WASTEWATER MANAGEMENT

1. Present Zoning: R-5
2. Severance: Adequate
3. Charges: The
4. Application:
5. Remarks:

DWM

Approved/Disapproved Date: [Date]

Not Approved: [Date]
August 12, 1992

Mr. Gerald Park
Gerald Park Urban Planner
1245 Young Street, Suite 291
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Makaha Elderly Housing Project
Draft Environmental Assessment

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 Nukini 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
   Nukini 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 or
my staff at 523-4190.

Sincerely,

[Signature]

Director,

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

[Stamp]

[Stamp]

[Stamp]
August 12, 1992

Mr. Park:

Dear Mr. Park:

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 831-6373.

Sincerely,

[Signature]

[Name]
Chief Planning Officer

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, Kepahulu, Honolulu (TRE 1-6-99; par. 4). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1966 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 2.1) of the DEA is correct.

Sincerely,

[Signature]

[K. Beamer]
Director of Engineering
Ref: DEER-126

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

FILE NO.: 96-053
DOC. ID.: 1207

Mr. Gerald Park
Gerald Park Urban Planner
1245 Young Street, Suite 301
Honolulu, Hawaii. 96814

Dear Mr. Park:

SUBJECT: Draft Environmental Assessment for the Frail Elderly Housing Project, Kapahulu, Honolulu, TMID: 1-6-69: Zoning: A4

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 slopes, about 27%, 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 effects 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 agency item F-10.

Thank you for your cooperation in this matter. Please feel free to call Sue Louie at our Office of Conservation and Environmental Affairs, at 581-0377, should you have any questions.

Very truly yours,

WILLIAM K. INY

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

950 SOUTH ELEVENTH STREET

HONOLULU, TAHITI 96813

September 2, 1992

Dear Mr. Park,


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 system presently serving the Mahali 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 Ben Riosha at 587-5215.

Very truly yours,

KAZU HAYASHI
Manager and Chief Engineer

Parks Water... not a present task - use it wisely.
POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

September 2, 1992

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

Dear Mr. Park:

Subject: Farrall Elderly Housing Project, Kapiolani, 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 Kalihi Long-Term Care Health Center. The project would be serviced by the Kalihi Police Station at 1650 Kamehameha Avenue. We have no objections to the proposed project and do not anticipate any substantial increase in calls for service due to an additional 48 non-driving elderly persons at the site.

Thank you for the opportunity to comment.

Sincerely,

MICHAEL S. KAMURA
Chief of Police

By

CHESIRE E. HINES
Assistant Chief of Police
Support Services Bureau