1993-Oahu-FEIS-Pawaa Addendum

ADDENDUM TO THE
FINAL
ENVIRONMENTAL IMPACT STATEMENT

PAWAA REDEVELOPMENT PROJECT

Responsible Official:

E. James Turse, Director
Department of Housing and Community Development
City & County of Honolulu

12/27/93
Date

Prepared for:
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY & COUNTY OF HONOLULU

HOUSING FINANCE AND DEVELOPMENT CORPORATION
STATE OF HAWAII

Prepared by:
WILSON OKAMOTO & ASSOCIATES, INC.

December 1993

PREFACE

This Addendum to the Final Environmental Impact Statement (Final EIS) for the Pawaa Redevelopment Project was prepared to include copies of two comment letters which were inadvertently left out of the Final EIS. This Addendum to the Final EIS includes revisions to Section XIV of the Final EIS as underscored, and a copy of the comment letters to the project's Revised Draft EIS from The Gas Company (August 27, 1993) and Mrs. Duk Hee Murabayashi, President of DHM, Inc. (October 5, 1993), along with the corresponding response letters from the City and County of Honolulu Department of Housing and Community Development.

The Final EIS for the Pawaa Redevelopment Project dated November 1993 was published in the State of Hawaii Office of Environmental Quality Control (OEQC) Bulletin on November 23, 1993.

A copy of this Addendum was distributed to all parties who previously received the Final EIS.

The following government and private agencies were consulted and comments solicited for the Revised Draft Environmental Impact Statement. A total of 34 comments for the Revised Draft Environmental Impact Statement were received as of November 1, 1993.

A double asterisk (**) indicates comments to which substantive responses were required.

A single asterisk (*) indicates letters offering "no comments" and for which no substantive responses were provided.

Federal Agencies

* Naval Base, Pearl Harbor
* Soil Conservation Service
** U.S. Army Corps of Engineers
U.S. Department of Interior - Fish and Wildlife Service
U.S. Department of Housing and Urban Development
* U.S. Geological Survey

State Agencies

Department of Health
** Department of Land and Natural Resources
Department of Land and Natural Resources - State Historic Preservation Division
* Department of Accounting and General Services
Department of Defense - Office of the Adjutant General
** Department of Defense - Office of the Director of Civil Defense
** Department of Business, Economic Development & Tourism - Energy Division
Office of State Planning
** Department of Transportation
** University of Hawaii - Environmental Center
* Office of Environmental Quality Control
** Department of Agriculture
** Department of Education
** Land Use Commission
** Housing Finance and Development Corporation

City and County of Honolulu

Board of Water Supply
** Planning Department
** Department of Land Utilization
** Department of Public Works
Department of Wastewater Management
** Department of Transportation Services
** Building Department
** Department of Parks and Recreation
* Fire Department
* Police Department
* Department of Finance

Private Organizations

Hawaiian Electric Company
GTE Hawaiian Tel
** BHP Petroleum - The Gas Company
American Lung Association
** McCully/Moiliili Neighborhood Board No. 8
Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10
Ala Moana/Kakaako Neighborhood Board No. 11
Honolulu Chamber of Commerce
American Institute of Architects Hawaii Society
Historic Hawai'i Foundation Mainstreet
Outdoor Circle

Elected Officials

Representative Mazie Hirono, House District No. 22
** Senator Carol Fukunaga, 12th Senatorial District,
Community Advisory Committee on the Pawa'a Redevelopment Project, Chairperson
Councilmember Arnold Morgado
Councilmember Gary Gill, Chairperson
Councilmember Andy Mirikitani
Councilmember Rene Mansho

Others

	William & Ying Mei Sanders
**	Jacqueline A. Parnell, AICP
	David Sox
	Jacqueline Ralston
**	J. Leolani Abdul
	Wilfred Motosue
	A. Lono Lyman
	Robin Anawalt
	Sonette Muramoto
	Shirley A. Nakatsu
	Michiko Motosue
	Steve Purnell
	One Kalakaua Partners
**	John Steelquist
**	Charles McClure
**	Richard C. Stancliff
**	Chock's T.V. and Appliance, Ltd.
	First Federal Savings & Loan Association
	Meadow Gold Dairies
**	Duk Hee Murabayashi

8/93 - 3090

The Gas Company
515 Kamakee Street
PO Box 3379 Honolulu Hawaii 96842
Telephone (808) 547-3333
Fax (808) 547 3030 547 3561
Telex 7430292

BHP Petroleum

August 27, 1993

Planning Department
CITY AND COUNTY OF HONOLULU
650 South King Street, 8th floor
Honolulu, Hawaii 96813

Attention: Mr. Tim Hata

Gentlemen:

Subject: Pawaa Redevelopment Project
Plan Review & Comment

This is in response to the Draft Environmental Impact Statement received on August 19, 1993. Please be advised that The Gas Company maintains a gas utility system within the project area. We would appreciate the consideration of your planners and consultants during the preliminary design process to minimize potential conflicts with the proposed construction.

Thank you for the opportunity to comment on the Draft Environmental Impact Statement. Should there be any questions, or if additional information is desired, please call me at 547-3574.

Very truly yours,

THE GAS COMPANY

Edwin N. Sawa

Edwin N. Sawa PE
Manager, Engineering

/ENS:glk
93-231
cc: Office of Environmental Quality Control

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C&C HONOLULU

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 523-4427 • FAX: (808) 527-5498

FRANK F. FASI
MAYOR

E. JAMES TURSE
DIRECTOR

GAIL M. KAITA
DEPUTY DIRECTOR

December 1, 1993

Mr. Edwin N. Sawa, P.E., Manager
Engineering
The Gas Company
515 Kamakee Street
Honolulu, Hawaii 96842

Dear Mr. Sawa:

Subject: Revised Draft Environmental Impact Statement
(Revised Draft EIS)
Pawaa Redevelopment Project
Tax Map Keys: 2-4-05: 13, 14, 18, 19, 21-23, 26-29, 31, and 46

Thank you for your letter of August 27, 1993 regarding the subject Revised Draft EIS. We regret to inform you that a copy of your comment letter was inadvertently not forwarded to us in time for inclusion in the project's Final EIS and apologize for this oversight. Please be advised, however, that the comments stated in your letter have been considered in the project's planning process and addressed in the Final EIS. We have also enclosed a copy of the Pawaa Redevelopment Project Final EIS for your reference.

We acknowledge that The Gas Company maintains a gas utility system within the project area as indicated in Section III, page III-13 of the Final Environmental Impact Statement. Please be assured that we will coordinate the project's subsequent planning and design efforts with your department as the design development phase progresses to ensure minimal potential conflicts which may result from construction of the Pawaa project.

We appreciate your participation in the consultation phase of the environmental review process. Again, we apologize that your letter was not included in the Final EIS.

Sincerely,

E. JAMES TURSE
DIRECTOR

Attachment

cc: City and County of Honolulu, Planning Department (w/o attachment)
State of Hawaii, Office of Environmental Quality Control (w/o attachment)

10/93-2358

October 5, 1993

Mr. Tim Hata
Department of General Planning
City and County of Honolulu
650 South King Street, 8th Floor
Honolulu, Hawaii 96813

RE: Comments on the Pawaa Redevelopment Project Revised Draft EIS

Dear Mr. Hata:

The overall development concept of the Pawaa Redevelopment Project is a noble one including affordable and market-rate housing in a mixed-use development. It is also heartening to see that the final Plan has been modified to include concerns raised by the Community during development plan formulation.

However, the inclusion of a K-2 School and a Community Recreation Center appears to be a band-aid approach or a very narrow project-oriented solution. The entire project area has been a public facility and commercial area since 1960's and the present BMX-3 Community Business Mixed Use District is a more recent designation. A comprehensive analysis of the cumulative impacts of such higher density uses should precede re-designation and implementation.

For instance, in the Revised Draft EIS, the educational matter is treated very casually. Under the heading of Socio-Economic Impacts, they read as follow:

> "Plans for the Kindergarten through Grade 2 public elementary school, including the school's playground, are more definitive." (p. VI-54) and
>
> "The proposed Kindergarten through Grade 2 public elementary school will serve both on- and off-site residents, and will be an additional resource for the community." (p. VI-61).

Has there been any evaluation of such a school in the State of Hawaii or anywhere else in the U.S.? What will be the implications, including financial consequences of running such a school? How will the students be absorbed after they finish 2nd grade?

The recent study, A Conceptual Plan for Shared Use of Recreation/Sports Facilities at the Roosevelt Complex of Schools by Fukunaga & Associates, Inc., May 1993, points out that all park facilities in the community are operating at or close to capacity and there are deficits in recreation facilities for this community. Yet the project plan does not venture how to resolve such deficiencies and simply states, "Since the project does not include outdoor active recreational facilities, such as ballfields and ballcourts, competition for such facilities in the study area will increase." (p. VI-61)

Even if the final plan is reduced in its scale and the neighborhood impacts lessen under the current plan, the social infrastructure needs do not simply disappear, and their lack must still be justified. Providing affordable housing units should not overshadow the need for cumulative socio-economic impacts analysis. The plan must provide the necessary social infrastructures.

Some may argue that this may not be the responsibility of the housing development entity. If this is true, then who will be responsible?

It is time for the City and State to re-evaluate the Development Plan and zoning designations for the urban Honolulu core.

Sincerely,

DHM inc.

Duk Hee Murabayashi (Mrs.)
President

DHM:lt

cc: The Honorable Carol Fukunaga
The Honorable Andy Mirikitani

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 5TH FLOOR
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FRANK F. FASI
MAYOR

E. JAMES TURSE
DIRECTOR

GAIL M. KAITO
DEPUTY DIRECTOR

December 1, 1993

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WILSON OKAMOTO & ASSOC., INC.

Mrs. Duk Hee Murabayashi, President
DHM, Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Dear Mrs. Murabayashi:

Subject: Revised Draft Environmental Impact Statement (Revised Draft EIS)
Pawaa Redevelopment Project
Tax Map Keys: 2-4-05: 13, 14, 18, 19, 21-23, 26-29, 31, and 46

Thank you for your letter of October 5, 1993 regarding the subject Revised Draft EIS. We regret to inform you that a copy of your letter was inadvertently not forwarded to us in time for inclusion in the project's Final EIS and apologize for this oversight. Please be advised, however, that the comments and issues stated in your letter have been considered in the project's planning process and the relevant issues addressed in the Final EIS. We have also enclosed a copy of the Pawaa Redevelopment Project Final EIS for your reference.

We offer the following responses in the respective order of your comments:

1. We appreciate your supportive comments indicating that the overall development concept of the Pawaa Redevelopment Project is a noble one including affordable and market-rate housing in a mixed-use development, and acknowledging that the final plan has been modified to include community concerns raised during development plan formulation.

2. We acknowledge your comments that the inclusion of a Kindergarten through Grade 2 school and a community recreation center appear to be a band-aid approach or a very narrow project-oriented solution and that a comprehensive analysis of the cumulative impacts of such higher density uses should precede redesignation and implementation.

   The project site has been designated BMX-3 Community Business Mixed-Use District since 1986 when the City and County of Honolulu Land Use Ordinance (LUO) was adopted. During this process, major

planning studies were undertaken. In addition, numerous public hearings were conducted by the City and County of Honolulu Department of Land Utilization (DLU) and the City Council in developing and approving the maps. The zoning maps were adopted by the City Council through ordinance and consequently reflects the policy and direction of the Council.

With respect to your concern regarding the Kindergarten through Grade 2 (K-2) public elementary school, please be advised that in previous letters dated November 15, 1991 and August 5, 1992, from the Department of Education (DOE) regarding the subject project, the DOE requested that on-site school facilities be provided only for children in grades Kindergarten through Grade 2 and that other contributions be provided for Kaahumanu Elementary and McKinley High Schools. As a result of those letters, the State and City met and agreed that provision of an approximately 10,000 square foot (sf) building within the project site would satisfy the DOE's request to accommodate the overflow student enrollment anticipated from the project and surrounding area. It was also agreed that the State would be responsible for securing the necessary funding to construct the interior improvements of the facility. The DOE, Senator Carol Fukunaga and representatives from the City and County of Honolulu Department of Housing and Community Development (DHCD) met subsequently and confirmed this understanding. Please bear in mind that the Pawaa Redevelopment Project is being developed in accordance with long-range, regional plans for the area which the DOE is aware of and should be planning for. The City and State will continue to consult with the DOE during the planning and design phases of the project to work out an equitable solution and ensure that the educational needs of the students are met. The DOE staff will be intimately involved in the design of the on-site school facilities, and necessary modifications will be incorporated to the extent possible.

3. Regarding your concern on park facilities in the area, we feel that the Pawaa project addresses the increased demand for recreational facilities from the population generated by the 1,768-unit project. In recognizing the current capacities of park facilities in the community, the design of the project partially mitigates the recreational impact by providing a community recreation center, recreation decks, and passive open space within the project. We also note that the Pawaa project site is located within the McKinley Complex district.

   We believe that the current Pawaa project plan provides a viable balance of active and passive recreational facilities. In response to the need for recreation space to satisfy the active recreational needs of the project residents and community as expressed by the Pawaa Advisory Committee, the community

recreation center was incorporated into the project plans. The project's development concept also allows for increased open space which will provide an opportunity for residents and the community to enjoy informal active and passive recreational activities.

In addition, we will be coordinating our planning efforts with the City and County of Honolulu Department of Parks and Recreation as the design work progresses to ensure that the project complies with the Park Dedication Ordinance standards.

4. The need for an analysis of cumulative socio-economic impacts is addressed in Section VI, pages VI-67 and VI-68, and in Appendix G (Social Impact Assessment), pages 35 through 37, of the Pawaa project's Final EIS. Essentially, the Social Impact Assessment (SIA) acknowledges that the project's social impacts extend beyond the provision of housing, and that alternatives to meet the other social needs of those who will live in this community and in the surrounding area must be developed. The SIA further acknowledges the following: *"Being developed as a government-initiated project through the joint effort of the City and State administrations, the Pawaa Redevelopment Project has the opportunity to serve as an example of how a new urban community can work internally, yet function in a larger community.*

The project is part of the regional growth planned for the Kakaako and Kapiolani Boulevard areas. The impacts of individual developments on public facilities should not be evaluated separately, but should be analyzed in the context of regional issues. There is a need for regional plans to indicate how the educational and recreational needs of future residents will be met; infrastructure plans also need to be developed so growth can occur in an orderly fashion. These plans should not be the efforts of individual departments, but should reflect the plans of the overall administration.

The Pawaa Redevelopment has the potential to stimulate this type of internal coordination. It is recommended that the Pawaa Redevelopment project team evolve into an interdisciplinary group which includes not just members of State and City housing agencies, but also representatives of agencies which will eventually serve the project residents, such as police, education, parks and public works. In planning for this project, which is a catalyst for further revitalization of the area, these public officials would also be planning for the growth of the overall region."

We appreciate your participation in the consultation phase of the environmental review process. Again, we apologize that your letter was not included in the Final EIS.

Sincerely,

E. JAMES TURSE
DIRECTOR

Attachment

cc: State Senator Carol Fukunaga (w/o attachment)
Councilmember Andy Mirikitani (w/o attachment)
City and County of Honolulu, Planning Department (w/o attachment)
State of Hawaii, Office of Environmental Quality Control (w/o attachment)