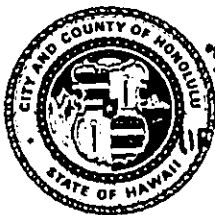


DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED

JEREMY HARRIS  
MAYOR



95 JUL 27 P4:16

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

PATRICK T. ONISHI  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

94/SMA-001(JT)

July 27, 1995

The Honorable Gary Gill, Director  
Office of Environmental Quality Control  
State of Hawaii  
220 S. King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

**SPECIAL MANAGEMENT AREA ORDINANCE  
CHAPTER 25, ROH  
Environmental Assessment/Determination  
Negative Declaration**

Recorded Owners: State of Hawaii, Department of Land and  
Natural Resources and State of Hawaii,  
Department of Hawaiian Home Lands  
Applicant : Waianae Coast Comprehensive Health Center  
Agent : TRB/Architects, Ltd.  
Location : 86-260, 86-226, 86-230 and 86-234 Farrington  
Highway, Waianae, Oahu  
Tax Map Keys : 8-6-01: 03, 40, 41 and 46  
Request : Special Management Area Use Permit  
Proposal : Implementation of a five year facilities  
Master Plan  
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the Final Environmental  
Assessment (FEA) prepared by the applicant for the project. Based  
on the significance criteria outlined in Chapter 200, State  
Administrative Rules, we have determined that preparation of an  
Environmental Impact Statement is not required.

The Honorable Gary Gill, Director  
Page 2  
July 27, 1995

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,



PATRICK T. ONISHI  
Director of Land Utilization

PTO:am  
Enclosures

g:ndowcchc.jht

1995-08-08-0A-PEA - Waianae Coast Comprehensive Health Center  
5 year Master Plan -

AUG 8 1995

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DEPT OF LAND UTILIZATION  
STATE OF HONOLULU

## WAIANAE COAST COMPREHENSIVE HEALTH CENTER

SPECIAL MANAGEMENT AREA ENVIRONMENTAL  
ASSESSMENT AND PERMIT APPLICATION

FOR IMPLEMENTATION OF THE

## FIVE YEAR FACILITIES MASTER PLAN

14 OCTOBER 1993  
REVISED 30 MARCH 1995



**TRB** ARCHITECTS, LTD.  
Punch Tower, Suite 300 1001 Bishop Street  
Honolulu, Hawaii 96813 Phone (808) 528-2020 Fax 528-1284

waianae coast

comprehensive health center



09-700 PAAWIKOHA HONOLULU HAWAII 96813-3000 TEL: (808) 528-2020

'95 JUL 16 PM 3 50

**SPECIAL MANAGEMENT AREA ENVIRONMENTAL ASSESSMENT AND PERMIT APPLICATION**

PROJECT NAME: Waianae Coast Comprehensive Health Center

DATE: 14 October 1993, Revised 30 March 1995

I. GENERAL INFORMATION:

A. Applicant: Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792

B. Recorded Fee Owners:  
8-6-01:03 State of Hawaii  
Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

8-6-01:40,41,46 State of Hawaii  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805

C. Agent: TRB/Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

D. TMK: 8-6-01:03 8-6-01:40 8-6-01:41 8-6-01:46

E. Lot Area: 13.689 ac 0.805 ac 0.814 ac 1.000 ac

II. DESCRIPTION OF PROPOSED ACTION

A. GENERAL DESCRIPTION:

The Waianae Coast Comprehensive Health Center (WCCHC) campus is located on a sloping site on the mauka side of Farrington Highway overlooking the Pacific Ocean. The center is situated on four parcels with a total land area of approximately sixteen acres. The existing campus includes 9 major buildings and is shown on Location Map, exhibit A.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993, Revised 30 March 1995

The WCCHC Board of Directors has adopted a Five Year Facilities Master Plan for the Health Center. SMA permits have been granted for some individual portions of the master plan as indicated below. This SMA application is intended to update existing SMA permits as required and permit new portions of the project to implement the entire Five Year Facilities Master Plan.

1. The Facilities Master Plan will be completed in four phases. The site for all four phases is located entirely within the boundaries of the Waianae SMA district. Phase 1 includes improvements to the existing facilities already permitted and completed. The existing site plan is shown on Exhibit B, sheet SP-1.
2. Phase two construction is shown on Exhibit B, drawing SP-2 and will include construction of:
  - 2.1. A new medical laboratory and dental clinic (existing SMP permit granted #92/SMA 44) (Construction has been completed)
  - 2.2. A new parking lot and retaining wall (existing SMP permit granted #92/SMA 44) (Construction has been completed)
  - 2.3. Relocation of portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy (No previous SMP permit applied for)
  - 2.4. A new building for the Waianae Coast Community Mental Health Center (existing SMP permit granted #89/SMA-98)
  - 2.5. The construction of five ground signs (No previous SMP permit applied for)
  - 2.6. A new concrete slab with trellis and moss rock wall (No previous SMP permit applied for)
  - 2.7. (Not Used)
  - 2.8. Emergency room improvements are entirely interior renovations and do not require a SMP permit.
3. Phase three construction is shown on Exhibit B, drawing SP-3 and will include construction of:
  - 3.1. Construction of a parking lot for the Hawaiian Health Pavilion. (No previous SMP permit applied for).

Walanae Coast Comprehensive Health Center  
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- 3.2 **New Family Practice Medical Building** (existing SMP permit granted #86/SMA-19)
- 3.3 **Development of a Native Hawaiian Health Village** including an open pavilion (existing SMP permit granted #86/SMA-19), a practitioner's building and three seminar cottages (No previous SMP permit applied for)
- 3.4 **Construction of the mid campus development** including a new parking lot. (No previous SMP permit applied for)
- 3.5 **Relocation and expansion of the existing Administration Building** (existing SMP permit granted #86/SMA-19 for relocation, existing SMP permit granted #92/SMA 44 for expansion at different location) to house the existing WCCHC nutritional education program.
- 3.6 **Relocation of an existing building to mid campus** to house the existing WCCHC women/infant/children (WIC) program. (No previous SMP permit applied for)
- 3.7 **Relocation of an existing building to mid campus** to house existing WCCHC maintenance operations. (No previous SMP permit applied for)
- 3.8 **Not Used.**
- 3.9 **The construction of two ground signs** (No previous SMP permit applied for)
4. **Phase four construction is shown on Exhibit B, drawing SP-4 and will include construction of:**
  - 4.1 **A new two story support building** (No previous SMP permit applied for).
  - 4.2 **Construction of a building on parcel 8-6-01:03 along Farrington highway.** (No previous SMP permit applied for)
  - 4.3 **Construction of a permanent support building on lower campus parcel 8-6-01:46.** (No previous SMP permit applied for)
  - 4.4 **Construction of a single story support building at the end of the mid - campus parking lot.** (No previous SMP permit applied for)

B. TECHNICAL CHARACTERISTICS:

1. Use Characteristics:

The existing Health Center Campus is divided into two groups with the lower campus facilities along Farrington Highway (parcels 8-6-01:40, 41 & 46) and the upper campus facilities located on a knoll above (parcel 8-6-01:03). The upper campus houses the medical core including administration, emergency, clinic, radiology and laboratory facilities. Below this cluster is the lower campus including an adult day health center, physical therapy and WIC nutrition facilities.

1.1 Currently the upper campus of WCCHC contains approximately 19,437 square feet of building area.

1.2 Phase two construction will include:

1.2.1 A new 4,200 SF medical laboratory and dental clinic is planned to replace the existing laboratory and dental facilities in the existing clinic. The relocation of the laboratory and dental facility is also motivated by the need for more exam rooms which would be developed in the vacated space.

The structure is planned as a single story, free standing building. The building is to be located in the existing parking lot adjacent to the existing emergency care building in the upper campus development. This proximity to the existing emergency room is critical due to the laboratory's 24 hour operation and frequent staff visits. The building fronts onto a covered pedestrian mall leading to the clinic's main entrance. This mall will provide additional outdoor waiting area for the laboratory and dental clinic. As part of this project the Lab/ Dental Building and the existing Upper campus medical buildings (1.1-1.4 on site plan) have been equipped with a fire sprinkler system. See Exhibit C, Sheet 2.1. (Construction has been completed)

1.2.2. A new parking lot and retaining wall containing approximately 44 parking stalls will be constructed on the hillside above the existing upper campus parking lot. (Construction has been completed)

1.2.3. Relocation of six portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy to be run in partnership with both Kapiolani and Leeward Community Colleges. The health academy will develop a training

Waianae Coast Comprehensive Health Center  
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center to assist more Waianae residents with finding jobs in health care. See Exhibit C, Sheet 2.3.

- 1.2.4. Construction documents for the **Waianae Coast Community Mental Health Center** have been completed. A new approximately 11,000 square foot building has been designed and permitted. Funds are currently being sought to complete construction. See Exhibit C, Sheet 2.4.
  - 1.2.5 The proposed exterior five ground signs will be indirectly illuminated and will replace the existing illuminated sign along the Farrington Highway side of the property. Construction of the proposed sign will require demolishing the existing sign. See Exhibit C, Sheet 2.5.
  - 1.2.6 The proposed wood trellis will be used as a rest area by the staff of the Health Center. The trellis will be located adjacent to the existing clinic building. Construction of the proposed trellis will require minor grading of the existing site to receive a concrete slab and moss rock wall. See Exhibit C, Sheet 2.6.
  - 1.2.7 Not Used.
  - 1.2.8 **Emergency room improvements** will include interior renovations of the existing laboratory and dental clinic areas into a special procedures area and a Behavioral Health space.
- 1.3. **Phase three construction will include:**
- 1.3.1 The upper parking lot constructed in phase 2 will be expanded to provide approximately 47 additional parking stalls for use by the Hawaiian Health facility.
  - 1.3.2 The **Family Practice Medical Building** is planned as a three story wood framed building containing approximately 7,210 square feet per floor for a total area of approximately 21,630 square feet. The building will house a family practice medical clinic, the physical therapy department and office space. The building will be located adjacent to the existing upper campus medical complex in a space currently occupied by three portable buildings used for business and administration. The Family Practice Medical Building will share existing parking and medical facilities as well as the proposed medical laboratory. See Exhibit C, Sheet 3.2.



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- 1.3.3 The design for the **Native Hawaiian Health Village** includes an open meeting pavilion, a traditional healers building, and three seminar cottages. The complex is programmed to include approximately 7,500 square feet of floor space in the five buildings. The Health Village is envisioned as collection of smaller buildings in a largely natural setting, separated from the upper campus by an existing ravine. See drawing on sheet 3.3.
- 1.3.4 Construction of the **mid campus parking lot** with approximately 62 parking spaces for the use of the proposed mid campus buildings.
- 1.3.5 Three existing portable buildings in the upper campus development are planned to be relocated to allow for the construction of the Family Practice Medical Building. The larger of the three existing portable buildings will be enlarged to approximately 3,850 SF to house the existing **WCCHC nutritional education** program.
- 1.3.6 One of the two smaller of the existing portable buildings will be relocated to mid campus sites where it will be used to house the existing **WCCHC women/infant/children (WIC)** program.
- 1.3.7 The second of the two smaller of the existing portable buildings will be relocated to mid campus sites where it will be used to house the existing **WCCHC maintenance** operations.
- 1.3.8 Not used.
- 1.3.9 The construction of **two ground signs** will be indirectly illuminated and similar in design to those in item 2.5 with lava rock bases.
- 1.4. **Phase four** construction will include:
  - 1.4.1 Construction of a two story building, approximately 6,400 S.F. to house administrative or support functions.
  - 1.4.2 Construction of a 2,000 SF building on parcel 8-6-01:03 along Farrington highway to be used as a non-clinical support building. Possible uses include a business office, purchasing or storage.
  - 1.4.3 Construction of a permanent **support building** on lower campus parcel 8-6-01:46 to replace the portable buildings in item 3.1. This 3,300 SF building will be used non clinical use such as research, home health or daycare.

1.4.4 Construction of a 2,000 S.F. single story building at mid campus to be used for administrative functions.

2. Physical Characteristics are shown on exhibit B, site plans sheets, SP-1 through SP-4. A topographical survey and conceptual grading plan are also included. See Exhibit B. Although the master planning for grading, building size and location is relatively complete the exact phasing and building use will be determined by program needs and available funding. An example of likely variations in phasing and building use is illustrated by the Alternate Phase Four Site Plan, SP-4A, included with exhibit B.
3. Construction Characteristics are shown on exhibit C, building information
4. Utility Requirements
  - 4.1 Domestic Water: The upper campus is served by a new 8" F.M. Water Meter which should be adequate for phase 2, 3 & 4 work. Each of the lower campus parcels are served by individual water meters 1" and 2" in size.

An estimate of water usage for the project is included as exhibit E. The Board of Water Supply will confirm the availability of water for each component of the project when building permit applications are submitted. For development on Parcel 8-6-01:3, a water allocation from the Department of Land and Natural Resources will be applied for.

Fire Protection: On site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted. Fire hydrants and fire flow rates shall be developed to meet Board of Water Supply standards. Fire truck turn around shall be provided at dead end roads exceeding 150' in length as shown on the site plans, SP-3.
  - 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
  - 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.

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5. Liquid Waste Disposal

5.1 WCCHC is currently served by connection to the city sewer system.

5.2 WCCHC completed as part of phase 2, installation of a sewer main along Farrington Highway to connect the four parcels to the city sewer system.

5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.

6. Solid Waste Disposal

6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.

7. Access to the Site

7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Maillili road until phase four construction begins. At that time access will be converted to a one-way loop system as shown on the phase four site plan, sheet SP-4.

7.2 Access to the lower campus sites (parcels 8-6-01:40,41,46) will continue to be directly off of Farrington Highway. When construction of the Health Academy and the Mental Health Center is complete, access to the three lower campus sites will be accomplished by a one way loop as shown on the phase two site plan SP-2.

C. ECONOMIC & SOCIAL CHARACTERISTICS:

1. Parcel 8-6-01:03 is owned by the State of Hawaii, Department of Land and Natural Resources, and is leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center. This upper campus land is controlled by WCCHC under a 65 year lease from the State DLNR.

The lower campus parcels (8-6-01:40,41 & 46) are owned by the State of Hawaii, Department of Hawaiian Homelands, and are leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center for a 40 year period. Waianae Coast Comprehensive Health Center has subleased parcel 40 to the Waianae Coast Community Mental Health Center.

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- 1.1 WCCHC's Five-Year Facility Plan is arranged to expand and consolidate clinic activities on the land it controls under the DLNR lease, primarily the upper campus with some mid campus development. The Five-Year Facility Plan calls for the lower campus to be developed in joint ventures with other organizations to share the land lease costs.
- 1.2 **Phase two** construction will begin in late 1993 and take approximately 30 months to complete. Estimated construction costs are as follows:
  - 1.2.1 The 4,200 SF medical laboratory and dental clinic has an estimated construction cost of \$1.2 million.
  - 1.2.2 The new parking lot and retaining wall have an estimated construction cost of \$350,000. This project has been completed primarily as a volunteer community service by the employees of Hawaiian Dredging, Waterfront Division.
  - 1.2.3 Relocation of six portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy have an estimated construction cost of \$542,000.
  - 1.2.4 The Waianae Coast Community Mental Health Center has an estimated construction cost of \$ 2.2 million.
  - 1.2.5 The proposed exterior five ground signs have an estimated construction cost of \$9,700.
  - 1.2.6 The proposed wood trellis has an estimated construction cost of \$8,800.
  - 1.2.7 Not Used.
  - 1.2.8 The proposed Emergency room Improvements have an estimated construction cost of \$275,000.
- 1.3 **Phase three** construction will begin in 1995 and take approximately 2 years to complete.
  - 1.3.1 The expansion of the upper parking lot to provide approximately 47 additional parking stalls has an estimated construction cost of \$230,000.

Waianae Coast Comprehensive Health Center  
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- 1.3.2 The **Family Practice Medical Building** has an estimated construction cost of \$ 4 million.
- 1.3.3 The 7,500 square feet **Native Hawaiian Health Village** including an open meeting pavilion, a traditional healers building, and three seminar cottages has an estimated construction cost of \$937,500.
- 1.3.4 Construction of the **mid campus development** parking lot with approximately 62 parking spaces has an estimated construction cost of \$400,000.
- 1.3.5 Relocation and expansion of one the larger of the three existing portable buildings for a **nutritional education** building has an estimated construction cost of \$150,000.
- 1.3.6 Relocation of the other of the smaller existing portable buildings to lower campus sites for the **women/infant/children (WIC)** building has an estimated construction cost of \$35,000.
- 1.3.7 Relocation of the smaller existing portable buildings to lower campus sites for the **maintenance** building has an estimated construction cost of \$35,000.
- 1.3.8 Not Used.
- 1.3.9 The construction of **two ground signs** have an estimated construction cost of \$3,880.
- 1.4. **Phase four** construction is expected to begin in 1998 and will completed in two years.
  - 1.4.1 Construction of the two story administrative and support building has an estimated construction cost of \$1 Million.
  - 1.4.2 The 2,000 SF building on parcel 8-6-01:03 has an estimated construction cost of \$250,000.
  - 1.4.3 Construction of a permanent 3,300 SF **support building** on lower campus parcel 8-6-01:46 has an estimated construction cost of \$413,000.
  - 1.4.4 Construction of a single story building at mid campus has an estimated construction cost of \$300,000.

2. Waianae Coast Comprehensive Health Center is dedicated to providing high quality health services to the leeward community and recognizes the need for expansion space for employees which will address their current and future needs.

D. ENVIRONMENTAL CHARACTERISTICS:

1. Soils

- 1.1 The Waianae Coast Comprehensive Health Center is situated on a gentle sloping site overlooking Farrington Highway and the Waianae coastline. Soils are predominately rocky.

The Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii roughly indicates a composition of five soil types at the work site: Kea'au stony clay (KmaB), Lualualei extremely stony clay (LPE), Mokuleia clay (Mtb), Pulehu clay loam (PsA), and Rockland (RrK). Classifications, shrink-swell potential, corrosivity and effect on building foundations are shown on table 1, Exhibit F. These considerations along with the Soils Engineer's recommendations will be used in determining the use of certain building materials and the feasibility of construction as plans for each individual component of the Master Plan are developed.

2. Topography

- 2.1 The WCCHC campus fronts Puu Maillili, which rises behind the center to an elevation of 723 feet. The upper campus is located on a plateau approximately 80 feet above mean sea level.

The project site elevations are approximately 16 feet along Farrington Highway rising to 130 feet at the rear of the site. Due to the average slope of 19%, the grading will consist of cutting on the Mauka side and filling on the Makai side of the parking lots and building pads. The cut will be kept to a minimum to daylight and ground cover will be planted to prevent erosion.

3. Water Quality

- 3.1 On-site storm water moves through existing swales, inlets, trench drains, lined concrete trenches and underground pipe systems, and discharges into Maillili Channel which discharges into the ocean.

- 3.2 A drainage report prepared by David K. Wong, Ph.D., P.E., dated October 8, 1992, has been submitted previously. The report indicates that the existing drainage structures are adequate for current drainage needs, and that landscaping will be used to decrease run-off through the site. No on-site drainage problems are anticipated.

The project will not increase volume or flow rate of storm drainage. Control of storm water flow will be accomplished with either landscaping or detention basins as appropriate.

4. Flood Hazards

- 4.1 The Federal Flood Insurance Rate Map (FIRM), revised September 28, 1990, designates the project area within Zone D, areas in which flood hazards are undetermined. This zone is not designated as a Flood Hazard District under the Land Use Ordinance.

III. AFFECTED ENVIRONMENT

A. Surrounding Area:

1. The proposed development falls within the I-2 (Intensive Industrial District) zone. The WCCHC is permitted in the I-2 zone as a public use.
2. Under the I-2 zone, front yard setbacks are five feet, side yard and rear yard setbacks are not required. The height limit is 40'.
3. A master plan has previously been submitted to the Department of Land Utilization. The DLU is currently proposing a zoning change to B-2.
4. The proposed development is within all the limits outlined by the zoning code. Total lot coverage and parking are listed in exhibit D.

B. Relationship to Public Lands:

1. The nearest public recreation area is Maili Beach Park and is located makai of Farrington highway. The project is anticipated to have no impact on recreational facilities or shoreline access.
2. No endangered wildlife or plants are known to be located on the project site. Negative impact on the coastal ecosystems are not anticipated.

3. The project is not expected to have a significant impact on Fish and Wildlife in surrounding areas. In response to the draft environmental assessment the United States Department of the Interior, Fish and Wildlife Service stated in their letter:

"No significant adverse effects on fish and wildlife resources are expected to result from this proposed change. Therefore, the Service would concur with a Negative Declaration finding and determination that an environmental impact statement is not required."

C. Relationship to Historic, Cultural and Archeological Resources:

1. In a previous SMA approval report dated March 18, 1993 and written by Loretta K.C. Chee, Acting Director of Land Utilization noted, "the Department of Land and Natural Resources (DLNR) commented on November 23, 1992, that 'a single historic site is located at or near the western corner of the parcel'". We have reviewed this statement with the State Historic Preservation Division concerning the location of the possible historic site. After review of the Archaeological Reconnaissance Report identified below, the State Historic Preservation Division agreed that no known historic site occurs on the parcels.
2. An Archaeological Assessment of all four parcels of the site has been recently conducted by the anthropology Department of the Bishop Museum. In the Conclusion of the February 1994 Archaeological Reconnaissance Report of the site conducted by the Bishop Museum, the authors state:

"No cultural remains were encountered during surface reconnaissance of the Waianae Coast Comprehensive Health Center property, and subsurface soil profiles indicate that it is unlikely that buried remains were ever present. These negative results are supported by the total lack of previously recorded archaeological sites for the vicinity in the recent or historical literature. It therefore seems likely that Native Hawaiian utilization of the project area was never sufficient in scale to result in any substantial modification of landscape."
3. The Archaeological Reconnaissance Report of the site conducted by the Bishop Museum, dated February 1994 has been forwarded to the Historic Preservation Division for review as requested. The attached letter from Don Hibbard, Administrator, State Historic Preservation Division dated 4 May, 1995 states:



"we believe that future construction activities for this project will have "no effect" on historic sites."

D. Costal Views:

1. Although the Health Center is visible from Farrington Highway, it is located on the mauka side of the street. The upper campus buildings on parcel 8-6-01:03 and the mid campus development will take place largely behind the existing buildings and should have little visual impact. The lower campus buildings along Farrington highway have been kept low (one and two stories) to minimize the visual impact and blend with the adjacent residential and commercial structures. A maximum building height of 40' is anticipated.
2. The lower campus development on parcels 8-6-01:40 & 41 will also take place largely behind existing buildings. The **Waianae Community Mental Health Center** will be more visible.

IV. PROJECT IMPACTS:

1. Project impacts during construction may include:
  - 1.1 Possible disruption to ambulance operations, patients and staff due to construction activities.
  - 1.2 Possible increase in air pollution due to dust and debris raised during construction.
  - 1.3 Increase in noise due to construction activities.
  - 1.4 Possible erosion and nonpoint source pollution due to site grubbing and grading.
2. Project impacts during operation of the facilities may include:
  - 2.1 Increased demand for water.
  - 2.2 Increased demand for energy.
  - 2.3 Increased congestion and traffic at the site has been a possible concern. To analyze the situation WCCHC commissioned a Traffic Impact Assessment Report from Pacific Planning & Engineering, Inc. In the conclusions and recommendations of their 23 March 1994 report the authors state:

\* The proposed Waianae Coast Comprehensive Health Center Expansion is not expected to have a significant impact on traffic conditions at the intersections and roadways have sufficient capacity to accommodate the project traffic in year 2000.\*

2.4 Increase in runoff for site due to increase in non-permeable surfaces.

V. MITIGATION MEASURES:

1. Project impacts during construction may be mitigated as follows:

1.1 Disruption to ambulance operations will be minimized by notifying ambulance companies in advance of changes to normal routes. Traffic will be controlled by WCCHC security staff using signs and cones as appropriate. Disruptions to patients and staff due to construction activities will be minimized by construction barriers, cones, temporary signage and advance scheduling of disruptions with WCCHC staff.

1.2 Possible increase in air pollution due to dust and debris raised during construction will be minimized by wetting down areas to be graded, immediately covering or replanting graded areas (see item 1.4 below) and daily cleaning of construction site to minimize debris.

1.3 Increase in noise due to construction activities will be mitigated by limiting construction hours to normal business hours.

1.4 Water Quality and Nonpoint Source Pollution due to site grubbing and grading will be mitigated as follows. Ground water quality in the immediate area should improve as the Health Center has drained and removed its cesspool system and hooked up to the City Sewer System.

Currently the Health Center is actively landscaping, mulching and using netting and other measures to minimize potential erosion. Grading permits shall be obtained from the Department of Public Works for each component of the master plan when required. To the extent possible the following measures recommended by the Department of Health will be followed during construction:

1.4.1 Grubbing and grading activities shall be planned to be conducted during the low rainfall months (April-October).

1.4.2 Areas shall be grubbed sequentially when possible so that only a small portion of the total area is bare at any one time.

1.4.3 Graded areas shall be covered or replanted as soon as possible after grading or construction is completed.

1.4.4 The use of pervious ground covers (vegetation, mulch, and gravel) shall be used to the maximum extent practical to reduce the amount of runoff.

2. Project impacts during operation of the facilities may be mitigated as follows:

2.1 Increased demand for water shall be reduced through the use of low flow fixtures. Landscaping shall utilize native and other plants that are drought and wind tolerant will be used to the extent possible to lessen the demand on limited water resources.

2.2 Increased demand for energy shall be minimized using techniques noted in the book *Hawaiian Design, Strategies for Energy Efficient Architecture* as appropriate to each project.

Extreme care has been taken in the design of recent additions to the Health Center to minimize the energy consumption and operating cost. The 1990 Central Waiting Area addition (item 1.2 on Site Plans) features a naturally ventilated and daylit waiting area. The Weinberg Laboratory and Dental Building includes high performance skylights, Heat rejecting glazing and a heat recovery system for energy efficiency.

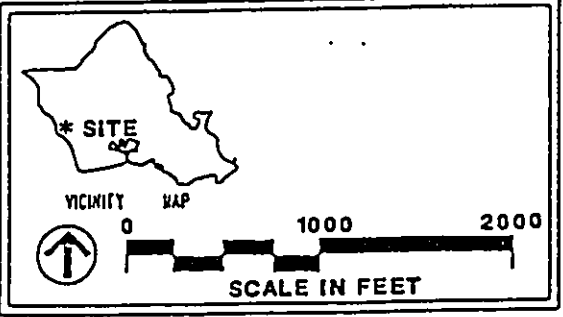
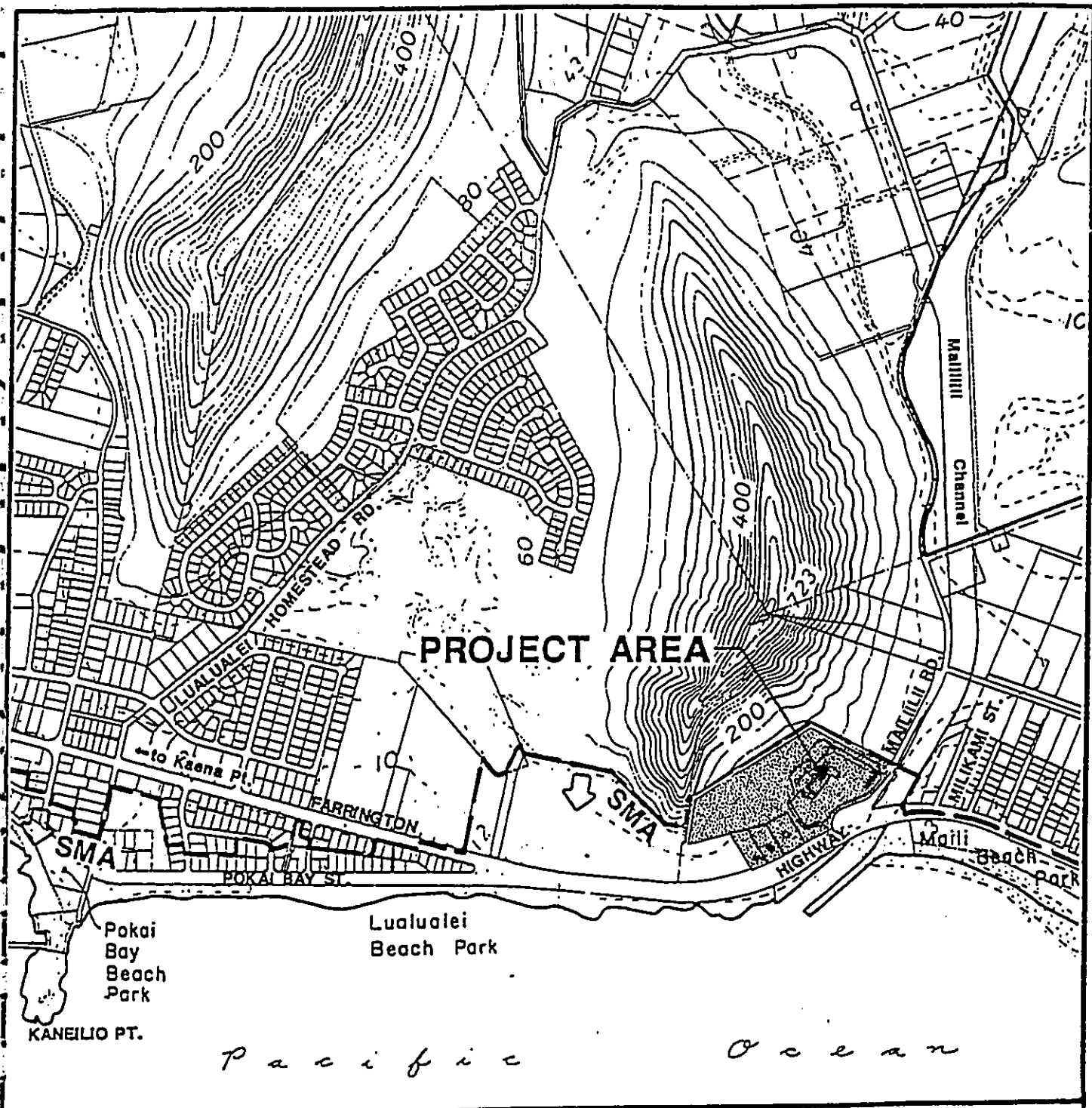
2.3 Increased congestion and traffic at the site shall be mitigated by altering the traffic pattern through the facility to a series of one-way loops as recommended by the Department of Transportation. Parking provided will greatly exceed what is required by code. For parking count refer to Exhibit D.

2.4 Increase in runoff for site due to increase in non-permeable surfaces may be mitigated by continuing the erosion control techniques listed in item V, 1.4.4 above. The project will not increase volume or flow rate of storm drainage. Control of storm water flow will be accomplished with either landscaping or detention basins as appropriate.

3. A list of agencies that submitted comments and responses to those comments are included as Exhibit G.

WCCHC:SMAPERMT2.CLN





## LOCATION MAP

**WAIANAE**

LEGEND

SMA BOUNDARY LINE

TAX MAP KEY: 8-6-1:3,40,41,46

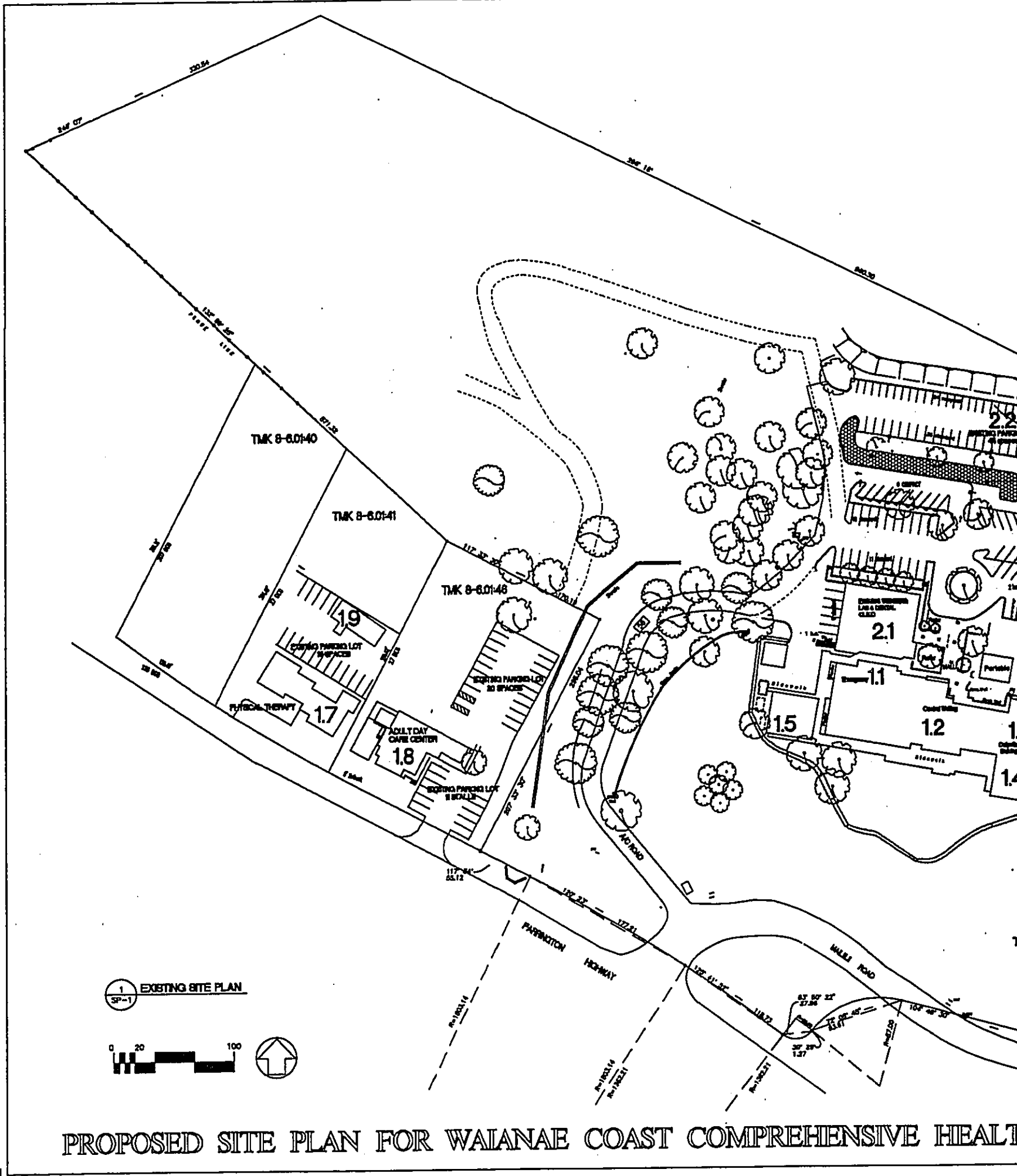
**TRB ARCHITECTS, LTD.**  
 Pasha Tower, Suite 1100 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 528-2020 Fax 523-1264

LOCATION MAP  
 EXHIBIT A: SMA PERMIT: 14 OCT '93

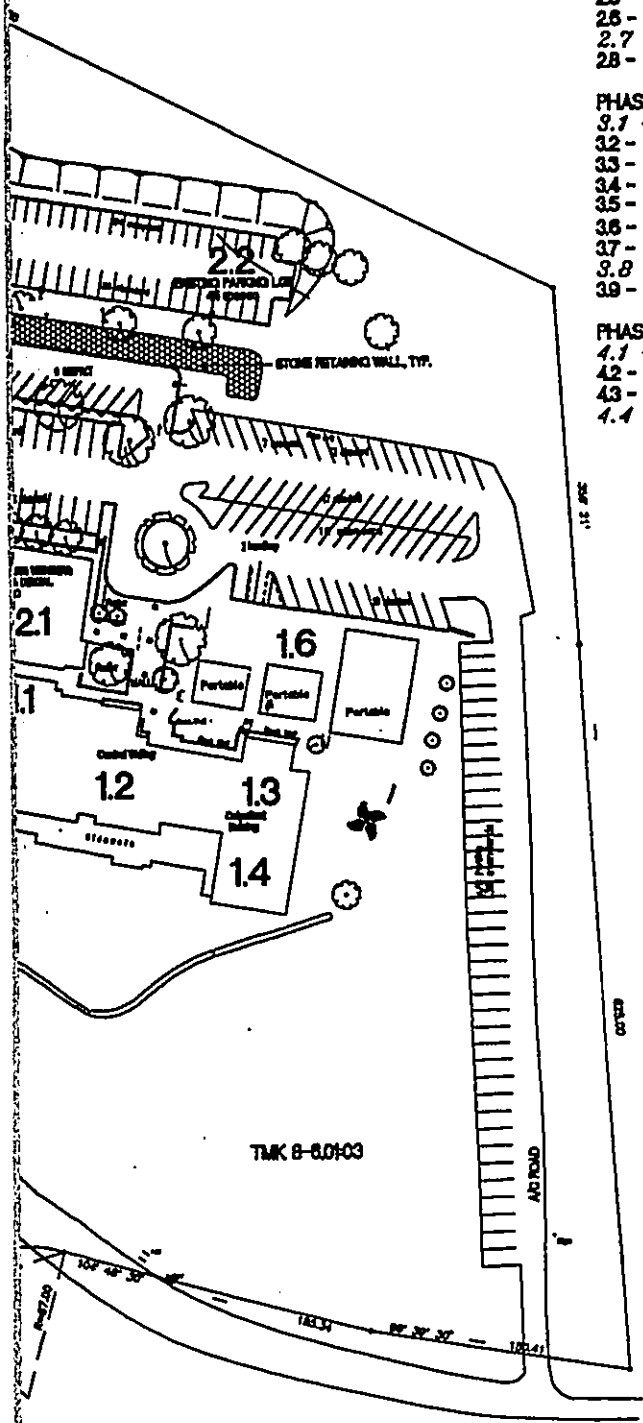
waianae coast  
 comprehensive health center

**EXHIBIT B:  
SITE PLANS**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER



**KEY TO BUILDINGS**

- 11 - EMERGENCY
- 12 - CENTRAL WAITING
- 13 - MAUKA CLINIC
- 14 - MAKAI CLINIC
- 15 - DATA PROCESSING
- 16 - ADMINISTRATION/BUSINESS
- 17 - PHYSICAL THERAPY
- 18 - ADULT DAY CARE
- 19 - HEALTH EDUCATION

- PHASE 2 CONSTRUCTION**
- 21 - DENTAL/MEDICAL LABORATORY
  - 22 - UPPER PARKING LOT & RETAINING WALL
  - 23 - FUTURE HEALTH ACADEMY
  - 24 - FUTURE MENTAL HEALTH CENTER
  - 25 - GROUND SIGNS
  - 26 - CONCRETE SLAB & TRELLIS
  - 27 - NOT USED
  - 28 - EMERGENCY ROOM IMPROVEMENTS

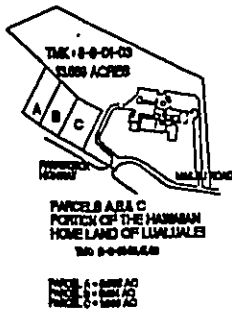
- PHASE 3 CONSTRUCTION**
- 3.1 - HAWAIIAN HEALTH PARKING LOT
  - 3.2 - FUTURE FAMILY PRACTICE
  - 3.3 - NATIVE HAWAIIAN HEALTH VILLAGE
  - 3.4 - MID CAMPUS PARKING LOT
  - 3.5 - FUTURE NUTRITION ED. (RELOCATEY PORTABLE #3)
  - 3.6 - FUTURE WIC (RELOCATED PORTABLE #2)
  - 3.7 - FUTURE MAINTENANCE (RELOCATED PORTABLE #1)
  - 3.8 - NOT USED
  - 3.9 - GROUND SIGNS

- PHASE 4 CONSTRUCTION**
- 4.1 - FUTURE BUILDING
  - 4.2 - FUTURE BUILDING
  - 4.3 - SUPPORT BUILDING
  - 4.4 - FUTURE BUILDING

**LEGEND**

- EXISTING BUILDING
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

**SITE INFORMATION**



IVE HEALTH CENTER

**TTRB ARCHITECTS, LTD.**  
 Paauhā Tower, Suite 1110, 1001 Eshoo Street  
 Honolulu, Hawaii 96813 Phone (808) 528-2020 Fax 523-1284



PROJECT: **Waiānae Coast Comprehensive Health Center**  
 80-0001 HAWAIIAN HEALTH VILLAGE, HAWAIIAN HEALTH VILLAGE TELETYPE CENTER, HAWAIIAN HEALTH CENTER

DATE: 13 OCT. 1993  
 REVISIONS: 7 REVISIONS  
 BY: [Signature]

SHEET CONTENT: SITE PLAN

SCALE: [Blank]

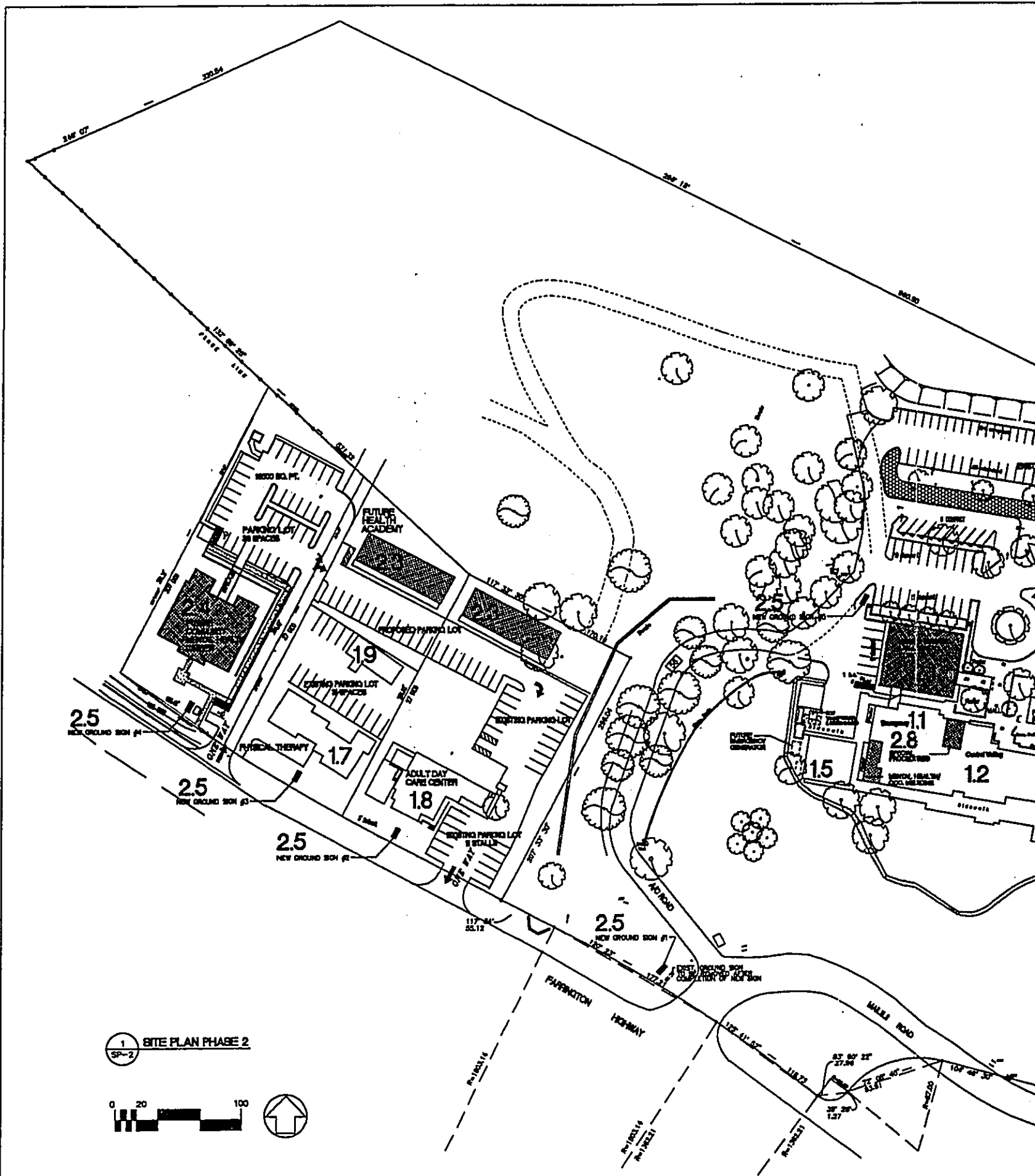
SHEET NUMBER: SP-1

SHEET 1 OF 4

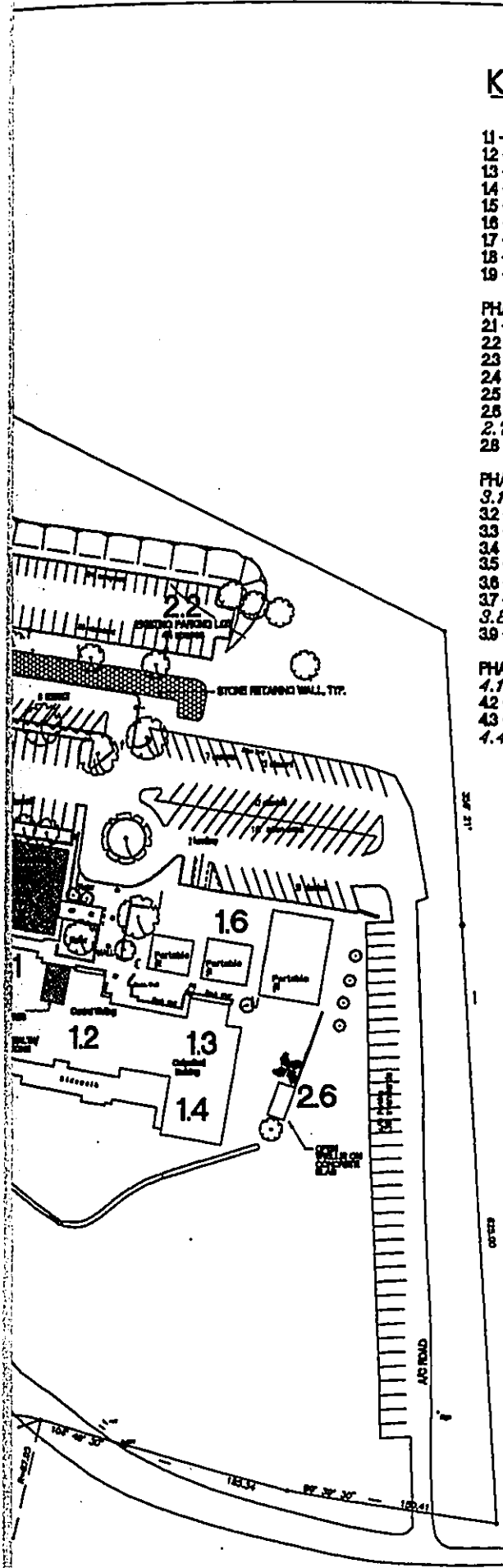
EXHIBIT B  
 SITE PLAN

PHASE 1





PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER



### KEY TO BUILDINGS

- 11 - EMERGENCY
- 12 - CENTRAL WAITING
- 13 - MAUKA CLINIC
- 14 - MAKAI CLINIC
- 15 - DATA PROCESSING
- 16 - ADMINISTRATION/BUSINESS
- 17 - PHYSICAL THERAPY
- 18 - ADULT DAY CARE
- 19 - HEALTH EDUCATION

- PHASE 2 CONSTRUCTION
- 21 - DENTAL/MEDICAL LABORATORY
  - 22 - UPPER PARKING LOT & RETAINING WALL
  - 23 - FUTURE HEALTH ACADEMY
  - 24 - FUTURE MENTAL HEALTH CENTER
  - 25 - GROUND SIGNS
  - 2.6 - CONCRETE SLAB & TRELIS
  - 2.7 - NOT USED
  - 2.8 - EMERGENCY ROOM IMPROVEMENTS

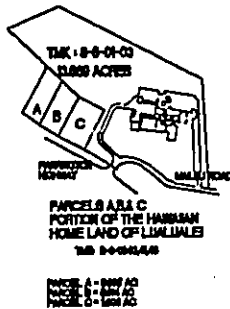
- PHASE 3 CONSTRUCTION
- 3.1 - HAWAIIAN HEALTH PARKING LOT
  - 3.2 - FUTURE FAMILY PRACTICE
  - 3.3 - NATIVE HAWAIIAN HEALTH VILLAGE
  - 3.4 - MID CAMPUS PARKING LOT
  - 3.5 - FUTURE NUTRITION ED. (RELOCATED PORTABLE #3)
  - 3.6 - FUTURE WIC (RELOCATED PORTABLE #2)
  - 3.7 - FUTURE MAINTENANCE (RELOCATED PORTABLE #1)
  - 3.8 - NOT USED
  - 3.9 - GROUND SIGNS

- PHASE 4 CONSTRUCTION
- 4.1 - FUTURE BUILDING
  - 4.2 - FUTURE BUILDING
  - 4.3 - SUPPORT BUILDING
  - 4.4 - FUTURE BUILDING

### LEGEND

- EXISTING BUILDING
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

### SITE INFORMATION



**TRIB ARCHITECTS, LTD.**  
 Pearl Tower, Suite 710 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808/528-2020 Fax 523-1264



PROJECT: Waiānae Coast  
 Comprehensive Health Center  
 80-800 PAPAULU DRIVE, WAIANAEO, HAWAII 96791-4000 TELEPHONE 808-528-7100

THIS PLAN IS THE PROPERTY OF TRIB ARCHITECTS, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TRIB ARCHITECTS, LTD.

SHEET CONTENT:  
 SITE PLAN  
 PHASE 2

DATE:  
 13 OCT. 1993  
 REVISION:  
 7 MAY 94  
 BY: [Signature]

SCALE:

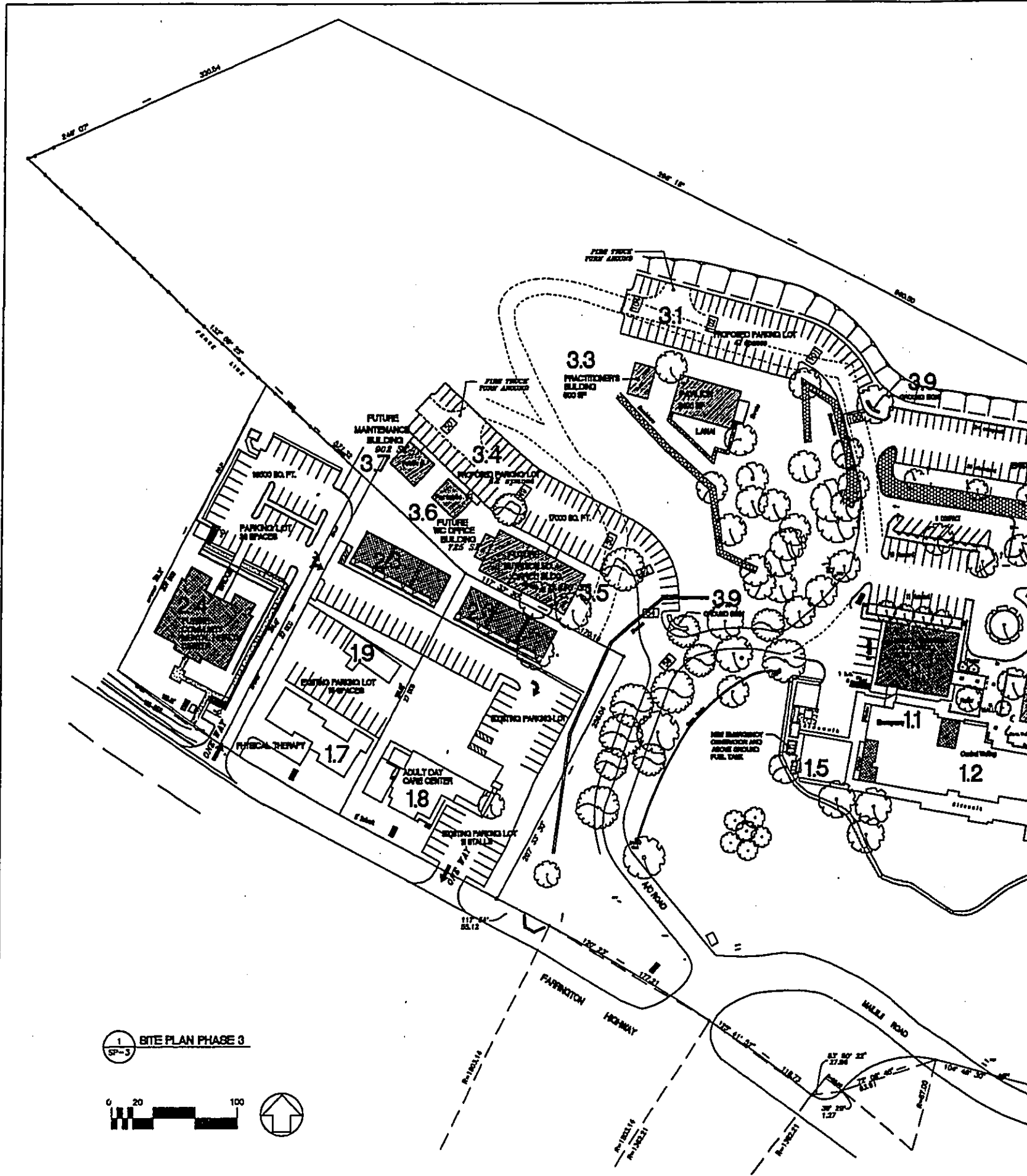
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**SP-2**

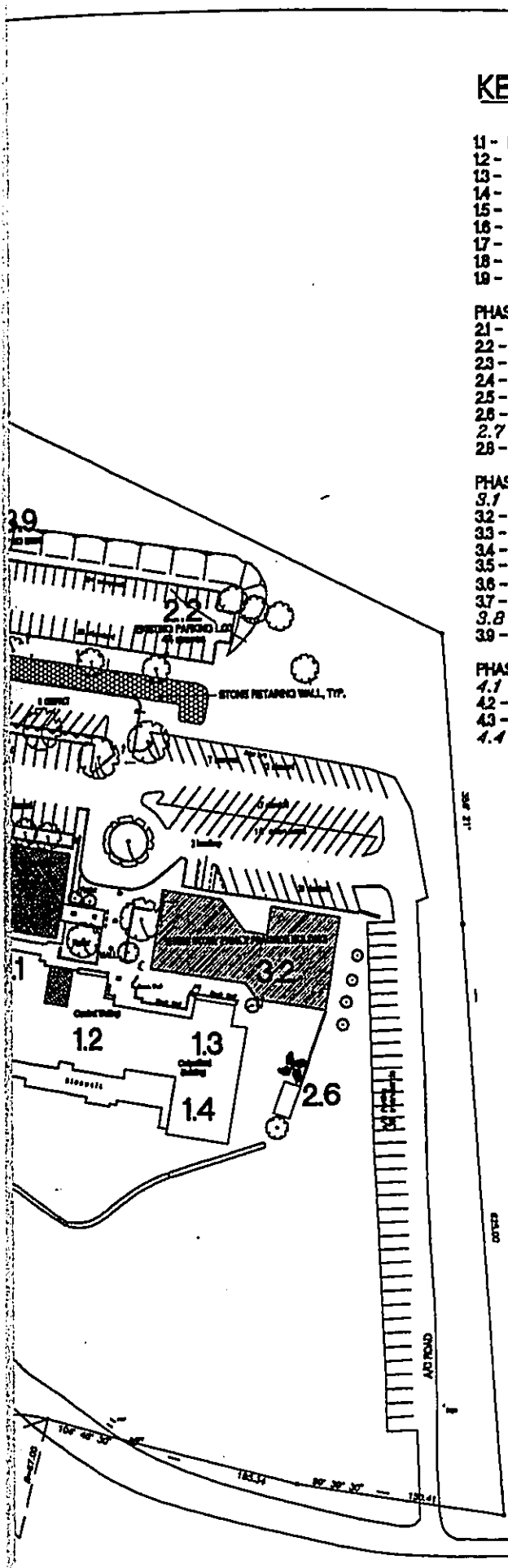
SHEET 2 OF 4

IVE HEALTH CENTER

EXHIBIT B  
 SITE PLAN  
 PHASE 2



PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER



### KEY TO BUILDINGS

- 11 - EMERGENCY
- 12 - CENTRAL WAITING
- 13 - MAUKA CLINIC
- 14 - MAKAI CLINIC
- 15 - DATA PROCESSING
- 16 - ADMINISTRATION/BUSINESS
- 17 - PHYSICAL THERAPY
- 18 - ADULT DAY CARE
- 19 - HEALTH EDUCATION

- PHASE 2 CONSTRUCTION
- 21 - DENTAL/MEDICAL LABORATORY
  - 22 - UPPER PARKING LOT & RETAINING WALL
  - 23 - FUTURE HEALTH ACADEMY
  - 24 - FUTURE MENTAL HEALTH CENTER
  - 25 - GROUND SIGNS
  - 26 - CONCRETE SLAB & TRELIS
  - 27 - NOT USED
  - 28 - EMERGENCY ROOM IMPROVEMENTS

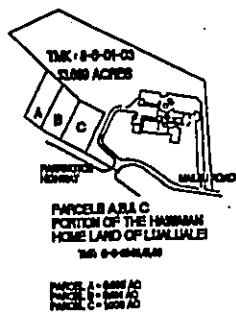
- PHASE 3 CONSTRUCTION
- 3.1 - HAWAIIAN HEALTH PARKING LOT
  - 3.2 - FUTURE FAMILY PRACTICE
  - 3.3 - NATIVE HAWAIIAN HEALTH VILLAGE
  - 3.4 - MID CAMPUS PARKING LOT
  - 3.5 - FUTURE NUTRITION ED. (RELOCATE) PORTABLE #3
  - 3.6 - FUTURE WIC (RELOCATED) PORTABLE #2
  - 3.7 - FUTURE MAINTENANCE (RELOCATED) PORTABLE #1
  - 3.8 - NOT USED
  - 3.9 - GROUND SIGNS

- PHASE 4 CONSTRUCTION
- 4.1 - FUTURE BUILDING
  - 4.2 - FUTURE BUILDING
  - 4.3 - SUPPORT BUILDING
  - 4.4 - FUTURE BUILDING

### LEGEND

- EXISTING BUILDING
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

### SITE INFORMATION



**TNRB ARCHITECTS, LTD.**  
 Paul H. Tower, Suite 1100, 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone (808) 528-2020 Fax 523-1264



PROJECT: **WAIANAE COAST comprehensive health center**  
 88-000 PAPERBUSH PLACE, WAIANAE, HAWAII 96891 TELEPHONE: (808) 834-7000

DATE: 15 OCT. 1983  
 REVISIONS:  
 7 NOV. 84  
 20 MARCH 85

SHEET CONTENT:  
 SITE PLAN  
 PHASE 3

DATE: 15 OCT. 1983  
 REVISIONS:  
 7 NOV. 84  
 20 MARCH 85

SCALE:

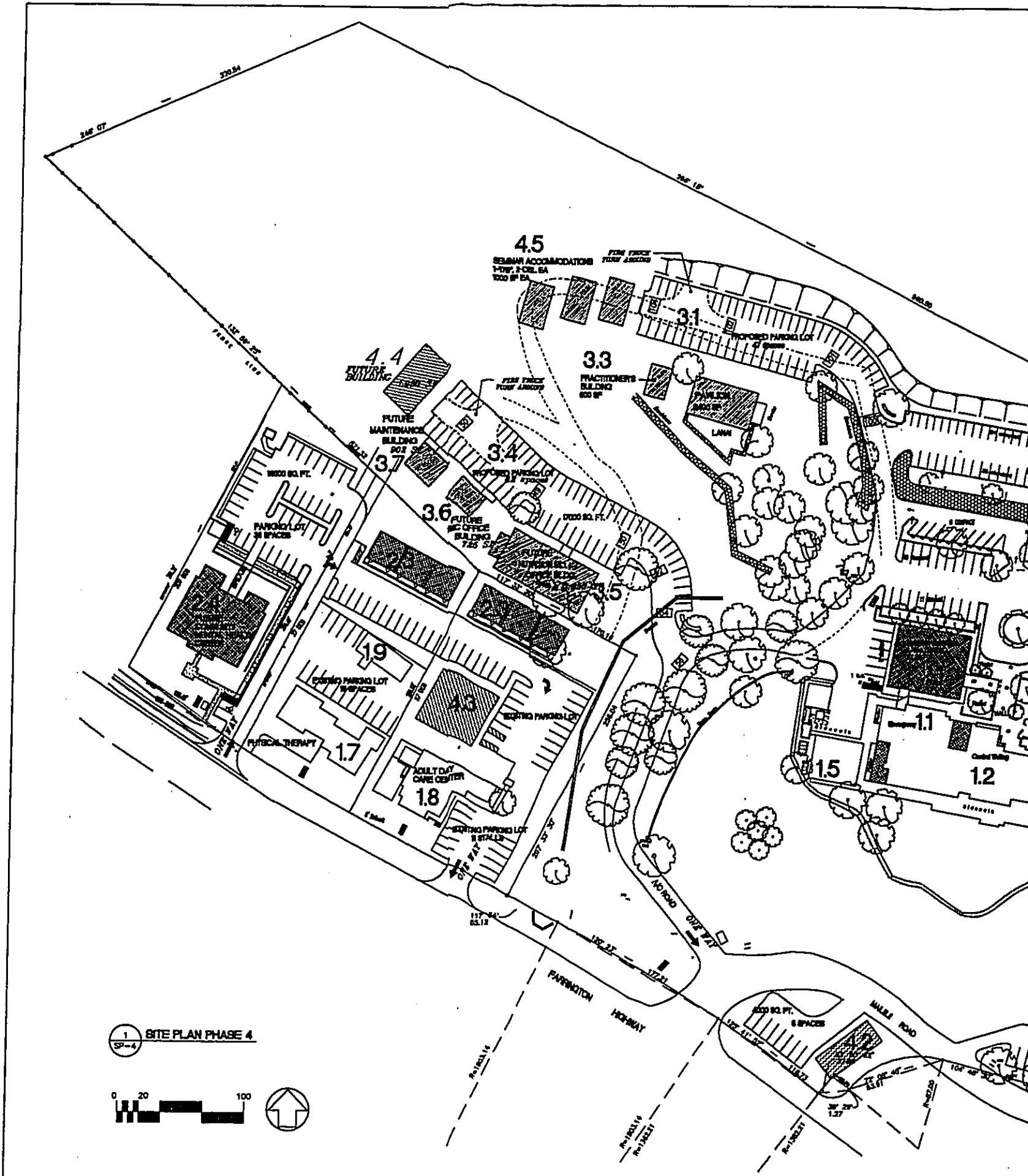
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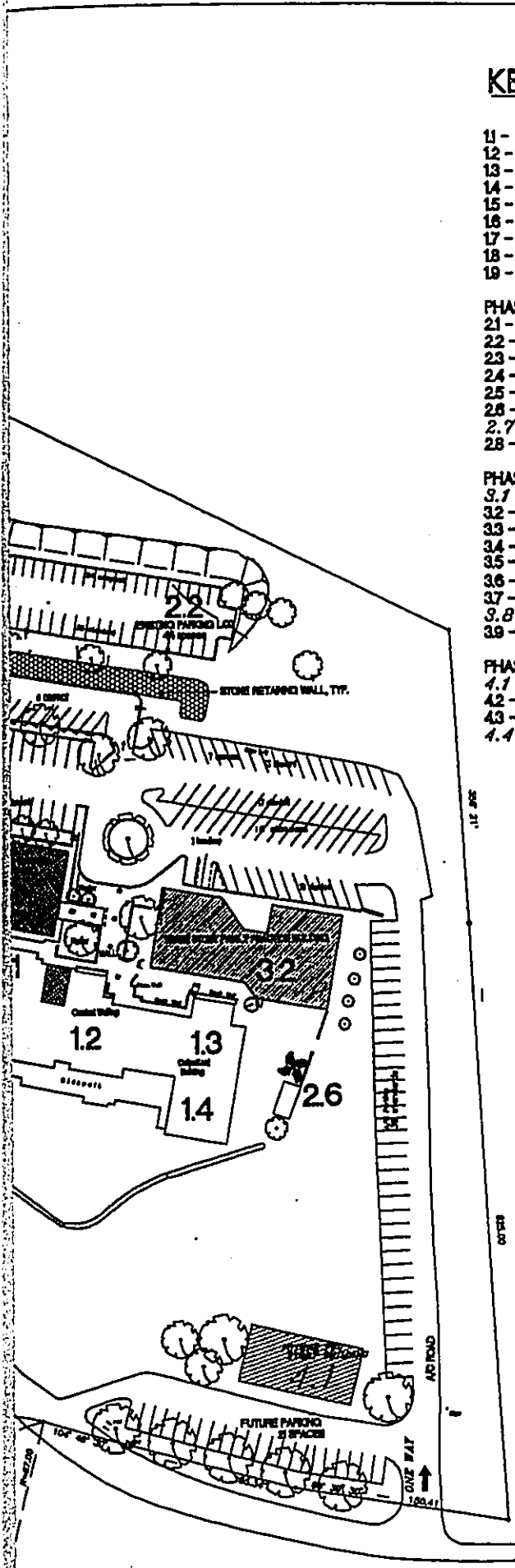
SHEET 3 OF 4

IVE HEALTH CENTER

EXHIBIT B  
 SITE PLAN  
 PHASE 3



PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER



**KEY TO BUILDINGS**

- 11 - EMERGENCY
- 12 - CENTRAL WAITING
- 13 - MAUKA CLINIC
- 14 - MAKAI CLINIC
- 15 - DATA PROCESSING
- 16 - ADMINISTRATION/BUSINESS
- 17 - PHYSICAL THERAPY
- 18 - ADULT DAY CARE
- 19 - HEALTH EDUCATION

- PHASE 2 CONSTRUCTION**
- 21 - DENTAL/MEDICAL LABORATORY
  - 22 - UPPER PARKING LOT & RETAINING WALL
  - 23 - FUTURE HEALTH ACADEMY
  - 24 - FUTURE MENTAL HEALTH CENTER
  - 25 - GROUND SIGNS
  - 26 - CONCRETE SLAB & TRELIS
  - 27 - NOT USED
  - 28 - EMERGENCY ROOM IMPROVEMENTS

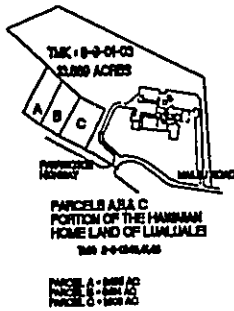
- PHASE 3 CONSTRUCTION**
- 3.1 - HAWAIIAN HEALTH PARKING LOT
  - 3.2 - FUTURE FAMILY PRACTICE
  - 3.3 - NATIVE HAWAIIAN HEALTH VILLAGE
  - 3.4 - MID CAMPUS PARKING LOT
  - 3.5 - FUTURE NUTRITION ED. (RELOCATED PORTABLE #3)
  - 3.6 - FUTURE WC (RELOCATED PORTABLE #2)
  - 3.7 - FUTURE MAINTENANCE (RELOCATED PORTABLE #1)
  - 3.8 - NOT USED
  - 3.9 - GROUND SIGNS

- PHASE 4 CONSTRUCTION**
- 4.1 - FUTURE BUILDING
  - 4.2 - FUTURE BUILDING
  - 4.3 - SUPPORT BUILDING
  - 4.4 - FUTURE BUILDING

**LEGEND**

- EXISTING BUILDING
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

**SITE INFORMATION**



IVE HEALTH CENTER

**TRIB ARCHITECTS, LTD.**  
 Pualani Tower, Suite 1110 1001 E. Kalia Street  
 Honolulu, Hawaii 96813 Phone 808/528-2020 Fax 523-1264



PROJECT: **walalea coast comprehensive health center**  
 88-880 PAPERBUSH DRIVE, WAIKIKI, HONOLULU, HAWAII 96814 TEL: 528-2020 FAX: 523-1264

DATE: 13 OCT. 1983  
 REVISIONS:  
 7 SEPT. 84  
 28 MARCH 85

SHEET CONTENT:  
 SITE PLAN  
 PHASE 4

DATE: 13 OCT. 1983  
 REVISIONS:  
 7 SEPT. 84  
 28 MARCH 85

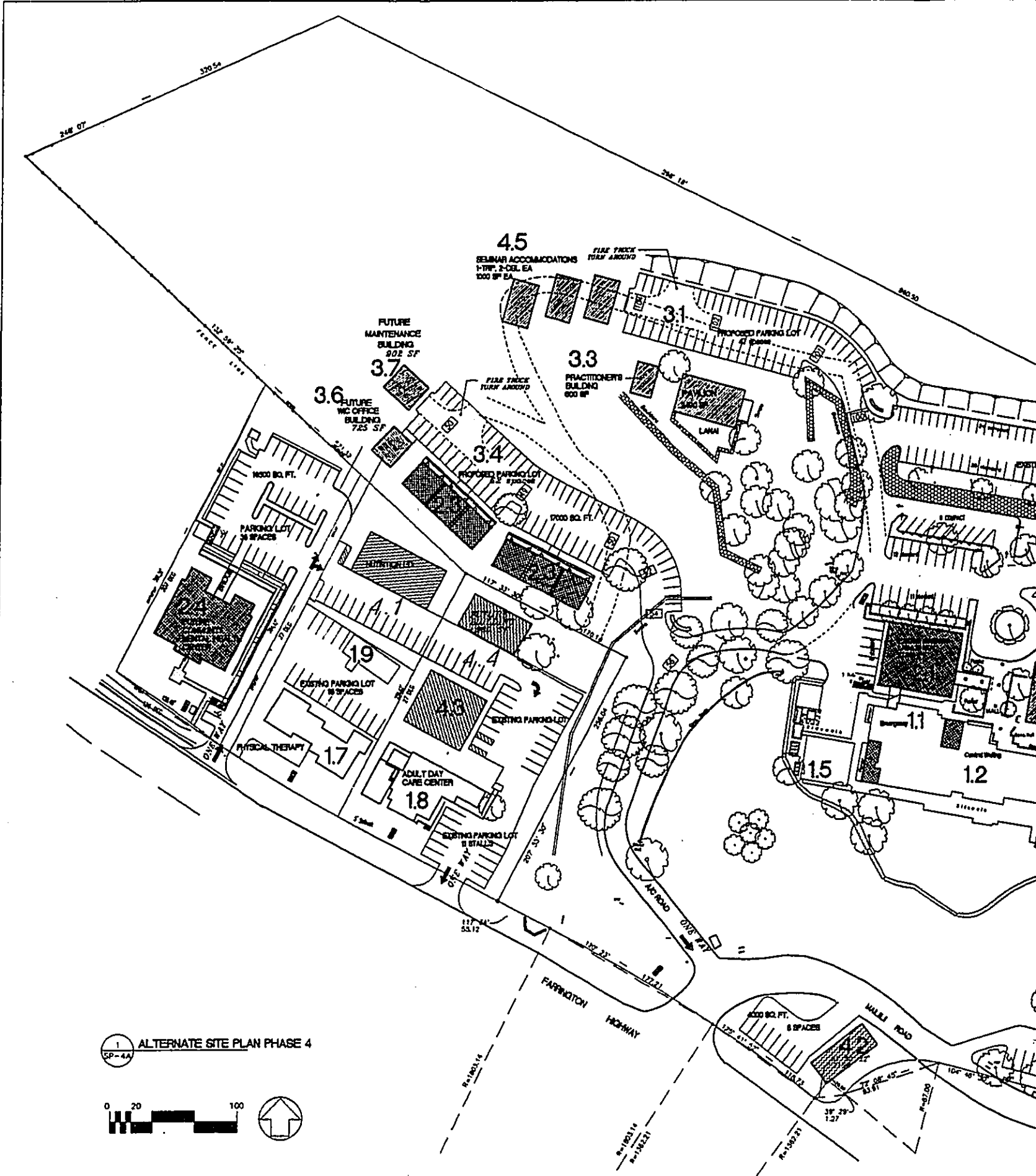
SCALE:

SHEET NUMBER:

**SP-4**

SHEET 4 OF 4

EXHIBIT B  
 SITE PLAN  
 PHASE 4



1 ALTERNATE SITE PLAN PHASE 4  
SP-4A



PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER

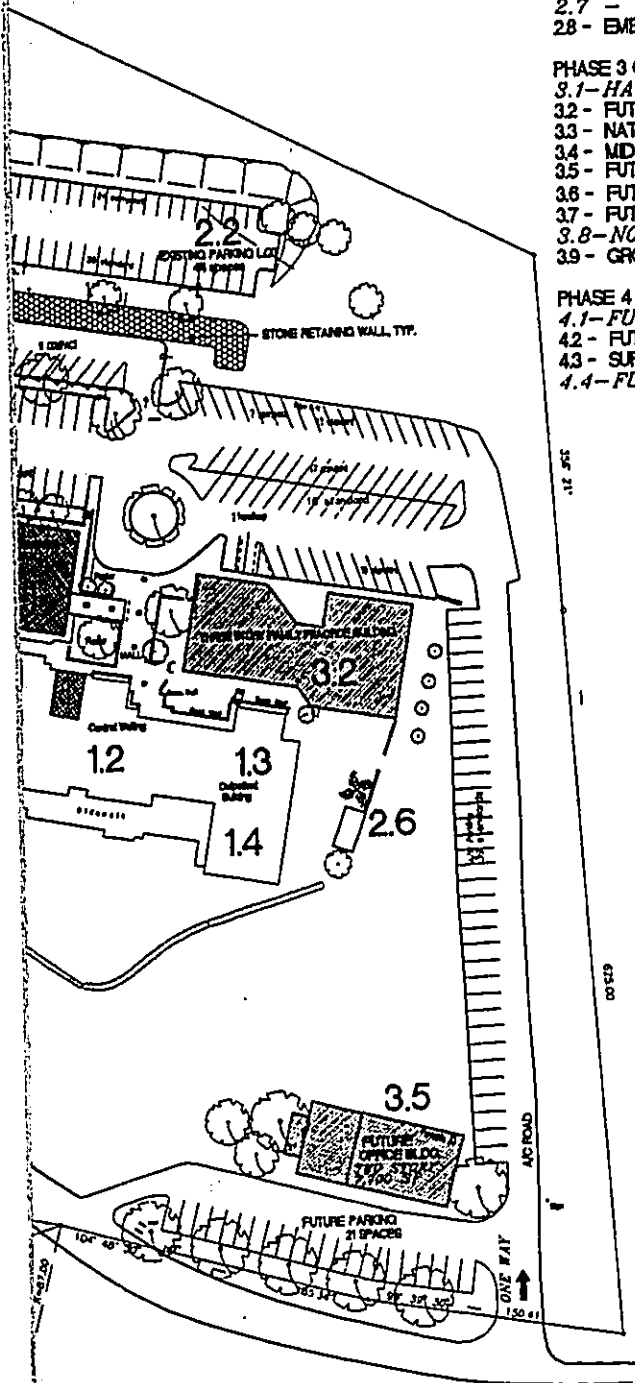
## KEY TO BUILDINGS

- 11 - EMERGENCY
- 12 - CENTRAL WAITING
- 13 - MAUKA CLINIC
- 14 - MAKAI CLINIC
- 15 - DATA PROCESSING
- 16 - ADMINISTRATION/ BUSINESS
- 17 - PHYSICAL THERAPY
- 18 - ADULT DAY CARE
- 19 - HEALTH EDUCATION

- PHASE 2 CONSTRUCTION**
- 21 - DENTAL/MEDICAL LABORATORY
  - 22 - UPPER PARKING LOT & RETAINING WALL
  - 23 - FUTURE HEALTH ACADEMY
  - 24 - FUTURE MENTAL HEALTH CENTER
  - 25 - GROUND SIGNS
  - 26 - CONCRETE SLAB & TRELIS
  - 2.7 - NOT USED
  - 2.8 - EMERGENCY ROOM IMPROVEMENTS

- PHASE 3 CONSTRUCTION**
- 3.1 - HAWAIIAN HEALTH PARKING LOT
  - 3.2 - FUTURE FAMILY PRACTICE
  - 3.3 - NATIVE HAWAIIAN HEALTH VILLAGE
  - 3.4 - MID CAMPUS PARKING LOT
  - 3.5 - FUTURE SUPPORT BUILDING (RELOCATED PORTABLE #3)
  - 3.6 - FUTURE W/C (RELOCATED PORTABLE #2)
  - 3.7 - FUTURE MAINTENANCE (RELOCATED PORTABLE #1)
  - 3.8 - NOT USED
  - 3.9 - GROUND SIGNS

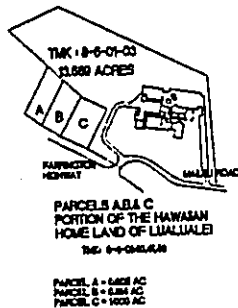
- PHASE 4 CONSTRUCTION**
- 4.1 - FUTURE NUTRITIONAL ED. BUILDING
  - 4.2 - FUTURE BUILDING
  - 4.3 - SUPPORT BUILDING
  - 4.4 - FUTURE BUILDING



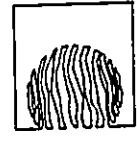
## LEGEND

- EXISTING BUILDING
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

## SITE INFORMATION



**TRIB ARCHITECTS, LTD.**  
 Pualani Tower, Suite 1110 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone (808) 528-2020 Fax 523-1264



**PROJECT:**  
 WALIBRE COAST  
 comprehensive health center  
 88-180 PAPERBUSH DRIVE, HAWAII, HONOLULU 96813 TELEPHONE (808) 528-7708

This site plan was prepared by TRIB ARCHITECTS, LTD. on 10/15/93. It is based on the site plan dated 7/27/93. The site plan is subject to the approval of the City of Honolulu.

**SHEET CONTENT:**  
 SITE PLAN  
 PHASE 4

**DATE:**  
 15 OCT. 1993  
**REVISIONS:**  
 7 SEPT. 94  
 28 SEPTEMBER 93

**SCALE:**

**SHEET NUMBER:**

**SP-4A**

**SHEET 4 OF 4**

VE HEALTH CENTER

EXHIBIT B  
ALTERNAT  
SITE PLAN

PHASE 4





PLAN SHOWING  
POST-GRADING CONDITION  
OF WAINAE COAST COMPREHENSIVE  
MEDICAL CENTER PREMISES  
at WAINAE, OAHU, HAWAII  
TMK: 8-6-01:03  
AS OF 1994

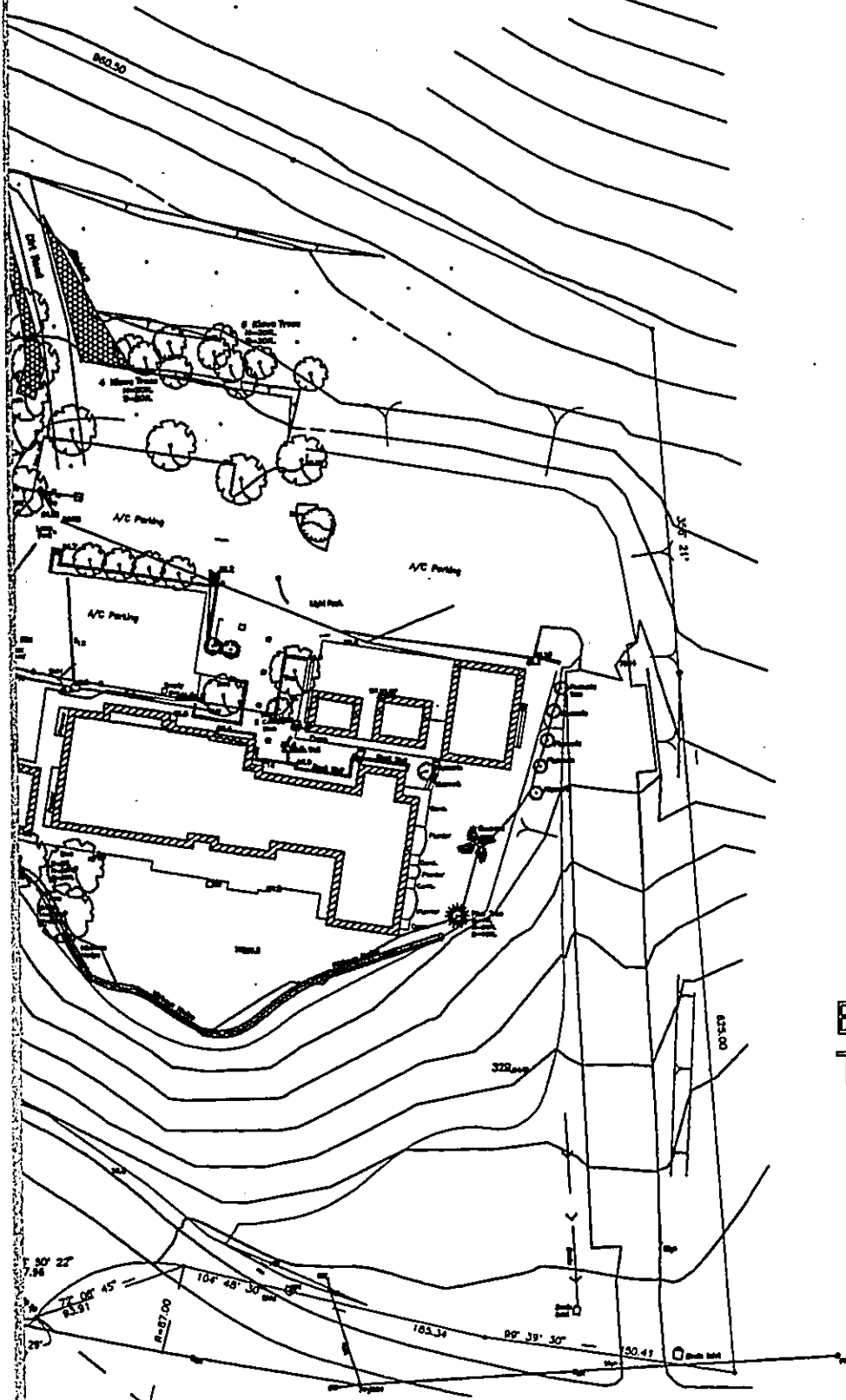
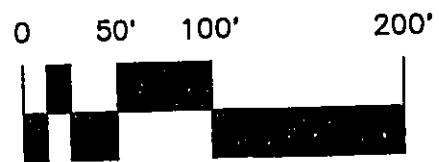


EXHIBIT B  
TOPOGRAPHIC SURVEY



SCALE: 1" = 100'

NOTE: 5' CONTOURS SHOWN



PLAN SHOWING  
CONCEPTUAL GRADING PLAN  
OF WAINAE COAST COMPREHENSIVE  
MEDICAL CENTER PREMISES  
at WAINAE, OAHU, HAWAII  
TMK: 8-6-01:03

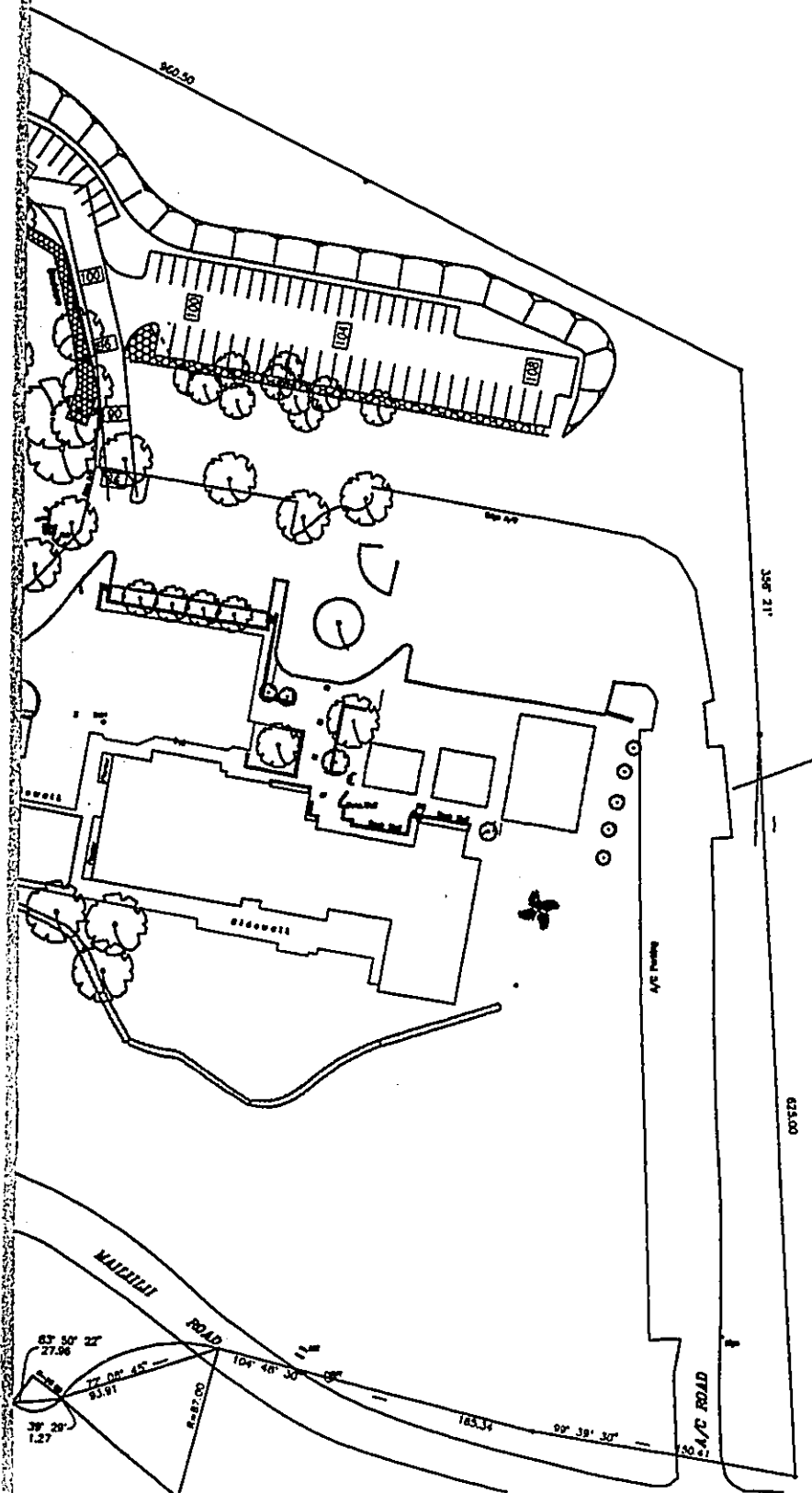
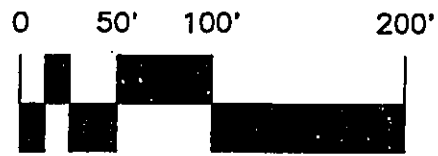


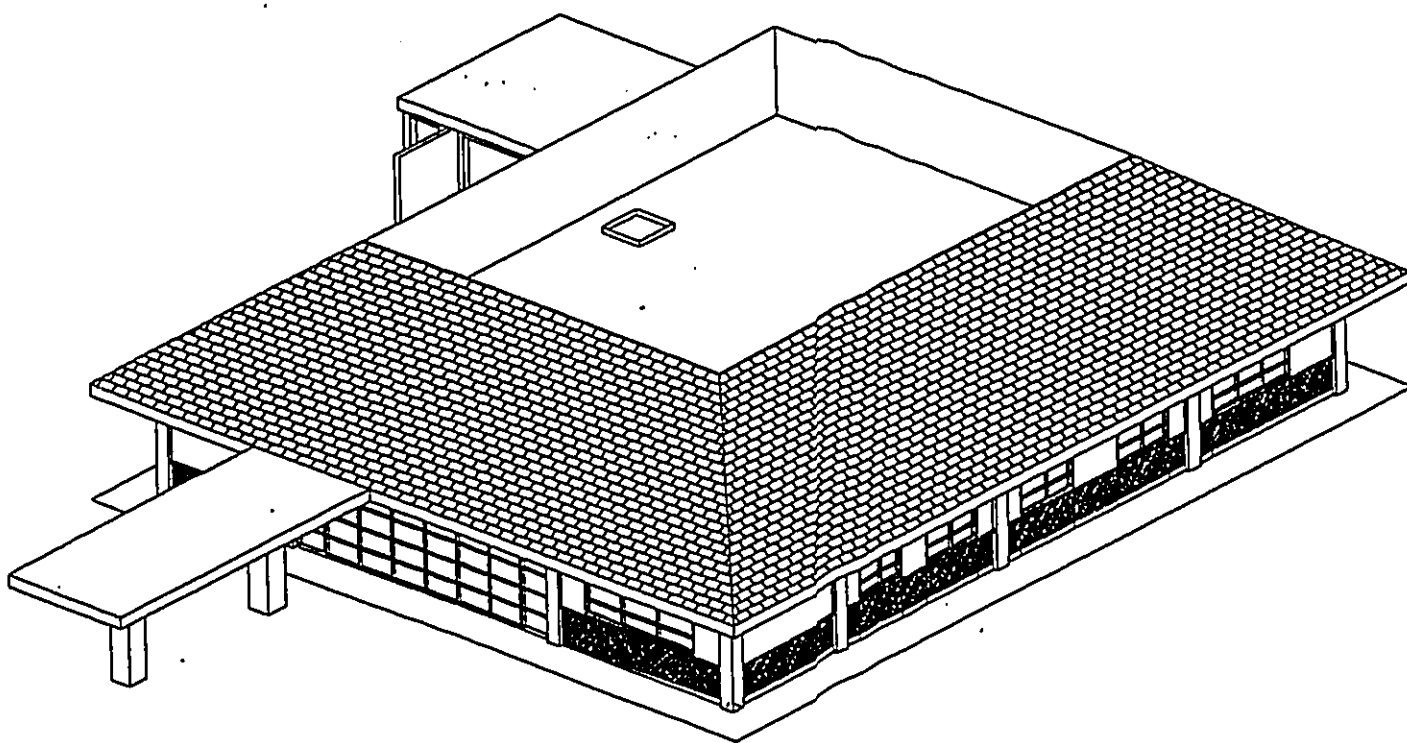
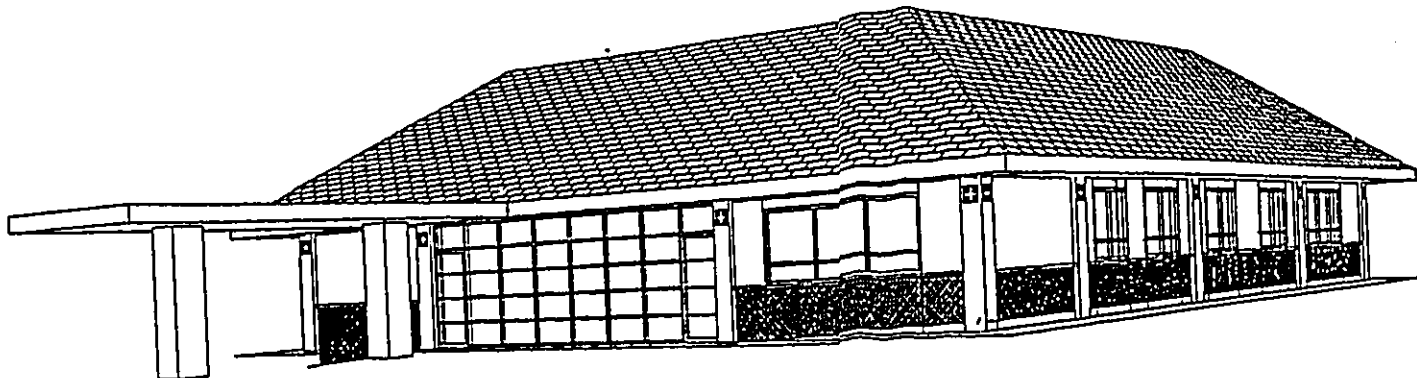
EXHIBIT B  
CONCEPTUAL GRADING  
PLAN





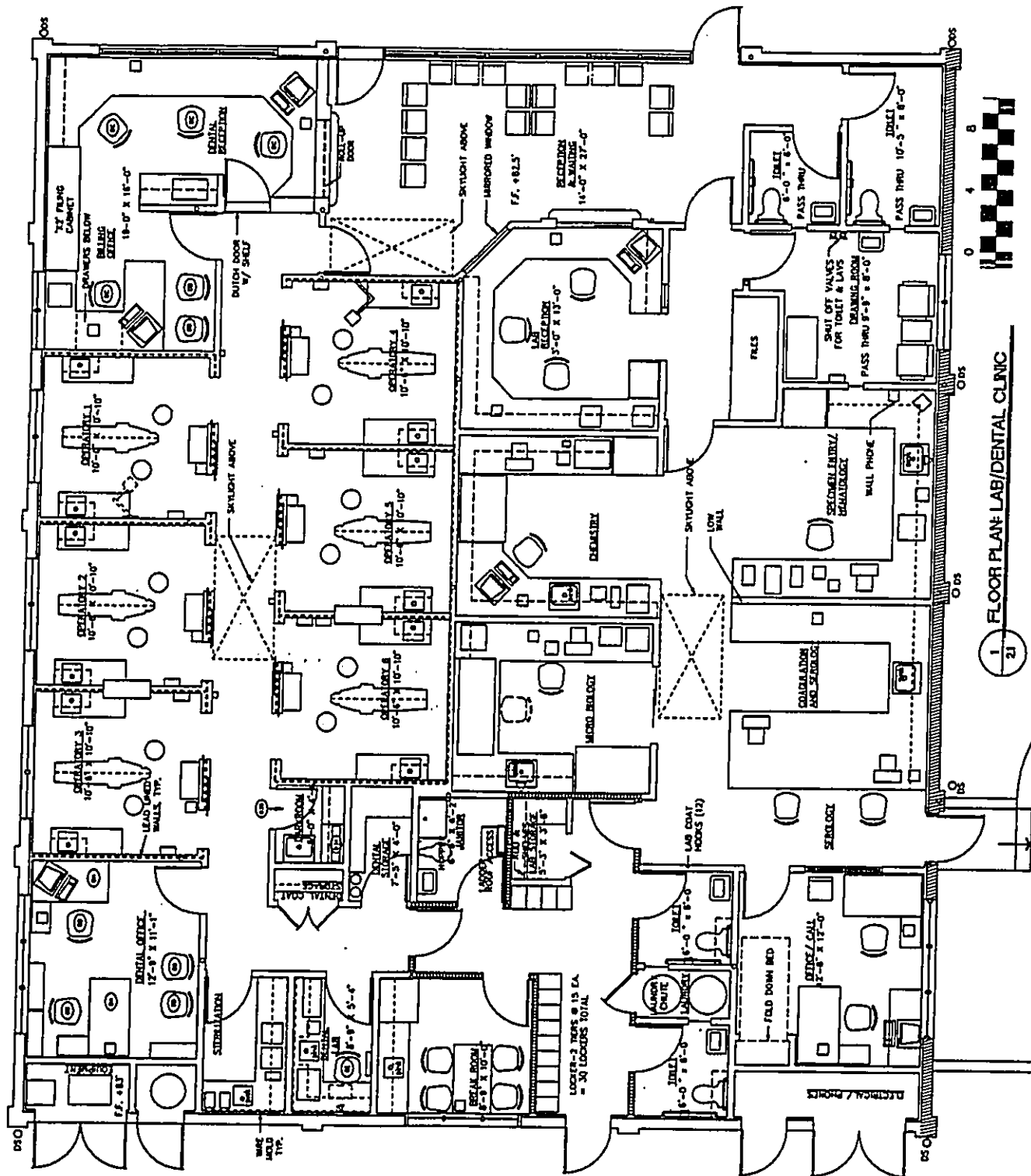
SCALE: 1"=100'

EXHIBIT C:  
BUILDING INFO

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|   |   |  |
|---|---|--|
|  <p><b>TRB</b> ARCHITECTS, LTD.<br/>P.O. Box 1000, Suite 1000, 1001 Bishop Street<br/>Honolulu, Hawaii 96810 Phone 808-528-7070 Fax 523-1264</p> | <p>2.1 - DENTAL/MEDICAL LABORATORY<br/>PHASE 2 CONSTRUCTION<br/>EXHIBIT C: SMA PERMIT: 14 OCT '93</p> | <p>waiānae coast<br/>comprehensive health center</p>  <p><small>© 1993 TRB ARCHITECTS, LTD. ALL RIGHTS RESERVED. HAWAII, U.S.A. PERMIT NO. 14 OCT '93</small></p> |
|---|---|--|

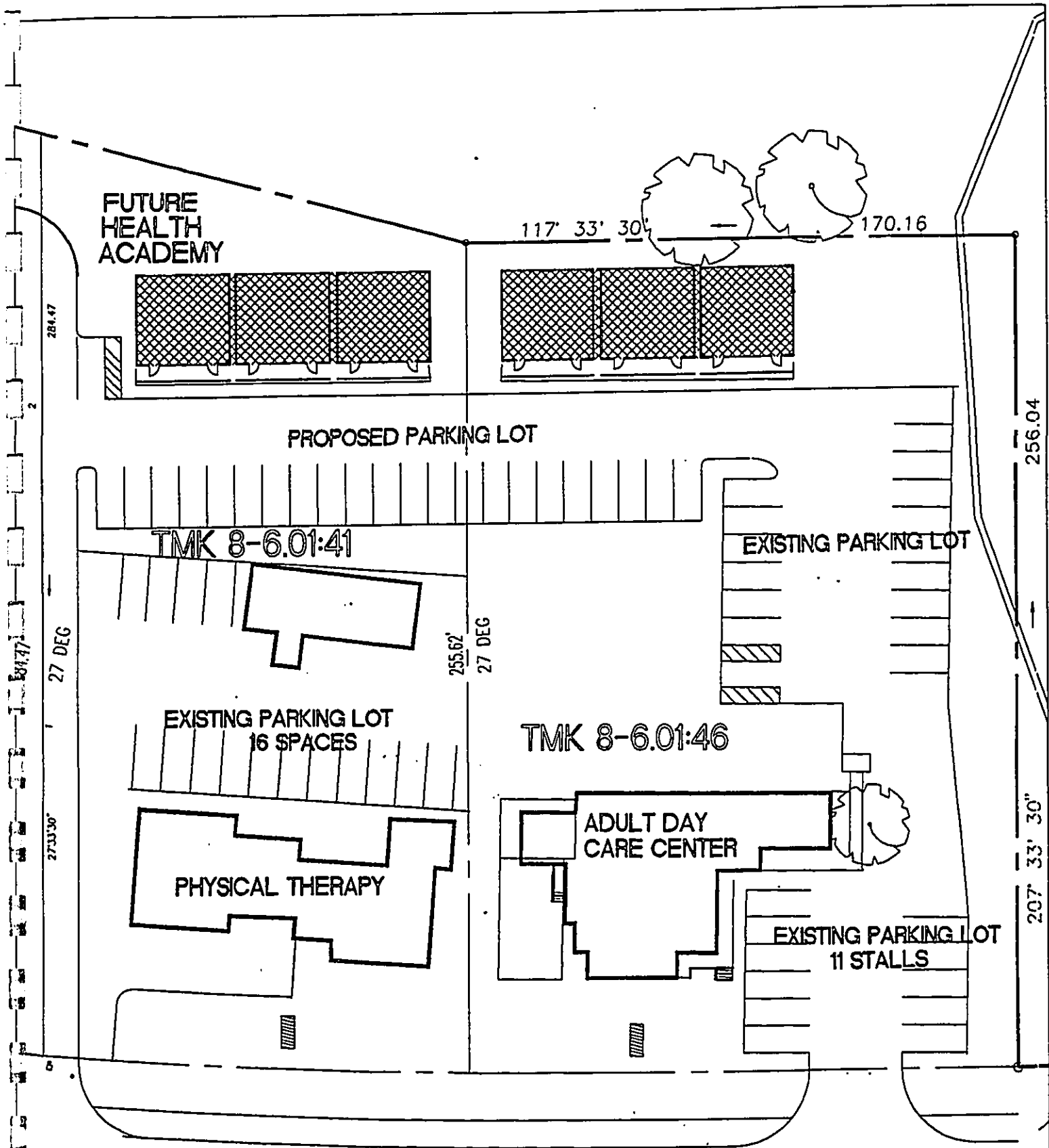


1 FLOOR PLAN LAB/DENTAL CLINIC  
2J

**TRB ARCHITECTS, LTD.**  
 Punaluu Tower, Suite 200 2001 Bishop Street  
 Honolulu, Hawaii 96810 Phone 808 529-2020 Fax 529-1264

2.1 - DENTAL/MEDICAL LABORATORY  
 PHASE 2 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānae coast  
 comprehensive health center  
 80-100 PAPERPOINT LANE WAIANAEO HAWAII 96791-2000 TEL 808-252-8000 FAX 808-252-7000



1 HEALTH ACADEMY SITE PLAN  
 2.3 1"=40'

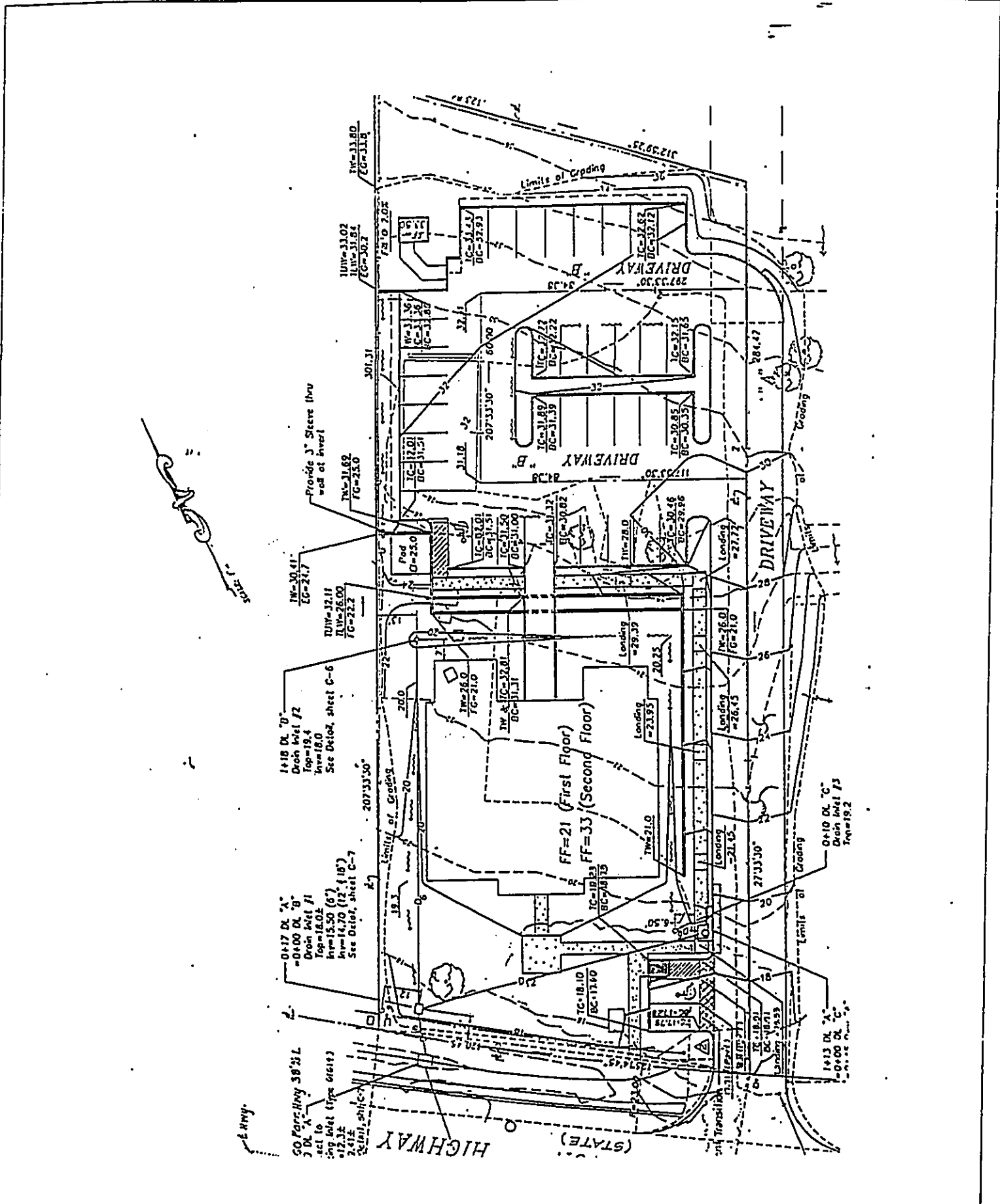
FARRINGTON HWY

**TRB** ARCHITECTS, LTD.  
 Punalu'u Tower, Suite 1100 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 529-2020 Fax 529-1264

2.3 - FUTURE HEALTH ACADEMY  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānae coast  
 comprehensive health center  
 60-380 FARRINGTON HIGHWAY WAIANAE, HAWAII 96721-2000 TELEPHONE: 808 842-7801

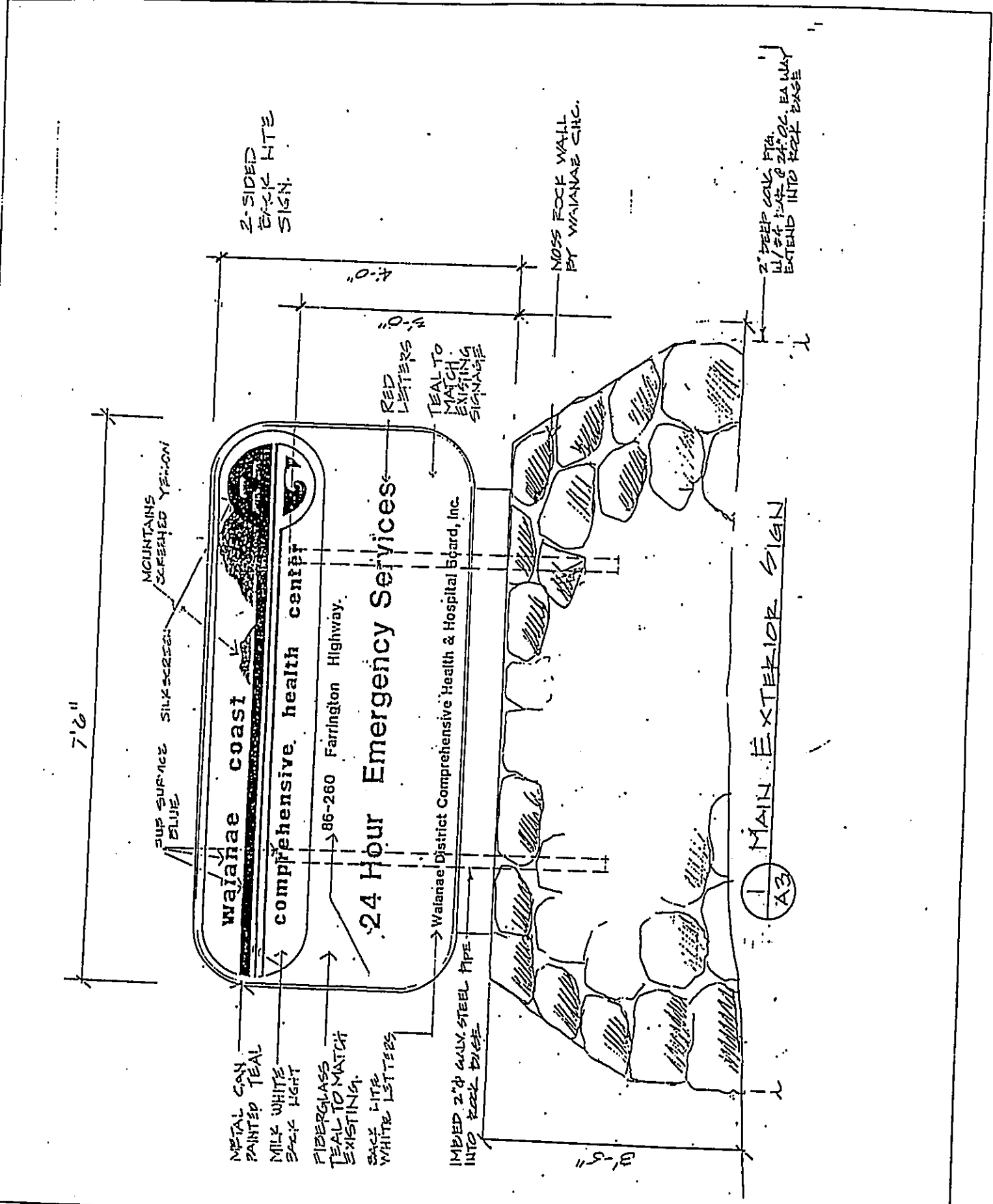




**TRB ARCHITECTS, LTD.**  
 Puanani Tower, 344 HOO 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 578-7020 Fax 513-1264

**2.4 - FUTURE MENTAL HEALTH CENTER  
 PHASE 2 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93**

waianae coast  
 comprehensive health center

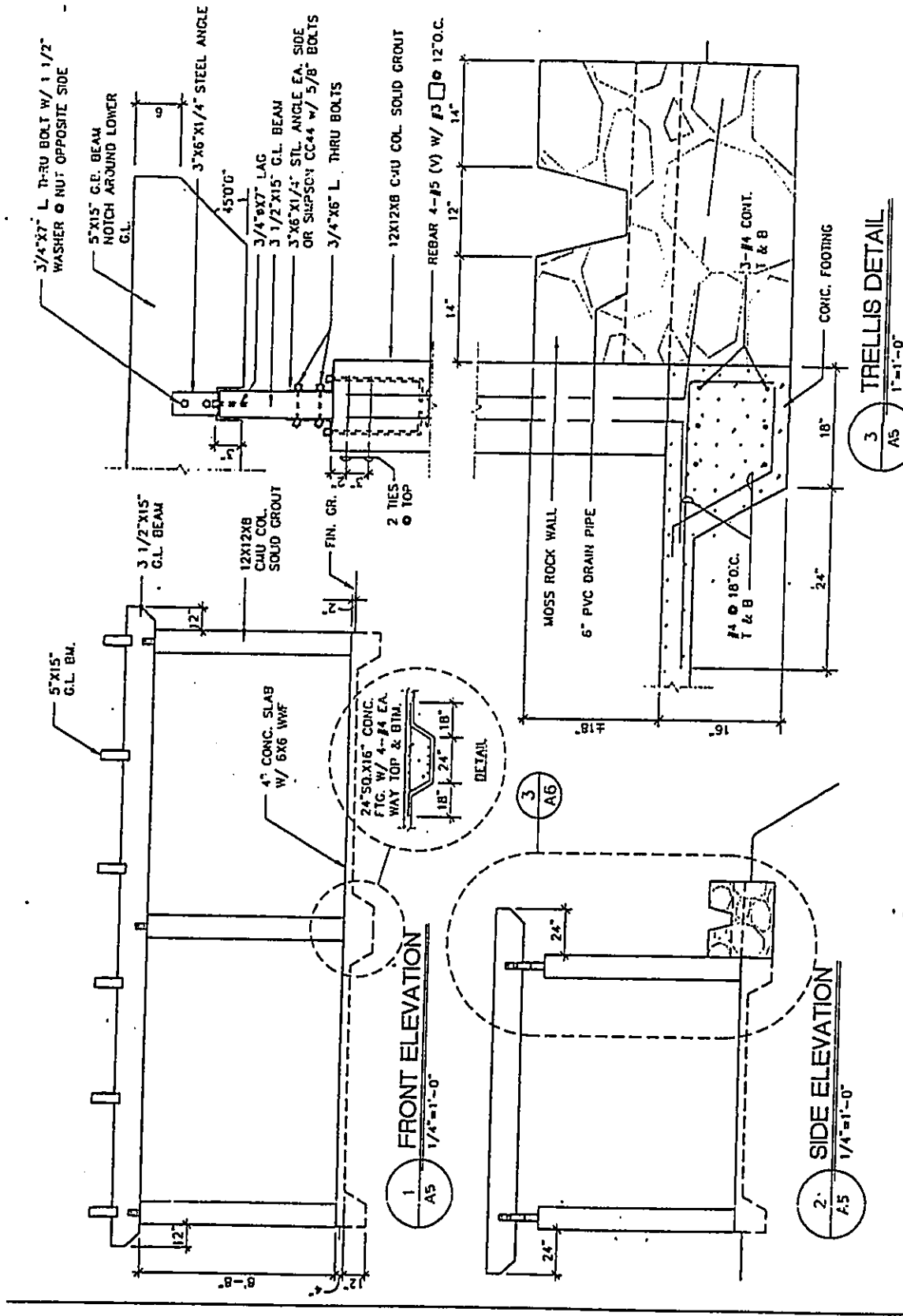


**TRB** ARCHITECTS, LTD.  
 Pearl Tower, 340 110 100 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 528-2020 Fax 523-2264

2.5 - GROUND SIGNS  
 PHASE 2 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānae coast  
 comprehensive health center

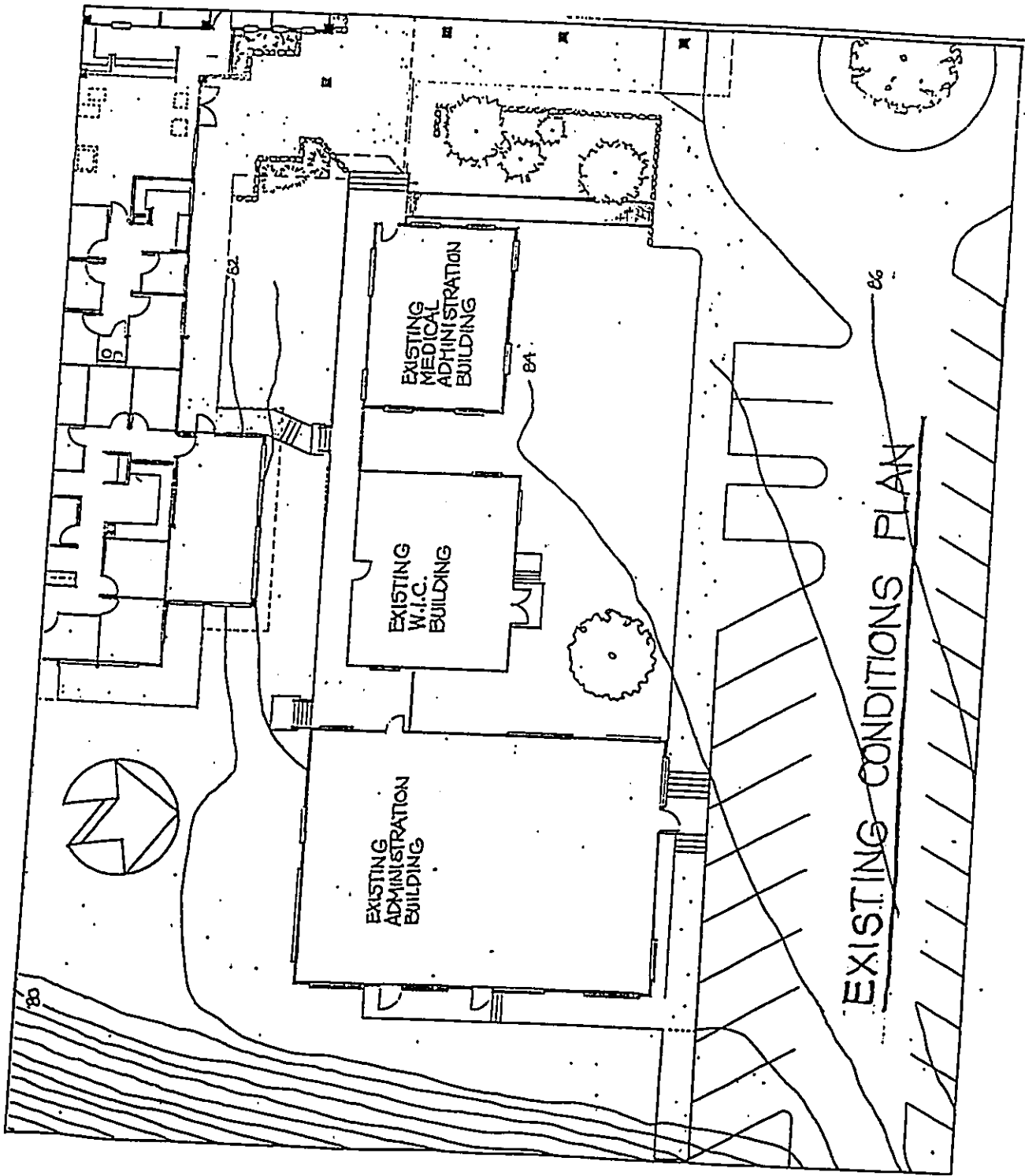




**TRB ARCHITECTS, LTD.**  
 PUNCH Tower, 2nd Fl. 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 521-2970 Fax 823-1244

2.6 - CONCRETE SLAB & TRELLIS  
 PHASE 2 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waianae coast  
 comprehensive health center  
 1001 Bishop Street



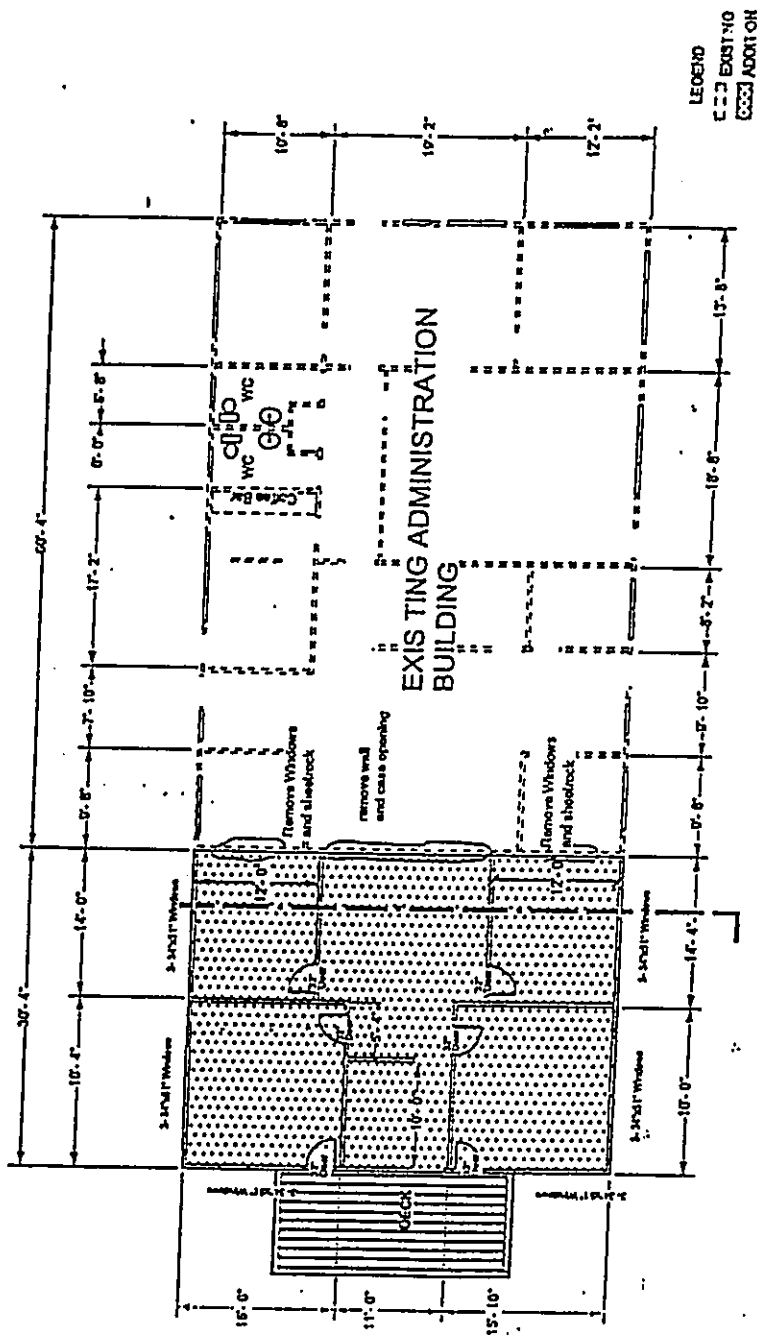
**TRB ARCHITECTS, LTD.**  
 P.O. Box 100, 100 Bishop Street  
 Honolulu, Hawaii 96803 Phone 808 524-2070 Fax 523-1244


3.1 - RELOCATED ADMINISTRATION BLDG  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānae coastal  
 comprehensive health center



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100





  
**waiānae coast**  
 comprehensive health center  
 1111 KALANANĀHUI DRIVE, HONOLULU, HAWAII 96813

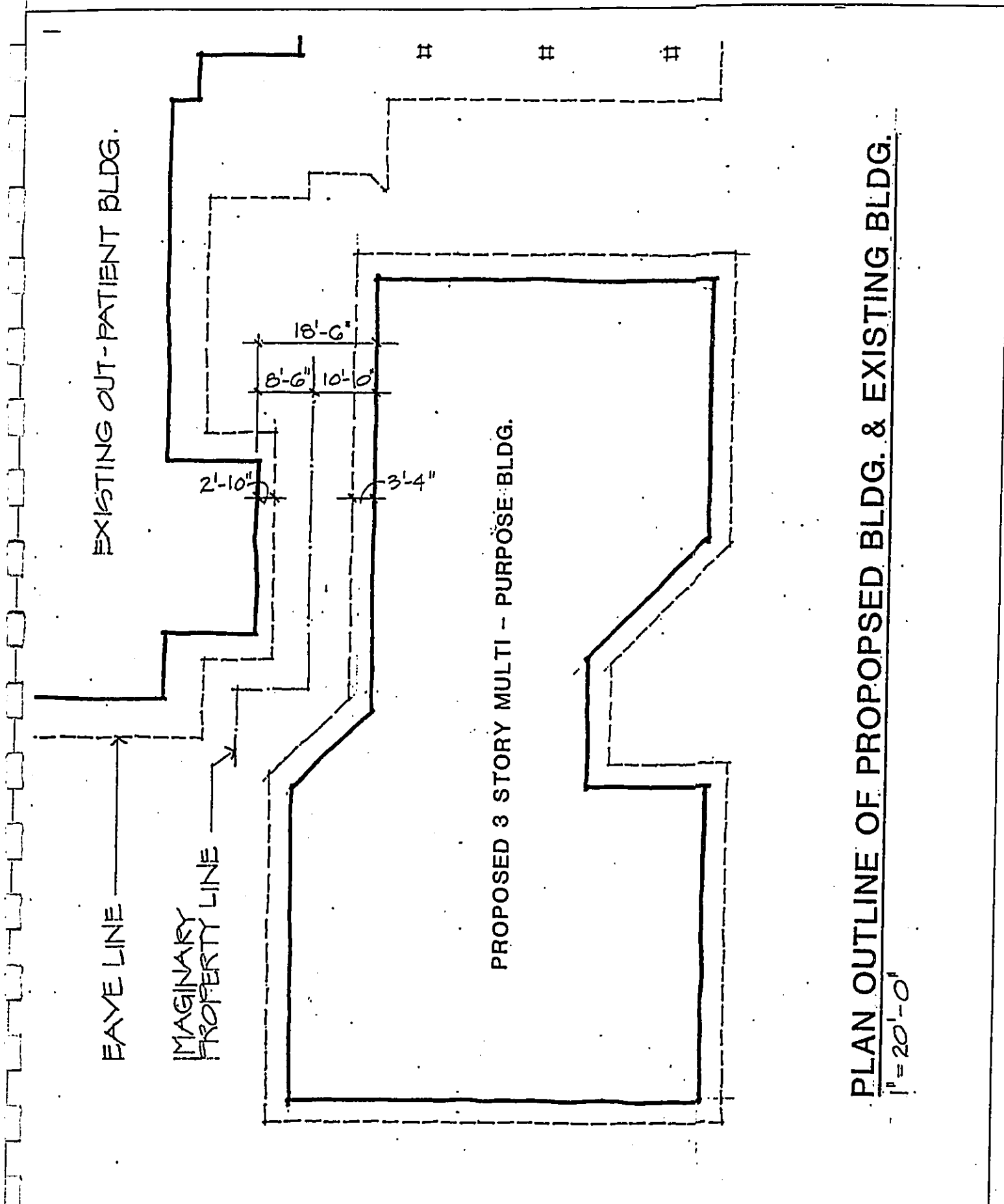
|                   |                         |
|-------------------|-------------------------|
| SCALE: 1/8"=1'-0" | ADMINISTRATION BUILDING |
| DATE: 7/8/92      | FLOOR PLAN              |

# ADMINISTRATION


**TRB** ARCHITECTS, LTD.  
 Pasha Tower, Suite 270 1001 Bishop Drive  
 Honolulu, Hawaii 96813 Phone 808 521-2020 Fax 523-1264

3.1 - RELOCATED ADMINISTRATION BLDG  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

**waiānae coast**  
 comprehensive health center  




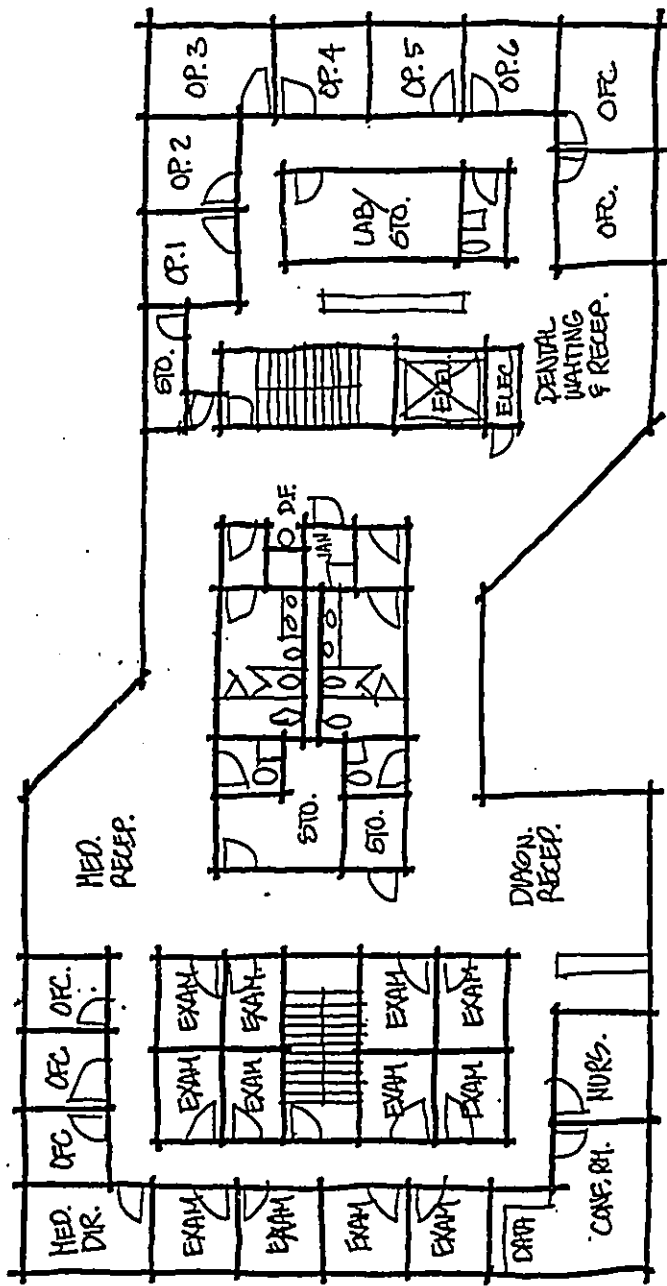
**TRB** ARCHITECTS, LTD.  
 P.O. Box 100, Suite 100 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 521-2030 Fax 525-0244

3.2 - FUTURE FAMILY PRACTICE  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

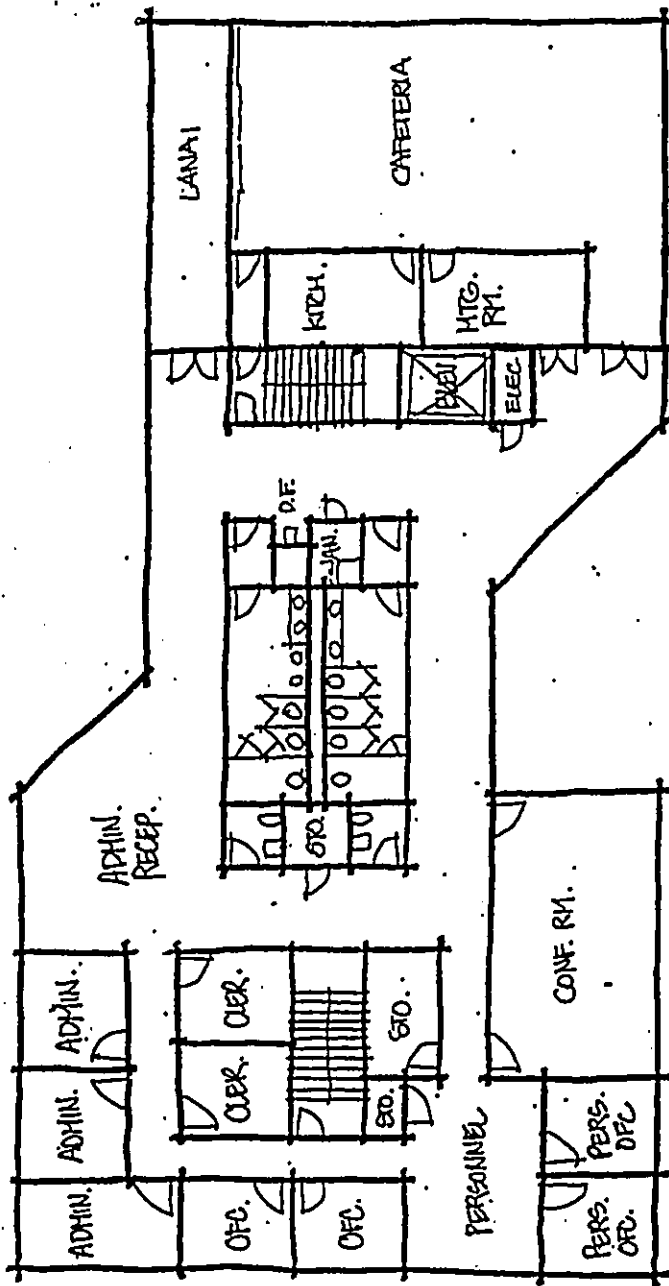
waiānae coast  
 comprehensive health center  
 24-266 PAPERBUSH DRIVE WAIĀNAE, HAWAII 96791 PHONE: 808-836-2200







SECOND FLOOR PLAN



THIRD FLOOR PLAN



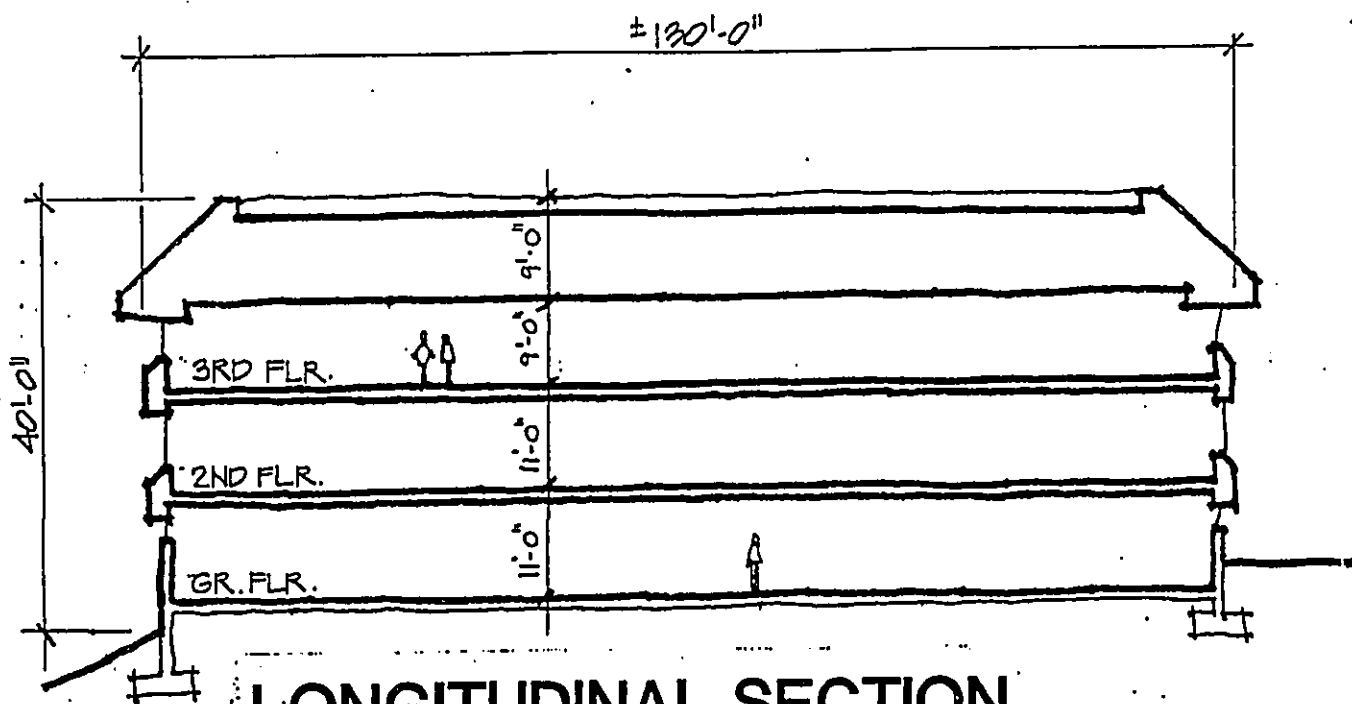
**TRB** ARCHITECTS, LTD.  
 Puanani Tower, Suite 800, 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808-529-2020 Fax 523-0264

3.2 - FUTURE FAMILY PRACTICE  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

Waianae Coast

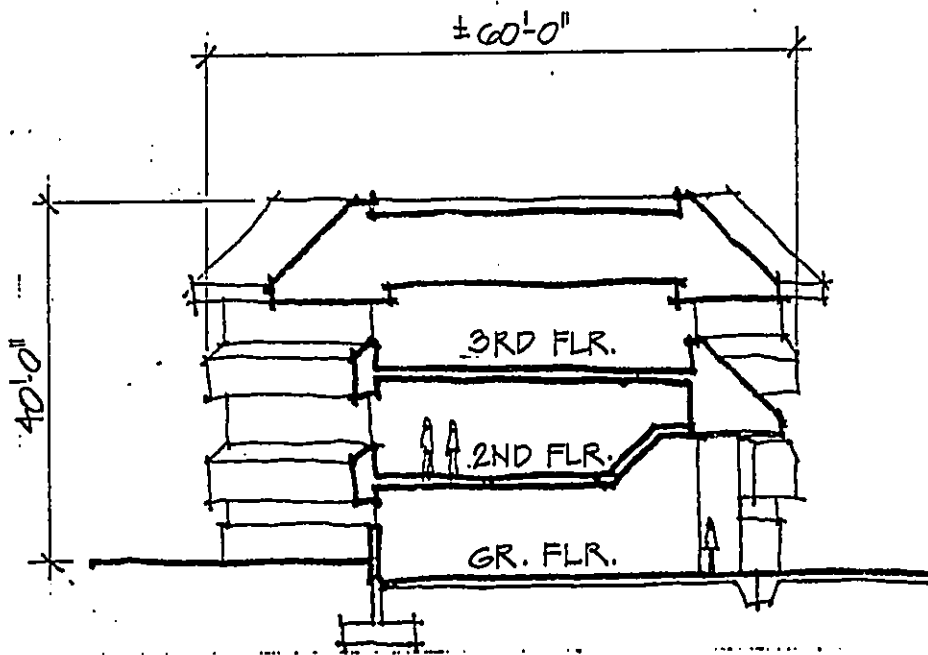
comprehensive health center

800-266-7447 FAX 808-266-7447



**LONGITUDINAL SECTION**

SCALE: 1" = 20'-0"



**TRANSVERSE SECTION**

SCALE: 1" = 20'-0"



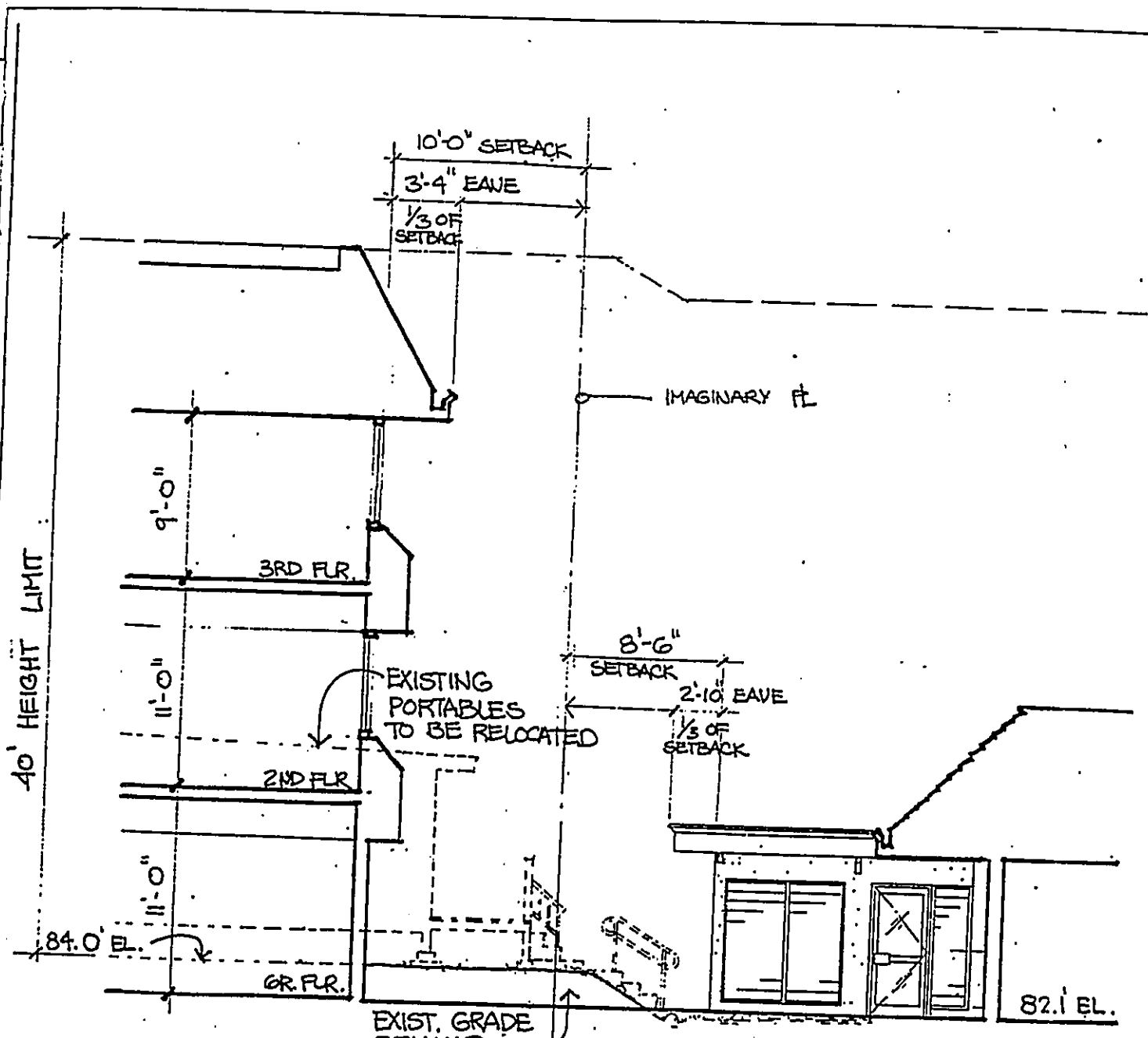
**TRB** ARCHITECTS, LTD.  
 Puanani Tower, Suite 200 1001 Bishop Street  
 Honolulu, Hawaii 96810 Phone 808-528-7020 Fax 523-0244

3.2 - FUTURE FAMILY PRACTICE  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānae coast

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PROPOSED  
MULTI-USE BLDG.

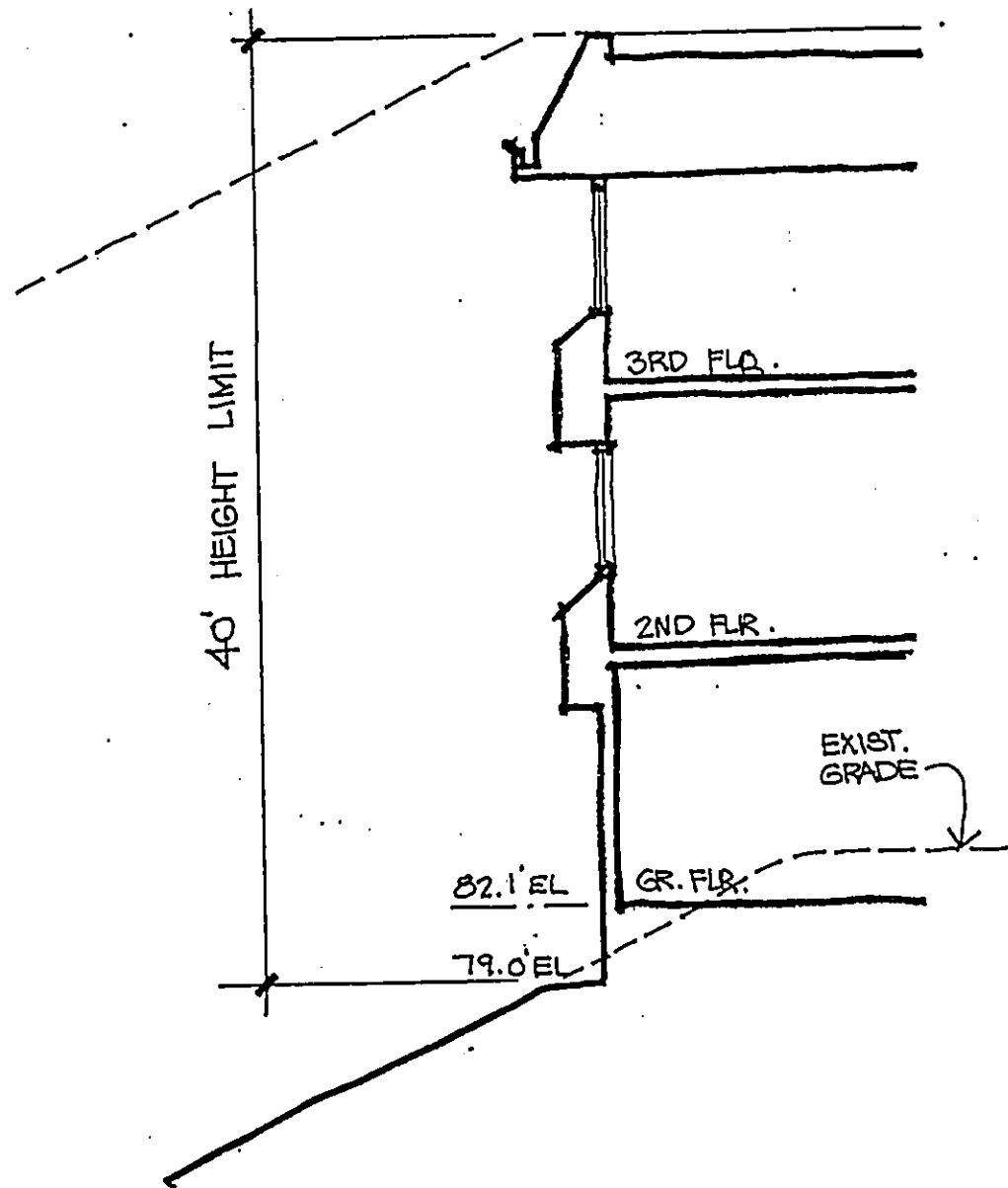
EXISTING  
OUTPATIENT BLDG.

SECTION AT PROPOSED BLDG. & EXISTING BLDG.  
SCALE: 1/8" = 1'-0"

**TRB** ARCHITECTS, LTD.  
 Puanani Tower, 3440 EEO 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808-529-2020 Fax 525-1264

3.2 - FUTURE FAMILY PRACTICE  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānae coast  
 comprehensive health center  
 50-120 PAPA'ŌHIKI STREET, WAIĀNAE, HAWAII 96791-1200



**SECTION THROUGH  
EAST END OF BUILDING**

1" = 20'-0"



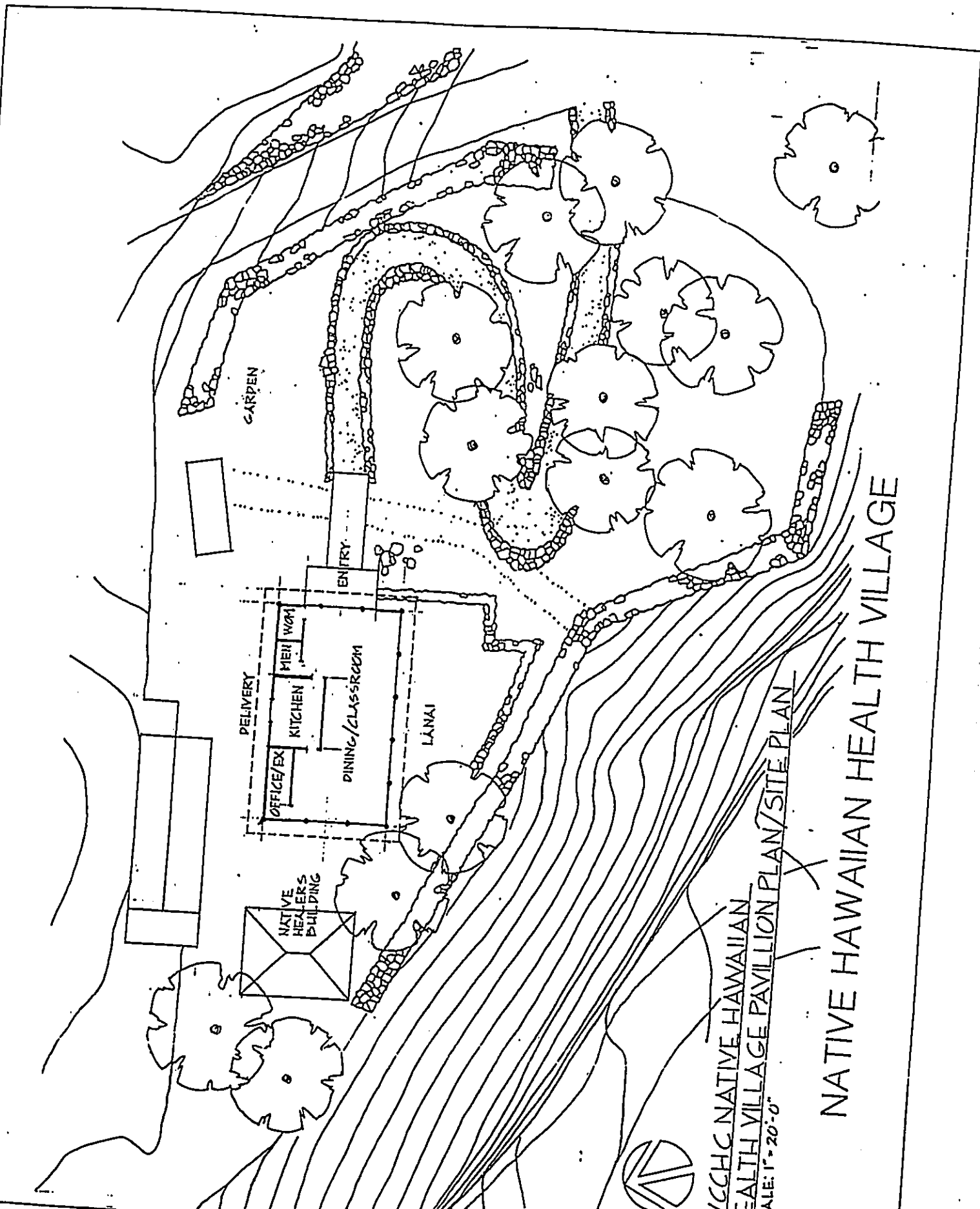
**TRB** ARCHITECTS, LTD.  
 Pukaiki Tower, 344 Bldg 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 524-2000 Fax 524-2044

3.2 - FUTURE FAMILY PRACTICE  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānae coast

comprehensive health center





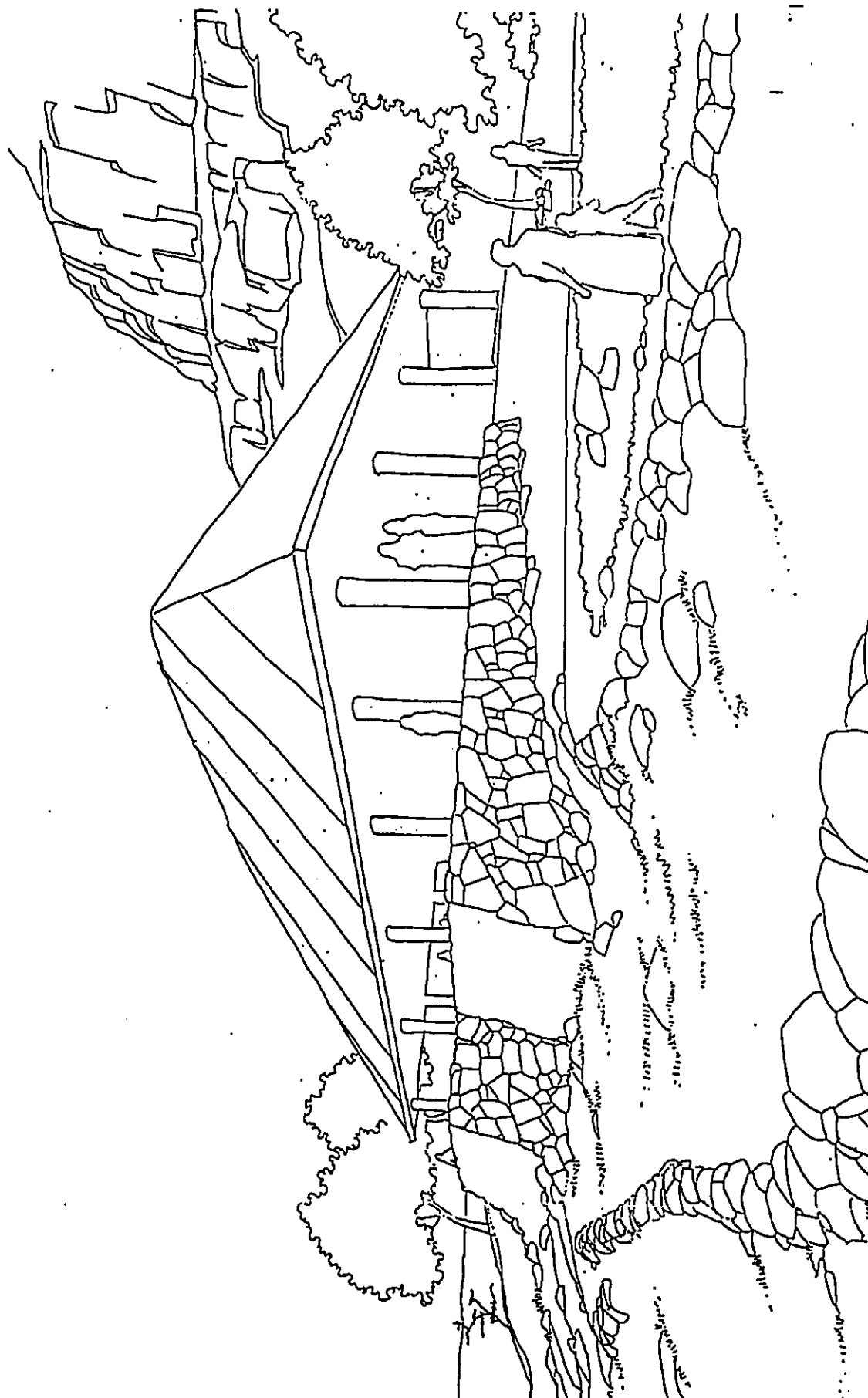
WCCHC NATIVE HAWAIIAN  
HEALTH VILLAGE PAVILLION PLAN/SITE PLAN  
SCALE: 1" = 20'-0"

NATIVE HAWAIIAN HEALTH VILLAGE

**TRB** ARCHITECTS, LTD.  
Footh Tower, 544 8th St. Honolulu, Hawaii 96813 Phone 808 578-2970 Fax 523-0244

3.3 - NATIVE HAWAIIAN HEALTH VILLAGE  
PHASE 3 CONSTRUCTION  
EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānae coast  
comprehensive health center



NATIVE HAWAIIAN HEALTH VILLAGE



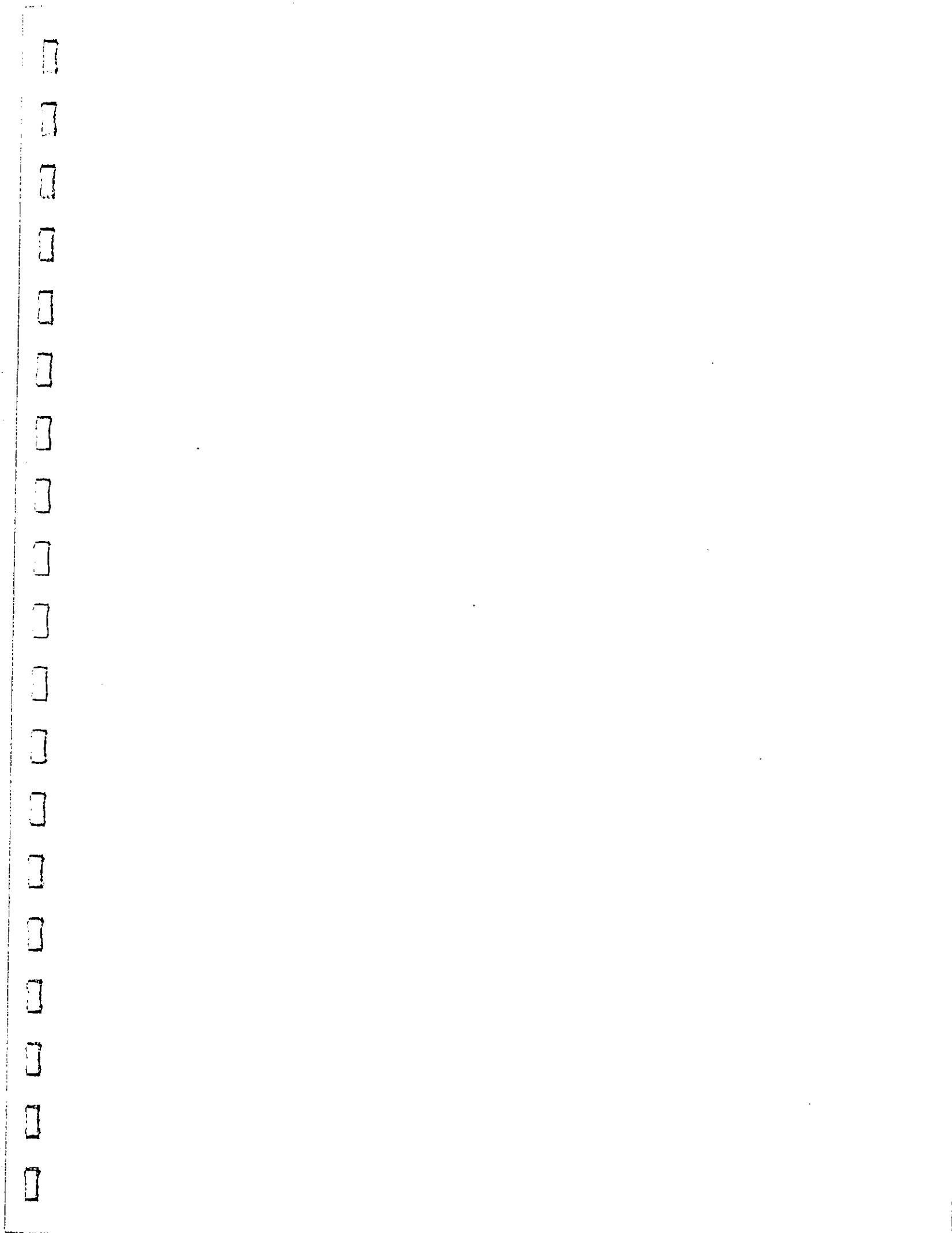
**TRB** ARCHITECTS, LTD.  
Punch Tower, Suite 810 1001 Bishop Street  
Honolulu, Hawaii 96813 Phone 808 529-2020 Fax 529-1264

3.3 - NATIVE HAWAIIAN HEALTH VILLAGE  
PHASE 3 CONSTRUCTION  
EXHIBIT C: SMA PERMIT: 14 OCT '93

waiānāna coast

comprehensive health center

EXHIBIT D:  
PARKING CALCS





**WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
BUILDING AREA AND PARKING CALCULATIONS**

**EXHIBIT D**

| BUILDING                              | BUILDINGS TO BE CONSTRUCTED |  |           | TOTAL<br>SF      | PARKING<br>ADDED | PARKING<br>DELETED |
|---------------------------------------|-----------------------------|--|-----------|------------------|------------------|--------------------|
|                                       | EXISTING                    | PHASE 2                                    | PHASE 3   |                  |                  |                    |
| 1.1 EMERGENCY                         |                             | 6,370                                      |           | 6,370            |                  |                    |
| 1.2 CENTRAL WAITING                   |                             | 3,012                                      |           | 3,012            |                  |                    |
| 1.3 MAKUA CLINIC (WAITING)            |                             | 417  |           | 417              |                  |                    |
| 1.4 MAKAI CLINIC (OUTPATIENT)         |                             | 4,632                                      |           | 4,632            |                  |                    |
| 1.5 DATA PROCESSING                   |                             | 840  |           | 840              |                  |                    |
| 1.6 ACCOUNTING/BUSINESS               |                             | 1,646                                      |           | 1,646            |                  |                    |
| 1.7 ADMINISTRATION                    |                             | 2,520                                      |           | 2,520            | 143              |                    |
| 1.8 PHYSICAL THERAPY                  |                             | 3,009                                      |           | 3,009            | 16               |                    |
| 1.8 ADULT HEALTH CARE                 |                             | 3,357                                      |           | 3,357            | 31               |                    |
| 1.9 HEALTH EDUCATION                  |                             | 1,120                                      |           | 1,120            |                  |                    |
| <b>SUBTOTAL PHASE 1</b>               |                             | <b>26,923</b>                              | <b>SF</b> | <b>26,923</b>    | <b>190</b>       | <b>0</b>           |
| PARKING REQUIRED (@ 1:400 SF)         |                             | 67.5                                       | CARS      |                  |                  |                    |
| PARKING PROVIDED                      |                             | 190  | CARS      |                  |                  |                    |
| 2.1 DENTAL/MEDICAL LAB                |                             | 4,200                                      |           | 4,200            | 9                | (14)               |
| 2.2 UPPER PARKING LOT                 |                             | 0  |           | 0                | 44               | (2)                |
| 2.3 HEALTH ACADEMY                    |                             | 5,072                                      |           | 5,072            | 22               | (3)                |
| 2.4 MENTAL HEALTH                     |                             | 11,000                                     |           | 11,000           | 38               |                    |
| 2.5 GROUND SIGNS                      |                             | 0  |           | 0                | 0                |                    |
| 2.6 CONCRETE SLAB & TRELIS            |                             | 0  |           | 0                | 0                |                    |
| 2.7 DELETED                           |                             | 0  |           | 0                | 0                |                    |
| 2.8 EMERGENCY ROOM IMPROV             |                             | 0  |           | 0                | 0                |                    |
| <b>SUBTOTAL PHASE 1-2</b>             |                             | <b>26,923 + 20,272 =</b>                   |           | <b>47,195 SF</b> | <b>113</b>       | <b>(19)</b>        |
| PARKING REQUIRED (@ 1:400 SF)         |                             | 118.0                                      | CARS      |                  |                  |                    |
| PARKING PROVIDED                      |                             | 284  | CARS      |                  |                  |                    |
| 3.1 HAWAIIAN HEALTH PARKING LOT       |                             | 0  |           | 0                | 0                |                    |
| 3.2 FUTURE FAMILY PRACTICE            |                             | 21,630                                     |           | 21,630           |                  |                    |
| 3.3 HAWAIIAN HEALTH VILLAGE           |                             | 7,500                                      |           | 7,500            | 47               |                    |
| 3.4 MID-CAMPUS PARKING LOT            |                             | 0  |           | 0                | 62               |                    |
| 3.5 NUTRITION EDUCATION (PORTABLE #3) |                             | 3,850                                      |           | 3,850            |                  |                    |
| 3.6 FUTURE WIC (PORTABLE #2)          |                             | 725  |           | 725              |                  |                    |
| 3.7 FUTURE MAINTENANCE (PORTABLE #1)  |                             | 902  |           | 902              |                  |                    |
| 3.8 DELETED                           |                             | 0  |           | 0                |                  |                    |
| 3.9 GROUND SIGNS                      |                             | 0  |           | 0                |                  |                    |
| <b>SUBTOTAL PHASE 1-3</b>             |                             | <b>26,923 + 20,272 + 34,607 =</b>          |           | <b>81,802 SF</b> | <b>109</b>       | <b>0</b>           |
| PARKING REQUIRED (@ 1:400 SF)         |                             | 204.5                                      | CARS      |                  |                  |                    |
| PARKING PROVIDED                      |                             | 393  | CARS      |                  |                  |                    |
| 4.1 FUTURE BUILDING                   |                             | 6,400                                      |           | 6,400            | 21               | (4)                |
| 4.2 FUTURE BUILDING                   |                             | 2,000                                      |           | 2,000            | 9                |                    |
| 4.3 SUPPORT BUILDING                  |                             | 3,300                                      |           | 3,300            |                  |                    |
| 4.4 FUTURE BUILDING                   |                             | 1,980                                      |           | 1,980            |                  |                    |
| <b>TOTALS BY PHASE</b>                |                             | <b>26,923 + 20,272 + 34,607 + 13,680 =</b> |           | <b>95,482 SF</b> | <b>30</b>        | <b>(4)</b>         |
| PARKING REQUIRED (@ 1:400 SF)         |                             | 238.7                                      | CARS      |                  |                  |                    |
| PARKING PROVIDED                      |                             | 419  | CARS      |                  |                  |                    |

NOTE: FIGURES IN ITALICS INDICATE REVISIONS 30 MARCH 1995

EXHIBIT E:  
WATER USE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
BUILDING AREA AND WATER USE CALCULATIONS**

FILE WCCHC SMA\WTRUSE  
DATE 10-May-95

EXHIBIT E

| BUILDING  | BUILDING AREA (SF)<br>TO BE CONSTRUCTED |                 |                 |                 | WATER USE        |            |            | DLNR WATER ALLOCATION<br>GPD REQ'D | COMMENT               |
|---|---|-----------------|-----------------|-----------------|------------------|------------|------------|------------------------------------|-----------------------|
|   | EXISTING                                | PHASE 2         | PHASE 3         | PHASE 4         | TOTAL            | F.U.       | GPM        |                                    |                       |
| APP. EXISTING UPPER CAMPUS  | 23,637                                  |                 |                 |                 | 23,637           | 176        | 60         | 2,364                              | EXISTING BUILDINGS    |
| APP. EXISTING LOWER CAMPUS  | 7,786                                   |                 |                 |                 | 7,786            | 7          | 7          | 800                                | EXISTING BUILDINGS    |
| 2.3 HEALTH ACADEMY  |   | 5,072           |                 |                 | 5,072            | 42         | 25         | 440                                | HAW. HOMELANDS        |
| 2.4 MENTAL HEALTH   |   | 11,000          |                 |                 | 11,000           | 43.8       | 35         | 3,450                              | PREVIOUSLY PERMITTED  |
| 3.1 HAWAIIAN HEALTH PARKING LOT                                     |   |                 | 0               |                 | 0                |            |            |                                    | IN LANDSCAPE BELOW    |
| 3.2 FUTURE FAMILY PRACTICE  |   |                 | 21,630          |                 | 21,630           | 105        | 47         | 828                                | DLNR ALLOCATION REQ'D |
| 3.3 HAWAIIAN HEALTH VILLAGE   |   |                 | 7,500           |                 | 7,500            | 101        | 68         | 502                                | DLNR ALLOCATION REQ'D |
| 3.4 MID-CAMPUS PARKING LOT  |   |                 | 0               |                 | 0                |            |            |                                    | IN LANDSCAPE BELOW    |
| 3.5 NUTRITION EDUCATION (PORTABLE #3)                               |   |                 | 3,808           |                 | 3,808            |            |            | NA                                 | EXISTING              |
| 3.6 FUTURE WIC (PORTABLE #2)  |   |                 | 725             |                 | 725              |            |            | NA                                 | EXISTING              |
| 3.7 FUTURE MAINTENANCE (PORTABLE #1)                                |   |                 | 902             |                 | 902              |            |            | NA                                 | EXISTING              |
| 3.8 DELETED   |   |                 | 0               |                 | 0                |            |            | NA                                 | NA                    |
| 3.9 GROUND SIGNS<br>LANDSCAPING (PER GHB)                           |   |                 | 0               |                 | 0                |            |            | 1,600                              | NONE                  |
| <b>SUBTOTAL PHASE 1-3</b>   | <b>31,423 +</b>                         | <b>16,072 +</b> | <b>34,565 =</b> |                 | <b>82,060 SF</b> | <b>468</b> | <b>235</b> | <b>9,984</b>                       | <b>2,930</b>          |
| <b>PHASE 4 CONSTRUCTION</b>   |   |                 |                 |                 |                  |            |            |                                    |                       |
| 4.1 FUTURE BUILDING   |   |                 | 6,400           |                 | 6,400            | 15         | 11         | 194                                | DLNR ALLOCATION REQ'D |
| 4.2 FUTURE BUILDING   |   |                 | 2,000           |                 | 2,000            | 9          | 6          | 106                                | DLNR ALLOCATION REQ'D |
| 4.3 SUPPORT BUILDING  |   |                 | 3,300           |                 | 3,300            | 9          | 6          | 106                                | DLNR ALLOCATION REQ'D |
| 4.4 FUTURE BUILDING   |   |                 | 1,980           |                 | 1,980            | 9          | 6          | 106                                | HAW. HOMELANDS        |
| <b>TOTALS BY PHASE</b>  | <b>31,423 +</b>                         | <b>16,072 +</b> | <b>34,565 +</b> | <b>13,680 =</b> | <b>95,740 SF</b> |            |            | <b>512</b>                         | <b>406</b>            |
| <b>APPROXIMATE EXISTING UPPER CAMPUS WATER USE</b>                  |   |                 |                 |                 |                  |            |            | <b>3,164</b>                       | <b>GPD</b>            |
| <b>TOTAL ADDITIONAL WATER USE IN GALLONS PER DAY</b>                |   |                 |                 |                 |                  |            |            | <b>7,332</b>                       | <b>GPD</b>            |
| <b>TOTAL WATER ALLOCATION REQUIRED FROM DLNR IN GALLONS PER DAY</b> |   |                 |                 |                 |                  |            |            |                                    | <b>3,336</b>          |
| <b>TOTAL PROPOSED WATER USE IN GALLONS PER DAY</b>                  |   |                 |                 |                 |                  |            |            | <b>10,496</b>                      | <b>GPD</b>            |



Table 1. Description of Soil Types likely present at WCCHC project site. Information gathered from the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii.

EXHIBIT F

| Soil Type                            | Description   | Depth from Surface (inches)  | Classification<br>Dominant USDA Texture  | Shrink-swell potential  | Corrosivity:<br>Uncoated Steel/<br>Concrete | Foundations for<br>Low Buildings   |
|--------------------------------------|---|------------------------------|--|-------------------------|---|--|
| Kea'au stony clay (KmaB)             | 0-2% slopes. Slow runoff, slight erosion hazard.  | 0 - 34<br>34 - 39<br>39 - 57 | Clay & silty clay.<br>Consolidated coral sand.<br>Sand.  | High<br>Low             | High / Low<br>Low / High                    | High shrink-swell potential; high water table, low shear strength.   |
| Lualualei extremely stony clay (LPE) | 3-35% slopes, but in most places moderately sloping to steep. Many stones on surface and in profile. Runoff medium to rapid. Erosion hazard moderate to severe. | 0 - 60                       | Clay   | High                    | Moderate / Low                              | High shrink-swell potential, low shear strength; stoniness, susceptible to sliding on slopes more than 15%.                  |
| Mokuleia clay (Mtb)                  | Slow permeability in surface layer. Sticky, plastic clay. Workability difficult.  | 0 - 16<br>16 - 50            | Clay loam, loam, or fine sandy loam.<br>Sand.  | Moderate to low.<br>Low | Moderate / Low<br>Low / Low                 | Sand at a depth less than 20 in., low shrink-swell potential below a depth of 20 in.   |
| Pulehu clay loam (Psa)               | 0-3% slopes. Moderate permeability. Slow runoff. Low areas subject to flooding. Erosion hazard not more than slight. Rocks may penetrate more than 5ft.         | 0 - 60                       | Stratified clay loam, loam, loamy sand, fine sandy loam, and silt loam, cobbly or stony in places. | Moderate to low.        | Low / Low                                   | High shear strength; subject to flooding in low areas.   |
| Rockland (rRk)                       | Very shallow soils with exposed rock covering 25-90% of surface. Soil associated with rocks is very sticky and very plastic.                                    | —                            | —  | High                    | —   | Buildings on steep slopes susceptible to sliding when soil saturated. Foundations & retaining walls susceptible to cracking. |





**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

EXHIBIT G

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Agency Review Comments Received (SMA File #94/SMA-001)

**Comment Letters received from:**

|  |                       |
|--|-----------------------|
| Fire Department<br>City & County of Honolulu<br>Mr. Richard R. Seto-Mook, Fire Chief                       | Date: July 11, 1994   |
| Planning Department<br>City & County of Honolulu<br>Mr. Robin Foster, Chief Planning Officer               | Date: 26 July, 1994   |
| Bd. of Water Supply<br>City & County of Honolulu<br>Mr. Kazu Hayashida, Manager and Chief Engineer         | Date: 27 July, 1994   |
| Department of Wastewater Management<br>City & County of Honolulu<br>Mr. Felix B. Limtiaco, Acting Director | Date: 8 July, 1994    |
| Department of Public Works<br>City & County of Honolulu<br>Mr. Kenneth Sprauge, Director & Chief Engineer  | Date: 14 July, 1994   |
| Honolulu Police Department<br>City & County of Honolulu<br>Mr. Eugene Uemura, Assistant Chief of Police    | Date: 13 July, 1994   |
| Transportation Services<br>City & County of Honolulu<br>Mr. Joseph M. Magaldi, Jr., Director               | Date: 3 August, 1994  |
| Dept. of Transportation<br>State of Hawaii<br>Mr. Rex D. Johnson, Director of Transportation               | Date: 3 August, 1994  |
| Department of Health<br>State of Hawaii<br>Mr. Peter A. Sybinsky, Director of Health                       | Date: 15 August, 1994 |

WCCHC SMA  
AGENCY REVIEW COMMENTS

Page 2

Department of Parks and Recreation  
City & County of Honolulu  
Mr. Walter M. Ozawa, Director

Date: 15 July, 1994

UH Environmental Center  
University of Hawaii at Manoa  
Mr. John T. Harrison, Environmental Coordinator

Date: 22 August, 1994

Office of Environmental Quality Control  
State of Hawaii  
Mr. Bruce S. Anderson, Ph.D.

Date: 11 July, 1994

Department of Land and Natural Resources  
State of Hawaii

Date: 1 August, 1994

Mr. Keith W. Ahue, Chairperson Board of Land and Natural Resources

State Historic Preservation Division  
State of Hawaii  
Mr. John P. Keppler II, Director

Date: 26 February, 1993

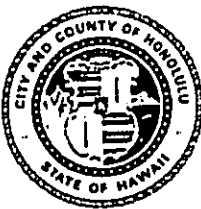
United States Department of the Interior  
Fish and Wildlife Service  
Mr. Brooks Harper, Field Supervisor

Date: 29 July, 1994



DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

JEREMY HARRIS  
MAYOR



DONALD A. CLEGG  
DIRECTOR  
LORETTA K.C. CHEE  
DEPUTY DIRECTOR  
94/SMA-001 (JT)

September 1, 1994

**RECEIVED**  
SEP - 2 1994

TRB/ARCHITECTS

Mr. Kent Royle  
TRB/Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Dear Mr. Royle:

Project Name : Waianae Coast Comprehensive Health Center  
Five Year Master Plan  
File No. : 94/SMA-001  
Tax Map Keys : 8-6-1: 3, 40, 41 and 46

We are forwarding copies of all comments we have received relating to the Draft Environmental Assessment (DEA) of the above-referenced project.

In accordance with the provisions of Chapter 343, HRS, you must respond in writing to these and any other comments which were received during the 30-day comment period which began with publication of a notice of availability of the DEA in the OEQC Bulletin. The final Environmental Assessment must include these comments and response, as well as revised text, if appropriate.

If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Donald A. Clegg".  
DONALD A. CLEGG  
Director of Land Utilization

DAC:ak  
Enclosures  
g:wchcrsp.jht

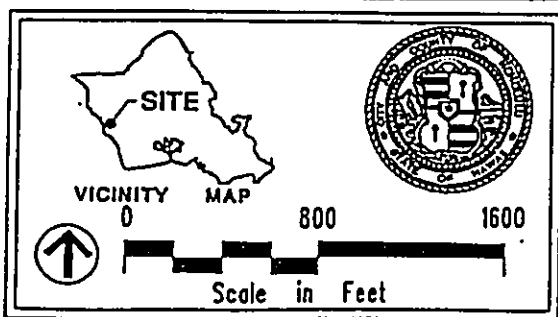
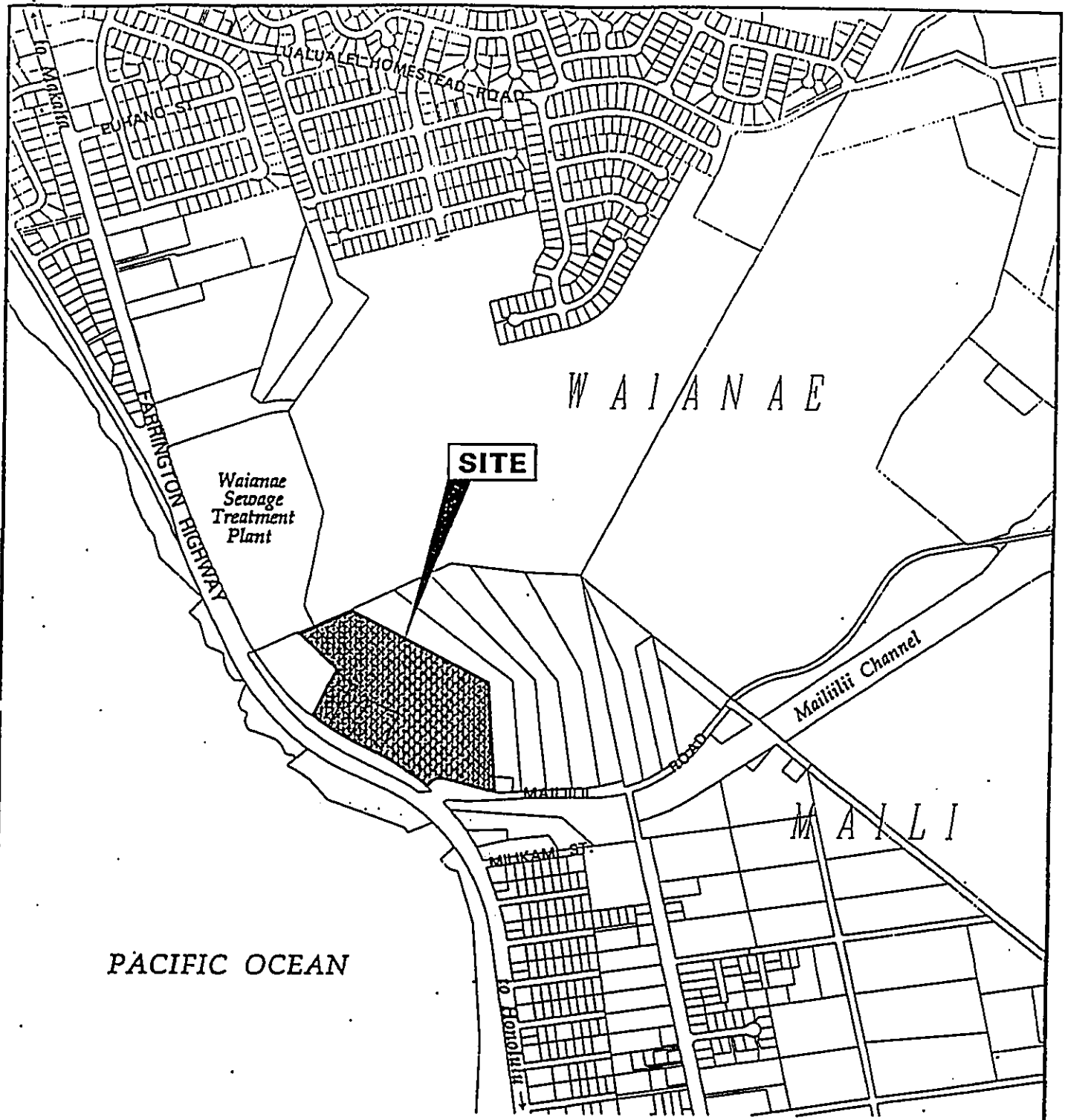
APR 11 1996

DEPARTMENT OF LAND UTILIZATION

DEPARTMENT OF LAND UTILIZATIONSUMMARY DESCRIPTION

APPLICANT : Department of Land Utilization  
 LANDOWNER : Department of Land and Natural Resources, Department of Hawaiian Home Lands  
 REQUEST : Zone Change from I-2 Intensive Industrial District to B-2 Community Business District  
 TAX MAP KEY : 8-6-01: 3, 40, 41, & 46  
 LAND AREA : 8-6-01: 03 = 14.352 Acres  
           8-6-01: 40 = 0.805 Acre  
           8-6-01: 41 = 0.814 Acre  
           8-6-01: 46 = 1.000 Acre  
 DEVELOPMENT PLAN :  
   LAND USE MAP : Public and Quasi-Public  
 PUBLIC FACILITIES MAP : Improvements on Farrington Highway within 6 years.  
 EXISTING ZONING : I-2 Intensive Industrial District  
 EXISTING USE : Waianae Coast Comprehensive Health Center Campus  
 SURROUNDING LAND USE : Waianae mountain range, City Corporation Yards  
 PROPOSAL : The Department of Land Utilization is initiating a zone change for the Waianae Coast Comprehensive Health Center. The Center proposes to redevelop its existing campus under their Five Year Facilities Master Plan.

The Center proposes to redevelop its existing campus under their Five Year Facilities Master Plan. Although the Center is an existing use, a majority of the proposed and some of the existing uses are not permitted under the current I-2 zoning district. Therefore, the DLU is initiating a zone change to B-2 Community Business District.



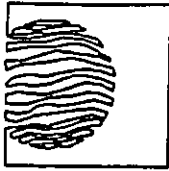
## LOCATION MAP WAIANA E

TAX MAP KEY: 8-6-01: 3, 40, 41 & 46  
 FOLDER NO.: 94/Z-5

Prepared By: Department of Land Utilization  
 City and County of Honolulu  
 Date Prepared: June 1994

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FIRE DEPARTMENT



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

11 May 1995

Mr. Anthony Lopez, Jr., Fire Chief  
Fire Department  
City and County of Honolulu  
3375 Koapaka Street  
Honolulu, HI 96819

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Chief Lopez:

In response to the review comments by Richard R. Seto-Mook, dated 11 July, 1994, regarding the above referenced project we note the following:

1. As noted in the attached section of the SMP Application, Section II.B.4.1 Revised 30 March 1995, fire hydrants and fire flow rates shall be developed to meet Board of Water Supply standards.
2. As noted in the attached section of the SMP Application, Section II.B.4.1 Revised 30 March 1995, and the site plan SP-3, fire truck turn arounds have been provided at the two parking lots (items 3.1 & 3.4 on the site plan) exceeding 150' in length.
3. Construction plans shall be submitted to the building and fire departments for permit review and approval.

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.HFD

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993, Revised 30 March 1995

1.4. Phase four construction will include:

1.4.1 ~~A new five story medical outpatient building is envisioned as an innovative modern medical facility that would include many services generally offered by hospitals but on an outpatient basis. Services would include a new emergency center, radiology, outpatient surgical center, holding bed capacity, birthing center and medical specialty suites. This building is designed as a terraced structure to follow the existing contours of the steep bank on which it is built. See drawing on sheet 4.1. Construction of a two story building, approximately 6,400 S.F. to house administrative or support functions.~~

1.4.2 Construction of a 2,000 SF building on parcel 8-6-01:03 along Farrington highway to be used as a non-clinical support building. Possible uses include a business office, purchasing or storage.

1.4.3 Construction of a permanent support building on lower campus parcel 8-6-01:46 to replace the portable buildings in item 3.1. This 3,300 SF building will be used non clinical use such as research, home health or daycare.

1.4.4 ~~Relocation and permanent siting of two portable administration buildings listed in item 3.1 above to the mid-campus parking lot where they will. Construction of a 2,000 S.F. single story building at mid campus to be used for administrative functions.~~

2. Physical Characteristics are shown on exhibit B, site plans sheets, SP-1 through SP-4. A topographical survey and conceptual grading plan are also included.

3. Construction Characteristics are shown on exhibit C, building information

4. Utility Requirements.

4.1 Domestic Water: The upper campus is served by an existing 3" water line ~~the new 8" F.M. Water Meter~~ which should be adequate for phase 2, 3 & 4 work. Each of the lower campus parcels are served by individual water meters believed to be 1-1/2" each 1" and 2" in size.

An estimate of water usage for the project is included as exhibit E. The Board of Water Supply will confirm the availability of water for each component of the project when building permit applications are submitted. For development on Parcel 8-6-01:3, a water allocation from

~~the Department of Land and Natural Resources will be applied for.~~

~~Fire Protection: On site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted. Fire hydrants and fire flow rates shall be developed to meet board of water supply standards. Fire truck turn around shall be provided at dead end roads exceeding 150' in length as shown on the site plans, SP-3.~~

- 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
- 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.

5. Liquid Waste Disposal

5.1 ~~WCCHC is currently served by an on-site cesspool.~~ connection to the city sewer system.

5.2 ~~WCCHC is currently contracting to install~~ completed as part of phase 2 installation of a sewer main along Farrington Highway to connect the four parcels to the city sewer system.

5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.

6. Solid Waste Disposal

6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.

7. Access to the Site

7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Mailili road ~~until phase four construction begins.~~ At that time access will be converted to a one-way loop system as shown on the phase four site plan, sheet SP-4.

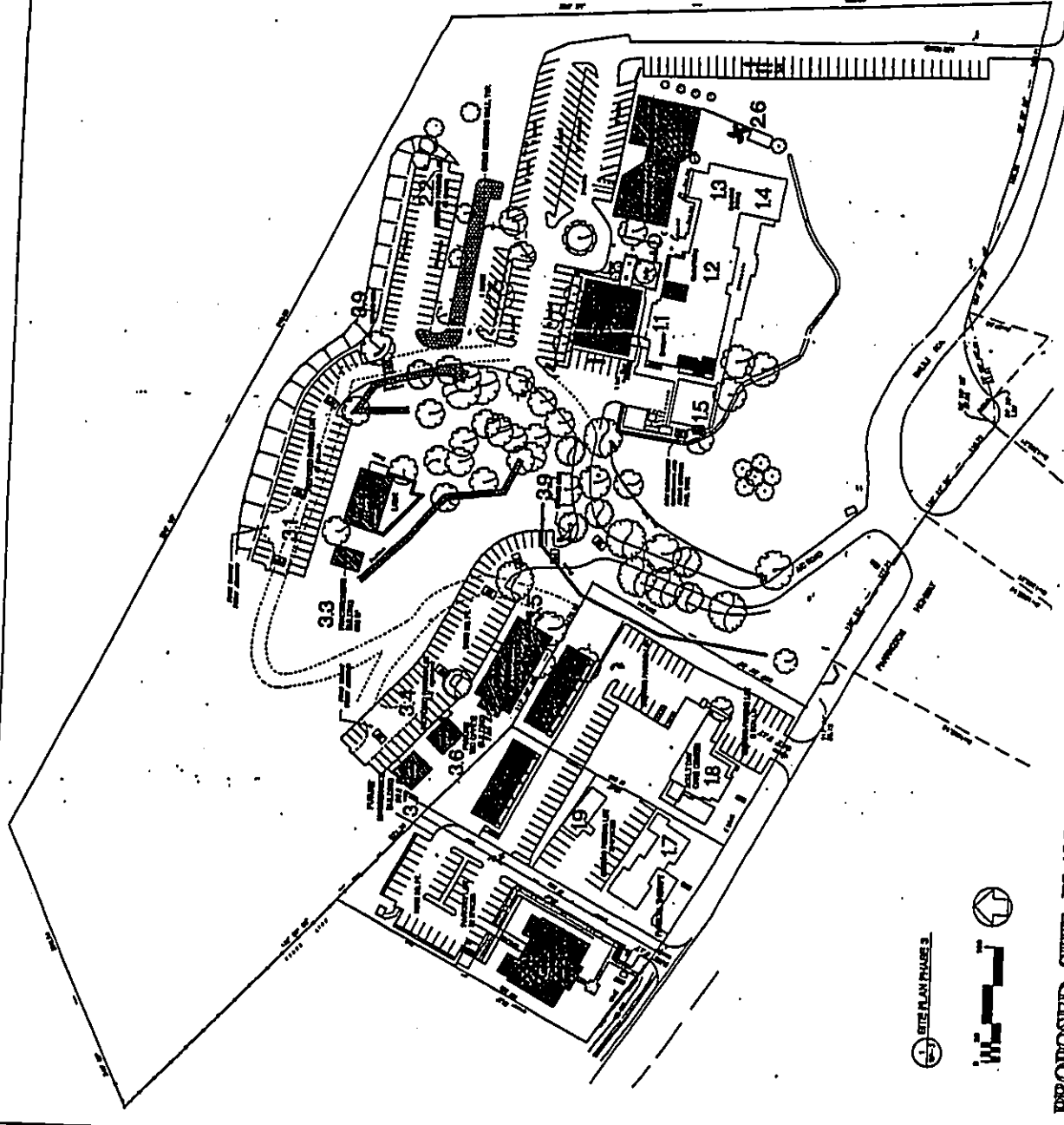
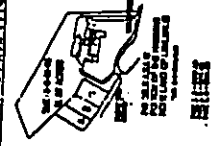
**KEY TO BUILDINGS**

- 1 - EMERGENCY
- 2 - NURSING WARD
- 3 - NURSING WARD
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- 43 - NURSING WARD
- 44 - NURSING WARD

**LEGEND**

- 1 - PHASE 1 CONSTRUCTION
- 2 - PHASE 2 CONSTRUCTION
- 3 - PHASE 3 CONSTRUCTION
- 4 - PHASE 4 CONSTRUCTION

**SITE INFORMATION**



**PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER**



47-045-35

FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

3275 KALIAPANA STREET, SUITE 4020  
HONOLULU, HAWAII 96819-1409



FRANKI FASI  
MAYOR

MICHAEL R. SETO-MOOK  
FIRE CHIEF

July 11, 1994

TO: DONALD A. CLEGG, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: RICHARD R. SETO-MOOK, FIRE CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE - I-2 INTENSIVE  
INDUSTRIAL DISTRICT TO B-2 COMMUNITY BUSINESS  
DISTRICT, WAIANAE COAST COMPREHENSIVE HEALTH  
CENTER; TAX MAP KEY 8-6-01: 3, 40, 41, & 46

1994 JUL 11 10 55  
FIRE DEPT

We have reviewed the application and made an on-site assessment of the above subject request, and have no objections to the proposal providing the following conditions are complied with prior to approval. Compliance with Article 10 of the Uniform Fire Code should also be made, but not limited to the following:

1. Provide a private water system where all appurtenances, hydrant spacing and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire access road to within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface of not less than 20 feet in unobstructed width shoulder to shoulder capable of supporting the minimum 60,000 pound weight of our fire apparatus and with a gradient not to exceed 20%. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius of not less than 35 feet.
3. Submit construction plans to the building and fire departments for permit review and approval prior to commencement of the project.

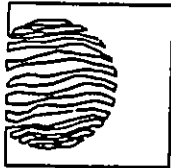
Should additional information or assistance be required, please call Captain Miles Fonseca of the Fire Prevention Bureau at 523-4186.

*Richard R. Seto-Mook*  
RICHARD R. SETO-MOOK  
Fire Chief

MF:kc

PLANNING DEPARTMENT

PLANNING DEPARTMENT



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

11 May 1995

Ms. Cheryl Soon, Chief Planning Officer  
Planning Department  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Ms. Soon:

In response to the review comments by Robin Foster, dated 26 July 1994, regarding the above referenced project we note the following:

1. We believe the Waianae Coast Comprehensive Health Center (WCCHC) is a public use. The Department of Land Utilization has noted in the Directors Report for a previous SMA Application (92/SMA-44 (JT) Section II.) "The WCCHC is permitted in the I-2 zone as a public use."
2. As noted in the attached section of the SMP Application, Section II.B.1.4 Revised 30 March 1995, and the site plan SP-4, the proposed five-story Medical Outpatient Building has been deleted from this project. A much smaller two story administrative support building is instead planned for that site.
3. As noted in the attached section of the SMP Application, Section III.D.1 Revised 30 March 1995, all buildings shall be kept below 40' height limit to minimize the visual impact and blend in with the adjacent commercial and residential structures.
4. The attached preliminary grading plan has been included in the SMP Application.

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.PLN

- 1.4. Phase four construction will include:
  - 1.4.1 ~~A new five-story medical outpatient building is envisioned as an innovative modern medical facility that would include many services generally offered by hospitals but on an outpatient basis. Services would include a new emergency center, radiology, outpatient surgical center, holding bed capacity, birthing center and medical specialty suites. This building is designed as a terraced structure to follow the existing contours of the steep bank on which it is built. See drawing on sheet 4.1.~~ Construction of a two-story building, approximately 6,400 S.F. to house administrative or support functions.
  - 1.4.2 Construction of a 2,000 SF building on parcel 8-6-01:03 along Farrington highway to be used as a non-clinical support building. Possible uses include a business office, purchasing or storage.
  - 1.4.3 Construction of a permanent support building on lower campus parcel 8-6-01:46 to replace the portable buildings in item 3.1. This 3,300 SF building will be used non clinical use such as research, home health or daycare.
  - 1.4.4 ~~Relocation and permanent siting of two portable administration buildings listed in item 3.1 above to the mid-campus parking lot where they will~~ Construction of a 2,000 S.F. single story building at mid-campus to be used for administrative functions.
2. Physical Characteristics are shown on exhibit B, site plans sheets, SP-1 through SP-4. A topographical survey and conceptual grading plan are also included.
3. Construction Characteristics are shown on exhibit C, building information
4. Utility Requirements
  - 4.1 Domestic Water: The upper campus is served by an existing 3" water line new 8" F.M. Water Meter which should be adequate for phase 2, 3 & 4 work. Each of the lower campus parcels are served by individual water meters believed to be 1 1/2" each 1" and 2" in size.  
An estimate of water usage for the project is included as exhibit E. The Board of Water Supply will confirm the availability of water for each component of the project when building permit applications are submitted. For development on Parcel 8-6-01:3, a water allocation from

3. The project is not expected to have a significant impact on Fish and Wildlife in surrounding areas. In response to the draft environmental assessment the United States Department of the Interior, Fish and Wildlife Service stated in their letter:

"No significant adverse effects on fish and wildlife resources are expected to result from this proposed change. Therefore, the Service would concur with a Negative Declaration finding and determination that an environmental impact statement is not required."

C. Relationship to Historic, Cultural and Archeological Resources:

1. In a previous SMA approval report dated March 18, 1993 and written by Loretta K.C. Chee, Acting Director of Land Utilization noted, "the Department of Land and Natural Resources (DLNR) commented on November 23, 1992, that 'a single historic site is located at or near the western corner of the parcel'. We have reviewed this statement with the State Historic Preservation Division concerning the location of the possible historic site. They have no record of such a site.
2. An Archaeological Assessment of all four parcels of the site has been recently conducted by the anthropology Department of the Bishop Museum. The attached post-field summary letter dated 2 December 1993 concludes "Based on the absence of surface and subsurface archaeological remains, we recommend that no further work in these parcels is necessary." In the Conclusion of the February 1994 Archaeological Reconnaissance Report of the site conducted by the Bishop Museum, the authors state:

"No cultural remains were encountered during surface reconnaissance of the Waianae Coast Comprehensive Health Center property, and subsurface soil profiles indicate that it is unlikely that buried remains were ever present. These negative results are supported by the total lack of previously recorded archaeological sites for the vicinity in the recent or historical literature. It therefore seems likely that Native Hawaiian utilization of the project area was never sufficient in scale to result in any substantial modification of landscape."

D. Costal Views:

1. Although the Health Center is visible from Farrington Highway, it is located on the mauka side of the street. The upper campus buildings

on parcel 8-6-01:03 and the mid campus development will take place largely behind the existing buildings and should have little visual impact. The lower campus buildings along Farrington highway including the new five-story medical outpatient building and the 2,000 SF building on parcel 8-6-01:03 will be more visible. The medical outpatient building is terraced into the hill and heavily landscaped to minimize the visual impact. have been kept low (one and two stories) to minimize the visual impact and blend with the adjacent residential and commercial structures. A maximum building height of 40' is anticipated.

2. The lower campus development on parcels 8-6-01:40 & 41 will also take place largely behind existing buildings. The Waianae Community Mental Health Center will be more visible.

#### IV. PROJECT IMPACTS:

##### 1. Project impacts during construction may include:

- 1.1 Possible disruption to ambulance operations, patients and staff due to construction activities.
- 1.2 Possible increase in air pollution due to dust and debris raised during construction.
- 1.3 Increase in noise due to construction activities.
- 1.4 Possible erosion and nonpoint source pollution due to site grubbing and grading.

##### 2. Project impacts during operation of the facilities may include:

- 2.1 Increased demand for water.
- 2.2 Increased demand for energy.
- 2.3 Increased congestion and traffic at the site has been a possible concern. To analyze the situation WCCHC commissioned a Traffic Impact Assessment Report from Pacific Planning & Engineering, Inc. In the conclusions and recommendations of their 23 March 1994 report the authors state:

The proposed Waianae Coast Comprehensive Health Center Expansion is not expected to have a significant impact on traffic.



PLANNING DEPARTMENT  
CITY AND COUNTY OF HONOLULU

1500 KALANOA'OA STREET  
HONOLULU 2, HAWAII 96813

44-04840

FRANK F. FASI  
MAYOR



ROBIN FOSTER  
CHIEF PLANNING OFFICER  
ROLAND O. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER

MH 6/94-3872

July 26, 1994

MEMORANDUM

TO: DONALD A. CLEGG, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: ROBIN FOSTER, CHIEF PLANNING OFFICER  
PLANNING DEPARTMENT

SUBJECT: APPLICATION FOR A ZONE CHANGE - I-2 INTENSIVE  
INDUSTRIAL DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT,  
WAIANAE COAST COMPREHENSIVE HEALTH CENTER; TAX MAP  
KEY: 8-6-01: 3, 40, 41 and 46, 94/Z-5

RECEIVED  
PLANNING DEPARTMENT  
JUL 28 1994

In response to your department's request of June 28, 1994, we have reviewed the subject zone change proposal and offer the following comments:

1. The Waianae Development Plan Land Use Map designates the subject site for Public Facilities use.
2. Section 24-9.2.(a)(1) of the Development Plan Special Provisions for Waianae calls for the visibility, preservation, enhancement and accessibility of open space areas such as Puu Mailiilii. The "Coastal View Study" (Department of Land Utilization, 1987), identifies Puu Mailiilii, which rises to over 700 feet in elevation, as a vivid landmark and one of several primary visual attributes of the Waianae Viewshed.

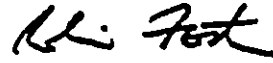
We are concerned that views of Puu Mailiilii from Farrington Highway and Maili Beach Park may be significantly impacted by the proposed five-story Medical Outpatient Building because of its height, mass and proximity to the highway. We suggest a more thorough visual impact analysis be prepared and evaluated.



Donald A. Clegg, Director  
July 26, 1994  
Page 2

3. Building heights should be established on the basis of a visual impact study. In keeping with the low-rise character of the area, we recommend a 40-foot maximum building height.
4. Better topographic information should be provided, including a description of the extent of grading and alteration to the natural land form.

Should you have any questions, please contact Matthew Higashida of our staff at 527-6056.



ROBIN FOSTER  
Chief Planning Officer

RF:js

**BOARD OF WATER SUPPLY**



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

11 May 1995

Mr. Raymond Sato, Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, HI 96843

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Sato:

In response to the review comments by Mr. Kazu Hayashida, dated 27 July, 1994, regarding the above referenced project we note the following:

1. As noted in the attached section of the SMP Application, Section II.B.4.1 Revised 30 March 1995, the existing 8" compound meter is being changed to an 8" FM meter as requested by the Board of Water Supply under existing Lab/Dental project. A water allocation shall be applied for from the Department of Land and Natural resources for development on DLNR Land (TMK: 8-6-1: 3)
2. We understand the availability of water shall be confirmed at the time of building permit application and that Water System Facilities Charges shall be assessed at that time.
3. We understand the project will be subject to Board of Water Supply cross-connection control requirements at the time of building permit application.
4. As noted in the attached section of the SMP Application, Section II.B.4.1 Revised 30 March 1995, on site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted.

Please contact me if you have any questions or comments.

Sincerely,  
TRB/ARCHITECTS, LTD.

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.BWS

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993, Revised 30 March 1995

1.4. Phase four construction will include:

1.4.1 ~~A new five-story medical outpatient building is envisioned as an innovative modern medical facility that would include many services generally offered by hospitals but on an outpatient basis. Services would include a new emergency center, radiology, outpatient surgical center, holding bed capacity, birthing center and medical specialty suites. This building is designed as a terraced structure to follow the existing contours of the steep bank on which it is built. See drawing on sheet 4-1. Construction of a two story building, approximately 6,400 S.F. to house administrative or support functions.~~

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4.1 Domestic Water: The upper campus is served by an existing 3" water line new 8" F.M. Water Meter which should be adequate for phase 2, 3 & 4 work. Each of the lower campus parcels are served by individual water meters believed to be 1 1/2" each 1" and 2" in size.

An estimate of water usage for the project is included as exhibit E. The Board of Water Supply will confirm the availability of water for each component of the project when building permit applications are submitted. For development on Parcel 8-6-01:3, a water allocation from

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993, Revised 30 March 1995

the Department of Land and Natural Resources will be applied for.

Fire Protection: On site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted. Fire hydrants and fire flow rates shall be developed to meet board of water supply standards. Fire truck turn around shall be provided at dead end roads exceeding 150' in length as shown on the site plans, SP-3.

- 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
- 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.
5. Liquid Waste Disposal
  - 5.1 WCCHC is currently served by an on-site cesspool. connection to the city sewer system.
  - 5.2 WCCHC is currently contracting to install completed as part of phase 2 installation of a sewer main along Farrington Highway to connect the four parcels to the city sewer system.
  - 5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.
6. Solid Waste Disposal
  - 6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.
7. Access to the Site
  - 7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Maillili road until phase four construction begins. At that time access will be converted to a one-way loop system as shown on the phase four site plan, sheet SP-4.



BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU HAWAII 96843



July 27, 1994

94-00847  
JEREMY HARRIS, Mayor

WALTER WATSON JR., Council  
KAZUO HAYASHIDA, Council  
STEPHEN DAVIS, Council  
HELEN FURUKA, Council  
KEVIN J. LEE, Council  
TERRY C. MURPHY, Council  
NATHANIEL S. SUGIMOTO, Council

KAPU WASHIDA, Council  
KAPU WASHIDA, Council

TO: DONALD A. CLEGG, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: *Kazu Hayashida*  
KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER  
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM DATED JUNE 28, 1994 REGARDING THE  
APPLICATION FOR A ZONE CHANGE - I-2 INTENSIVE INDUSTRIAL  
DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT, WAIANAE COAST  
COMPREHENSIVE HEALTH CENTER, TMK: 8-6-01: 3, 40, 41, & 46

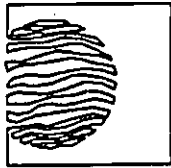
Thank you for the opportunity to review and comment on the proposed Waianae Coast Comprehensive Health Center. We have the following comments to offer.

1. There is one existing eight-inch compound water meter, one existing two-inch domestic water meter, and two existing one-inch domestic water meters currently serving the project site. A water allocation from the Department of Land and Natural Resources is required for any additional water.
2. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
3. The proposed project will be subject to our cross-connection control requirements prior to the issuance of the building permit.
4. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Barry Usagawa at 527-5235.

DEPARTMENT OF WASTEWATER MANAGEMENT





**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

11 May 1995

Mr. Felix B. Limtiaco, Acting Director  
Department of Wastewater Management  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Limtiaco:

In response to the review comments dated July 8 1994, regarding the above referenced project we note the following:

1. As noted in the attached section of the SMP Application, Section II.B.5 Revised 30 March 1995, the existing Health Center has been connected to the city sewer and all new construction shall also be connected.
2. We understand that the Health Center will be liable for payment of a Wastewater System Facility Charge at the time of building permit application.

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.LIM

the Department of Land and Natural Resources will be applied for.

Fire Protection: On-site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted. Fire hydrants and fire flow rates shall be developed to meet board of water supply standards. Fire truck turn around shall be provided at dead end roads exceeding 150' in length as shown on the site plans, SP-3.

- 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
- 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.

5. Liquid Waste Disposal

5.1 ~~WCCHC is currently served by an on-site cesspool.~~ connection to the city sewer system

5.2 ~~WCCHC is currently contracting to install~~ completed as part of phase 2 installation of a sewer main along Farrington Highway to connect the four parcels to the city sewer system.

5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.

6. Solid Waste Disposal

6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.

7. Access to the Site

7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Maillili road until phase four construction begins. At that time access will be converted to a one-way loop system as shown on the phase four site plan, sheet SP-4.

DEPARTMENT OF WASTEWATER MANAGEMENT  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU HAWAII 96813

44-04421

FRANK FASI  
MAYOR



FELIX B. LIMTIACO  
ACTING DIRECTOR

July 8, 1994

In reply refer to:  
WPC 94-106

MEMORANDUM

TO: MR. DONALD A. CLEGG, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: FELIX B. LIMTIACO, ACTING DIRECTOR  
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: APPLICATION FOR A ZONE CHANGE - I-2 INTENSIVE  
INDUSTRIAL DISTRICT TO B-2 COMMUNITY BUSINESS  
DISTRICT, WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
TAX MAP KEY: 8-6-001: 3, 40, 41 & 46

RECEIVED  
DEPARTMENT OF WASTEWATER MANAGEMENT  
JUL 8 1994

Our response relating to the availability and adequacy of the municipal sewer system for the subject project is as follows:

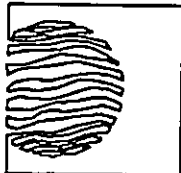
- [ X ] Municipal Sewer System Available and Adequate  
(This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form.)
- [ ] Municipal Sewer System Not Available
- [ ] Municipal Sewer System Not Adequate
- [ X ] Liable for Payment of a Wastewater System Facility Charge
- [ ] Other:

Contact Person:

Arturo Saavedra, Jr.  
Ext. 5827

FELIX B. LIMTIACO  
Acting Director

DEPARTMENT OF PUBLIC WORKS



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

30 June 1995

Mr. Kenneth Sprague, Director & Chief Engineer  
Department of Public Works  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Sprague:

Thank you for your review and response regarding the above referenced project.

In response to the review comments by the Storm Water Quality Section of Engineering and my phone conversation with Mr. Gerald Takayesu, regarding the above referenced project we note the following:

1. As noted in the attached section of the **SMP Application, Section II.D.3.2. Revised 30 March 1995**, the project will not increase volume or flow rate of storm drainage. Control of storm water flow will be accomplished with either landscaping or detention basins as appropriate.

Please contact me if you have any questions or comments.

Sincerely,

**TRB/ARCHITECTS, LTD.**

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

The Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii roughly indicates a composition of five soil types at the work site: Kea'au stony clay (KmaB), Luaualei extremely stony clay (LPE), Mokuleia clay (Mtb), Pulehu clay loam (PsA), and Rockland (RrK). Classifications, shrink-swell potential, corrosivity and effect on building foundations are shown on table 1, Exhibit F. These considerations along with the Soils Engineer's recommendations will be used in determining the use of certain building materials and the feasibility of construction as plans for each individual component of the Master Plan are developed.

2. Topography

- 2.1 The WCCHC campus fronts Puu Maillili, which rises behind the center to an elevation of 723 feet. The upper campus is located on a plateau approximately 80 feet above mean sea level.

The project site elevations are approximately 16 feet along Farrington Highway rising to 130 feet at the rear of the site. Due to the average slope of 19%, the grading will consist of cutting on the Mauka side and filling on the Makai side of the parking lots and building pads. The cut will be kept to a minimum to daylight and ground cover will be planted to prevent erosion.

3. Water Quality

- 3.1 On-site storm water moves through existing swales, inlets, trench drains, lined concrete trenches and underground pipe systems, and discharges into Maillili Channel which discharges into the ocean.
- 3.2 A drainage report prepared by David K. Wong, Ph.D., P.E., dated October 8, 1992, has been submitted previously. The report indicates that the existing drainage structures are adequate for current drainage needs, and that landscaping will be used to decrease run-off through the site. No on-site drainage problems are anticipated.

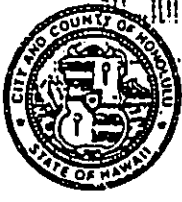
The project will not increase volume or flow rate of storm drainage. Control of storm water flow will be accomplished with either landscaping or detention basins as appropriate.

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

830 SOUTH KING STREET  
HONOLULU, HAWAII 96813

94-04589

JUL 14 PM 3 32  
LAND UTILIZATION  
CITY OF HONOLULU



FRANK F. FASI  
MAYOR


Kenneth E. Sprague  
Director and Chief Engineer

IN REPLY REFER TO:  
94-14-0418

July 14, 1994

MEMORANDUM

TO: MR. DONALD A. CLEGG, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM:   
KENNETH E. SPRAGUE, DIRECTOR AND CHIEF ENGINEER  
DEPARTMENT OF PUBLIC WORKS

SUBJECT: YOUR MEMORANDUM 94/Z-5(sn) AND 94/SMA-1(jt)  
OF JUNE 28, 1994, RELATING TO AN APPLICATION FOR  
A ZONE CHANGE FROM I-2 INTENSIVE INDUSTRIAL DISTRICT  
TO B-2 COMMUNITY BUSINESS DISTRICT, WAIANAE COAST  
COMPREHENSIVE CENTER, TMK: 8-6-01: 3, 40, 41 AND 46

We have reviewed the application and have the following comments:

ENGINEERING:

Storm Water Quality Section recommends no increase in runoff volume or flow rate. Use of landscaping to reduce runoff is an acceptable concept (BMP).

Should there be any questions, please call Chew Lun Lau at extension 5856.

REFUSE COLLECTION:

The report states that solid waste generated by this proposed improvement will be disposed of by a private refuse hauling contractor. This arrangement is acceptable to us.

Should there be any questions, please call David Shiraishi at extension 5697.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**HONOLULU POLICE DEPARTMENT**





**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

5 May 1995

Mr. Eugene Uemura  
Assistant Chief of Police  
Honolulu Police Department  
801 South Beretania Street  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Uemura:

*Thank you for your review and response regarding the above referenced project. We understand that you have no comments on the proposed project at this time.*

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.HPD

94-00857

1994 JUL 13 10 31 AM

File No.: 94/Z-5(sn)

DEPARTMENT OF LAND UTILIZATION

SUMMARY DESCRIPTION

Honolulu Police Department  
Department

Comments:

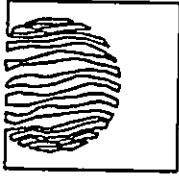
This is in response to your request for comments on an application for a zone change for the Waianae Coast Comprehensive Health Center, 94/Z-5(sn).

This project is expected to have no significant impact on police services. We have no additional comments to make at this time.

Thank you for the opportunity to review this document.

Eugene Uemura, 7-13-94  
By EUGENE UEMURA Date  
Assistant Chief of Police





**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

22 June 1995

Mr. Charles O. Swanson, Director  
Transportation Services Department  
Pacific Park Plaza Suite 1200  
711 Kapiolani Blvd.  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Swanson:

In response to the review comments by Mr. Magaldi, dated 3 August 1994, regarding the above referenced project we note the following:

1. As noted in the attached section of the **SMP Application, Site Plan SP-4. Revised 30 March 1995**, the parking lot servicing building 4.2 has been reconfigured.
2. As noted in the attached section of the **SMP Application, Section II.B.7. Revised 30 March 1995**, and the site plan **SP-4**, the main entry to the Health Center will become a one way loop under phase four to minimize congestion.
3. While the Health Center agrees that a left turn sac for mauka bound motorist on Mailiili Road would be desirable it is beyond the ability of the Health Center to make commitments to make such off-site improvements. It is our understanding that the traffic report was concerned about blockage at the existing driveway and that relocating the driveway into a one-way loop as noted in item #2 above mitigates the potential problem.
4. As noted in the attached section of the **SMP Application, Section II.B.1.4. Revised 30 March 1995**, and the site plan **SP-4**, the outpatient building has been eliminated and a much smaller (6,400 SF) Administrative support building is planned. This should minimize traffic turning left on Mailiili Road making.
5. It is our understanding that this Bus stop has been relocated on Mailiili Road.
6. As noted in the attached section of the **SMP Application, Section V.1.3. Revised 30 March 1995**, and **Exhibit D**, the parking planned will greatly exceed code requirement set by your department.

Mr. Charles O. Swanson, Director  
11 May, 1995  
Page 2

7. Construction plans shall be submitted to the Department of Land Utilization.

Please contact me if you have any questions or comments.

Sincerely,

**TRB/ARCHITECTS, LTD.**

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.MAG

- 1.4. Phase four construction will include:
  - 1.4.1 ~~A new five-story medical outpatient building is envisioned as an innovative modern medical facility that would include many services generally offered by hospitals but on an outpatient basis. Services would include a new emergency center, radiology, outpatient surgical center, holding bed capacity, birthing center and medical specialty suites. This building is designed as a terraced structure to follow the existing contours of the steep bank on which it is built. See drawing on sheet 4.1.~~ Construction of a two story building, approximately 6,400 S.F. to house administrative or support functions.
  - 1.4.2 Construction of a 2,000 SF building on parcel 8-6-01:03 along Farrington highway to be used as a non-clinical support building. Possible uses include a business office, purchasing or storage.
  - 1.4.3 Construction of a permanent support building on lower campus parcel 8-6-01:46 to replace the portable buildings in item 3.1. This 3,300 SF building will be used non clinical use such as research, home health or daycare.
  - 1.4.4 ~~Relocation and permanent siting of two portable administration buildings listed in item 3.1 above to the mid-campus parking lot where they will~~ Construction of a 2,000 S.F. single story building at mid campus to be used for administrative functions.
2. Physical Characteristics are shown on exhibit B, site plans sheets, SP-1 through SP-4. A topographical survey and conceptual grading plan are also included.
3. Construction Characteristics are shown on exhibit C, building information
4. Utility Requirements
  - 4.1 Domestic Water: The upper campus is served by an existing 3" water line new 8" F.M. Water Meter which should be adequate for phase 2, 3 & 4 work. Each of the lower campus parcels are served by individual water meters believed to be 1 1/2" each 1" and 2" in size.

An estimate of water usage for the project is included as exhibit E. The Board of Water Supply will confirm the availability of water for each component of the project when building permit applications are submitted. For development on Parcel 8-6-01-3, a water allocation from

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993, Revised 30 March 1995

the Department of Land and Natural Resources will be applied for.

Fire Protection: On site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted. Fire hydrants and fire flow rates shall be developed to meet board of water supply standards. Fire truck turn around shall be provided at dead end roads exceeding 150' in length as shown on the site plans, SP-3.

- 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
- 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.
5. Liquid Waste Disposal
  - 5.1 WCCHC is currently served by an on-site cesspool. connection to the city sewer system.
  - 5.2 WCCHC is currently contracting to install completed as part of phase 2 installation of a sewer main along Farrington Highway to connect the four parcels to the city sewer system.
  - 5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.
6. Solid Waste Disposal
  - 6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.
7. Access to the Site
  - 7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Maillili road until phase four construction begins. At that time access will be converted to a one-way loop system as shown on the phase four site plan, sheet SP-4.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993, Revised 30 March 1995

- 7.2 Access to the lower campus sites (parcels 8-6-01:40,41,46) will continue to be directly off of Farrington Highway. When construction of the Health Academy and the Mental Health Center is complete, access to the three lower campus sites will be accomplished by a one way loop as shown on the phase two site plan SP-2.

D. ECONOMIC & SOCIAL CHARACTERISTICS:

1. Parcel 8-6-01:03 is owned by the State of Hawaii, Department of Land and Natural Resources, and is leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center. This upper campus land is controlled by WCCHC under a 65 year lease from the State DLNR.

The lower campus parcels (8-6-01:40,41 & 46) are owned by the State of Hawaii, Department of Hawaiian Homelands, and are leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center for a 40 year period. Waianae Coast Comprehensive Health Center has subleased parcel 40 to the Waianae Coast Community Mental Health Center.

- 1.1 WCCHC's Five-Year Facility Plan is arranged to expand and consolidate clinic activities on the land it controls under the DLNR lease, primarily the upper campus with some mid campus development. The Five-Year Facility Plan calls for the lower campus to be developed in joint ventures with other organizations to share the land lease costs.

- 1.2 Phase two construction will begin in late 1993 and take approximately 48-30 months to complete. Estimated construction costs are as follows:

1.2.1 The 4,200 SF medical laboratory and dental clinic has an estimated construction cost of \$1.2 million.

1.2.2. The new parking lot and retaining wall have an estimated construction cost of \$350,000. This project has been completed primarily as a volunteer community service by the employees of Hawaiian Dredging, Waterfront Division.

1.2.3. Relocation of six portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy have an estimated construction cost of \$542,000.



conditions at the intersections and roadways have sufficient capacity to accommodate the project traffic in year 2000.

2.4 Increase in runoff for site due to increase in non-permeable surfaces.

#### V. MITIGATION MEASURES:

1. Project impacts during construction may be mitigated as follows:

1.1 Disruption to ambulance operations will be minimized by notifying ambulance companies in advance of changes to normal routes. Traffic will be controlled by WCCHC security staff using signs and cones as appropriate. Disruptions to patients and staff due to construction activities will be minimized by construction barriers, cones, temporary signage and advance scheduling of disruptions with WCCHC staff.

1.2 Possible increase in air pollution due to dust and debris raised during construction will be minimized by wetting down areas to be graded, immediately covering or replanting graded areas (see item 1.4 below) and daily cleaning of construction site to minimize debris.

1.3 Increase in noise due to construction activities will be mitigated by limiting construction hours to normal business hours.

1.4 Water Quality and Nonpoint Source Pollution due to site grubbing and grading will be mitigated as follows: Ground water quality in the immediate area should improve as the Health Center has drained and removed its cesspool system and hooked up to the City Sewer System.

Currently the Health Center is actively landscaping, mulching and using netting and other measures to minimize potential erosion. Grading permits shall be obtained from the Department of Public Works for each component of the master plan when required. To the extent possible the following measures recommended by the Department of Health will be followed during construction:

1.4.1 Grubbing and grading activities shall be planned to be conducted during the low rainfall months (April-October).

1.4.2 Areas shall be grubbed sequentially when possible so that only a small portion of the total area is bare at any one time.



DEPARTMENT OF LAND UTILIZATION

SUMMARY DESCRIPTION

TRANSPORTATION SERVICES

Department

Comments:

Based on our review of the zone change application, we have the following concerns:

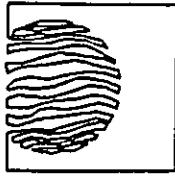
1. Adequate sight distance should be provided at all driveway locations. The proposed driveways servicing Building 4.2 does not appear to meet minimum sight distance requirements.
2. The main entrance to Waianae Coast Comprehensive Health Center (WCCHC) on Mailiili Road should be relocated further mauka from Farrington Highway to avoid possible queuing or blocking of the driveway.
3. A left-turn sac for mauka bound motorist on Mailiili Road should be provided at the relocated entrance to WCCHC. Although the traffic report suggests providing signing and a stop line to restrict vehicles from blocking the driveway, it has been our experience that the installation of "Do Not Block Driveway" signs are not very effective in getting motorists to provide gaps for drivers desiring to turn left into driveways.
4. A left-turn sac should also be provided on Mailiili Road at the new access to Building 4.1 - Outpatient Building. The entry road should be designed as perpendicular to Mailiili Road as practical to allow makai bound vehicles safer access to the outpatient building.
5. The developer should work with the Honolulu Public Transit Authority regarding the possible relocation of any bus stops.
6. Adequate on-site parking should be provided based on the existing and anticipated usage of the facilities.
7. Construction plans for all off-site improvement work to Mailiili Road should be submitted to our department for review and approval.

Should you have any questions, please contact Lance Watanabe of my staff at local 4199.

  
By \_\_\_\_\_ Date 1.8-3-94

JOSEPH M. MAGALDI, Jr., Director

DEPARTMENT OF TRANSPORTATION



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

11 May 1995

Mr. Kazu Hayashida, Director of Transportation  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Hayashida:

In response to the review comments by Mr. Rex D. Johnson , dated 3 August 1994 regarding the above referenced project we note the following:

1. As noted in the attached section of the SMP Application, Section II.B.7. Revised 30 March 1995, and the site plan SP-4, the main entry to the Health Center will become a one way loop under phase four to minimize congestion. A second one way loop will service the three lower campus parcels as recommended by your department.
2. While the Health Center agrees that a deceleration lane on Farrington Highway would be desirable it is beyond the ability of the Health Center to make commitments to make such off-site improvements. It is our understanding that the Traffic Impact Report indicates the project does not cause a significant impact at the intersection (refer to Table 7, level of service B).
3. As noted in the attached section of the SMP Application, Site Plan SP-4. Revised 30 March 1995, the parking lot servicing building 4.2 has been reconfigured.
4. While the Health Center agrees that a bus bay on Farrington Highway would be desirable it is beyond the ability of the Health Center to make commitments to make such off-site improvements. It is our understanding that the Traffic Impact Report indicates the project causes practically no impact at the existing bus stop.
5. It is our understanding that this Bus stop has been relocated on Maillili Road.
6. As the Traffic Impact Assessment Report indicates the project does not impact the intersection of Farrington Highway and Maillili Road, the Health Center should not be responsible for improvements that are the responsibility of the state. The Waianae Coast Comprehensive Health Center is a non-profit agency with very limited resources. Most improvements listed in the SMP application are funded by grants, donations and even community volunteer efforts.

Mr. Kazu Hayashida, Director of Transportation  
11 May, 1995  
Page 2

7. Construction plans within the state highway right-of-way shall be submitted to the Department of Transportation.

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.JHN

~~the Department of Land and Natural Resources will be applied for.~~

~~Fire Protection: On site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted. Fire hydrants and fire flow rates shall be developed to meet board of water supply standards. Fire truck turn around shall be provided at dead end roads exceeding 150' in length as shown on the site plans, SP-3.~~

- 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
- 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.
5. Liquid Waste Disposal
- 5.1 ~~WCCHC is currently served by an on-site cesspool.~~ connection to the city sewer system.
- 5.2 ~~WCCHC is currently contracting to install~~ completed as part of phase 2 ~~installation of~~ a sewer main along Farrington Highway to connect the four parcels to the city sewer system.
- 5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.
6. Solid Waste Disposal
- 6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.
7. Access to the Site
- 7.1 ~~Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Maillili road until phase four construction begins. At that time access will be converted to a one-way loop system as shown on the phase four site plan, sheet SP-4.~~

- 7.2 Access to the lower campus sites (parcels 8-6-01:40,41,46) will continue to be directly off of Farrington Highway. When construction of the Health Academy and the Mental Health Center is complete, access to the three lower campus sites will be accomplished by a one-way loop as shown on the phase two site plan SP-2.

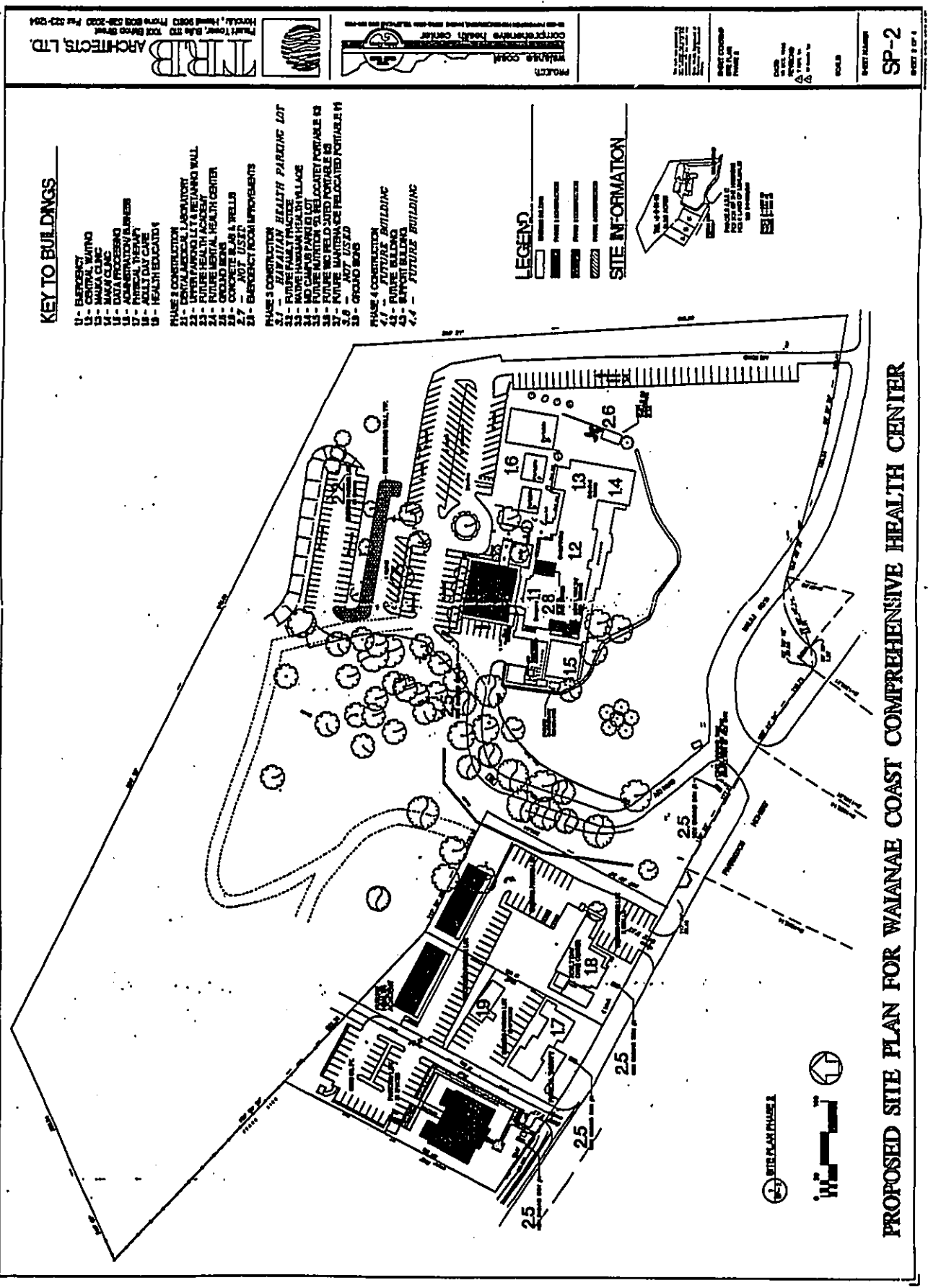
D. ECONOMIC & SOCIAL CHARACTERISTICS:

1. Parcel 8-6-01:03 is owned by the State of Hawaii, Department of Land and Natural Resources, and is leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center. This upper campus land is controlled by WCCHC under a 65 year lease from the State DLNR.

The lower campus parcels (8-6-01:40,41 & 46) are owned by the State of Hawaii, Department of Hawaiian Homelands, and are leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center for a 40 year period. Waianae Coast Comprehensive Health Center has subleased parcel 40 to the Waianae Coast Community Mental Health Center.

- 1.1 WCCHC's Five-Year Facility Plan is arranged to expand and consolidate clinic activities on the land it controls under the DLNR lease, primarily the upper campus with some mid campus development. The Five-Year Facility Plan calls for the lower campus to be developed in joint ventures with other organizations to share the land lease costs.
- 1.2 Phase two construction will begin in late 1993 and take approximately 48-30 months to complete. Estimated construction costs are as follows:
- 1.2.1 The 4,200 SF medical laboratory and dental clinic has an estimated construction cost of \$1.2 million.
- 1.2.2. The new parking lot and retaining wall have an estimated construction cost of \$350,000. This project has been completed primarily as a volunteer community service by the employees of Hawaiian Dredging, Waterfront Division.
- 1.2.3. Relocation of six portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy have an estimated construction cost of \$542,000.





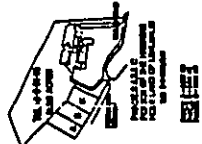
**KEY TO BUILDINGS**

- 11 - EMERGENCY
- 12 - CENTRAL WAITING
- 13 - MAIWA CLINIC
- 14 - MAIWA CLINIC
- 15 - DATA PROCESSING
- 16 - LABORATORY
- 17 - PHARMACY
- 18 - ADULT DAY CARE
- 19 - HEALTH EDUCATION
- 20 - HEALTH EDUCATION
- 21 - LABORATORY
- 22 - UPPER PARKING LOT & REARWALL
- 23 - FUTURE HEALTH ACCENT
- 24 - FUTURE MENTAL HEALTH CENTER
- 25 - GROUND BEING
- 26 - CONCRETE PAVEMENT
- 27 - SURVEY LOCAL IMPROVEMENTS
- 28 - SURVEY LOCAL IMPROVEMENTS
- 29 - GROUND BEING
- 30 - GROUND BEING
- 31 - HAWAIIAN HEALTH PARKING LOT
- 32 - FUTURE HEALTH ACCENT
- 33 - FUTURE HEALTH ACCENT
- 34 - MD CAMPUS PARKING LOT
- 35 - FUTURE NUTRITION & WELLNESS PORTABLE IN
- 36 - FUTURE WELDED JUNITED PORTABLE IN
- 37 - FUTURE MAINTENANCE RELOCATED PORTABLE IN
- 38 - GROUND BEING
- 39 - GROUND BEING
- 40 - FUTURE BUILDING
- 41 - FUTURE BUILDING
- 42 - FUTURE BUILDING
- 43 - FUTURE BUILDING
- 44 - FUTURE BUILDING

**LEGEND**

- ▬ EXISTING BUILDING
- ▬ FUTURE BUILDING
- ▬ FUTURE BUILDING
- ▬ FUTURE BUILDING
- ▬ FUTURE BUILDING

**SITE INFORMATION**



**PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER**

**TRRB ARCHITECTS, LTD.**  
 1000 KALANANĀʻOHE DRIVE, SUITE 200, HONOLULU, HAWAII 96813  
 PHONE: (808) 943-1234 FAX: (808) 943-1235



**PROJECT:** WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
**DATE:** 10/15/03  
**SCALE:** AS SHOWN  
**DESIGNER:** TRRB ARCHITECTS, LTD.  
**CLIENT:** HONOLULU HEALTH DEPARTMENT

**SP-2**  
 SHEET 2 OF 2



JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
659 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

14-03016  
REX D. JOHNSON  
DIRECTOR  
DEPUTY DIRECTORS  
KANANI HOLT  
GLENN M. OKIMOTO  
JOYCE T. OMINE  
CALVIN M. TSUDA

IN REPLY REFER TO:

STP8.6234

August 3, 1994

Mr. Donald A. Clegg, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Application for Zone Change 94/Z-5(sn)  
Waianae Coast Comprehensive Health Center  
TMK: 8-6-01: 3, 40, 41, & 46

*Public Planning*  
1994 AUG 10 10 02  
DEPARTMENT OF LAND UTILIZATION  
HONOLULU

We have the following comments on the proposed redevelopment of the Waianae Coast Comprehensive Health Center's existing campus:

1. To prevent backup onto Farrington Highway, the applicant should consider accessing the health center from the second driveway off Mailiili Road and exiting the facility at the current driveway near Farrington Highway. For the lots fronting Farrington Highway, access should be limited to two points, one driveway entering and the other exiting.
2. A deceleration lane on Farrington Highway should be constructed for northbound vehicles turning right onto Mailiili Road.
3. The layout of the driveways for access to future building 42 on Sheet 4 of the Five Year Facilities Master Plan report (building number 20 in Figure 7 of the Traffic Impact Assessment Report [TIAR]) should be changed or re-evaluated. Vehicles turning right onto Mailiili Road may backup onto Farrington Highway due to the proximity of the driveway to Farrington Highway. We favor the parking layout as shown on Figure 8 of the TIAR.

Mr. Donald A. Clegg  
Page 2  
August 3, 1994

STP 8.6234

4. A bus bay on Farrington Highway for the existing bus stop fronting the health center should be constructed to facilitate through traffic movement.
5. No bus stop should be located as shown on Figure 4 of the TIAR for buses going mauka on Mailiili Road. It is too close to Farrington Highway and may cause vehicles to backup onto the highway.
6. All required roadway improvements must be provided at no cost to the State.
7. Plans for construction within the State highway right-of-way must be submitted for our review and approval.

We appreciate the opportunity to provide comments.

Sincerely,



Rex D. Johnson  
Director of Transportation

DEPARTMENT OF HEALTH



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

11 May 1995

Mr. Lawrence Miike, Director of Health  
State of Hawaii  
Department of Health  
P O Box 3378  
Honolulu, HI 96801

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Miike:

In response to the review comments by Mr. Peter A. Sybinsky, dated 15 August 1994, regarding the above referenced project we note the following:

1. As noted in the attached section of the SMP Application, Section II.B.5. Revised 30 March 1995, all existing buildings and new buildings are connected to the city sewer system.
2. As noted in the attached section of the SMP Application, Section V.1.4 Revised 30 March 1995, nonpoint source pollution will be minimized by following Department of Health recommendations.
3. As noted in the attached section of the SMP Application, Section V.1.4 Revised 30 March 1995, Grading permits will be applied for.

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.SYB

the Department of Land and Natural Resources will be applied for.

Fire Protection: On site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted. Fire hydrants and fire flow rates shall be developed to meet board of water supply standards. Fire truck turn around shall be provided at dead end roads exceeding 150' in length as shown on the site plans, SP-3.

- 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
- 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.

5. Liquid Waste Disposal

- 5.1 WCCHC is currently served by an on-site cesspool. connection to the city sewer system.
- 5.2 WCCHC is currently contracting to install completed as part of phase 2 installation of a sewer main along Farrington Highway to connect the four parcels to the city sewer system.
- 5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.

6. Solid Waste Disposal

- 6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.

7. Access to the Site

- 7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Maillili road until phase four construction begins. At that time access will be converted to a one-way loop system as shown on the phase four site plan, sheet SP-4.

conditions at the intersections and roadways have sufficient capacity to accommodate the project traffic in year 2000."

2.4 Increase in runoff for site due to increase in non-permeable surfaces.

#### V. MITIGATION MEASURES:

1. Project impacts during construction may be mitigated as follows:

1.1 Disruption to ambulance operations will be minimized by notifying ambulance companies in advance of changes to normal routes. Traffic will be controlled by WCCHC security staff using signs and cones as appropriate. Disruptions to patients and staff due to construction activities will be minimized by construction barriers, cones, temporary signage and advance scheduling of disruptions with WCCHC staff.

1.2 Possible increase in air pollution due to dust and debris raised during construction will be minimized by wetting down areas to be graded, immediately covering or replanting graded areas (see item 1.4 below) and daily cleaning of construction site to minimize debris.

1.3 Increase in noise due to construction activities will be mitigated by limiting construction hours to normal business hours.

1.4 Water Quality and Nonpoint Source Pollution due to site grubbing and grading will be mitigated as follows. Ground water quality in the immediate area should improve as the Health Center has drained and removed its cesspool system and hooked up to the City Sewer System.

Currently the Health Center is actively landscaping, mulching and using netting and other measures to minimize potential erosion. Grading permits shall be obtained from the Department of Public Works for each component of the master plan when required. To the extent possible the following measures recommended by the Department of Health will be followed during construction:

1.4.1 Grubbing and grading activities shall be planned to be conducted during the low rainfall months (April-October).

1.4.2 Areas shall be grubbed sequentially when possible so that only a small portion of the total area is bare at any one time.



1.4.3 Graded areas shall be covered or replanted as soon as possible after grading or construction is completed.

1.4.4 The use of pervious ground covers (vegetation, mulch, and gravel) shall be used to the maximum extent practical to reduce the amount of runoff.

2. Project impacts during operation of the facilities may be mitigated as follows:

2.1 Increased demand for water shall be reduced through the use of low flow fixtures. Landscaping shall utilize native and other plants that are drought and wind tolerant will be used to the extent possible to lessen the demand on limited water resources.

2.2 Increased demand for energy shall be minimized using techniques noted in the book Hawaiian Design, Strategies for Energy Efficient Architecture as appropriate to each project.

Extreme care has been taken in the design of recent additions to the Health Center to minimize the energy consumption and operating cost. The 1990 Central Waiting Area addition (Item 1.2 on Site Plans) features a naturally ventilated and daylight waiting area. The Weinberg Laboratory and Dental Building includes high performance skylights, heat reflecting glazing and a heat recovery system for energy efficiency.

2.3 Increased congestion and traffic at the site shall be mitigated by altering the traffic pattern through the facility to a series of one-way loops as recommended by the Department of Transportation. Parking provided will greatly exceed what is required by code. For parking count refer to Exhibit D.

2.4 Increase in runoff for site due to increase in non-permeable surfaces may be mitigated by continuing the erosion control techniques listed in item V, 1.4.4 above.

WCCHC:SMAPERMT2.REV

JOHN WAINEE  
GOVERNOR OF HAWAII



94-05655

PETER A. SYBINSKY, Ph.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HAWAII 96801

In reply, please refer to:

August 15, 1994

94-141/epo

Mr. Donald Clegg  
Director, Department of Land Utilization  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Application for a Zone Change (94-2-5) and Special  
Management Area Use Permit (94/SMA-1)  
Waianae Coast Comprehensive Health Center  
TMK: 8-6-01: 3, 40, 41 & 46

Thank you for allowing us to review and comment on the subject  
project. We have the following comments to offer:

Wastewater

All existing and new buildings must be connected to the city  
sewer system.

Nonpoint Source Pollution Concerns

The proper planning, design and use of erosion control measures  
can substantially reduce the total volume of runoff, erosion and  
the potential of nonpoint source pollution. The following are  
suggested measures that can be taken to minimize erosion during  
construction:

1. Conduct grubbing and grading activities during the low  
rainfall months (April - October).
2. Grub areas sequentially so that only a small portion of the  
total area is bare at any one time.
3. Replant or cover bare areas as soon as grading or  
construction is completed. New plantings will require soil  
amendments, fertilizers, and temporary irrigation to become  
established. Use high planting and/or seeding rates to  
ensure rapid stand establishment.
4. Maximize the use of pervious ground covers (vegetation,

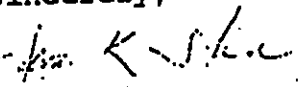
Mr. Donald Clegg  
August 15, 1994  
Page 2

mulch, gravel, and pervious asphalt) to reduce the amount of additional runoff.

In addition, a grading permit should be obtained, if required, from the City and County of Honolulu, Department of Public Works, Service Section (523-4921) prior to any construction work. Grading permits include conditions that must be observed to minimize erosion during construction.

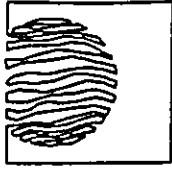
If you should have any questions on this matter, please contact Ms. Shirley Nakamura of the Environmental Planning Office at 586-4345.

Sincerely,

  
PETER A. SYBINSKY, Ph.D.  
Director of Health

c: Wastewater Branch  
Nonpoint Source

DEPARTMENT OF PARKS AND RECREATION



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

5 May 1995

Ms. Donna Hanaike, Director  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Ms. Hanaike:

In response to the review comments by Mr. Walter M. Ozawa, dated 15 July 1994, regarding the above referenced project we understand you have no comments on the proposed project at this time:

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

*Kent Royle*  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET  
HONOLULU, HAWAII 96813



July 15, 1994


TO: DONALD A. CLEGG, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM I-2  
INTENSE INDUSTRIAL DISTRICT TO B-2 COMMUNITY  
BUSINESS DISTRICT  
WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
TAX MAP KEY 8-6-01: 3, 40, 41 & 46  
PROJECT REF. NOS. 94/Z-5 AND 94/SMA-1

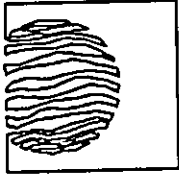
We have no objections to the request for a zone change for the proposed Waianae Coast Comprehensive Health Center to be situated on lands in Waianae. The type of project would have no impact on our public park facilities in the subject area.

Should you have any questions, please contact Jason Yuen of our Advance Planning Branch at extension 6315.

  
For WALTER M. OZAWA, Director

WMO:ei

UNIVERSITY OF HAWAII AT MANOA  
ENVIRONMENTAL CENTER



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

10 May 1995

Mr. John T. Harrison, Environmental Coordinator  
Environmental Center  
University Hawaii at Manoa  
2550 Campus Road, Crawford 317  
Honolulu, Hawaii 96822

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Harrison:

Thank you for your review and response regarding the above referenced project:

1. The Content for both the Special Management Area Environmental Assessment and Permit Application and the Supplemental Application for Zoning Change were based on Content Guides published by the Department of Land Utilization. As noted on the attached Supplemental Application for Zoning Change Section 10. Social Impact of Development the Socio-economic impact analysis requirements are quite specific. We believe the analysis is objective in that regard.
2. As noted in the attached section of the SMP Application, Sections IV and V Revised 30 March 1995, a discussion of project impacts during construction and operation and mitigation measures has been added.
3. As noted in the attached section of the SMP Application, Section II.D.1. Revised 30 March 1995, recommendations of the Soils Engineer will be used in determining use of certain building materials and the feasibility of construction plans. Soil report are normally commissioned as construction plans for individual components of the master plan are developed in detail.
4. To our knowledge no reliable wind long term measurements of wind speed exist near the project site. The attached plan from the Hawaiian Natural Energy Institute indicates that the Barbers Point Military Weather Station (BPMWS) is the closest weather station. The attached excerpt from the Atlas of Hawaii, 1980 indicates that the wind pattern at BPMWS is overwhelmingly trade winds. While the topography near the Health Center is obviously much different than BPMWS, the experience of staff is that the trade wind regime dominates in both frequency and intensity, except for periods of "Kona" weather.



Mr. John T. Harrison, Environmental Coordinator  
10 May, 1995  
Page 2

As noted in the attached section of the SMP Application, Section V.2.2. Revised 30 March 1995, the 1990 central waiting area addition done by TRB architects is an innovative and successful use of natural ventilation connecting two air conditioned spaces. Where appropriate WCCHC intends to use natural ventilation.

Building materials resistant to the corrosive effects of salt and sun including copper flashing and gutters, cement roofing shakes, and masonry construction, have been and will continue to be used.

5. Recent construction at WCCHC by TRB Architects has been designed to minimize energy consumption. Future construction shall also feature energy efficient design. For further information on this subject, we refer you to the book *Hawaiian Design, Strategies for Energy Efficient Architecture*, by Kent Royle and Cliff Terry, available in campus libraries.
6. As noted in the attached section of the SMP Application, Section II.B.4.1. and Exhibit E-Water Use Table, Revised 30 March 1995, the water source for the project will be from the county Board of Water Supply. Exhibit E documents expected water use.

As noted in the attached section of the SMP Application, Section V.2.1. Revised 30 March 1995, increased demand for water shall be reduced through the use of low flow fixtures. Native plants and other drought and wind tolerant planting shall be used to lessen the demand on limited water resources.

7. The civil engineer shall design surface water drainage as construction plans are developed as required. A copy of the drainage report prepared by David K. Wong, Phd. is attached as you requested.
8. In the Conclusion of the February 1994 Archaeological Reconnaissance Report of the site conducted by the Bishop Museum, the authors state:

"No cultural remains were encountered during surface reconnaissance of the Wai'anae Coast Comprehensive Health Center property, and subsurface soil profiles indicate that it is unlikely that buried remains were ever present. These negative results are supported by the total lack of previously recorded archaeological sites for the vicinity in the recent or historical literature. It therefore seems likely that Native Hawaiian utilization of the project area was never sufficient in scale to result in any substantial modification of landscape."

Mr. John T. Harrison, Environmental Coordinator  
10 May, 1995  
Page 3

We have contacted the State Historic Preservation Division concerning the location of the possible historic site. The Archaeological Reconnaissance Report of the site conducted by the Bishop Museum, dated February 1994 has been forwarded to the Historic Preservation Division for review as requested. The attached letter from Don Hibbard, Administrator, State Historic Preservation Division dated 4 May, 1995 states:

"we believe that future construction activities for this project will have "no effect" on historic sites."

Please contact me if you have any questions or comments.

Sincerely,

**TRB/ARCHITECTS, LTD.**



Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.HRS

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993, Revised 30 March 1995

1.4. Phase four construction will include:

1.4.1 ~~A new five-story medical outpatient building is envisioned as an innovative modern medical facility that would include many services generally offered by hospitals but on an outpatient basis. Services would include a new emergency center, radiology, outpatient surgical center, holding bed capacity, birthing center and medical specialty suites. This building is designed as a terraced structure to follow the existing contours of the steep bank on which it is built. See drawing on sheet 4.1.~~ Construction of a two story building, approximately 6,400 S.F. to house administrative or support functions.

1.4.2 Construction of a 2,000 SF building on parcel 8-6-01:03 along Farrington highway to be used as a non-clinical support building. Possible uses include a business office, purchasing or storage.

1.4.3 Construction of a permanent support building on lower campus parcel 8-6-01:46 to replace the portable buildings in item 3.1. This 3,300 SF building will be used non clinical use such as research, home health or daycare.

1.4.4 ~~Relocation and permanent siting of two portable administration buildings listed in item 3.1 above to the mid-campus parking lot where they will~~ Construction of a 2,000 S.F. single story building at mid campus to be used for administrative functions.

2. Physical Characteristics are shown on exhibit B, site plans sheets, SP-1 through SP-4. A topographical survey and conceptual grading plan are also included.

3. Construction Characteristics are shown on exhibit C, building information

4. Utility Requirements

4.1 Domestic Water: The upper campus is served by an existing 3" water line new 8" F.M. Water Meter which should be adequate for phase 2, 3 & 4 work. Each of the lower campus parcels are served by individual water meters believed to be 1 1/2" each 1" and 2" in size.

An estimate of water usage for the project is included as exhibit E. The Board of Water Supply will confirm the availability of water for each component of the project when building permit applications are submitted. For development on Parcel 8-6-01:3, a water allocation from

the Department of Land and Natural Resources will be applied for.

Fire Protection: On site fire protection will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department for each component of the project when building permit applications are submitted. Fire hydrants and fire flow rates shall be developed to meet board of water supply standards. Fire truck turn around shall be provided at dead end roads exceeding 150' in length as shown on the site plans, SP-3.

- 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
- 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.
5. Liquid Waste Disposal
  - 5.1 WCCHC is currently served by an on-site cesspool. connection to the city sewer system.
  - 5.2 WCCHC is currently contracting to install completed as part of phase 2 installation of a sewer main along Farrington Highway to connect the four parcels to the city sewer system.
  - 5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.
6. Solid Waste Disposal
  - 6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.
7. Access to the Site
  - 7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Mailliii road until phase four construction begins. At that time access will be converted to a one-way loop system as shown on the phase four site plan, sheet SP-4.

2. Waianae Coast Comprehensive Health Center is dedicated to providing high quality health services to the leeward community and recognizes the need for expansion space for employees which will address their current and future needs.

D. ENVIRONMENTAL CHARACTERISTICS:

1. Soils

- 1.1 The Waianae Coast Comprehensive Health Center is situated on a gentle sloping site overlooking Farrington Highway and the Waianae coastline. Soils are predominately rocky.

The Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii roughly indicates a composition of five soil types at the work site: Kea au stony clay (KmaB), Lualualei extremely stony clay (LPE), Mokuia clay (Mtb), Pulehu clay loam (PsA), and Rockland (RrK). Classifications, shrink-swell potential, corrosivity and effect on building foundations are shown on table 1, Exhibit F. These considerations along with the Soils Engineer's recommendations will be used in determining the use of certain building materials and the feasibility of construction as plans for each individual component of the Master Plan are developed.

2. Topography

- 2.1 The WCCHC campus fronts Puu Maillili, which rises behind the center to an elevation of 723 feet. The upper campus is located on a plateau approximately 80 feet above mean sea level.

The project site elevations are approximately 16 feet along Farrington Highway, rising to 130 feet at the rear of the site. Due to the average slope of 19%, the grading will consist of cutting on the Mauka side and filling on the Makai side of the parking lots and building pads. The cut will be kept to a minimum to daylight and ground cover will be planted to prevent erosion.

3. Water Quality

- 3.1 On-site storm water moves through existing swales, inlets, trench drains, lined concrete trenches and underground pipe systems, and discharges into Maillili Channel which discharges into the ocean.

on parcel 8-6-01:03 and the mid campus development will take place largely behind the existing buildings and should have little visual impact. The lower campus buildings along Farrington highway including the new five-story medical outpatient building and the 2,000 SF building on parcel 8-6-01:03 will be more visible. The medical outpatient building is terraced into the hill and heavily landscaped to minimize the visual impact. have been kept low (one and two stories) to minimize the visual impact and blend with the adjacent residential and commercial structures. A maximum building height of 40' is anticipated.

2. The lower campus development on parcels 8-6-01:40 & 41 will also take place largely behind existing buildings. The **Walanae Community Mental Health Center** will be more visible.

#### IV. PROJECT IMPACTS:

##### 1. Project impacts during construction may include:

- 1.1 Possible disruption to ambulance operations, patients and staff due to construction activities.
- 1.2 Possible increase in air pollution due to dust and debris raised during construction.
- 1.3 Increase in noise due to construction activities.
- 1.4 Possible erosion and nonpoint source pollution due to site grubbing and grading.

##### 2. Project impacts during operation of the facilities may include:

- 2.1 Increased demand for water.
- 2.2 Increased demand for energy.
- 2.3 Increased congestion and traffic at the site has been a possible concern. To analyze the situation WCCHC commissioned a Traffic Impact Assessment Report from Pacific Planning & Engineering, Inc. In the conclusions and recommendations of their 23 March 1994 report the authors state:

The proposed Waianae Coast Comprehensive Health Center Expansion is not expected to have a significant impact on traffic.

conditions at the intersections and roadways have sufficient capacity to accommodate the project traffic in year 2000.

2.4 Increase in runoff for site due to increase in non-permeable surfaces.

V. MITIGATION MEASURES:

1. Project impacts during construction may be mitigated as follows:

1.1 Disruption to ambulance operations will be minimized by notifying ambulance companies in advance of changes to normal routes. Traffic will be controlled by WCCHC security staff using signs and cones as appropriate. Disruptions to patients and staff due to construction activities will be minimized by construction barriers, cones, temporary signage and advance scheduling of disruptions with WCCHC staff.

1.2 Possible increase in air pollution due to dust and debris raised during construction will be minimized by wetting down areas to be graded, immediately covering or replanting graded areas (see item 1.4 below) and daily cleaning of construction site to minimize debris.

1.3 Increase in noise due to construction activities will be mitigated by limiting construction hours to normal business hours.

1.4 Water Quality and Nonpoint Source Pollution due to site grubbing and grading will be mitigated as follows. Ground water quality in the immediate area should improve as the Health Center has drained and removed its cesspool system and hooked up to the City Sewer System.

Currently the Health Center is actively landscaping, mulching and using netting and other measures to minimize potential erosion. Grading permits shall be obtained from the Department of Public Works for each component of the master plan when required. To the extent possible the following measures recommended by the Department of Health will be followed during construction:

1.4.1 Grubbing and grading activities shall be planned to be conducted during the low rainfall months (April-October).

1.4.2 Areas shall be grubbed sequentially when possible so that only a small portion of the total area is bare at any one time.

1.4.3 Graded areas shall be covered or replanted as soon as possible after grading or construction is completed.

1.4.4 The use of pervious ground covers (vegetation, mulch, and gravel) shall be used to the maximum extent practical to reduce the amount of runoff.

2. Project impacts during operation of the facilities may be mitigated as follows:

2.1 Increased demand for water shall be reduced through the use of low flow fixtures. Landscaping shall utilize native and other plants that are drought and wind tolerant will be used to the extent possible to lessen the demand on limited water resources.

2.2 Increased demand for energy shall be minimized using techniques noted in the book Hawaiian Design, Strategies for Energy Efficient Architecture as appropriate to each project.

Extreme care has been taken in the design of recent additions to the Health Center to minimize the energy consumption and operating cost. The 1990's Central Waiting Area addition (Item 1:2 on Site Plans) features a naturally ventilated and daylight waiting area. The Weinberg Laboratory and Dental Building includes high performance skylights, Heat rejecting glazing and a heat recovery system for energy efficiency.

2.3 Increased congestion and traffic at the site shall be mitigated by altering the traffic pattern through the facility to a series of one-way loops as recommended by the Department of Transportation. Parking provided will greatly exceed what is required by code. For parking count refer to Exhibit D.

2.4 Increase in runoff for site due to increase in non-permeable surfaces may be mitigated by continuing the erosion control techniques listed in Item V, 1.4.4 above.

WCCHC:SMAPERMT2.REV



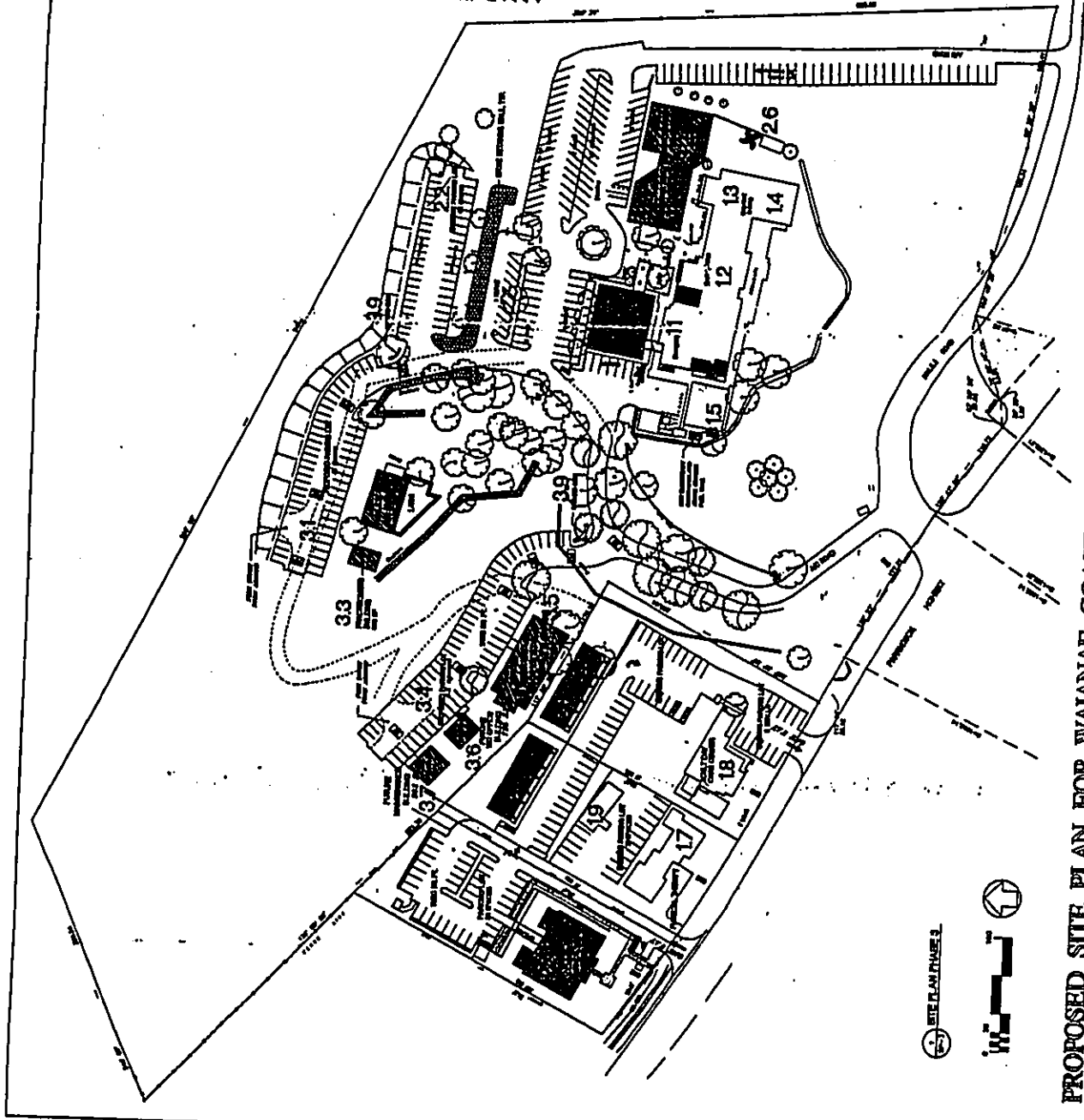
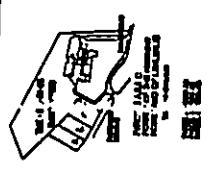
**KEY TO BUILDINGS**

- 11 - EMERGENCY
  - 12 - CENTRAL WAITING
  - 13 - X-RAY CLINIC
  - 14 - X-RAY CLINIC
  - 15 - DATA PROCESSING
  - 16 - PHYSICAL THERAPY
  - 17 - PHYSICAL THERAPY
  - 18 - ADULT DAY CARE
  - 19 - HEALTH EDUCATION
- PHASE 2 CONSTRUCTION**  
 20 - HEALTH EDUCATION  
 21 - X-RAY CLINIC  
 22 - UPPER PARKING LOT & PARKING MALL  
 23 - FUTURE HEALTH AC-CENT  
 24 - FUTURE MENTAL HEALTH CENTER  
 25 - COUNSELING  
 26 - COMPLETE STAFF WELLS  
 27 - COMPLETE STAFF WELLS  
 28 - EMERGENCY TOWER (PROPOSED)
- PHASE 3 CONSTRUCTION**  
 29 - REPAIR/REPLACE PARKING LOT  
 30 - FUTURE PARKING LOT  
 31 - FUTURE PARKING LOT WALLAGE  
 32 - FUTURE PARKING LOT WALLAGE  
 33 - FUTURE NUTRITION (RELOCATED) PORTABLE TO  
 34 - FUTURE NUTRITION (RELOCATED) PORTABLE TO  
 35 - FUTURE NUTRITION (RELOCATED) PORTABLE TO  
 36 - FUTURE NUTRITION (RELOCATED) PORTABLE TO  
 37 - USZD  
 38 - COUNSELOR
- PHASE 4 CONSTRUCTION**  
 41 - FUTURE BUILDING  
 42 - FUTURE BUILDING  
 43 - FUTURE BUILDING  
 44 - FUTURE BUILDING

**LEGEND**

- Phase 1 Building
- Phase 2 Building
- Phase 3 Building
- Phase 4 Building
- Phase 5 Building
- Phase 6 Building
- Phase 7 Building
- Phase 8 Building
- Phase 9 Building
- Phase 10 Building
- Phase 11 Building
- Phase 12 Building
- Phase 13 Building
- Phase 14 Building
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- Phase 41 Building
- Phase 42 Building
- Phase 43 Building
- Phase 44 Building

**SITE INFORMATION**



**PROPOSED SITE PLAN FOR WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER**

## SECTION 10. SOCIAL IMPACT OF DEVELOPMENT

### 1. Purpose.

A major purpose of preparing a general plan and development plans is to recognize and state the major problems and opportunities concerning the needs and development of the City and the social, economic and environmental effects of such development. In pursuit of such purpose the general plan has identified social, economic and environmental policies that should be taken into consideration in making development decisions. As required by Section 5-408 of the charter, the general plan contains statements of objectives with respect to the distribution of social benefits. These statements of objectives provide general guidelines for identifying the range of potential social impacts of a proposed development project upon residents within the local area.

### 2. Social Impact Factors.

In evaluating any proposed development, the general plan policies and objectives relating to the distribution of social benefits and the mitigation of negative social impacts shall be considered. The following factors shall be examined as they pertain to such objectives:

#### a. Demographic: Whether the development will:

- (1) Increase or decrease the residential population.
- (2) Increase or decrease the visitor population.
- (3) Change the character or culture of the neighborhood.

#### b. Economic: Whether the development will affect:

- (1) The rate and pattern of economic growth and development.
- (2) Public costs or revenues.
- (3) The availability and diversity of jobs in the development plan area.
- (4) The principal economic activities on Oahu.

#### c. Housing: Whether the development will affect:

- (1) The range of available housing choices.
- (2) Speculation in land and housing.

- (3) Property values of existing homes.
- (4) The provision of housing for low to moderate income and gap group families.

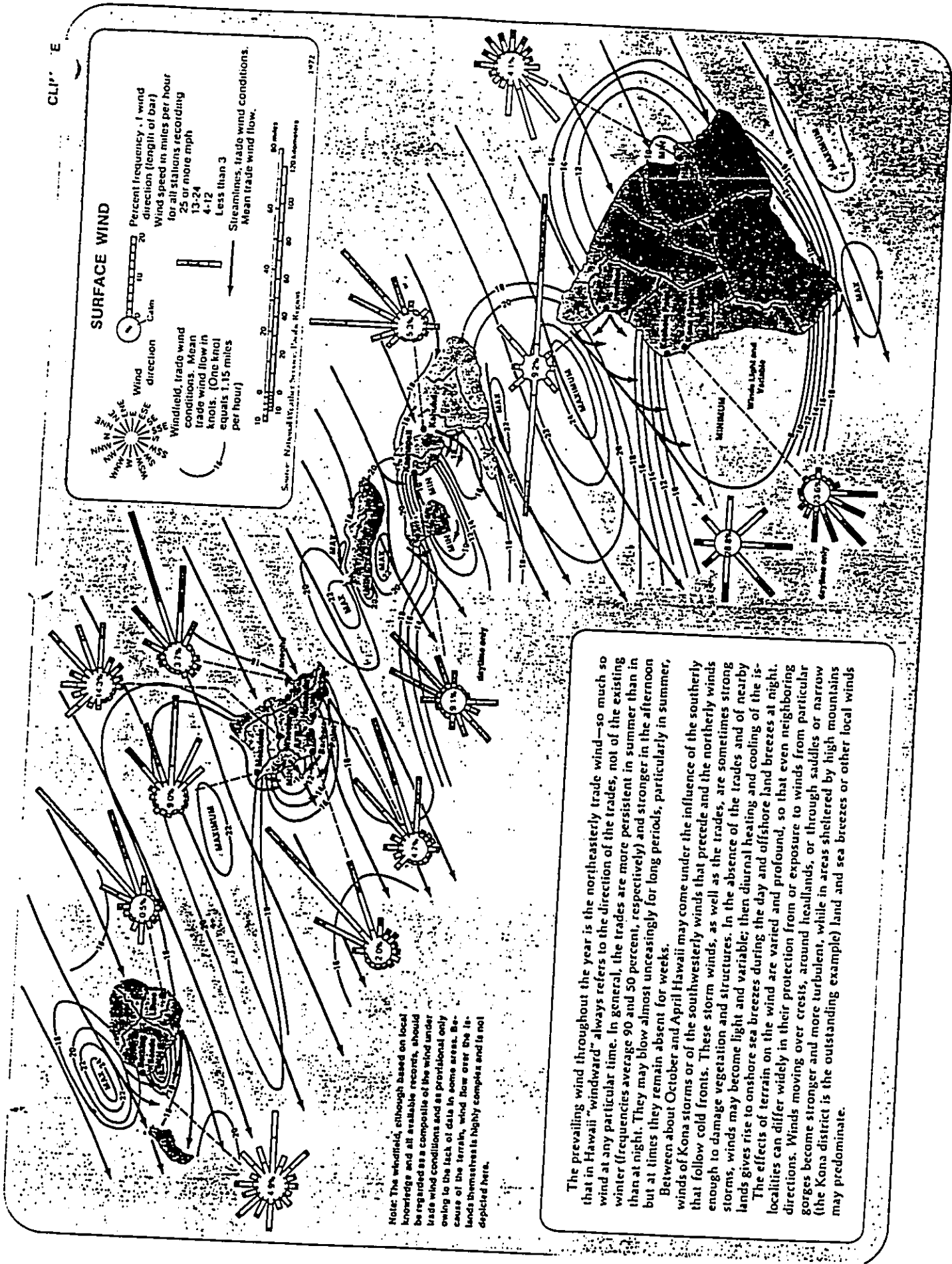
d. Public Service: Whether the development will affect:

- (1) Medical facilities.
- (2) Educational facilities.
- (3) Recreational facilities.
- (4) Transportation facilities.
- (5) Police and fire protection.
- (6) Public utilities facilities.

e. Physical; Environmental: Whether the development will affect:

- (1) The natural environment.
- (2) Existing natural monuments, landmarks and scenic views.
- (3) Open space.
- (4) The aesthetic quality of the area.

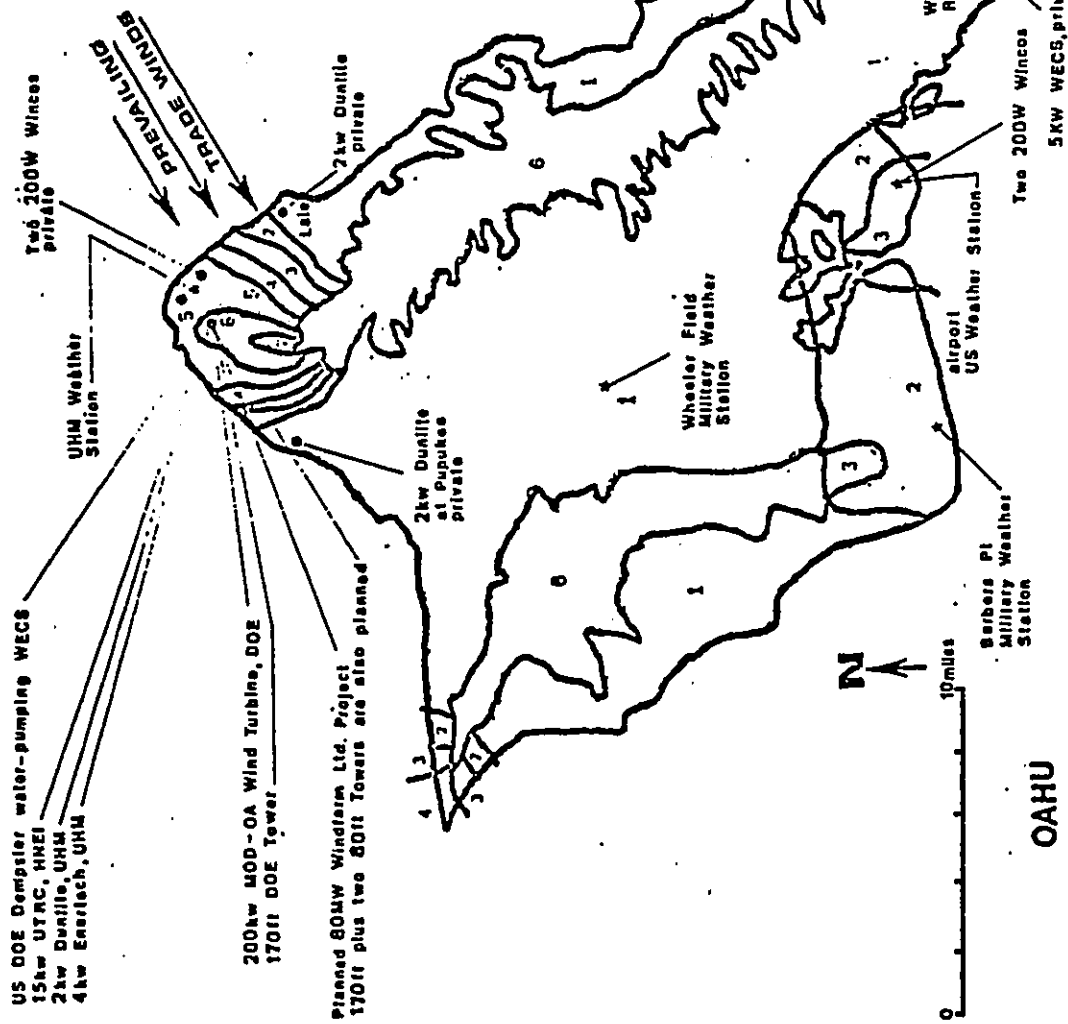
7/88  
0027N



US DOE Dempster water-pumping WECS  
 15kw UTRC, HNEI  
 2kw Duallite, UHM  
 4kw Enerloch, UHM

200kw MOD-OA Wind Turbine, DOE  
 170ft DOE Tower

Planned 80MW Windfarm Ltd. Project  
 170ft plus two 80ft Towers are also planned



LEGEND - Wind Power Class (a)

| Wind Power Class (a) | 10 m (33 ft)                    |                        | 50 m (164 ft)                   |                        |
|----------------------|---------------------------------|------------------------|---------------------------------|------------------------|
|                      | Density<br>watts/m <sup>2</sup> | Speed (b)<br>m/s (mph) | Density<br>watts/m <sup>2</sup> | Speed (b)<br>m/s (mph) |
| 1                    | 100                             | 4.4 (9.8)              | 200                             | 5.6 (12.5)             |
| 2                    | 150                             | 5.1 (11.5)             | 300                             | 6.4 (14.3)             |
| 3                    | 200                             | 5.6 (12.5)             | 400                             | 7.0 (15.7)             |
| 4                    | 250                             | 6.0 (13.4)             | 500                             | 7.5 (16.8)             |
| 5                    | 300                             | 6.4 (14.3)             | 600                             | 8.0 (17.9)             |
| 6                    | 400                             | 7.0 (15.7)             | 800                             | 8.8 (19.7)             |
| 7                    | 1000                            | 9.4 (21.1)             | 2000                            | 11.9 (26.6)            |

(a) Vertical extrapolation of wind speed based on the 1/7 power law

(b) Mean wind speed based on Rayleigh speed distribution of equivalent mean wind power density. Wind speed is for standard sea-level conditions. To maintain the same power density, speed increases 5%/500ft (3%/100m) of elevation.

OAHU





94-05733  
AUG 22 20 1994

LAND UTILIZATION

## University of Hawai'i at Mānoa

Environmental Center  
A Unit of Water Resources Research Center  
Crawford 317 • 2550 Campus Road • Honolulu, Hawai'i 96822  
Telephone: (808) 956-7361 • Facsimile: (808) 956-3980

August 22, 1994  
EA:0084

Ms. Joan Takano  
City and County of Honolulu  
Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Takano:

Special Management Area Environmental Assessment  
and Permit Application  
Supplemental Rezoning Application  
Waianae Coast Comprehensive Health Center  
Five Year Facilities Master Plan  
Waianae, Oahu

The applicant, Waianae Coast Comprehensive Health Center (WCCHC), seeks a Special Management Area Use Permit (SMP) to implement a five year, four phase plan involving improvements on the Health Center's existing nine building campus, construction of a five-story medical outpatient building, six one-story buildings, a Native Hawaiian Health Village, and paved parking lots. In addition, the applicant is pursuing a zone change from I-2 Intensive Industrial District to B-2 Community Business District.

We have reviewed this document with the assistance of Paul Ekern, Emeritus/Water Resources Research Center, and Malia Akutagawa of the Environmental Center. Comments received noted the following inadequacies in the referenced document:

### Self-Serving Recitation of Project Benefits

This document violates Section 11-200-14 of the Hawaii Administrative Rules (HAR) in that it is a *self-serving recitation of benefits and a rationalization of the proposed action*. The document overemphasizes features such as anticipated job opportunities

resulting from this project, fulfillment of an increasing patient demand, and creation of facilities and programs that are culturally sensitive. Although a project description and socio-economic impacts are important considerations in the review process, a thorough assessment of potential impacts on the environment, mitigation measures, and alternatives to the proposed action is required under the provisions of Section 11-200-10, HAR. It is in this area that the document is found lacking.

#### Short and Long Term Environmental Impacts

Information provided under the Sections titled "Environmental Characteristics" and "Affected Environment" is cursory at best (p. 11-13). No assessment is made of short and long-term environmental impacts of each phase of the development. No data are supplied on air quality, noise impacts, and possible erosional problems resulting from construction; nor does the document account for or mitigate potential environmental impacts once the project is completed and the Health Center is completely operational.

#### Soil Types and Infrastructural Effects

All that is said about the soils is that they are "predominantly rocky" (p. 11). This description is inadequate. A specific characterization of the soils is more appropriate. Construction plans and selection of building materials should be made with respect to the soil types present at the project site. The Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii roughly indicates a composition of five soil types at the work site: Kea'au stony clay (KmaB), Lualualei extremely stony clay (LPE), Mokuleia clay (Mtb), Pulehu clay loam (PsA), and Rockland (RrK). Classification, shrink-swell potential, corrosivity, effect on building foundations, and limitations for septic tank filter feeds are important considerations in determining the feasibility of a construction plan and of using certain building materials. All of these characteristics are related to soil types. (See Table 1.)

#### Building Design and Ventilation

No mention was made about the climate conditions and the fact that the project site is located in a sea breeze and land breeze area. Diurnal heating and an attendant decrease in pressure over land relative to the sea accelerates incoming surface winds commonly known as sea breeze. Night cooling reverses the pressure gradients and decelerates incoming winds known as land breeze (Ramage, 1976). Ventilation and design plans should take into account wind direction and speed, as well as exposure of building materials to the corrosive effects of salt spray carried by these winds.

#### Energy Efficiency

Reliance on fossil fuels may be lessened through the exploration of alternative energy sources. In addition, energy from solar radiation may also be used especially for heating purposes.

### Landscaping and Water Needs

Landscaping may serve to mitigate runoff potential and erosional hazards of existing soils. Landscaping objectives must accommodate certain environmental conditions present at the site; namely, exposure to sea breeze and attendant salt spray, and a limited water supply characteristic of this semi-arid region.

According to Zones (1963), the coast receives less than 20 inches of rain per year and the mountain range receives 70-100 inches annually. Spring flow, direct flow into the sea from streams, underflow to ocean, artificial withdrawal, and transpiration by phreatophytes are means by which ground water is discharged (Zones, 1961). The two latter sources are the greatest usurpers of groundwater. Algaroba (kiawe) which are halotolerant dominate the low-lying coastal areas and extract water through transpiration. Uptake by algaroba cause noticeable daily fluctuations in the water table. Heavy artificial withdrawals nearshore have caused salt water intrusion, subsequently leading to abandonment of coastal well sources. Water can be safely drawn from more inland sources "with little danger of contamination by sea water if perennial yield is not exceeded." If pumping takes place in this thick water body, the "water table may be lowered below the root zone of phreatophytes. . . if phreatophytes die naturally or are killed, additional fresh water can be salvaged for other use" (Zones, 1993).

Water sources for project use should be identified and water needs for landscaping and other activities of the Health Center should be estimated. Plants which are resistant to wind and salt spray deformation (Noguchi, 1979), and do not extract significant amounts of groundwater (i.e., naupaka and other native plants) may be used to lessen the demand on already severely limited water resources.

### Flood Hazards

The document states that the project area is designated as Zone D in which flood hazards are not determined. In addition, it reports that this zone is not designated as a Flood Hazard District (p. 12). However, an existing ravine separating the upper campus from the lower campus is mentioned offhandedly in Section 1.3.3 of the Phase three plans for a Native Hawaiian Health Village (p. 6). The presence of this natural drainage channel suggests that the project area may be subject to flooding. This needs to be assessed and accounted for in the construction plans. It would have been helpful to include the drainage report prepared by D.K. Wong for our perusal (p. 12).

### Historic, Cultural, & Archaeological Significance

The document cites a report submitted by L.K.C. Chee which refers to the Department of Land and Natural Resources' (DLNR) discovery of 'a single historic site ... located at or near the western corner of the parcel.' A reference is then made to the most recent study conducted by Bishop Museum which concludes, "Based on the absence of surface and subsurface archaeological remains, we recommend that no further work in these parcels is necessary" (p. 13).



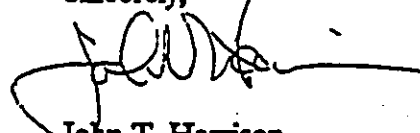
Despite the fact that no surface and subsurface remains were found (which may have resulted from land clearing activities that might have occurred between the completion dates of each report), it would be good to investigate what that one 'historic site' was before the applicant proceeds with construction.

Summary

The document focuses merely on project benefits. For reasons enumerated above, we recommend that a proper assessment be made of potentially significant environmental impacts, and a submittal of proposals for mitigation.

Thank you for the opportunity to review this Draft EA.

Sincerely,



John T. Harrison  
Environmental Coordinator

cc: OEQC  
Waianae Coast Comprehensive Health Center  
TRB/Architects, Ltd.  
Roger Fujioka  
Paul Ekern  
Malia Akutagawa

Table 1. Description of Soil Types likely present at WCCIC project site. Information gathered from the Soil Survey of Islands of Kauai, Oahu, Maui, Mo'orea and Lanai, State of Hawaii.

| Soil Type                            | Description   | Depth from Surface (Inches)  | Classification<br>Dominant USDA Texture  | Shrink-swell potential   | Corrosivity:<br>Uncoated Steel/<br>Concrete | Foundations for Low Buildings  | Degree and kind of limitations for septic tank filter feeds.                     |
|--------------------------------------|---|------------------------------|--|--------------------------|---|--|--|
| Kea'au stony clay (KmaB)             | 0-2% slopes. Slow runoff, slight erosion hazard.  | 0 - 34<br>34 - 39<br>39 - 57 | Clay & silty clay.<br>Consolidated coral sand.<br>Sand.                                      | High<br>Low              | High / Low<br>Low / High                    | High shrink-swell potential; high water table, low shear strength.   | Severe: slow permeability; high water table.                                     |
| Lualualei extremely stony clay (LPE) | 3-35% slopes, but in most places moderately sloping to steep. Many stones on surface and in profile. Runoff medium to rapid. Erosion hazard moderate to severe. | 0 - 60                       | Clay   | High                     | Moderate / Low                              | High shrink-swell potential, low shear strength; stoniness. Susceptible to sliding on slopes more than 15%.                  | Severe: slow permeability; slopes as much as 35%.                                |
| Mokulele clay (Mtb)                  | Slow permeability in surface layer. Sticky, plastic clay. Workability difficult.  | 0 - 16<br>16 - 50            | Clay loam, loam, or fine sandy loam.<br>Sand.  | Moderate to low.<br>Low. | Moderate / Low<br>Low / Low                 | Sand at a depth less than 20 in., low shrink-swell potential below a depth of 20 in.   | Slight; rapid permeability below depth of 20 in.                                 |
| Pulehu clay loam (Psa)               | 0-3% slopes. Moderate permeability. Slow runoff. Low areas subject to flooding. Erosion hazard no more than slight. Rocks may penetrate more than 5ft.          | 0 - 60                       | Stratified clay loam, loamy sand, fine sandy loam, and silt loam, cobbly or stony in places. | Moderate to low.         | Low / Low                                   | High shear strength; subject to flooding in low areas.   | Slight on slopes of 0-7%; moderate in low areas; subject to occasional flooding. |
| Rockland (rRK)                       | Very shallow soils with exposed rock covering 25-90% of surface. Soil associated with rocks is very sticky and very plastic.                                    |                              |  | High                     |   | Buildings on steep slopes susceptible to sliding when soil saturated. Foundations & retaining walls susceptible to cracking. |  |

Literature Cited

Noguchi, Y. (1979) Deformation of trees in Hawaii and its relation to wind. *Journal of Ecology*, vol. 67, 611-628.

Ramage, C.S. (1976) Effect of the Hawaiian islands on the trade winds. *Conference on Climate and Energy: Climatological Aspects and Industrial Operations*, 62-67.

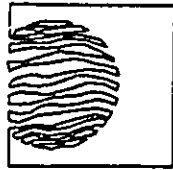
Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii  
(1972).

*United States Department of Agriculture, Soil Conservation Service, University of Hawaii Agricultural Experiment Station, 232 pp.*

Zones, C.P. (1961) Discharge of ground water by phreatophytes in the Waianae District, Oahu, Hawaii. *Geological Survey Research, State of Hawaii, Art. 377, D240-D242.*

Zones, C.P. (1963) Preliminary report on the ground-water resources of the Waianae area, Oahu, Hawaii. *Department of Land and Natural Resources Division of Water and Land Development Circular C16, State of Hawaii, Honolulu, 12 pp.*

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

10 May 1995

Mr. Gary Gill  
State of Hawaii  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Gary Gill,

In response to the review comments by Bruce S. Anderson, dated 11 July, 1994, regarding the above referenced project we note the following:

1. A list of the agencies we received comments from is included as exhibit G to the SMP application and is attached as requested. Copies of the master plan and SMP application were submitted to the Department of Land and Natural Resources and the Department of Hawaiian Homelands prior to submission to the Department of Land Utilization. Both departments reviewed and approved the submission and signed off on the attached DLU Master Application Forms.
2. The Archaeological Reconnaissance Report of the site conducted by the Bishop Museum, dated February 1994 has been forwarded to the Historic Preservation Division for review as requested. The attached letter from Don Hibbard, Administrator, State Historic Preservation Division dated 4 May, 1995 states:

"we believe that future construction activities for this project will have "no effect" on historic sites."

Please contact me if you have any questions or comments.

Sincerely,

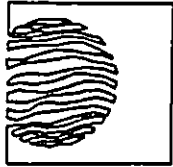
**TRB/ARCHITECTS, LTD.**

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.ENV



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1284

EXHIBIT G

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Agency Review Comments Received (SMA File #94/SMA-001)

**Comment Letters received from:**

|  |                       |
|--|-----------------------|
| Fire Department<br>City & County of Honolulu<br>Mr. Richard R. Seto-Mook, Fire Chief   | Date: July 11, 1994   |
| Planning Department<br>City & County of Honolulu<br>Mr. Robin Foster, Chief Planning Officer                                   | Date: 26 July, 1994   |
| Bd. of Water Supply<br>City & County of Honolulu<br>Mr. Kazu Hayashida, Manager and Chief Engineer                             | Date: 27 July, 1994   |
| Department of Wastewater Management<br>City & County of Honolulu<br>Mr. Felix B. Limtiaco, Acting Director                     | Date: 8 July, 1994    |
| Department of Public Works<br>City & County of Honolulu<br>Mr. Kenneth Sprauge, Director & Chief Engineer                      | Date: 14 July, 1994   |
| Honolulu Police Department<br>City & County of Honolulu<br>Mr. Eugene Uemura, Assistant Chief of Police                        | Date: 13 July, 1994   |
| Department of Land and Natural Resources<br>Transportation Services<br>State of Hawaii<br>Mr. Joseph M. Magaldi, Jr., Director | Date: 3 August, 1994  |
| Dept. of Transportation<br>State of Hawaii<br>Mr. Rex D. Johnson, Director of Transportation                                   | Date: 3 August, 1994  |
| Department of Health<br>State of Hawaii<br>Mr. Peter A. Sybinsky, Director of Health   | Date: 15 August, 1994 |

WCCHC SMA  
AGENCY REVIEW COMMENTS

Page 2

Department of Parks and Recreation  
City & County of Honolulu  
Mr. Walter M. Ozawa, Director

Date: 15 July, 1994

UH Environmental Center  
University of Hawaii at Manoa  
Mr. John T. Harrison, Environmental Coordinator

Date: 22 August, 1994

Office of Environmental Quality Control  
State of Hawaii  
Mr. Bruce S. Anderson, Ph.D.

Date: 11 July, 1994

Department of Land and Natural Resources  
State of Hawaii  
Mr. Keith W. Ahue, Chairperson Board of Land and Natural Resources

Date: 1 August, 1994

State Historic Preservation Division  
State of Hawaii  
Mr. John P. Keppler II, Director

Date: 26 February, 1993

United States Department of the Interior  
Fish and Wildlife Service  
Mr. Brooks Harper, Field Supervisor

Date: 29 July, 1994

CITY AND COUNTY OF HONOLULU  
 DEPARTMENT OF LAND UTILIZATION  
 650 South King Street, 7th Floor  
 Honolulu, Hawaii 96813

**DLU MASTER APPLICATION FORM**

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."  
**PLEASE ASK FOR THESE INSTRUCTIONS.**

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.  
 Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

- Clusters:
- Agricultural Cluster
  - Cluster Housing
  - Country Cluster
  - Park Dedication
  - Plan Review Use
  - Planned Development-Housing
  - Shoreline Setback Variance
  - Site Plan Review
  - Special Management Area Permit/Assessment
  - State Special Use Permit
  - Subdivision
  - Sunlight Reflection
  - Variance from LUO Sec.(s): \_\_\_\_\_
- Conditional Use Permits:
- Type 1
  - Type 2
  - Existing Use
  - Flood Hazard Variance
  - Site Development Plan
  - Special District: \_\_\_\_\_  
(Indicate District)
  - Waiver (public uses/utilities)
  - Zero Lot Line
  - Zone Change, From \_\_\_\_\_ to \_\_\_\_\_
  - Zoning Adjustment, LUO Sec.(s): \_\_\_\_\_

TAX MAP KEY(S): 8-6-01:03 8-6-01:40 8-6-01:41 8-6-01:46  
 LOT AREA: 13.689 ac 0.805 ac 0.814 ac 1.000 ac  
 ZONING DISTRICT: I-2 STATE LAND USE DISTRICT: Public

STREET ADDRESS/LOCATION OF PROPERTY: Farrington Highway, Waianae Oahu

RECORDED FEE OWNER: State of Hawaii -  
 Name Dept. of Land and Natural Resources  
 Mailing Address 1151 Punchbowl Street  
Honolulu, Hawaii 96813  
 Phone Number 548-6650  
 Signature [Signature]  
 For Parcel 8-6-01:03

APPLICANT: Waianae Coast Comprehensive Health Center  
 Name Health Center  
 Mailing Address 86-260 Farrington Hwy.  
Waianae, Hawaii 96792  
 Phone Number 866-7081  
 Signature [Signature]

PRESENT USE OF PROPERTY/BUILDING: Health Center

AUTHORIZED AGENT/CONTACT PERSON:  
 Name TRB/Architects, Ltd.  
 Mailing Address 1001 Bishop St. #110  
Honolulu, Hawaii 96813  
 Phone Number 528-7020  
 Signature [Signature]

PROJECT NAME (if any): Waianae Coast Comprehensive Health Center

PROJECT PROPOSAL (Briefly describe the proposed activity or project):  
Implementation of Five Year Facilities Master Plan

FOR DEPARTMENT USE ONLY

Submitted Fee Amount: \$ \_\_\_\_\_ FILE NO. \_\_\_\_\_

Date Application Accepted: \_\_\_\_\_ Accepted By: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Approved  
 Approved with conditions indicated below.

Denied for reason(s) given below.  
 Exempt project.

**THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.**

\_\_\_\_\_  
 Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.



### DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."  
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.  
Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:

- Agricultural Cluster
- Cluster Housing
- Country Cluster

- Park Dedication
- Plan Review Use
- Planned Development-Housing
- Shoreline Setback Variance
- Site Plan Review

- Special Management Area Permit/Assessment
- State Special Use Permit
- Subdivision
- Sunlight Reflection
- Variance from LUO Sec.(s): \_\_\_\_\_

Conditional Use Permits:

- Type 1
- Type 2

- Existing Use
- Flood Hazard Variance

- Site Development Plan
- Special District: \_\_\_\_\_  
(Indicate District)

- Waiver (public uses/utilities)
- Zero Lot Line
- Zone Change, From \_\_\_\_\_ to \_\_\_\_\_
- Zoning Adjustment, LUO Sec.(s): \_\_\_\_\_

TAX MAP KEY(S): 8-6-01:03    8-6-01:40    8-6-01:41    8-6-01:46  
LOT AREA: 13.689 ac    0.805 ac    0.814 ac    1.000 ac  
ZONING DISTRICT: I-2    STATE LAND USE DISTRICT: Public

STREET ADDRESS/LOCATION OF PROPERTY: Farrington Highway, Waianae Oahu

RECORDED FEE OWNER: State of Hawaii -  
Name Dept. of Hawaiian Home Lands  
Mailing Address P.O. Box 1879  
Honolulu, Hawaii 96805  
Phone Number 548-3910  
Signature [Signature]  
For Parcels 8-6-01:40, 41, 46

APPLICANT: Waianae Coast Comprehensive  
Name Health Center  
Mailing Address 86-260 Farrington Hwy.  
Waianae, Hawaii 96792  
Phone Number \_\_\_\_\_  
Signature \_\_\_\_\_

PRESENT USE OF PROPERTY/BUILDING: Health Center

AUTHORIZED AGENT/CONTACT PERSON:  
Name TRB/Architects, Ltd.  
Mailing Address 1001 Bishop St. #1110  
Honolulu, Hawaii 96813  
Phone Number 528-2020  
Signature [Signature]

PROJECT NAME (if any): Waianae Coast  
Comprehensive Health Center

PROJECT PROPOSAL (Briefly describe the proposed activity or project):  
Implementation of Five Year Facilities Master Plan

FOR DEPARTMENT USE ONLY

Submitted Fee Amount: \$ \_\_\_\_\_ FILE NO. \_\_\_\_\_  
Date Application Accepted: \_\_\_\_\_ Accepted By: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
 Approved  
 Approved with conditions indicated below.  
 Denied for reason(s) given below.  
 Exempt project.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

The above approval does not constitute approval of any other required permits, such as building permits.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
DEPUTY  
GILBERT COLOMA-AGARAN

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 5TH FLOOR  
HONOLULU, HAWAII 96813

RECEIVED  
MAY 10 1995

AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS  
CONSERVATION AND RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

May 4, 1995

TRB/ARCHITECTS

Kent Royle, AIA  
TRB Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

LOG NO: 14502 ✓  
DOC NO: 9505TD01

Dear Mr. Royle:

SUBJECT: **Waianae Coast Comprehensive Health Center**  
**Wai'anae, Wai'anae, O'ahu**  
**TMK: 8-6-1: 3, 40, 41, 46**

We have reviewed the report submitted by you entitled An Archaeological Reconnaissance of the Wai'anae Comprehensive Health Center (Flood and Dixon, 1994). This report documents that surface and subsurface historic sites are absent. Therefore, we believe that future construction activities for this project will have "no effect" on historic sites.

It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Should this be the case all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator  
State Historic Preservation Division

TD:jk

94-04494

JOHN WAIHEE  
GOVERNOR



'84 JUL 13 AM 7 50

BRUCE S. ANDERSON, Ph.D.  
INTERIM DIRECTOR

DEPARTMENT OF LAND UTILIZATION  
STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FAX/MAIL (808) 586-3402

July 11, 1994

Mr. Donald A. Clegg  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Attn: Ms. Joan Takano

Dear Mr. Clegg:

Subject: Draft Environmental Assessment, Waianae Coast  
Comprehensive Health Center Five Year Master Plan,  
94/SMA-001(JT)

After a careful review of the subject project, we request the following corrections:

1. Please consult with the Department of Land & Natural Resources and the Department of Hawaiian Home Lands on this project, and include a list of agencies and parties consulted in the Final Environmental Assessment.
2. Please discuss the impact on the historical site referenced on page 13 with the Department of Land & Natural Resources and include this in the Final Environmental Assessment.

If you have any questions, please call Ms. Nancy Heinrich at 586-4185.

Sincerely,

fw BRUCE S. ANDERSON, Ph.D.  
Interim Director

BSA/NH:kk

c: TRB/Architects, Ltd. (Attn: Kent Royle)

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

94-04494

JOHN WAIHEE  
GOVERNOR



'94 JUL 13 AM 7 50

BRUCE S. ANDERSON, Ph.D.  
INTERIM DIRECTOR

DEPARTMENT OF LAND UTILIZATION  
STATE OF HAWAII, CITY OF HONOLULU  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

320 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 500-4105  
FAX/MAIL (808) 500-2402

July 11, 1994

Mr. Donald A. Clegg  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Attn: Ms. Joan Takano

Dear Mr. Clegg:

Subject: Draft Environmental Assessment, Waianae Coast  
Comprehensive Health Center Five Year Master Plan,  
94/SMA-001(JT)

After a careful review of the subject project, we request the following corrections:

1. Please consult with the Department of Land & Natural Resources and the Department of Hawaiian Home Lands on this project, and include a list of agencies and parties consulted in the Final Environmental Assessment.
2. Please discuss the impact on the historical site referenced on page 13 with the Department of Land & Natural Resources and include this in the Final Environmental Assessment.

If you have any questions, please call Ms. Nancy Heinrich at 586-4185.

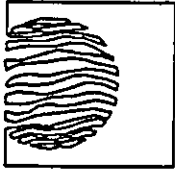
Sincerely,

for BRUCE S. ANDERSON, Ph.D.  
Interim Director

BSA/NH:kk

c: TRB/Architects, Ltd. (Attn: Kent Royle)

DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

5 May 1995

Mr. Mike D. Wilson  
Department of Land and Natural Resources  
State of Hawaii  
P O Box 621  
Honolulu, HI 96809

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Wilson:

In response to the review comments by Mr. Keith W. Ahue, dated 28 July 1994, regarding review of the above referenced project, we note the following:

1. We have contacted the State Land Use Commission on the location of the land use district boundary for Limited "L" subzone of the conservation district. The land use commission noted the Land use designation for Parcel 8-6-1:3,40, 41 and 46 is Urban. They noted the conservation district abuts the 8-6-1:3 parcel. See attached letter dated 24 April 1995 from Ester Ueda Executive Officer of the Land Use Commission.

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

*Kent Royle*  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOMLAHU

BENJAMIN J. CAYETANO  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 587-3822

RECEIVED  
APR 25 1995

TRB/ARCHITECTS

April 24, 1995

Mr. Kent Royle, A.I.A.  
TRB Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Dear Mr. Royle:

Subject: BOUNDARY INTERPRETATION No. 95-14 for TMK No.:  
8-6-01: 3, 40, 41 & 46, Lualualei, Waianae,  
Oahu

Pursuant to your April 13, 1995 letter requesting a boundary interpretation for the subject parcels, please be advised that the subject parcels are designated within the State Land Use Urban District. Based on the telecon between Fred Talon of my staff and yourself on April 19, 1995, it is our understanding that you do not require a map delineation of the District boundary for the area.

Our determination is based on the Commission's records and official maps currently on file at our office.

A copy of Tax Map Key: 8-6-01 with the subject parcels highlighted in yellow is enclosed for your reference.

If you have any questions, please call Fred Talon or Bert Saruwatari of my staff at 587-3822.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA  
Executive Officer

EU:fl

encl: Tax Map Key: 8-6-01

cc: Patrick Onishi, C&C of Honolulu DLU Director (w/encl.)  
Attn: Carolyn Miyata  
Glenn Y. Sato, Tax Maps & Records Supervisor (w/encl.)  
C&C of Honolulu, Department of Finance





JOHN W. AHUE  
GOVERNOR OF HAWAII



94-05743  
KEITH W. AHUE, GOVERNOR  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN P. ADPELER II  
DONALD HANAKE

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

REF:OCEA:DKP

P. O. BOX 621  
HONOLULU, HAWAII 96809

AGRICULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

FILE NO.: 94-731a  
DOC. ID.: 4820

Aug 22 1994

The Honorable Donald Clegg, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

SUBJECT: Zone Change (94/Z-5) and Special Management Area Use Permit  
(94/SMA-1) Applications: Waianae Coast Comprehensive Health  
Center, Waianae, Oahu; TMKs: 8-6-01: 3, 40, 41, 46

The following are our additional comments on the subject project which supplement those forwarded by our previous letter dated August 1, 1994:

Division of Land Management

The Division of Land Management (DLM) comments that the Oahu District has reviewed the Zone Change (94/Z-5) and Special Management Area Use Permit (94/SMA-1) for the Waianae Coast Comprehensive Health Center Campus.

DLM understands that the zone change from I-2 Intensive Industrial District to B-2 Commercial Business District will enable the Waianae Coast Health Center to redevelop its existing campus for the purpose of expanding health services to the local general public.

DLM has no objections to the proposed zone change or issuance of Special Management Area Use Permit.

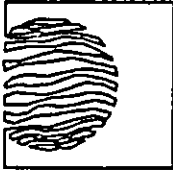
We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

KEITH W. AHUE

DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

10 May 1995

Mr. Mike D. Wilson  
Department of Land and Natural Resources  
State of Hawaii  
P O Box 621  
Honolulu, HI 96809

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Wilson:

In response to the review comments by Mr. Keith W. Ahue, dated 1 August 1994, regarding Historic Preservation Division review of the above referenced project, we note the following:

1. The Archaeological Reconnaissance Report of the site conducted by the Bishop Museum, dated February 1994 has been forwarded to the Historic Preservation Division for review as requested. The attached letter from Don Hibbard, Administrator, State Historic Preservation Division dated 4 May, 1995 states:

"we believe that future construction activities for this project will have "no effect" on historic sites."

Please contact me if you have any questions or comments.

Sincerely,

**TRB/ARCHITECTS, LTD.**

  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 5TH FLOOR  
HONOLULU, HAWAII 96813

RECEIVED  
MAY 10 1995

TRB/ARCHITECTS

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
GILBERT COLOMA-AGUIAR

- AQUACULTURE DEVELOPMENT PROGRAM
- AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS CONSERVATION AND RESOURCES ENFORCEMENT CONVEYANCES
- FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION
- LAND MANAGEMENT
- STATE PARKS
- WATER AND LAND DEVELOPMENT

May 4, 1995

Kent Royle, AIA  
TRB Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

LOG NO: 14502  
DOC NO: 9505TD01

Dear Mr. Royle:

**SUBJECT: Waianae Coast Comprehensive Health Center  
Wai'anae, Wai'anae, O'ahu  
TMK: 8-6-1: 3, 40, 41, 46**

We have reviewed the report submitted by you entitled An Archaeological Reconnaissance of the Wai'anae Comprehensive Health Center (Flood and Dixon, 1994). This report documents that surface and subsurface historic sites are absent. Therefore, we believe that future construction activities for this project will have "no effect" on historic sites.

It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Should this be the case all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

Aloha,

DON HIBBARD, Administrator  
State Historic Preservation Division

TD:jk

JOHN WAIHEE  
GOVERNOR OF HAWAII



14-05140  
KEITH W. AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN F. NEHELELE II  
DONA L. MANAIKE

1994 AUG 1 33 STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

REF: OCEA:DKP

P. O. BOX 621  
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
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CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

FILE NO.: 94-731  
DOC. ID.: 4736

The Honorable Donald Clegg, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

AUG 1 1994

Dear Mr. Clegg:

SUBJECT: Zone Change (94/Z-5) and Special Management Area Use Permit  
(94/SMA-1) Applications: Waianae Coast Comprehensive Health  
Center, Waianae, Oahu; TMKs: 8-6-01: 3, 40, 41, 46

The following are our additional comments on the subject project which  
supplement those forwarded by our previous letter dated July 28, 1994:

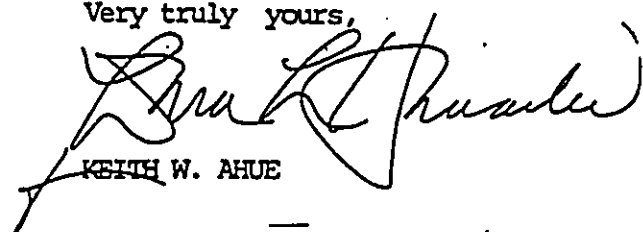
Historic Preservation Division

The Historic Preservation Division (HPD) comments that this application  
refers on page 13 to an Archaeological Assessment prepared by Bishop  
Museum in 1993, which reportedly found no surface or subsurface historic  
sites. HPD has no record of this document and believes that they have not  
been provided the opportunity for review and comment. In earlier  
correspondence regarding the Waianae Coast Comprehensive Health Center,  
HPD asked for an archaeological inventory survey, so that they could  
ensure that the construction proposed in the five year plan would not have  
an adverse effect on historic sites. HPD recommends that any action on  
this application be deferred until they have had the opportunity to review  
the Archaeological Assessment and have determined the effect of the  
proposed project on historic sites.

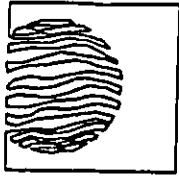
We have no other comments to offer at this time. Thank you for the  
opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and  
Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

  
KEITH W. AHUE

STATE HISTORIC PRESERVATION DIVISION



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

5 May 1995

Mr. Donald Hibard, Director  
State Historic Preservation Division  
33 South King Street, 6th Floor  
Honolulu, HI 96813

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Hibard:

In response to the review comments by Mr. John P. Keppeler II, dated 26 February 1993,  
regarding the above referenced project understand you have no comments on the proposed  
project at this time:

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

*Kent Royle*  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.HIS



JOHN WAHEE  
GOVERNOR OF HAWAII

*Dianna* MAR 2 1993

BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER II  
DONA L. HANAKE

AQUACULTURE DEVELOPMENT  
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AQUATIC RESOURCES  
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DIVISION  
LAND MANAGEMENT  
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WATER AND LAND DEVELOPMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

FEB 26 1993

REF:HP-AMK

Mr. Michael D. Tweedell, M.P.H.  
Administrator  
Comprehensive Health Center  
86-260 Farrington Highway  
Wai'anae, Hawaii 96792-3199

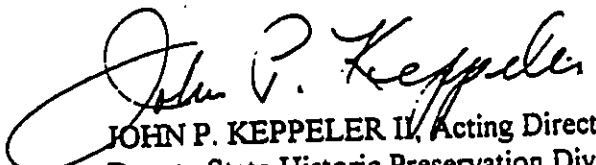
LOG NO: 7600  
DOC NO: 9302TD24

Dear Mr. Tweedell:

SUBJECT: Minor Improvements on Previously Graded Land at  
Wai'anae Coast Comprehensive Health Center  
Wai'anae, Wai'anae, O'ahu  
TMK: 8-6-1: 3

Thank you for the information that the improvements proposed under the Department of Land Utilization, City and County of Honolulu File No. 92/SMA-44 are minor and will take place on previously graded land. This being the case, we believe that these minor improvements will have "no effect" on historic sites.

Very truly yours,

  
JOHN P. KEPPELER II, Acting Director  
Deputy State Historic Preservation Division Officer

TD:amk

FISH AND WILDLIFE SERVICE



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

5 May 1995

Mr. Brooks Harper, Field Supervisor  
United States Department of the Interior  
Fish and Wildlife Service  
P O Box 50167  
Honolulu, HI 96850

**PROJECT:** Waianae Coast Comprehensive Health Center: TMK: 8-6-1: 3,40,41 and 46  
SMA Permit Application: Five Year Facilities Master Plan and  
Application for a Zone Change From I-1 to B-2

**SUBJECT:** Response to Review Comments (SMA File #94/SMA-001)

Dear Mr. Harper:

Thank you for your review and response regarding the above referenced project. We understand that you have no comments on the proposed project at this time.

Please contact me if you have any questions or comments.

Sincerely,

TRB/ARCHITECTS, LTD.

*Kent Royle*  
Kent Royle, AIA  
Project Architect

Enclosures

cc: Myrna Hardin/WCCHC  
Mr. Patrick Onishi, Director/Dept. of Land Utilization

WCCHC SMA\COM\SMACOM.FWS

94-04983



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Pacific Islands Ecoregion  
300 Ala Moana Blvd, Room 6307  
P.O. Box 50167  
Honolulu, Hawaii 96850

U.S. DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE  
HONOLULU, HAWAII  
JUL 29 1994 1 PM 8 25

In Reply Refer To: CAW

JUL 29 1994

Donald A. Clegg  
Director of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment for a Zone Change from I-2 Intensive Industrial District to B-2 Community Business District and for a Special Management Area Use Permit (SMP) for Implementation of a Five Year Facilities Master Plan for the Waianae Coast Comprehensive Health Center, Waianae, Oahu, Hawaii [94/Z-5 (sn), 94/SMA-1(jt)]

Dear Mr. Clegg:

The U. S. Fish and Wildlife Service (Service) has reviewed the Draft Environmental Assessment (DEA) for the above referenced project. The project sponsor is the Department of Land Utilization, City and County of Honolulu, Hawaii. The Service offers the following comments for your consideration.

The proposed project would involve a zone change from I-2 Intensive Industrial District to B-2 Community Business District for the Waianae Coast Comprehensive Health Center. No significant adverse effects on fish and wildlife resources are expected to result from this proposed change. Therefore, the Service would concur with a Negative Declaration finding and determination that an environmental impact statement is not required.

The Service appreciates the opportunity to provide these comments. If you have questions regarding our comments, please contact Fish and Wildlife Biologist Christine Willis at 808/541-3441.

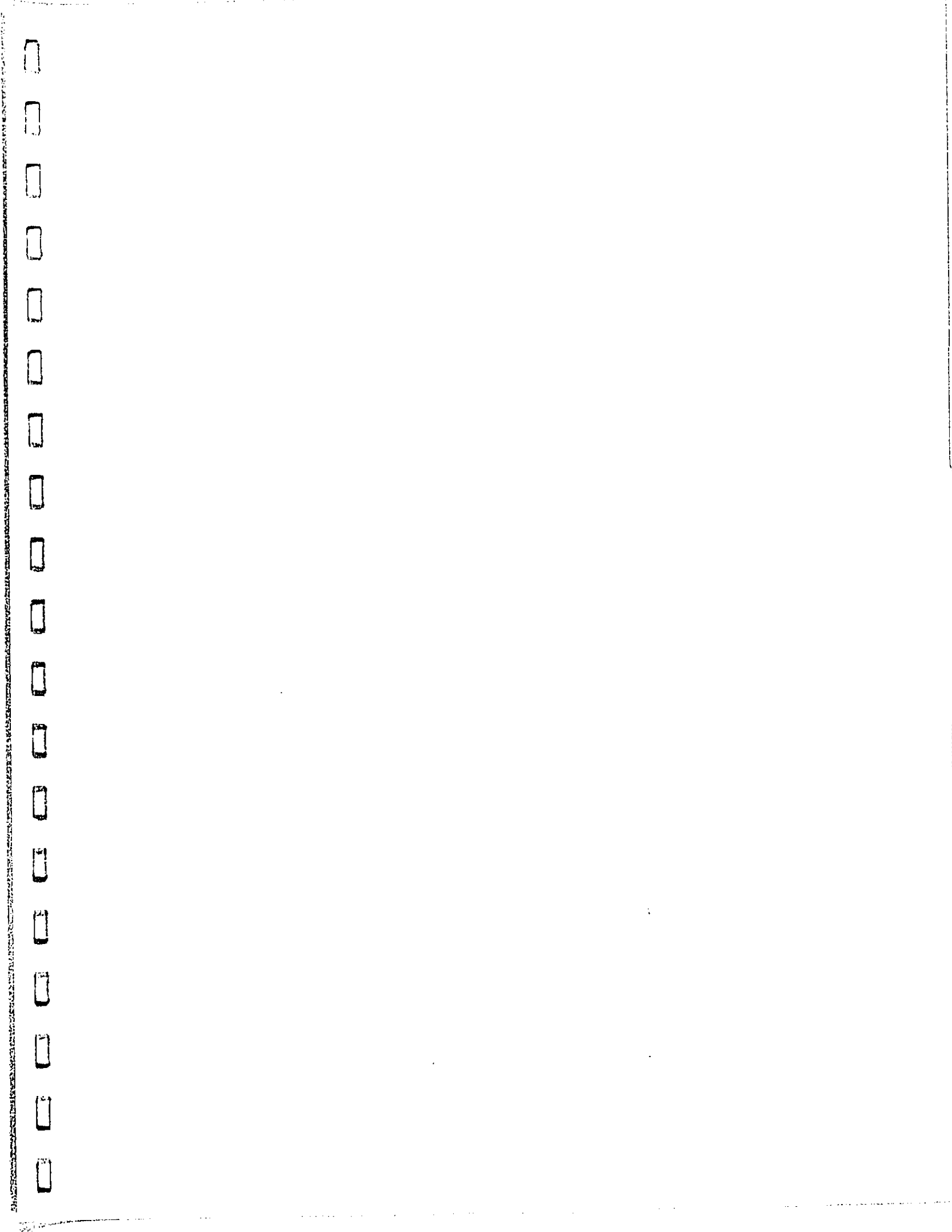
Sincerely,

Brooks Harper

Brooks Harper  
Field Supervisor  
Ecological Services

cc: DAR, Hawaii  
CZMP, Hawaii  
CWB, Hawaii

REZONING



WAI'ANAE COAST COMPREHENSIVE HEALTH CENTER

Supplemental Application  
for  
Zoning Change  
From I-2 to B-2

10 FEBRUARY 1994  
REVISED 30 MARCH 1995

**WAIANAE COAST COMPREHENSIVE HEALTH CENTER**  
**Zone Change from I-2 to B-2**  
**Supplemental Application**

PROJECT NAME: Waianae Coast Comprehensive Health Center

DATE: 20 February 1994

The Waianae Coast Comprehensive Health Center (WCCHC) submitted a Special Management Area Environmental Assessment and Permit Application to the Department of Land Use (DLU) on 14 October 1993 for implementation of the Five Year Facilities Master Plan. As recommended by DLU, WCCHC is applying for a zone change from the current I-2 Intensive Industrial District to B-2 Community Business District. This supplemental information is intended to augment the Special Management Area Environmental Assessment and Permit Application previously submitted to DLU.

I. GENERAL INFORMATION:

- A. Applicant: Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Wai'anae, Hawaii 96792
- B. Recorded Fee Owners:  
8-6-01:03 State of Hawaii  
Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813  
8-6-01:40,41,46 State of Hawaii  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805
- C. Agent: TRB/Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813
- D. TMK: 8-6-01:03 8-6-01:40 8-6-01:41 8-6-01:46
- E. Lot Area: 13.689 ac 0.805 ac 0.814 ac 1.000 ac



## II. SITE UTILIZATION

The Waianae Coast Comprehensive Health Center Campus is divided into two levels, with the lower campus facilities along Farrington Highway (parcels 8-6-01:40,41 & 46) WCCHC and the upper campus facilities located on a knoll above (parcel 8-6-01:03).

The upper campus houses the medical core, including administration, emergency, clinic, radiology, and laboratory facilities. It also uses the majority of WCCHC employees (76%) and handles the bulk of patient traffic.

Below this cluster is the lower campus, including an adult day health center, physical therapy, WIC nutrition, and health education facilities. About 11% of the employee population presently work at the lower campus. Similarly, patient traffic is lighter. The remaining 13% WCCHC employees occupy locations off-campus. (See Attachment 1 - Employee Usage by Building Structure).

### A. NUMBER OF EMPLOYEES/PROJECTED INCREASES

The Waianae Coast Comprehensive Health Center is one of the largest employers on the Wai'anae Coast employing a total of three hundred eighty-nine persons (389).

|   |                |     |       |
|---|----------------|-----|-------|
| - | Regular        | 375 | 96.4% |
| - | Temp. hire     | 14  | 3.6%  |
| - | Full-time      | 270 | 69.4% |
| - | Part-time      | 63  | 16.2% |
| - | Call-in status | 56  | 14.4% |

The total number of WCCHC employees is not expected to increase in direct proportion to site-construction. Expansion essentially provides much needed space for existing programs and staff who have been operating in compressed and cramped quarters.

The completion of the Five-Year Master Plan will increase total WCCHC employee roles by 3 to 6 persons. Only two departments are projecting employee increases - Dental (one to four) and Family Planning (two ?). However, total new worker traffic usage will increase by 41 to 46 individuals because off-campus WCCHC program "Ola Loa Ka Na'auao" Health Academy and independent, sublessee Wai'anae Coast Community Mental Health Center, will relocate to the lower campus. (See Attachment 2 - Utilization

Present/Projected)

1. Phase one includes improvements to existing facilities already permitted and completed. (See SMA application sheet SP-1.)
2. Phase two construction is shown in SMA drawing SP-2. Daily usage by WCCHC employees and others expecting to occupy the site is as follows:
  - 2.1 The new laboratory and dental clinic is planned to replace the present laboratory and dental facilities in the existing clinic, leaving space for more exam rooms. Dental clinic staff could increase in the new building from eight employees to nine to twelve, an increase of one to four. The 24-hour laboratory is not expecting increases in staff at this time (Existing SMP permit granted #92/SMA 44.)
  - 2.2 Six relocated portable buildings from Kapiolani Community College will house "Ola Loa Ka Na'auao" Health Academy, run in partnership with both Kapiolani and Leeward Community Colleges. Health Academy staff, presently located in Wai'anae, will move into relocated portables situated on WCCHC lower campus, increasing employee traffic usage by two. Teachers providing instruction will rotate through, further increasing usage by three to seven. Total increase in traffic usage is from five to seven. (No previous SMP permit applied for.)
  - 2.3 The Wai'anae Coast Community Mental Health Center (WCCMHC) is an independent community agency and will not increase Health Center employees, but will increase traffic usage of the lower campus by 35. (existing SMP permit granted #89/SMA-98)
  - 2.4 (Not Used)
  - 2.5 Emergency room improvements are entirely interior renovations, remodeling the vacated lab and dental space to provide special procedures area, and mental health/occupational medicine space. Fifty-three employees are assigned to this 24-hour emergency facility. No increases are expected.

2.5.1 Approximately eight Emergency Room and five Urgent Care employees man operations daily. Operations continue in eight-hour shifts around the clock. Six employees are on-duty from 12:00 a.m. to 8:00 a.m.

2.5.2 During evening and early morning hours, on-duty lab and x-ray technicians provide adjunct support.

3. Phase three construction is shown in the SMA Application SP-3 drawing previously submitted and pending approval. Construction will affect the following employee structures:

3.1 Construction of a parking lot for the Hawaiian Health Pavilion will not impact employee structure.

3.2 The Family Practice Medical Building will house a family practice medical clinic, the physical therapy department, and office space. There are no projected increases in the 34-member staff at this time. (Existing SMP permit granted #86/SMA-19.)

3.3 The design for the Native Hawaiian Health Village includes an open meeting pavilion, a traditional healers building, and three seminar cottages. Relocation of six staff only - no projected employee increases expected. (Existing SMP permit granted #86/SMA-19.)

3.4 WCCHC nutritional education and women/infant/children (WIC) building provides space for expansion only. No immediate increase in the existing 14-member staff projected. (No previous SMP permit applied for.)

3.5 Construction of a one-story office building to house the existing WCCHC maintenance operations. Facilities, grounds-keeping, and housekeeping are included. No increases in 20-person staff anticipated. (No previous SMP permit applied for.)

4. Phase four construction is shown in the SMA Application SP-4 drawing previously submitted and pending approval. Employee impact is as follows:

4.1 Construction of the two story support building will not impact the present employee count, but rather provide adequate space for administrative staff offices and conference needs.

- 4.2 Construction of a permanent support building on lower campus parcel 8-6-01:46. This building will be used for non-clinical services such as research, home health, or daycare. No staff projection can be made at this time.

**B. NUMBER OF PATIENTS/PROJECTED INCREASES**

Presently WCCHC provides care to nearly 20,089 patients who make approximately 100,000 visits annually. WCCHC has increased its utilization by 25% in the last three years (CIP 1994).

The Five-Year Master Plan expansion may increase WCCHC patient population by 72 to 82 persons: Dental (37), Native Hawaiian Village (14), and Physical Therapy (15-25). . (Adult Day Care six) is not a part of the Master Plan.) However, when Health Academy students and Mental Health patients begin using the lower campus, patient/student traffic usage will increase to 150 to 165. (See Attachment 2 - Utilization Present/Projected.)

1. Phase one includes improvements to existing facilities already permitted and completed. (See SMA application sheet SP-1.)
2. Phase two construction is shown in SMA drawing SP-2. Daily usage by WCCHC employees and others expecting to occupy the site is as follows:
  - 2.1 The dental clinic presently provides service to approximately 23 patients daily. With the new expansion, the dental director projects service to approximately 60 patients daily, an increase of 37. The 24-hour laboratory is not expecting increases at this time, but eventually will focus on stimulating outpatient clientele.
  - 2.2 "Ola Loa Ka Na'auao" Health Academy provides educational training to approximately 20 to 25 students daily. The Academy is presently holding classes off-campus. Relocation will increase lower campus traffic usage by 20 to 25 students daily. This number may rise if the Kellogg Project, an educational joint venture between WCCHC, Ke Ola O Hawaii, and the University of Hawaii, increases present student levels.

- 2.3 The Wai'anae Coast Community Mental Health Center is an independent community agency subleasing joint space from WCCHC. Relocation from the Wai'anae site to the WCCHC lower campus will increase on-site usage by their 58 daily clients. Mental Health staff stress that at least 50% of this number use the bus system for transportation.
- 2.4 Not Used
- 2.5 *Emergency room improvements are not expected to elevate patient usage.* The Director estimates 100 patients visit the emergency room and urgent care daily.
  - 2.5.1 Approximately eight Emergency Room and five Urgent Care employees man operations daily. Operations continue in eight-hour shifts around the clock. Six employees are on-duty from 12:00 a.m. to 8:00 a.m. Patient usage is also lower during late evening and early morning hours.
  - 2.5.2 During evening and early morning hours, on-duty one lab and one x-ray technician provide adjunct support.
3. Phase three construction impacts the following patient patterns:
  - 3.1 Refer to item 3.3 for patient increase due to Hawaiian Health Program.
  - 3.2 The Family Practice Medical Building will house a family practice medical clinic, the physical therapy department and office space. There are projected patient usage increases in the physical therapy department only. Presently, 15 patients use P.T. services daily. Plans are to accommodate 30 to 40 patients for a total daily increase of 15 to 25 patients.
  - 3.3 The innovative Native Hawaiian Health Village will expand from 16 to 30 daily users, an increase of 14 daily users. Seminars may occur once a week, with approximately 30 participants expected.
  - 3.4 WCCHC nutritional education and women/infant/children (WIC) programs see approximately 150 patients per day; however, most of these are children from multi-children families. The Director estimates approximately 60 to 65 cars use the parking lot daily.

No increases are expected.

3.5 Maintenance operations - N/A

4. Phase four construction is shown in the SMA Application SP- 4 drawing previously submitted and pending approval. Patient impact is as follows:
  - 4.1 Construction of support buildings are not expected to increase patient demand.
  - 4.2 Construction of a permanent support building on lower campus parcel 8-6-01:46. This building will be used for non-clinical services such as research, home health, or daycare. No projection can be made at this time.

III. SOCIAL/ECONOMIC IMPACT

The Mission of WCCHC is to make available to all residents of the Wai'anae District comprehensive health services, including medical, emergency, mental, dental, vision, and home health care. And, to provide these services in an environment that is acceptable to and maintains the dignity of each patient.

The Wai'anae District has grown from over 24,000 residents in 1970 to approximately 38,000 residents, a 58.3% increase in 20 years. WCCHC patient growth has increased by almost 40%, during the last 10 years only. The Health Center service area now includes the new Kapolei district, specifically Honokai Hale, Makakilo, and Campbell Industrial, significantly expanding the service population figures above - estimate 45,000 - 50,000. In keeping with the above stated mission, the Five-Year Master Plan will expand and upgrade existing WCCHC facilities and augment present services to better serve this rapidly growing community.

The need for capital improvements to the Health Center has been examined and documented in a study by Hamilton KSA consultants authorized in 1991 by WCCHC Board of Directors. Their study showed that the Health Center was currently 20,000-s-f short of facility space necessary to perform its basic family medicine function. Several WCCHC components have already been relocated off-campus in leased office space as a temporary solution, in some cases, fragmenting operations.

To continue to provide comprehensive, quality care in an efficient and safe environment, on-campus expansion is vital. WCCHC is confident that the

overall impact of future construction on the Wai'anae Coast community and its residents will be a positive one.

A. BENEFIT TO COMMUNITY

The general, external benefit from the Five-Year Master Plan will be a new or remodeled, spacious facility and expanded services to better serve community needs. Internally, the benefits are far more rewarding. Several specific examples are worthy of note:

1. Quality of Care:

- 1.1 The present dental clinic has only two operatories, staffed by two doctors, and is unable to operate at maximum efficiency. Services can soon be expanded to meet the demand for dental services in the community. Additionally, more staff can see patients quickly, decreasing wait time for dental appointments.
- 1.2 The Center laboratory has not expanded in space for 20 years, yet its workload has increased fourfold. The expansion to a new building will allow present staff to decompress, have space for new equipment, if necessary, and generally service the public in a safer environment.
- 1.3 WCCHC emergency room is the only 24-hour medical facility on the Wai'anae Coast, a secure haven for residents needing crisis care. Renovations offer residents additional space for special procedures and private mental health counseling.

2. Accessibility:

- 2.1 Expansion of medical facilities will bring hospital-type services directly to the community on an outpatient basis, increasing accessibility for local residents. Specialty medicine will provide services that have previously required a trip to Honolulu. Additional service will be on-site Cardiology consultation, on-site Occupational Health/Employee Health case management, and Clinical Social Work therapy and case management.

2.2 With the Mental Health Center located on-campus, patients in crisis can quickly be referred to mental health professionals. Conversely, for those using Mental Health services, health care needs can be incorporated during a same-day visit, proving especially beneficial to residents utilizing the bus system for transportation.

2.3 The WCCHC Physical Therapy department offers the only P.T. service on the Wai'anae Coast that includes care for Medicare and Medicaid patients. Increasing services will benefit those patients who may otherwise have to leave the community for treatment.

3. Educational Opportunities

WCCHC is committed to providing every possible opportunity for community residents to enter the field of medicine. Though several educational components exist at the Center, relocation of the portables to lower campus will provide classroom space for the following programs specifically:

3.1 Ola Loa Ka Na'auao Health Academy is a unique partnership between WCCHC and Leeward and Kapiolani Community Colleges focused on training community residents for entry into the healthcare field. Classes include nurses' aide, community health worker (CHW), and Micronesian health workers training; others are proposed. The Health Academy is especially eager to serve community residents.

3.2 The Kellogg training program, in partnership with the Ke Ola O Hawaii, University of Hawaii and WCCHC, offers multi-disciplinary team training to medical, nursing, public health and social work students on-site. This unique approach acquaints students with the reality of providing community-based healthcare and sensitizes future providers to the needs of rural residents with multi-cultural backgrounds. Ideally, these new professionals will return to this community as culturally-sensitive providers of care.



4. Cultural Sensitivity

The Health Center provides care to a multi-cultural community, with approximately 57.4% of the population Hawaiian or part-Hawaiian (1989 Health Surveillance). Center users are over 50% Hawaiian, Part Hawaiian. In respect for Hawaiian culture, WCCHC realizes the importance of maintaining awareness of and validation for various traditional practices, including a natural diet, herbal medicine, and lomilomi (massage).

The Native Hawaiian Village will offer patients and residents the opportunity to learn more about the Hawaiian culture and incorporate its benefits into the Western approach to medicine. Further, local traditional healers can interface with WCCHC providers, integrating the best of both medical approaches for the benefit of all patients.

5. Employment Opportunities:

The Health Center employs over 389 individuals, and is the largest employer on the Wai'anae Coast. Of these, 270, almost 70%, are from the Wai'anae District - 72% have been at the Center from 1 to 5 years, 28% for 5 - 15+ years. This trend is expected to continue for short and long term, providing ample employment opportunities for community residents:

|   |                    |     |       |
|---|--------------------|-----|-------|
| - | Executive/Managers | 34  | 8.7%  |
| - | Professionals      | 89  | 22.9% |
| - | Technicians        | 16  | 30.1% |
| - | Office/Clerical    | 117 | 30.1% |
| - | Service            | 132 | 33.9% |

WCCHC expects to hire between 3 to 6 new employees to accommodate expected development.

5.1 Phase two: Dental Clinic will hire one to four employees, including two dentists; if funding permits, family planning may hire one to two workers, pending future funding.

5.2

C. NEGATIVE IMPACT

Long term, negative impact resulting from the implementation of the Five-Year Master Plan is not foreseen; however, short-term, physical inconvenience may occur during construction and renovations. Every precaution will be taken to ensure that construction practices safeguard ongoing medical services and guarantee the least possible inconvenience to Health Center users.

The primary variable to future expansion and service projections is presently being planned for and outcomes are unknown. Hawaii Health Quest, a mandatory managed-care approach to Medicaid and gap-group health insurance, will begin July 1, 1994, and shift Medicaid and State Health Insurance Plan (SHIP) members to prepaid managed care plans. Since approximately 50% of WCCHC patients fall into Medicaid and SHIP categories, future patient projections are uncertain.

D. TRAFFIC IMPACT

Preliminary projections show that the Five Year Master Plan will increase total employee, student and patient usage by 381 - 338 upon completion. It is imperative to consider that many of the 20,000 plus patrons do not use personal vehicles as their source of transportation.

The Center is situated directly on the City & County bus line. Two bus stops, one located on Farrington Highway in front of the lower campus, and a second below the main driveway of the upper campus, provide easy access to the facility. Many patients use the services of the three Center vans that transport patrons to and from appointments. Services are also provided off-campus at the Nanakuli Clinic or during home visits made by Community Health Services programs.

Observations by WCCHC Security Supervisor suggest parking patterns at the Upper Campus are consistent, with occupancy ranging between 85% to 100% daily. On excessively busy days, security staff helps patrons with parking. Parking has recently been expanded behind the Adult Day Care building on the lower campus to accommodate visitors.

WCCHC has contracted Pacific Planning & Engineering, Inc. to conduct a traffic study according to DLU requirements.

**EMPLOYEE USAGE BY BUILDING STRUCTURE** ATTACHMENT #1

**UPPER CAMPUS SERVICES**

**\*Administration Building:**  
 \*Administration 15  
 \*Business Office 15  
30

**Community Health Services Building**  
 Community Health Services 4  
 \*Family Planning 3  
 Homeless Project 3  
 Native Hawaiian Health 2  
 Ohana Health Outreach 5  
17

**Medical Administration Building:**  
 Ancillary Services Office 1  
 Medical Administration 4  
 Nursing Office 2  
 Occupational Medicine 2  
 Social Work Services 2  
 Preventive Medicine 1  
12

**Main Clinic Structure:**

\*Dental 8  
 \*Emergency (24 hr) 53  
 \*Laboratory (24 hr) 13  
 Makai Clinic 17  
 Mauka Clinic 23  
 Medical Records 15  
 Patient Services 10  
 Perinatal 3  
 Pharmacy 4  
 Radiology (24 hr) 13  
 (HELP) 8  
 Central Reception 10  
 \*Specialty Clinic 20  
 Transportation 3  
 Triage/Urgent Care/Walk-in 10  
207

**Information Systems Building:**  
 HPAS 4  
 Housekeeping\* 12  
 Information Systems 8  
 Groundskeeping Storage 24

**Facilities Building:**  
 \*Facilities 2  
 Security 9  
 \*Groundskeeping 6  
17

**LOWER CAMPUS**

**Adult Day Care/Sex Abuse (Building)**  
 Sex Abuse Treatment 10  
 Social Services 2  
 Health Education (Building) 4  
 \*Wai'anae Diet 5  
 \*Nutrition/WIC/Prev.Hlth (Building) 5  
 Physical Therapy 14  
 5  
45

**WAIANAЕ**  
 \*Wai'anae Health Academy 2

**MAIL**  
 Accounting 10  
 Adolescent Project 2  
 Cancer Research 9  
 Personnel 3  
 Purchasing 5  
29

**NANAKULI**  
 BabySAFE 10  
 Home Health 8  
 Nanakuli Satellite Clinic 4  
22

# Employees

\* Affected by Master Plan

<sup>1</sup> Totals are slightly over total number of employees as some directors/managers work in more than one location.

