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

Dear Mr. Gill:

Subject: Negative Declaration for Susannah Wesley Community Center Expansion
TMK: 1-3-05:37 and 38, Honolulu, Hawaii

The Building Department has reviewed all comments received during the 30-day public comment period which began on August 8, 1995 and has determined that this project will not have significant environmental effects.

We are filing a negative declaration for this project. Please publish this notice in the November 8, 1995 OEQC Bulletin.

We have attached a completed OEQC Bulletin Publication Form and four (4) copies of the Final Environmental Assessment.

If there should be any questions, please have your staff contact Clifford Morikawa at telephone 527-6350.

Very truly yours,

[Signature]

Randall K. Fujiki
Director and Building Superintendent

Attach.
cc: Susannah Wesley Community Center
FINAL
ENVIRONMENTAL ASSESSMENT

SUSANNAH WESLEY COMMUNITY CENTER
EXPANSION

Prepared for
The Women's Division of the General Board
of Global Ministries of the United Methodist Church
475 Riverside Drive
New York, New York 10115

October, 1995
ENVIRONMENTAL ASSESSMENT
FOR ACTIONS THAT DO NOT REQUIRE AN EIS UNDER NEPA OR LOCAL LEGISLATION

I. 1. Name of Project/Activity: Susannah Wesley Community Center Expansion
   I.D. No.

2. Type of Action: Applicant

3. Approving Agency: Building Department, City and County of Honolulu

4. Head of Agency: [Signature]

   Director and Building Superintendent

5. Environmental Assessment Prepared By: Gerald Park, Principal
   Gerald Park Urban Planner
   March, 1995

Note: Revisions to the text of the Draft Environmental Assessment appear in *bold italic* type.

II. Description of Proposed Action (s)

1. Single Activity

   The Women's Division of the General Board of Global Ministries of the United Methodist Church proposes to expand the Susannah Wesley Community Center located in Kalihi, City and County of Honolulu, Hawaii (See Location Map, Appendix A). The planned expansion includes construction of a new 9,000 square foot building, an outdoor play area, and 46 additional parking spaces (See Proposed Site/Floor Plan, Appendix A). The new building will accommodate offices, a gymnasium, recreation room, and meeting rooms.

   The cost of construction is estimated at $1.8 million and will be funded from monies received from several sources including the State of Hawaii ($350,000), U.S. Department of Housing and Urban Development Community Development Block Grants ($350,000), and from private sources and contributions ($800,000). Remodeling of the existing Center building and new construction is projected to commence in June, 1996 and should be completed by June, 1997.

   The Susannah Wesley Community Center is a private, non-profit social services organization. The Center provides services which serve youth and families, newcomers to the State of Hawaii, and the economically disadvantaged. Programs offered at the Center include counseling and educational programs and recreational, cultural, and social activities for the community. Approximately 3,500 people are served directly each year.

   The existing Center occupies a portion of a 69,502 square foot parcel. Improvements thereon include a 9,000 square foot, one-story building (which was constructed in 1966), a
community garden, and 37 parking stalls. Administrative and counseling offices, a multi-purpose dining room and kitchen, and a crafts/recreation room are housed in the building. The existing building will be renovated as part of the proposed action.

2. Project Location: 1117 Kaili Street, Honolulu, Hawaii 96819

3. Tax Map Key: 1-3-05: 37 and 38
   Location Map Attached: Yes (See Appendix A)

III. ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENTAL REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:

1. State of Hawaii, Supplemental Form EA-S-SOH

IV. FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW

1. ENVIRONMENTAL FINDING:
   - Finding of No Significant Impact on the Environment (FONSI)
   - An Environmental Impact Statement is Required

2. Agencies/Interested Parties Consulted (Contact Person, Title, Tel. No., Date)

   Agency consultation for the proposed project is in the form of correspondence submitted in response to a Site Plan Review (SPR) application submitted by Applicant and dated December 1, 1993 and Department of Land Utilization, City and County of Honolulu analysis and approval of same dated March 18, 1994.

   Information about the property was gathered through field observations and a literature search by the preparer of the Environmental Assessment.

3. Alternatives Considered:

   None.

4. Special conditions imposed or actions taken to achieve compliance with HUD, other federal authorities or local policies and standards:

   Conditions imposed by the Department of Land Utilization as part of its Site Plan Review approval for the proposed expansion include in part:

   a. Applicant shall submit an application to consolidate or joint develop the two parcels identified as Tax Map Key 1-3-05: 37 and 39.
b. The hours of operation shall be limited to 7:00 AM to 10:00 PM, Sunday to Thursday and 7:00 AM to 11:00 PM, Friday and Saturday.

c. A one-way vehicle circulation pattern shall be implemented.

d. The driveway accessing Harvey Lane shall be closed and used only for emergencies.

e. All air conditioning machinery shall be screened to reduce noise impacts.

f. All exterior lighting shall be shielded or directed down and away from adjoining uses.

5. a. FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND REQUEST FOR RELEASE OF FUNDS (Combined Notice)

   (1) Date FONSI/RROF Published in local newspaper

   (2) Last day for to receive comments

   (3) Last day for HUD to receive comments

   (4) Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups or individuals

   (5) Date HUD released grant conditions

b. NEGATIVE DECLARATION

   (1) Date Negative Declaration Published in OEQC Bulletin

   (2) Date on which 30 day challenge period expires

   (3) Documentation attached: Yes

V. IMPACT CATEGORIES

Impact Ratings: 1 Potentially beneficial impact  
2 No adverse impact anticipated/Not Applicable  
3 Minor impacts anticipated, mitigative measures can be taken by:
   a. taking special precautions during construction period
   b. routinely monitor potential concern upon completion of project (long term)

4 Adverse impact requires technical analysis

5 Adverse impact requires modification to project or activity

LAND DEVELOPMENT

Conformance with Comprehensive Plans and Zoning Rating: 2

The site is classified Urban on the State Land Use District Boundary Map, Public and Quasi Public (Parcel 37) and Residential (Parcel 38) on the primary Urban Center

3
Development Plan Land Use Map, City and County of Honolulu and zoned R-3.5 Residential District.

The Susannah Wesley Community Center is defined as a meeting facility for zoning purposes. The Land Use Ordinance permits meeting facilities in the R-3.5 Residential district subject to an approved Site Plan Review. A Site Plan Review for the project was approved by the Department of Land Utilization, City and County of Honolulu, on March 18, 1994.

The property consists of two parcels and the Department of Land Utilization has requested that the parcels be consolidated or that applicant apply for a Conditional Use Permit to joint develop both lots.

The existing Community Center encroaches into the front yard of the lot. However, at the time it was built in 1966, it conformed to the zoning requirements in force at that time. Now, the building is considered non-conforming and need not meet current front yard requirements.

Source: Department of Land Utilization, City and County of Honolulu, March 18, 1994

Compatibility and Urban Impact

Rating 2

Anticipated increases in clientele and extension of hours of operation will generate noise and lighting that may affect abutting residences. Glare from vehicle headlights when parking may affect residents living in the vicinity of the parking lot. Noise emanating from the facility and sounds of automobiles leaving the facility late at night may disturb neighboring residences. In addition, noise from air conditioning (compressors) is already heard during daylight hours and may be more audible during quieter nighttime hours.

Applicant proposes to landscape the perimeter of the parking lots to minimize glare from vehicle headlights. The number of windows in the gymnasium and multi-purpose room have been minimized and all rooms will be acoustically treated to confine noise to the interior of the respective structure. Air conditioning the building will help to reduce transmission of sound to exterior areas. Air conditioning equipment located outside the building will be enclosed or buffered with landscaping to minimize sound transmission.

For security reasons, the grounds of the Center will be lighted during evening hours and all exterior lighting will be shielded and directed away from adjoining residences.

The Center's operating hours will be limited to 7:00 AM to 10:00 PM, Sunday to Thursday and 7:00 AM to 11:00 PM, Friday and Saturday to minimize noise impacts.

Susannah Wesley Community Center Site Plan Review Application,
Slope

The site on which the existing building and parking lot occupies is relatively flat and graded to drain in the direction of the rear of the property. The community garden site is 2 feet higher in grade and slopes in the direction of the rear of the property and the parking lot.

Source: Field Observation, Gerald Park, March 15, 1995

Erosion

The improved section of the property is primarily impervious surfaces which precludes erosion. Unpaved areas are planted with grass or overgrown with weeds further reducing the potential for erosion.

The unimproved section is used for gardening. Garden plots are regularly tended by their users and planted with a variety of vegetables. After vegetables are harvested, the soil is turned and immediately planted thus minimizing the chances of erosion.


Soil Suitability

Soil Conservation Survey soil map identify a single soil type—Honouliuli clay—underlying the property. For engineering purposes, this soil has a high shrink-swell potential and low shear strength.

As part of the design and engineering process for the Center, site soils will be collected and analyzed for its engineering characteristics. If required, poor materials will be removed and replaced with engineered fill to mitigate against future building settlement problems.

Source: Soil Conservation Service Soil Survey for Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, 1972

Hazards and Nuisances, including Site Safety

The Flood Insurance Rate Map for this section of Honolulu indicates that the property is not in a flood hazard zone.

Three derelict automobiles are stored in the parking lot near the Harvey Lane entry. If the automobiles are abandoned, they should be removed to minimize the possible introduction of chemicals and petroleum products into the environment.

Energy Consumption  
Rating: 2

Energy use has not yet been determined. Plans will be submitted to the local electrical utility company for review and approval. It is anticipated that power will be available to energize the new facilities.

Source: None

ENVIRONMENTAL DESIGN AND HISTORIC VALUE

Visual Quality—Coherence, Diversity, Compatible Use, and Scale  
Rating: 2

The new facilities are designed to complement the physical character of the surrounding neighborhood. The new multi-purpose building maintains the low-rise profile and matching exterior finish of the existing structure. Building improvements are proposed on less than one-half the lot, providing a large grassy play area, and landscape plantings reinforces the sense of open space and physical character of the area.

The gymnasium is approximately two stories in height which is of similar height to several two story residences and an existing Church/gym on adjoining properties (See Appendix A Site Sections). The proposed improvements comply or in several instances exceed the minimum development standards established for residential zoning districts and meeting facility use.

In its analysis of Applicant's Site Plan Review application, the Department of Land Utilization reported that "the project will have minimal visual impacts on the surrounding areas".


Socioeconomic  
Rating: 1

Applicant reported the current average use and projected use as follows:

<table>
<thead>
<tr>
<th>Time</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekdays</td>
<td>175</td>
<td>240</td>
</tr>
<tr>
<td>Week Evenings</td>
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<td>40</td>
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<tr>
<td>Weekend Days</td>
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<td>225</td>
</tr>
<tr>
<td>Weekend Evenings</td>
<td>250-300</td>
<td>250-300</td>
</tr>
</tbody>
</table>

The proposed expansion will allow the Center to accommodate a projected 65 additional people during weekday and week evenings. The most pronounced increase is projected for weekend days (+205 people) which strongly suggests there is a pressing need to provide weekend recreational and educational activity for the elderly, youths, and families.

The Center is also a gathering place for community residents and the facility is used about 40 times a year for weekend social gatherings and special events. These functions are attended by 250-300 persons.
One of the pressing concerns of the community is the lack of alternative activities for young people "at risk". Much of the Center's expansion will provide to recreational and cultural activities when school is out, during the summer, and on weekends.

The Department of Land Utilization has concluded that "services now provided at the Center and an enlarged facility will contribute to the general welfare of the community at-large, the people who use the services offered at the Center, and the surrounding neighborhood."

Source: Susannah Wesley Community Center Site Plan Review Application, December 1, 1993.
Department of Land Utilization, Site Plan Review, March 18, 1994.

Demographic/Character Changes Rating: 2 N/A
Displacement Rating: 2

No residents or business establishments will be displaced by the proposed project, but the proposed improvements require removing the community garden. Presently, 12-15 persons actively raise garden vegetables as part of a senior meals program operated by the Center. These gardeners have known for several years of the Center's expansion plans and impending cessation of the community garden.


Employment and Income Patterns Rating: 1

Construction will provide short-term employment for persons engaged in the building trades. The expanded Center is anticipated to add a full-time staff equivalent of 5 people.

Source: Susannah Wesley Community Center Site Plan Review Application, December 1, 1993.

COMMUNITY FACILITIES AND SERVICES

Educational Facilities Rating: 2 N/A
Commercial Facilities Rating: 2 N/A
Health Care Rating: 2 N/A
Social Services Rating: 1

The Susannah Wesley Community Center is a non-profit social services organization operated by the Women's Division of the General Board of Global Ministries of the United Methodist Church. The proposed project will allow the Center to accommodate additional social and recreational activities and expand the existing physical plant to improve service delivery to its clients.
Source: Susannah Wesley Community Center Site Plan Review Application, December 1, 1993.

Solid Waste
Refuse collection is and will continue to be provided by the City and County of Honolulu.

Source: Department of Public Works Letter, January 27, 1994

Wastewater
The sewer system is considered adequate to accommodate the proposed expansion. A new 4-inch sewer line will be installed and connect to an existing City lateral in Harvey Lane.

Source: Department of Wastewater Management Letter, January 24, 1994.

Storm Water
The addition of impervious surfaces in the form of the new gymnasium building and larger parking lot will increase storm water flow. The increase can be mitigated through structural or non-structural measures that should be considered in a Best Management Practice Plan (BMP). The BMP should include a drainage study to consider how to minimize impacts on the municipal storm sewer system.

Applicant will apply for a general NPDES permit if any discharge into State waters results from this project. The need for individual NPDES permits relating to a specific activity will be determined in consultation with staff of the Clean Water Branch, Department of Health, State of Hawaii during the design development process.

Source: Department of Public Works Letter, January 7, 1994

Water Supply
The existing water system is presently adequate to accommodate the proposed development.

Source: Board of Water Supply Letter, July 1, 1993.

Public Safety: Police
The proposed project will not have significant impacts on police services.


Fire
Fire protection services provided from Kalili Kai and Kalili engine companies with ladder service from Kalili Kai are adequate and no adverse impacts on Fire Department facilities or services are anticipated.
Source: Fire Department Letter, January 25, 1994

Emergency Medical

Rating: 2 N/A

OPEN SPACE AND RECREATION

Open Space

Rating: 2

Existing open space is currently used for a community vegetable garden. This area will be committed to construction of a new gymnasium and additional off-street parking as required by the Land Use Ordinance, City and County of Honolulu.

Source: Site and Floor Plan, Susannah Wesley Community Center Site Plan Review Application, December 1, 1993.

Recreation

Rating: 1

The project will increase opportunities for organized indoor recreation activities principally half-court basketball and volleyball for youth and adults. Concomitantly this should alleviate some of demand on existing parks in the neighborhood for these activities. A grassy play area is planned where young children and parents can recreate.

Source: Susannah Wesley Community Center Site Plan Review Application, December 1, 1993.

Cultural Facilities

Rating: 2

There are no historic sites or archaeological features on the ground surface (See Appendix B). Should subsurface features or deposits be unearthed during construction, work in the immediate shall cease and historic authorities notified for proper disposition of the finds.

Source: Field Observation, Gerald Park, March 15, 1995
Historic Site Maps, Historic Sites Division, Department of Land and Natural Resources, State of Hawaii

Transportation

Rating: 2

The project does not require construction of new roads or widening of existing streets. Applicant will comply with a request from the City that access to Harvey Lane be closed. Off-street parking for 83 vehicles will be provided. A 16-stall parking lot for employees will be located on the makai end of the property with access from Kaili Street. The driveway will be marked for two way traffic.

The main parking lot will be located on the northeast side of the property. This 67-stall lot will be accessed from Kaili Street by two driveways. The driveways will be designated as one way in and one way out.

Adverse impacts on traffic are not anticipated. Most of the activities during daytime hours are oriented towards senior citizens programs, immigrant assistant services, and youth
activities. Senior citizens are usually transported to the Center by vans amounting to about 6 trips per day. People desiring other services generally come in at random and can amount to 20 vehicle trips per day. Youth who drop into the Center after school and on weekends generally walk.


NATURAL FEATURES

Water Resources

The project is located in an EPA designated Sole Source Aquifer area. The Southern Oahu Basal Aquifer includes all of the Wahiawa District, all of the Ewa District, and that portion of the Honolulu District west (Ewa) of Manoa Stream.

"This project has been reviewed and found to be consistent with the Memorandum of Understanding between HUD and EPA (effective 4/30/90) pursuant to Section 1424 (e) of the Safe Water Drinking Act of 1974."

Source: Memorandum of Understanding between the U.S. Department of Housing and Urban Development and the Environmental Protection Agency, Region IX.

Surface Water

There are no surface water features on the property or on adjoining lots.


Other Commentary or Discussion

Flora

There are no rare, threatened, or endangered flora or fauna on the premises. The garden plots are used raising vegetables such as eggplant, green onions, peas, and squash for local consumption.

All trees growing around the existing multi-service building will remain. Four trees in near the community garden (pink tecoma, bo, sausage, and an unidentified tree) will be removed to make way for the gymnasium.

The parking lot will be landscaped per requirements of the Land Use Ordinance. Palms, accent trees and shrubs, hedge materials, and groundcover planted around the perimeter of the property and the new buildings for aesthetic and screening purposes.

Construction Impacts

Dust will be raised during demolition, grubbing, and grading activities. Fugitive dust cannot be avoided but measures will be taken to control dust generation. State of Hawaii Department of Health Administrative Rules (Chapter 60, Air Pollution Control) stipulate acceptable dust control measures and additional measures may be attached as conditions to approved grading plans by the Department of Public Works, City and County of Honolulu.

Construction noise will be generated for the duration of the project. Noise will be most pronounced during demolition and grubbing activities and cement pours. Typically, the type of equipment used during these activities (graders, backhoes, semitrailer trucks, and cement trucks) generate noise in the range of 70-90 dBA. These noises will be audible throughout the site and in residential areas adjoining the Center property. Like fugitive dust, noise cannot be avoided. Daily programs, counseling, and other activities may be disturbed by noise and Center staff and clients will have to tolerate this nuisance. Alternatively, some daily activities could be rescheduled temporarily for non-construction hours. All activities will comply with noise regulations (Chapters 42 and 43) Administrative Rules, State Department of Health and the Contractor will obtain a Noise Permit from the Department of Health.

Grading is required to achieve the design elevations for the building and parking areas. Some erosion can be anticipated and measures will be implemented to confine soil and storm water within the site. Erosion control measures will be specified in grading plans and Best Management Practices (BMP) plans submitted to the Department of Public Works and conditions attached to approved grading plans and BMPs. At this time, no grading plan and BMP have been prepared for the project.

Construction debris will be hauled to a sanitary landfill for disposal and green waste to a recycling center.

Asbestos containing materials and other hazardous substances have been detected in building materials within the existing Center. These substances will be removed completely in areas to be remodeled by a licensed contractor in accordance with HUD guidelines. Established removal, containment, and disposal methods and procedures should negate the release of hazardous substances into the surrounding environment.

Lead based paint does not have to be removed. Building components that were tested for lead content did not identify any paint that was above the Consumer Product Safety Commission's criterion for defining lead based paint or the HUD guideline which determines when lead paint should be removed.

During construction, the mix of Center staff and client traffic, construction vehicles, and the movement of men and material to and from and across the job site will contribute to localized vehicle congestion. Existing parking stalls at the rear of the Center will be lost to construction of the new building and parking on the King Street side of the Center probably will be used for construction staging, material storage, and access. To accommodate off-street parking needs, promote driving safety, and to
separate construction and non-construction traffic, it may be necessary to build the new off-street parking lot first.

Source: Environmental Site Assessment, Muranaka Environmental Consultants, July 26, 1995.
### STATUTORY EVALUATION STANDARDS

Federal standards, regulations or executive orders address specific resources that may be impacted by the proposed action.  HUD policies and standards address conditions that may require mitigation measures or modifications to the proposed action to achieve compliance with HUD requirements.

Pages 5 and 6 of this form lists these authorities and the implementing regulations or guidelines that must be followed to achieve compliance with the applicable authority.

Complete analysis of the proposed action on pages 5 and 6 and enter the determination in column 2 or 3 below:

<table>
<thead>
<tr>
<th>(1) Standards, Executive Orders &amp; HUD Regulations/Memoranda</th>
<th>(2) Not Applicable in Certifications or Addenda or Not Applicable in and Enter Compliance with Applicable Authorities per Part 56.5</th>
<th>(3) Conditions Required. Note Reference to and Title Have Documentation and Analysis of How Compliance with Applicable Authorities per Part 56.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Properties</td>
<td>X</td>
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<tr>
<td>Floodplain Management</td>
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<td></td>
</tr>
<tr>
<td>Wetlands Protection</td>
<td>X</td>
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<tr>
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<tr>
<td>Air Quality</td>
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<td>Noise</td>
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<td>Thermal/Explosives</td>
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<tr>
<td>Airport Clear Zones</td>
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<td></td>
</tr>
<tr>
<td>Solid Waste Disposal</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Toxic Chemicals and Radioactive Waste</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Coastal Barrier Resources Wild and Scenic Rivers</td>
<td></td>
<td>Federal regulations and implementing regulations concerning these resources do not apply to the State of Hawaii. See, 36.2, 70.2 of Division 60 of January 1, 1986.</td>
</tr>
</tbody>
</table>

Other environmental concerns not addressed under Parts V or VI

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**HO-EAB6**

The site for the proposed action is not listed nor eligible for listing on the National Register of Historic Places based on: x consultation with the SHPO; x information checks with the federal, state, tribal and local agencies; x direct observation.

Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance achieved on __________ (date), documentation attached.


The project/activity is located outside of the 100-year flood hazard area identified by the flood hazard boundary map number 01121 and is not subject to compliance with E.O. 11988.

The proposed action is located within the 100-year flood plain and compliance with E.O. 11988 is required. Documentation for compliance with the E.O. was completed on __________ (date) and is attached.

Proposed action requires construction of fill in waters of the U.S. or adjacent wetlands, Department of Army Permit 10 required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program.

Flood Insurance required. Policy issued on __________ (date).

WETLANDS PROTECTION: Executive Order 11990; Wetlands Protection Guidelines for Implementing E.O. 11990.

The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: x field observations;  ; other.

The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on __________ (date) and is attached. If action equals fill, a Department of Army Permit 10 is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program.

Flood Insurance required. Policy issued on __________ (date).


Not applicable to __________ (IT only)

The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.

The proposed action will have an impact on the coastal area which required a permit from the __________. The permit was issued on __________ (date) and a copy is attached.


The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on:  ; consultation with U.S. Fish and Wildlife, the State, and other agencies.

Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on __________ (date), documentation attached.


The proposed action will not adversely impact prime or unique farmland nor farmland designated as important by State and local government that have been approved by the Secretary of Agriculture, District Conservationist,  ; ; consultation with the __________.

The proposed action impacts on agricultural lands however mitigative measures were identified in the __________. In accordance with 7 CFR Part 652. Compliance achieved on __________ (date), documentation attached.


Project/activity is located within an attainment area in accordance with the State Implementation Plan. If any area located near a power plant or sugar mill, and 16 not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8-hour standard of 10 ppmv at project site.

Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threaten the federal air quality standard for __________ (pollutant). Analysis and recommendations for clearance is attached.

5/6

HD-EA56

X Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1461(e) of the Safe Drinking Water Act of 1974, as amended.

X Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed project and has determined that the project will not have a significant impact on the environment, except as noted.

X Project/activity is located within the aquifer on Guam affected by the Guam Groundwater Protection Plan. The project is not expected to affect groundwater on Guam.


X Project/activity is not subject to current or projected noise levels that exceed 65 dBA determined by: _X_ a site inspection; _X_ an evaluation using MHD Noise Assessment Guidelines or ___


X Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.

X Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are: ___ included in attached study; ___ mitigative measures will be incorporated into project design.


X Project/activity is not located in or near a Clear Zone at a civilian or military airfield nor in or near an Accident Potential Zone at a military airfield.

X Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.202, 51.303 and 51.304(a), ___ documentation attached.


X Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.

X Project/activity is subject to provisions of EPA Guidelines: ___ documentation of evaluation and coordination with EPA attached.


X Project/activity is not affected by toxic chemicals or radioactive material based on: ___ site inspection ___ review of facility with local health Dept., ___ other source(s) ___

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Granular soils are not utilized to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

---

Other policies, standards or guidelines used in preparing the environmental analysis include:

---

Cumulative Impacts:

---

6/6

HD-EA86
Certification of Environmental Review Requirements

State of Hawaii

Review each of the rules or standards listed below and check and/or complete the statement that applies. The completion of the form and signature at the bottom will provide evidence that the proposed action is consistent with Hawaii’s environmental regulations and standards.

1. Chapter 343 HRS Environmental Impact Statements
3. Title 11, Administrative Rules, State of Hawaii, Department of Health
   a. Chapter 42, Vehicular Noise Control for Oahu
   b. Chapter 43, Community Noise Control for Oahu
   c. Chapter 54, Water Quality Standards
   d. Chapter 55, Water Pollution Control
   e. Chapter 59, Ambient Air Quality Standards
   f. Chapter 60, Air Pollution Control
   g. Chapter 200, Environmental Impact Statement Rules

X It has been determined that the proposed action requires compliance with one or more of the above regulations which include Chapter 43, Community Noise Control for Oahu. Appropriate permits for clearance on the above regulations were obtained prior to construction (Date).

The proposed action is consistent with the regulations listed above and no permits are required.

Certified By: _______________________
Name/Title

[Signature]

Date: July 1995
APPENDIX A

Figure 1  Location Map
Figure 2  Proposed Site/Floor Plan
Figure 3  Site Sections
CORRECTION

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

Correspondence from Historic Preservation Division
Department of Land and Natural Resources, State of Hawaii
June 9, 1995

Randall K. Fujiki
Director and Building Superintendent
Building Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

SUBJECT: Susannah Wesley Community Center Expansion
Kalihi, Kona, O‘ahu
TMK: 1-3-05:37

A review of our records shows that there are no known historic sites at this parcel. No archaeological survey has been conducted at the site. However, development of the existing community center makes it extremely unlikely that historic sites remain. Therefore, we believe that 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
Historic Preservation Division

EJ:jk
APPENDIX C

COMMENTS AND RESPONSES
Notice of the Draft Environmental Assessment for the Susannah Wesley Community Center Expansion was published in the Office of Environmental Quality Control (OEQC) Bulletin of August 8, 1995. The Draft Environmental Assessment was distributed to the agencies and organizations listed below. Publication in the OEQC Bulletin initiated a 30-day public review period which ended on September 7, 1995. Agencies and organizations that submitted written comments within the review period are identified by an *. Comment letters and responses are included in this appendix.

Federal
U.S. Environmental Protection Agency
  Office of Ground Water Protection
  *Department of the Army

State
Department of Health
  *Clean Water Branch
  Clean Air Branch
  *Office of Environmental Quality Control

City and County of Honolulu
  *Department of Land Utilization
  *Department of Public Works
  Department of Transportation Services
  *Department of Wastewater Management

Others
Kailhi Businessmens Association
  *Kailhi-Palama Community Council
  Kailhi-Palama Neighborhood Board No. 15
Mr. Gerald Park
August 4, 1995
Page 2

d. Hydrotesting water; and
e. Treated contaminated groundwater from underground storage tank remedial activity.

3. If there is any type of process wastewater discharge from the facility into State waters, the applicant may be required to apply for an individual NPDES permit.

Should you have any further questions regarding this matter, please contact Ms. Hong Chen, Engineering Section of the Clean Water Branch, at 566-4109.

Sincerely,

DENIS R. LAU, P.E., CHIEF
Clean Water Branch
HC/91

Mr. Gerald Park
August 4, 1995
Page 2

1. The applicant should contact the Army Corps of Engineers (CER) to identify whether a federal permit (including a Department of Army DA permit) is required for this project. A Section 401 Water Quality Certification (WQC) is required for any applicant for federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters... pursuant to Section 401(a)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act (CWA)").

2. If the project involves the following activities with discharges into State waters, an NPDES general permit is required for each activity:
   a. Discharge of storm water runoff associated with construction activities, including clearing, grading, and excavation that result in the disturbance of equal to or greater than five (5) acres of total land area;
   b. Construction dewatering effluent;
   c. Non-contact cooling water;
October 3, 1995

Denis R. Lau, P.E. Chief
Clean Water Branch
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Dear Mr. Lau:

Subject: Susannah Wesley Community Center Expansion
         Honolulu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for
the subject project. In response to your comments, we offer the following:

1) A Department of the Army Permit is not required (Corps of Engineers
   Letter attached).

2) and 3) As you indicate, applicant will apply for a general NPDES and
   individual NPDES permits if any discharge into State waters results from
   this project. The need for NPDES permits relating to a specific activity will
   be determined in consultation with Clean Water Branch staff during the
   design development process.

Thank you for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: C. Morikawa, Building Department
    R. Higashi, SWCC
Mr. Randall Fujiki  
Building Department  
650 South King Street  
Honolulu, Hawaii 96813

Attention: Mr. Clifford Morikawa

Dear Mr. Fujiki:

Subject: Draft Environmental Assessment (EA) for Susannah Wesley Community Center Expansion, Honolulu; TMK1-3-5: 37 & 38

In the final EA please include the following:

1. Consult with the City & County Planning Department, and with neighboring property owners and residents and include documentation of the responses.

2. Discuss construction impacts and mitigation measures.

3. Indicate anticipated or actual start and end dates of project construction.

4. Indicate the amount of State funds in the project cost.

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

Sincerely,

GARY GILL  
Director

GG/NH:kk

e: Mr. Ronald Higaishi, Susannah Wesley Community Center  
Mr. Gerald Park
October 3, 1995

Gary Gill, Director
Office of Environmental Quality Control
200 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Susanah Wesley Community Center Expansion
Honolulu, Hawaii TMC, 1-3-X-37, 38

Thank you reviewing the Draft Environmental Assessment prepared for the subject project. In response to your comments, we offer the following:

1. Documentation of consultations with the Planning Department and neighboring property owners and community residents are enclosed. Comments from the Planning Department are in a department letter dated January 23, 1994 to the Department of Land Utilization for a Site Plan Review application.

Over the past two years, Susanah Wesley staff have also conducted information meetings for neighbors of the Center, presented plans for expanding the Center to the Neighborhood Board, and fielded telephone calls concerning the expansion. Materials documenting these activities are enclosed.

2. A discussion of construction impacts and mitigative measures have been included in the text of the Final Environmental Assessment.

3. The start date of construction is projected for June, 1996 with completion by June, 1997.

4. The amount of State funds in the project is $500,000.00.

Your comments and our responses will be incorporated into the final Environmental Assessment. Thank you for participating in the environmental review process.

Gary Gill
October 3, 1995
Page 2

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Enclosures: Planning Department Letter
               NB Meeting Minutes
               Information Bag Minutes

cc: C. Morikawa, Building Department
    R. Higashi, SWCC
MEMORANDUM

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

FROM: ROBIN FOSTER, CHIEF PLANNING OFFICER PLANNING DEPARTMENT

SUBJECT: APPLICATION FOR A SITE PLAN REVIEW (SS/CPR-27), SUSANNAH WELLS COMMUNITY CENTER, TAX MAP KEY: 1-2-51: 27 OLD PALM

January 15, 1994

In response to your memorandum of January 5, 1994, we have reviewed the subject application and offer the following comments:

1. We have no objections to the proposed project. The project site is currently designated Public Facility (TSK: 1-3-5: 17) and Residential (TSK: 1-3-5: 24) on the Primary Urban Center Development Plan (PUCDP) Land Use Map. Additional parking stalls proposed for parcel 18 are not inconsistent with the current Residential designation provided that it serves only the community center on parcel 17.

2. The proposed project conforms to the urban design principles and controls of the Kalihi-Palama Special Area as set forth in Section 12.1.2(D) (10) of the OIP Special Provisions for the Primary Urban Center.

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

ROBIN FOSTER
Chief Planning Officer

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KALIKI-PALAMA SPECIAL AREA BOARD NO. 10
MINISTRY OF REGULAR MEETING
OCTOBER 20, 1993
PAGE 4

Young moved and Ken Akamine seconded that the Board adopt the following motion: "The Board recommends that no maximum time on any site plan review shall exceed 60 minutes, except where there are special circumstances." The motion passed unanimously.

A lengthy discussion followed. Committee members and some members of the public expressed concern about the use of a 30-minute waiver to overrule a 60-minute limit.


C. SUSANNAH WELLS COMMUNITY CENTER (SWCC) Expansion - Dwight Looney, President of the Board, gave a detailed overview of the Center's expansion plans. The Board was informed that the Center will be expanded to include a new building on the current site. The Board expressed support for the Center and its expansion. The Board also discussed the potential for additional parking facilities.

Resident community groups, and Board members expressed appreciation for the Center and its service to the community.

E. Board to Consider Delegation of Vacancies - The Board received copies of a letter to Wally Espino, Executive Secretary, Neighborhood Board Office, from Cindy-Jane D. Rasmussen, an elected board member of the Kalihi Palama Neighborhood Board No. 15. Without objection, the Board accepted her resignation.

The Board discussed e-mail correspondence with volunteer Carrie Kote as the Board had previously discussed the matter and prepared a letter to the volunteer.

The Board discussed the possibility of the Board members making a decision to replace the volunteer, however, the Board decided to continue the discussion at the next meeting.

Pasatempo-Kalena left the meeting at this time.
Susannah Wesley Community Center

October 4, 1993

Dear Neighbor,

Susannah Wesley Community Center is almost one hundred years old and has been serving Kahului from this location since the turn of the century. We are presently in the process of planning an additional one story building expansion along with other renovations to our property and current building to better serve the community.

We would like to invite you to an Information Meeting. At this meeting, we will present our "vision" and plans. We are very interested in your ideas and concerns with regard to the community center's future plans.

DATE: October 14, 1993, Thursday
TIME: 6:30 p.m.
PLACE: Susannah Wesley Community Center
1117 Kali Street
Board Room

We will be glad to answer any questions or listen to any concerns that you may have. If you cannot attend this meeting and would like to be provided with information, please contact Ron Nagashita, the executive director, or Sophia Law, the development director, at 847-1836.

We need your input and support to make this dream a "reality."

Sincerely yours,

Board of Directors
Susannah Wesley Community Center

Susannah Wesley Community Center
1117 Kali Street
Hilo, Hawaii 96720-4320

NEIGHBORHOOD WALK
October 8, 1993

Review of Leaflet Distribution

On October 6, 1993, the executive director distributed a total of 45 leaflets inviting neighbors to the Informational Meeting about the proposed one story building expansion. Leaflets were distributed to all residences on Hanalei Lane, Kali Street, and Luluka Lane, a portion of Hanu Lane, and adjacent properties on Kali Street.

The executive director was able to personally chat with the following neighbors: Four Hanalei Lane residents including Mrs. Dominico and Mr. Bocsic; four businesses including Roger of Roger's Electronics on the corner of Hanalei Lane and Kali Street; Kali Street on the corner of Hanalei and Kali Streets; an employee of the Island Mini Mart on Kali Street; a Hawaiian Telephone employee; five additional residents; Mrs. Saito, Mr. Hamanaka, Mrs. Kadota, and Mrs. Shimoyama who live along Kali Street; and Mr. Coelho who lives on Hanalei Lane; and people with the Mormon church.

Concerts Identified During the Distribution/Called in Prior to Informational Meeting

- Responses were positive and in some cases very enthusiastic in support of more youth and adult activities at the Center. Three of the residents had children in our youth recreation programs in the late seventies and early eighties. They looked forward to sending their grandchildren to the Center.

- One Hanalei Lane resident was concerned with the noise from weekend parties at the center. The noise issue was focused, not on the party itself but on the noise generated in the parking lot as the party ended. The executive director stated that the parking lot would be shifted to the Mosha side of the building.

- October 13, 1993, approximately 10 a.m.

The executive director received a telephone call from an anonymous male neighbor. He said he supported the project. His concern was the occasional parking on the Kali Street shoulders when large parties are held at the center on weekends. He has no objections to the noise factor. The executive director responded that the plans call for additional stalls to be constructed. This should help alleviate this situation.
MINUTES OF THE NEIGHBORHOOD INFORMATIONAL MEETING
October 14, 1993

Present: Board of Directors: Dwight Lowrey, Don Fujimoto; Staff: Ronald Higa, Dominic Inoue, Consuelo Lim, Sophie Low.
Guests: Magdalena I. Bonilla, Claudio D. Bonilla, Albert S. Ako, Eddie Duddeas

Introductions
The executive director introduced the staff and board members present. The guests introduced themselves.

Presentation
Dwight Lowrey, S.W.C.C. Board President, presented the rationale and need for the proposed expansion; addressing the overcrowded situation of the current facilities and the need to expand towards more community activities. The drawings of the current facilities and proposed addition were presented and reviewed. Guests were invited to look closely at the drawings.

Discussion
The meeting was opened for discussion.

- Security
The neighbors expressed concern over security issues. They said that their laundry has been stolen by people that have access to their house over the S.W.C.C. fence.

S.W.C.C. suggested a locked fence to close off area between rear of building and the rear fence. There was a sense of agreement with the neighbors on this proposed solution.

- Youth Loitering In the Parking Lot Late at Night
Due to the periodic noise of music and teens driving into the parking lot late at night, the neighbors requested that the main gate be locked. S.W.C.C. responded that it is now left open due to previous attempts where it would be locked, only to be repeatedly broken at night.

- Gym
A question was raised about the location of the gym.

S.W.C.C. responded that it would be opposite the Mormon Church's existing gym and that neighbors would be made of that location.

- Trees Bordering Property
The issue of how tall these trees would be was raised. The diamond head neighbor prefers a hedge and not tall trees.

The meeting adjourned at 8 p.m.
Susannah Wesley Community Center

October 16, 1993

Adjacent Property Owner
1038 Harvey Lane
Honolulu, Hawaii 96819

Dear Adjacent Property Owner:

We walked through the neighborhood last week Friday and distributed a flyer about an informational meeting on our proposed one-story addition to our property to be able to provide more services to the community. We hope that you had a chance to read the notice and attend the meeting. In addition, we will also be making a presentation to the Neighborhood Board #05 at its October meeting.

DATE: October 20, 1993, Wednesday
TIME: 7 p.m.
PLACE: Oahu Transit Services Building
1st Floor Training Room
811 Middle Street

We will be glad to answer any questions and listen to your concerns and support. If you would like more information about this project, please contact Ron Higa, executive director, or Stephanie Law, development director, at 544-1336.

Sincerely yours,

Ronald M. Higa
Executive Director

Susannah Wesley Community Center
1117 Kalihi Street
Honolulu, Hawaii 96819 • (808) 547-1336 • FAX (808) 547-0197
A participating agency of United Methodists
A project of the National Division, General Board of Global Ministries, The United Methodist Church
August 8, 1995

Mr. Gerald Park
Gerald Park Urban Planner
1400 Nyno Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Susannah Wesley Community Center Expansion
            THS 1-3-621 37 38
            Honolulu, Hawaii 96814

We have reviewed the subject Draft Environmental Assessment submitted by your letter of July 27, 1995, and have recomended that the existing sewer system is adequate to accommodate the proposed expansion.

Should you have any questions, please contact Bill Liu of the Division of Planning and Service Control at 527-6873.

STEPHEN C. CHING
Chief

Planning Division

August 7, 1995

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

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Environmental Assessment for the Susannah Wesley Community Center Expansion Project, Honolulu, Oahu (THS 1-3-621 37 & 38). The following comments are provided to Corps of Engineers authorizes to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act, the Rivers and Harbors Act of 1899, and the Marine Protection, Research and Sanctuaries Act.

a. Based on the information provided, a DA permit will not be required for the project.

b. The flood hazard information provided on page 5 of the environmental assessment is correct.

Sincerely,

RAY N. JYU, P.E.
Director of Engineering
Mr. Gerald Park  
Gerald Park Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814  

Dear Mr. Park:  

Subject: Draft Environmental Assessment (DEA)  
Susannah Wesley Community Center Expansion  
Tax Map Key: 1-1-26, 37 and 38  

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

1. Improvements within the City's right-of-way, if any, shall be constructed in accordance with City standards as well as the Americans with Disabilities Act Accessibility Guidelines.  

2. The DEA should address the mitigative measures and best management practices (BMPs) in order to reduce storm water runoff.  

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 323-6430.  

Very truly yours,  

[Signature]  
Director and Chief Engineer  

b/c: Eng  

October 5, 1993  

Kessah E. Sprague  
Director and Chief Engineer  
Department of Public Works  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813  

Dear Mr. Sprague:  

Subject: Susannah Wesley Community Center Expansion (ENV 95-231)  

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. In response to your comments, we offer the following:  

1. Any improvements within the City's right-of-way required by the proposed project will be constructed in accordance with City standards and Americans with Disabilities Act Accessibility Guidelines.  

2. The Environmental Assessment for the project proceeds by several months the preparation of grading and best management practices (BMP) plans. As such, the consulting engineers have yet to develop a grading plan for the property and the types of measures to be implemented to reduce storm runoff. A grading plan and BMP will be prepared during the design development process and submitted to the Department of Public Works for review and approval.  

Thank you for participating in the environmental assessment review process.  

Sincerely,  

GERALD PARK URBAN PLANNER  

[Signature]  
Gerald Park  
cc: C. Mokihana, Building Department  
R. Higashi, SWCC
KAI`OPA`A COMMUNITY COUNCIL
1127 Kalakaua Avenue, Honolulu, Hawaii 96814

August 17, 1995

Mr. Gerald Park, Urban Planner
1400 Krocot Street, Suite 876
Honolulu, Hawaii 96814-3021

SUBJECT: SUSANNAH WESLEY COMMUNITY CENTER EXPANSION
DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Park:

Thank you for the opportunity to respond to the
Sussannah Wesley Community Center's Environmental
Assessment.

As a community-based organization in Kalili, and
a regular user of the Susannah Wesley Community Center
facilities, we are familiar with the existing environ-
mental conditions at the Center.

The Kalili-Palama Community Council feel that the
expansion of the facilities will enhance the physical
character of the surrounding community.

- The proposed project will allow the Center to
accommodate additional social and recreational activities
and expand the existing physical plant to improve service
delivery to the growing number of Kalili-Palama residents
and organizations.

In summary, the Kalili-Palama Community Council feel
that there are no major negative environmental impact
that will occur within the proposed site, as well as the
surrounding area as a result of the expansion and there-
fore, the Council would like to recommend approval.

Sincerely yours,

Anna Kepes
President

Date: September 8, 1995

Mr. Gerald Park
Gerald Park Urban Planner
1400 Krocot Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Comments To Environmental Assessment (EA)
Susannah Wesley Community Center Expansion
Tax Map Key: 1-7-56; 1-6 and 18

We have reviewed your proposal to expand the existing community
center with the construction of a 3,000 square-foot building, an
outdoor play area and 46 additional parking spaces. We have no
comments to the EA.

The conditions as set forth in the approved Site Plan Review (File
No. 89/SFR-27) must still be adhered to and the proposals must
conform to the Land Use Ordinance.

Please call Dana Taramoto of our staff at 523-4448 if you have any
questions concerning this letter.

Very truly yours,

[Signature]
Director of Land Utilization

Approved
[Date]
September 18, 1995

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-5011

Dear Mr. Park:

Subject: Susannah Wesley Community Center Expansion - Kalahi Environmental Assessment

This is in response to your letter dated July 22, 1995 requesting our comments on the subject project.

We have the following traffic concerns:

1. The sidewalk area fronting this parcel should be reconstructed and improved to City standards.

2. Off-street parking requirements should be provided in accordance with the Land Use Ordinance.

3. Landscaping in the vicinity of the driveways should be the type that does not obstruct sight distance to vehicles and pedestrians.

4. Construction plans for all work within the street's right-of-way should be submitted to our department for review.

Sincerely,

[Signature]

Director
October 3, 1995

Charles O. Swanson, Director
Department of Transportation Services
City and County of Honolulu
Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

Dear Mr. Swanson:

Subject: Susannah Wesley Community Center Expansion

Thank you for reviewing the Environmental Assessment prepared for the subject project. In response to your comments we offer the following.

1. Reconstruction of the sidewalk area fronting the Community Center was not budgeted for as part of the proposed expansion. The design consultants for the project will consult with your staff and that of the Department of Public Works to determine what improvements are needed and the timing for implementing the improvements.

2. Off-street parking will be provided in accordance with the Land Use Ordinance. Eighty parking spaces are required for the expanded Center. Applicant proposes to add 46 parking spaces to the 37 existing stalls for a total of 83 spaces. Two loading spaces per LUO requirements will be provided.

3. This comment has been passed on to the landscape architect for consideration in their landscaping plans.

4. Construction plans for work in the street right-of-way will be submitted to your department for review.

Thank you for participating in the Environmental Assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

xc: C. Morikawa, Building Department
    R. Higashi, SWCC