

Maile II Housing Proj.

BENJAMIN J. CAYETANO  
GOVERNOR



SHARON R. YAMADA  
EXECUTIVE DIRECTOR  
SHARYN L. MIYASHIRO  
DEPUTY EXECUTIVE DIRECTOR  
FAX: (808) 832-6030

STATE OF HAWAII RECEIVED  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907 '98 JUN 17 A10:41  
Honolulu, Hawaii 96817

IN REPLY REFER TO:  
98:ENG/204

June 8, 1998 REG. OF ENVIRONMENTAL QUALITY

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment (Finding of No Significant Impact - FONSI) for the Maile II Homes Project, TMK (1) 8-7-1:1 and 37, Maile Oahu, Hawaii

↑ MAIL

MAIL

The Hawaii Housing Authority prepared a draft environmental assessment for the above subject project, which was published on March 23, 1998. The comment period ended on April 22, 1998, and we have received three comment letters.

The Hawaii Housing Authority has reviewed the draft EA and comment letters from various agencies, determined that there is no significant impact on the environment, and is therefore issuing a finding of no significant impact (FONSI).

Please publish the FONSI for this project in the next OEQC Bulletin. We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA and FONSI.

Your assistance and cooperation in this matter is appreciated. Please contact Mr. Wayne Nakamoto, Housing Development Specialist at 832-5920 if you have any questions.

Sincerely,

SHARON R. YAMADA  
Executive Director

Enclosure

(6)

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1998-07-08-0A-FEA-Mailii Housing Project JUL 8 1998

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT  
FINDING OF NO SIGNIFICANT IMPACT (FONSI)

MAILI II HOMES

June 8, 1998

- A. PROPOSING AGENCY: Hawaii Housing Authority  
Department of Human Services
- B. APPROVING AGENCY: Hawaii Housing Authority  
Department of Human Services
- C. AGENCIES CONSULTED: U.S. Government  
U.S. Department of Housing and Urban  
Development

State of Hawaii  
Department of Health  
Environmental Health Administration  
Office of Environmental Quality  
Control  
Department of Land and Natural Resources  
State Historic Preservation Division

City and County of Honolulu  
Board of Water Supply  
Building Department  
Fire Department  
Department of General Planning  
Department of Land Utilization  
Department of Parks and Recreation  
Police Department  
Department of Public Works  
Department of Transportation Services  
Department of Wastewater Management

Private  
Hawaii Electric Company  
GTE Hawaiian Telephone  
BHP Hawaii - The Gas Company

D. PURPOSE OF THE PROJECT:

The Hawaii Housing Authority (HHA) has prepared this final environmental assessment and finding of no significant impact (FONSI) for the purposes of demolishing and replacing an existing low income public housing project on state lands in the Maili area of the Waianae District, City and County of Honolulu. This FONSI determined the feasibility and impacts of this proposed action.

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E. TECHNICAL CHARACTERISTICS:

The Hawaii Housing Authority proposes to demolish and replace the existing Maili II low income housing project (Maili II). The proposed project will consist of demolishing 24 single family and duplex buildings in two phases and replacing it with a similar number of units. A phasing plan is attached as (Exhibit 1), a building site plan is attached as (Exhibit 2), and the proposed floor plans are attached as (Exhibit 3).

The first phase is tentatively scheduled to be demolished in July, 1998. It is anticipated that the entire project will be completed in approximately 15 months.

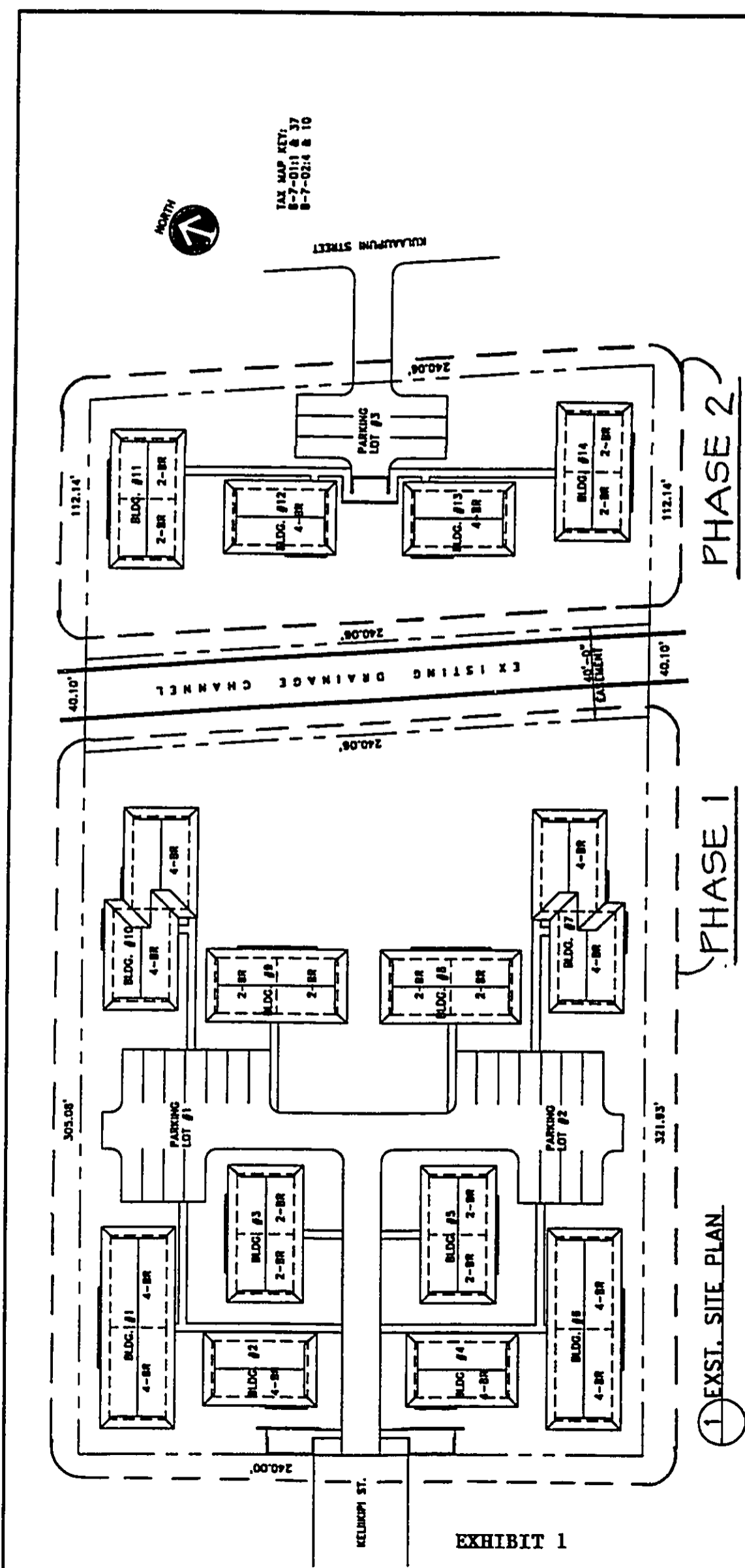
The new Maili II project will have 24 units in a residential single family and duplex building configuration. The buildings will be designed with a reinforced concrete slab foundation on grade, reinforced concrete masonry unit wall framed construction with an exterior finish system, and an asphalt shingle roof. Interiors will utilize vinyl composition tile floor covering, plywood cabinets, and will come equipped with a range oven, refrigerator, and garbage disposal.

Some of the existing trees and palms will be retained or relocated within the project area. Native Hawaiian plants will be used as much as possible for ground cover and for trees and palms. Locally produced compost is specified for use on this project.

Recycling was considered for the demolished units, but may not be viable due to the hazardous nature of the original structure, including lead based paint, asbestos containing material in the roofing and flooring, and termite damage. Use of recycled plastic wood in the reconstructed unit may not be feasible, since we are reconstructing the project with masonry. Asphalt paving will be done according to County specifications.

As Maili II is an active public housing project, the safety and security of residents and neighbors is our primary concern. The demolition plans are designed to ensure that safety is the primary concern. The phasing plan is designed to exclude residents, neighbors and the public from the active construction area. Dust screens and silt fences will be erected, both for dust control and erosion control, and to provide security of the materials and equipment on site. These fences will keep unauthorized pedestrian traffic away

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TAX MAP KEY:  
 8-7-011 & 37  
 8-7-021 & 10

PHASE 2

PHASE 1

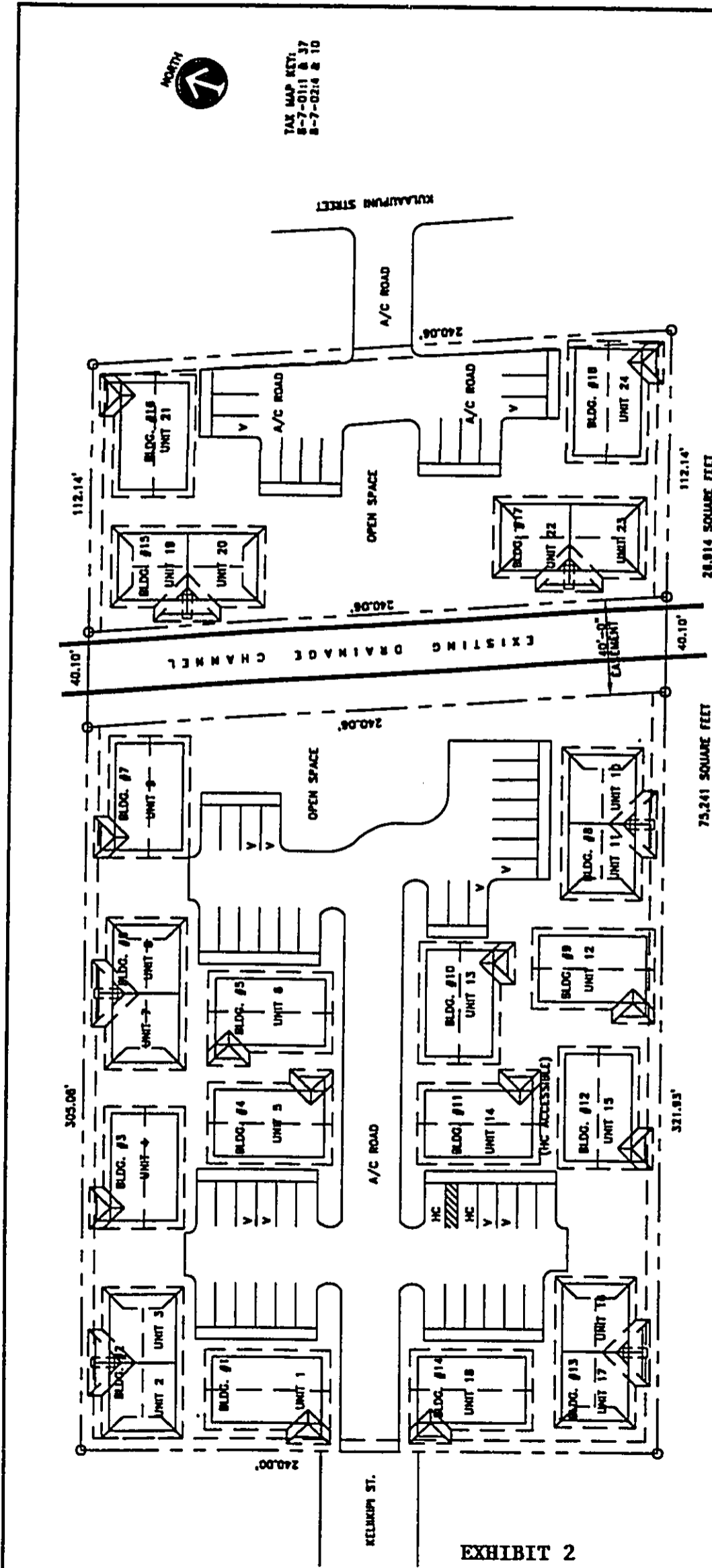
1 EXIST. SITE PLAN

EXHIBIT 1

DATE	BY	SCALE
		1" = 100'
DEPT. OF PLANNING SERVICES HOUSING AUTHORITY CITY OF HOUSTON		
MAILING: HA 1-42 SITE & EXISTING IMPROVEMENTS AT		



0000 00111517

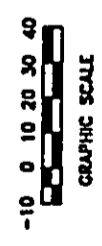


TAX MAP KEY:  
 8-7-0111 & 37  
 8-7-0216 & 10



75,241 SQUARE FEET

28,914 SQUARE FEET



1 SITE PLAN

EXHIBIT 2

DATE	BY	NO.	REVISION
DEPT. OF LAND & NATURAL RESOURCES HAWAII POLYNESIA AUTHORITY 2001 KALANOAUOUE DRIVE HONOLULU, HAWAII 96820			
<b>MAIL II, HA 1-42</b> SITE & DWELLING IMPROVEMENTS AT			

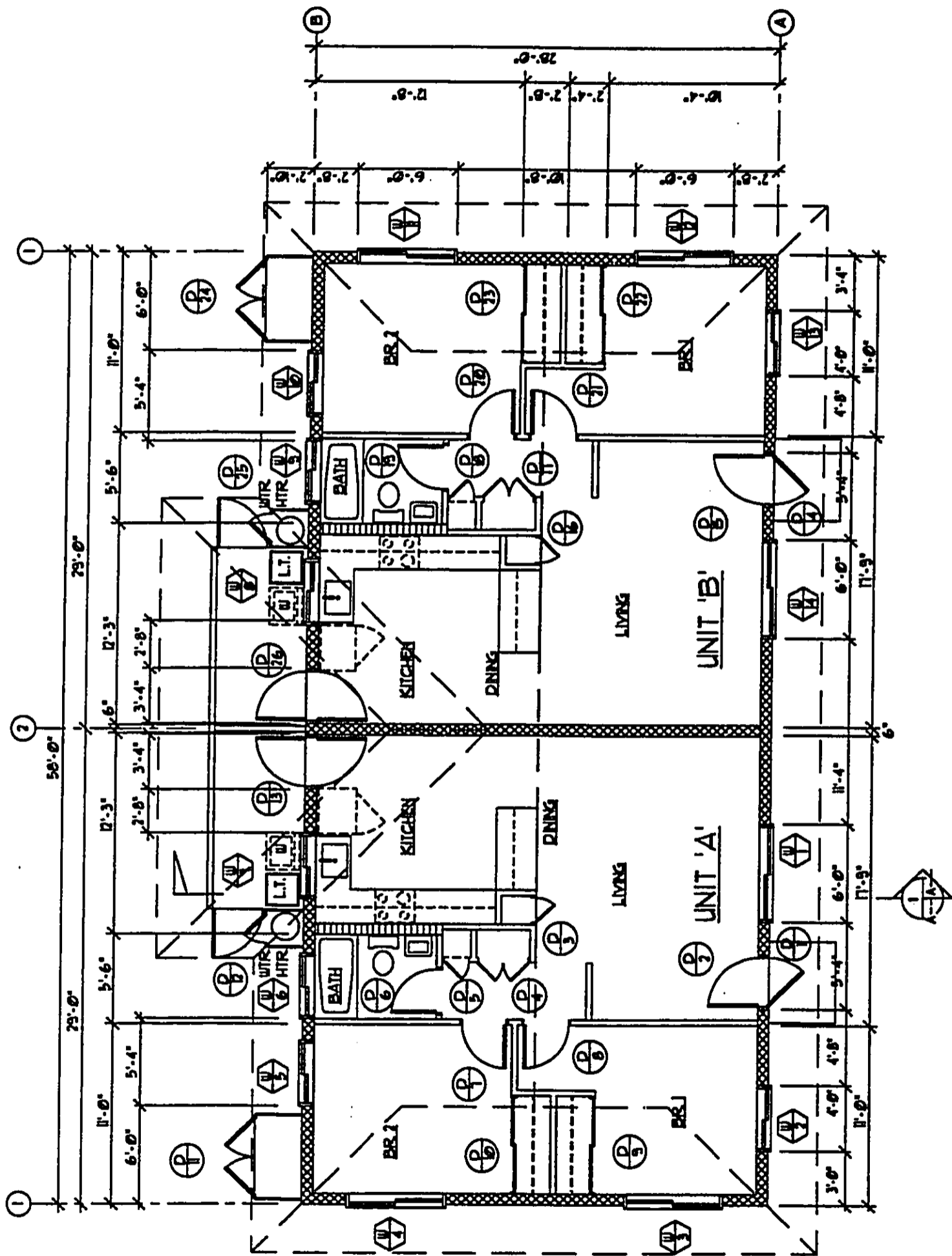






EXHIBIT 3  
(Page 1 of 3)

NOTE:

1. DIMENSIONS ARE TO FIN. FACE  
UNLESS OTHERWISE NOTED

LEGEND:

-  6" CTU WALL
-  3 1/2" MET STUDS @ 16" OC.
-  w/ 3/8" GYFBO. EA. SIDE
-  6" MET STUDS @ 16" OC.

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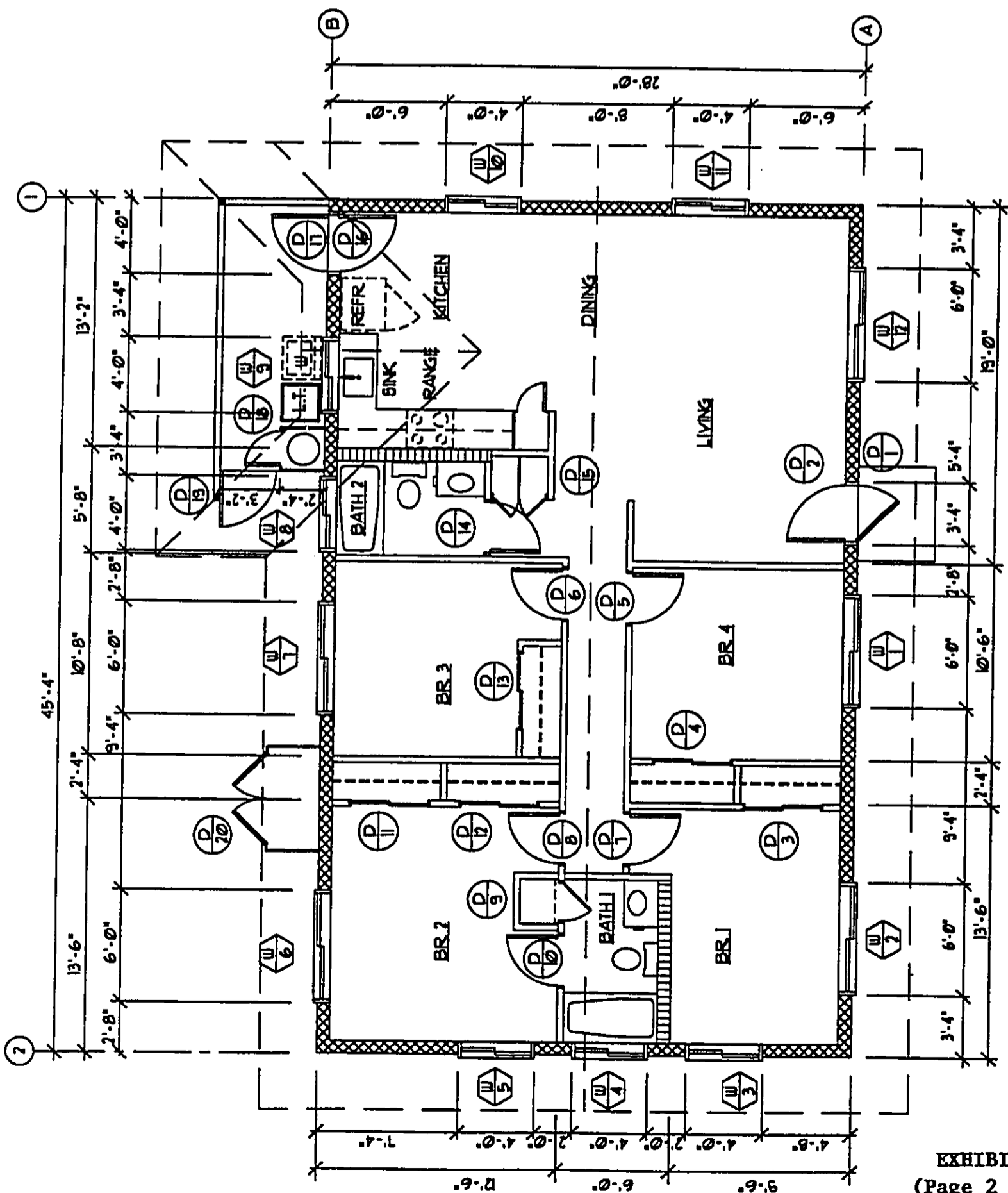


EXHIBIT 3  
(Page 2 of 3)

TYPICAL 4-BR FLOOR PLAN

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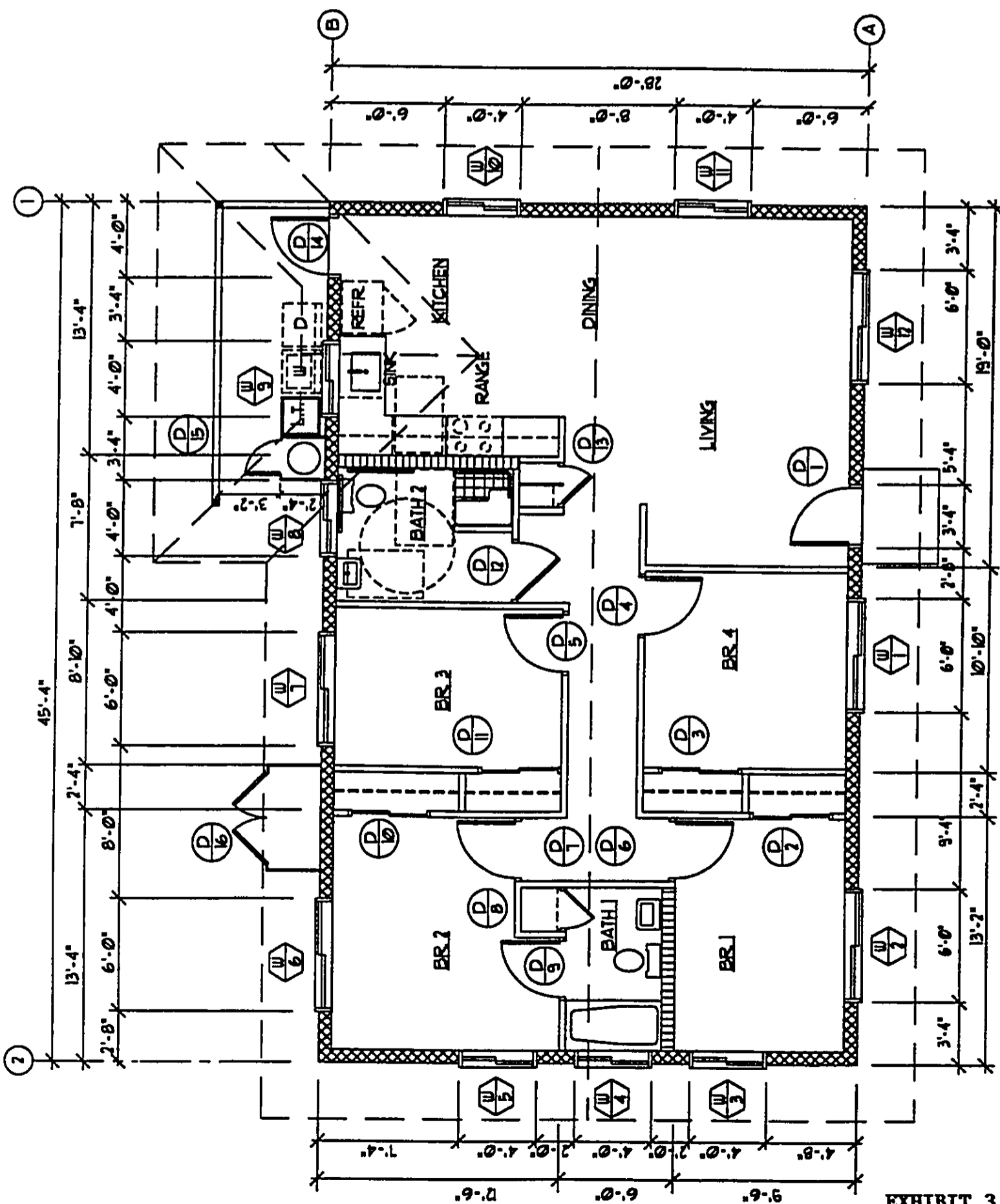


EXHIBIT 3  
(Page 3 of 3)



0000 00 11 1521

from the Keliikipi Street site, and will not affect pedestrian traffic on the Kulaaupuni Street site. The contractor will be strongly advised to provide security during non-working hours, during nights and weekends. A temporary field office and staging area is planned for the Keliikipi Street site.

The project site is approximately 2.35 acres of residential land in the town of Maili, Waianae District, Island of Oahu. TMK 1st Division 8-7-018:1, 37; (Exhibit 4). The project site is located off of Keliikipi Street and Farrington Highway on the makai side, and Kulaaupuni Street on the mauka side. The project is composed of two parcels separated by a drainage channel. Both lots are at the end of roadways, so vehicular traffic will not be affected by the closure of roads. Construction traffic caused by the project will be mitigated by the decrease in traffic by residents no longer living there during construction. Maili II is surrounded by residential houselots on all sides.

The parcel is currently county zoned as R-5 and state land use zoning is urban. Required permits includes the building permit, which is currently being processed by the Building Department of the City and County of Honolulu, the grading permit, which is currently being processed by the Public Works Department of the City and County of Honolulu and the Cluster Housing Permit, which is currently being processed by the Department of Land Utilization of the City and County of Honolulu.

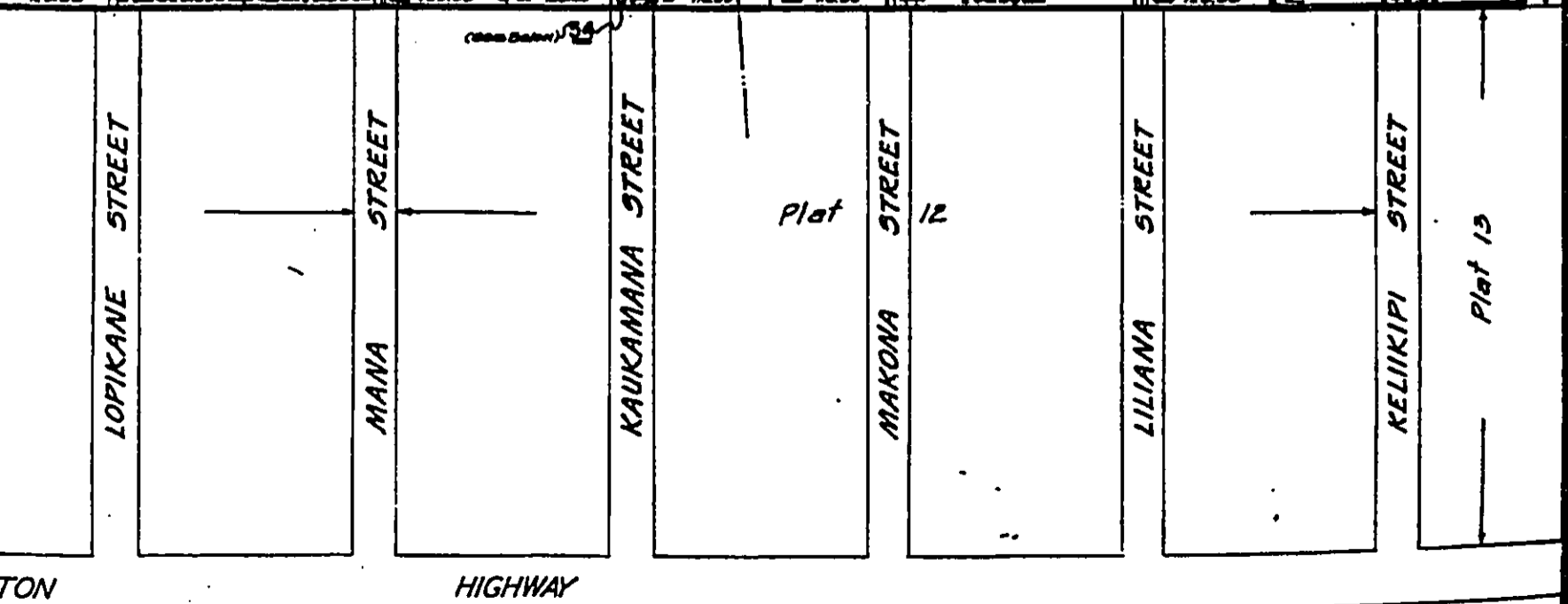
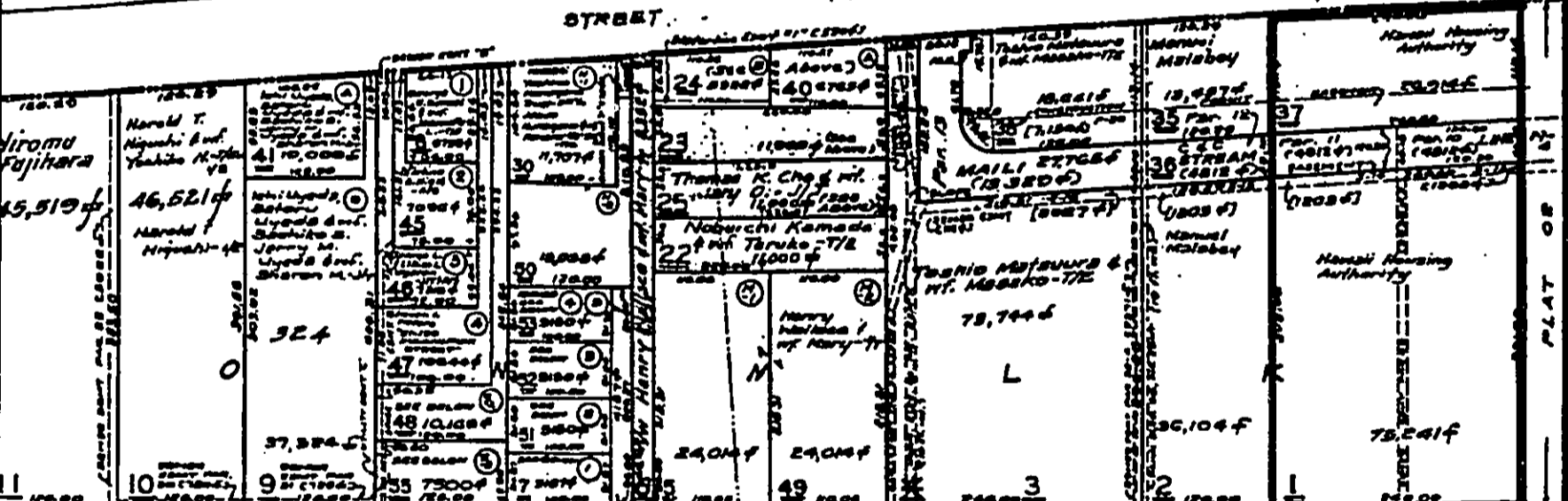
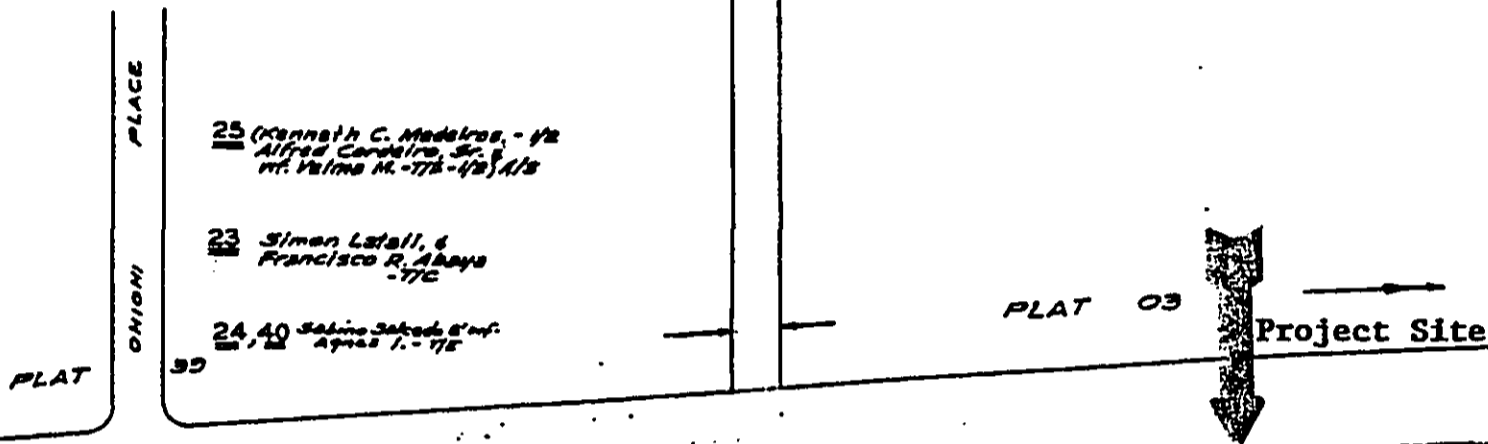
Access to the site is from Farrington Highway through Keliikipi Street on the makai side, and Kulaaupuni Street on the mauka side.

Existing County water and sewer system will be used for the project.

Private refuse services provides and will continue to provide solid waste disposal.

Police protection is provided out of the Waianae station. The Waianae Fire station on Farrington Highway will provide fire protection for this project.

Maili II is part of the Waianae school complex, which is comprised of Waianae High School, Waianae Intermediate School, and Maili Elementary School. As this is a redevelopment of an existing public housing project, the impact on the area schools should be negligible.



48.55 William S.C. Kee & w.F. Vivian W.C.

Plat 16

EXHIBIT 4

Parcels Cropped: 4.17.18.00

PLANNING MAPS BUREAU

F. ECONOMIC CHARACTERISTICS:

The total construction cost of this project is estimated at \$3,100,000. Funding for the project will be from the U.S. Department of Housing and Urban Development Comprehensive Grant Program. Anticipated completion of this project is in the next federal fiscal year.

The impact on the tax base is expected to be minimal.

G. SOCIAL CHARACTERISTICS:

The new Maili II project will provide quality rental housing for lower income families in the Waianae District.

Current residents will be relocated during the course of construction to vacancies in other public housing projects in the area, or to other outside housing opportunities. Should current residents choose not to return, this will enable other families the opportunity for low cost rental housing.

No existing businesses or residential units will be displaced by this project. The Maili II project will fully comply with handicap accessibility requirements.

A meeting was held with project residents to discuss this project. Additionally, neighboring landowners of this project will be notified of this project.

H. ENVIRONMENTAL CHARACTERISTICS:

1. Existing Use

Maili II has provided low income rental housing for the Maili area and Waianae District since 1969.

2. Flora/Fauna

A site visit indicated that no rare, threatened, or endangered species of flora or fauna are known to exist on this site. Please see Exhibit 5 for a comprehensive listing of site flora.

The natural fauna of this area consists of common birds, insects, and domesticated animals (pets).

There are no existing wetlands, wildlife sanctuaries, or refuge adjacent or in the immediate area of the project. No endangered species are affected.

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## Memorandum

**To:** Wayne Nakamoto  
**From:** Vernon Pang  
**Date:** January 5, 1998  
**Subject:** Plant Survey for Maili II performed on December 11, 1997

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No rare or endangered species of plants was observed on the site.

The following is a sampling of common ornamental plants growing on the site:

### Trees and Palms:

- Haole Kou
- Coconut
- Kamani
- Areca Palm
- Manila Palm
- Jatropha Tree
- Plumeria
- Dwarf Poinciana
- Papaya
- Mango
- Tangerine
- Horse-radish Tree
- Banana
- Brassiaia
- Tree Fern

### Shrubs:

- Canna
- Ginger
- Ti
- Hibiscus
- Croton
- Bougainvillea
- Dracena
- Euphorbia

### Grass and Groundcovers:

- Bermuda Grass
- Lauae Fern

3. Topography

Maili II is located between sea level to 10 feet above sea level. The property slopes is generally flat. Exhibit 6 is a General Topographic map from the U.S. Department of Agriculture.

The project site is in the D zones on the Flood Insurance Rate Map (FIRM). A rating of D indicates the property is outside a 500 year flood plain and is not considered a flooding hazard.

4. Soils

The U.S. Department of Agriculture's Soil and Conservation Service, in cooperation with the University of Hawaii Agriculture Experiment Station has classified the soil as Mokuleia Clay (Mtb). (Exhibit 7 and 8) The soil surface layer is a very dark grayish-brown clay about 16 inches deep. The subsoil layer is a dark brown and light gray, single grain sand and loamy sand.

The soil is slowly permeable at the surface, and rapid at the subsoil layer. Runoff is slow and the erosion hazard is slight.

5. Historical/Archeological Significance

The HHA records indicate the subject site has been used as a low income public housing project land for the last twenty eight (28) years. No significant historical or archeological features have been determined within this parcel. The existing site is not considered historically significant.

The HHA has consulted with the State Historic Preservation Division (SHPD) of the State Department of Land and Natural Resources. In a letter dated December 29, 1997, SHPD concurred with HHA's determination that the proposed project should have 'no effect' on any historical resources (Exhibit 9).

6. Climate

The average rainfall for the area is approximately 15 to 40 inches per year.

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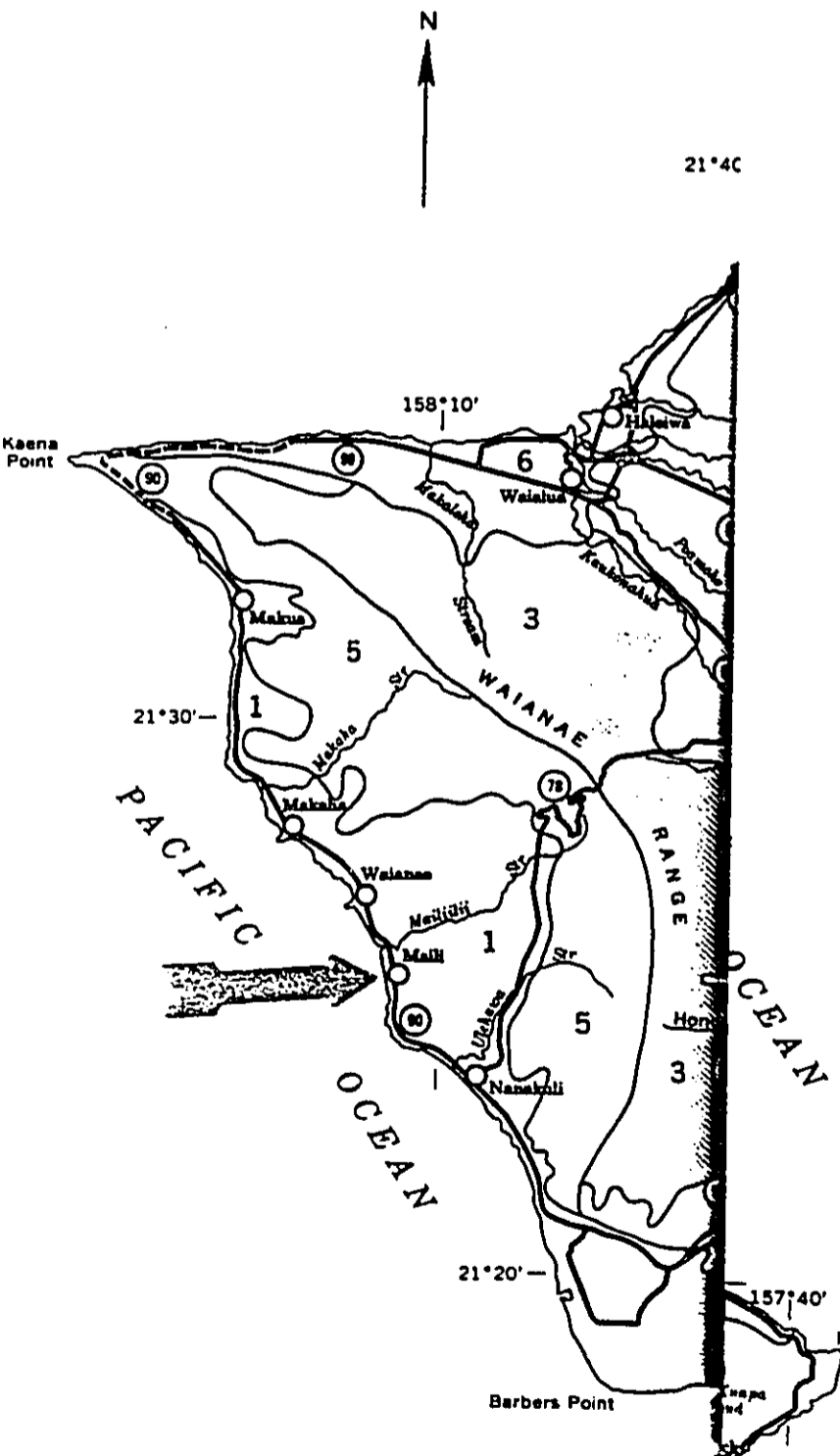


EXHIBIT 6

0000 00 11 1527

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
UNIVERSITY OF HAWAII AGRICULTURAL EXPERIMENT STATION

## GENERAL SOIL MAP OAHU ISLAND, HAWAII



Scale 1:253,440  
1 0 1 2 3 4 Miles

### SOIL ASSOCIATIONS

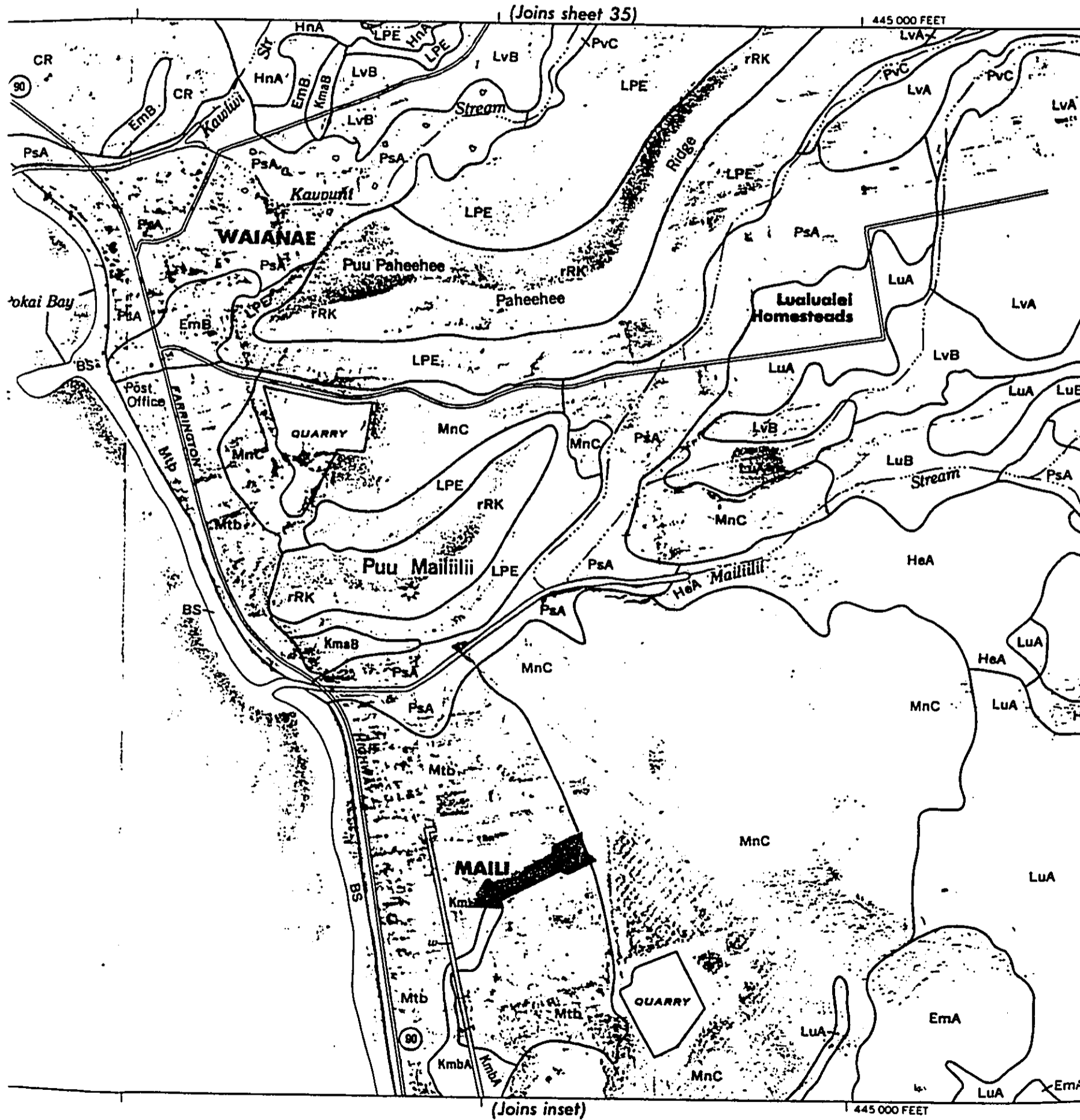
- 1** Luuluaiei-Fill land-Ewa association: Deep, nearly level to moderately sloping, well-drained soils that have a fine textured or moderately fine textured subsoil or underlying material, and areas of fill land; on coastal plains
- 2** Helemano-Wahiawa association: Deep, nearly level to moderately sloping, well-drained soils that have a fine-textured subsoil; on uplands
- 3** Trapohumults-Dystrandeps association: Gently sloping to very steep, well-drained soils that are underlain by soft weathered rock, volcanic ash, or colluvium; on narrow ridges and side slopes
- 4** Rough mountainous land-Kapaa association: Very steep land broken by numerous drainageways and deep, well-drained soils that have a fine textured or moderately fine textured subsoil; in gulches and on narrow ridges
- 5** Rock land-Stony steep land association: Steep to precipitous, well-drained to excessively drained, rocky and stony land
- 6** Kaena-Waialua association: Deep, mainly nearly level and gently sloping, poorly drained to excessively drained soils that have a fine-textured to coarse-textured subsoil or underlying material; on coastal plains and talus slopes and in drainageways
- 7** Lolekaa-Waikane association: Deep, nearly level to very steep, well-drained soils that have a dominantly fine-textured subsoil; on fans, terraces, and uplands

January 1971

#### NOTE—

This map is intended for general planning.  
Each delineation may contain soils having different soil associations than those shown on this map.  
Use detailed soil maps for operational planning.

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Photobase from 1962, 1963 and 1964  
 aerial photographs. 5,000-foot contour  
 based on Hawaiian plane coordinate  
 system, zone 3. Old Hawaiian name...

EXHIBIT 8



0000 00 11 1529

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII

HAWAII HOUSING  
AUTHORITY



DEC 30 9 25 PM '97

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

REF:HP-JK

DEC 29 1997

97:eng | 9  
MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

RESOURCES ENFORCEMENT

CONVEYANCES  
FORESTRY AND WILDLIFE

HISTORIC PRESERVATION  
DIVISION

LAND DIVISION  
STATE PARKS  
WATER AND LAND DEVELOPMENT

LOG NO: 20729  
DOC NO: 9712co21  
Architecture

Sharon R. Yamada, Executive Director  
Department of Human Services  
Hawaii Housing Authority  
P.O. Box 17907  
Honolulu, Hawaii 96817

Dear Ms. Yamada:

SUBJECT: **Proposed Demolition and Reconstruction of  
Maile II Housing  
TMK 8-7-01:01, Maile, Oahu**

Thank you for the letter dated December 16, 1997, regarding the proposed demolition and reconstruction of Maile II Housing. Since the homes were constructed 28 years ago and the site has been previously developed, we concur that the proposed project should have 'no effect' on any known historic resources. There remains the possibility that historic sites, including human burials, will be discovered 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.

Thank you for the opportunity to comment. Should you have any questions please contact Carol Ogata at 587-0004.

Aloha,

  
MICHAEL D. WILSON, Chairperson and  
State Historic Preservation Officer

CO:jk

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I. DISCUSSION OF THE ASSESSMENT PROCESS:

According to Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

1. The proposed action will not cause irrevocable loss or destruction of any natural or cultural resources.

The proposed project is a demolition and redevelopment of an existing public housing project. As this is essentially a replacement housing project, there is no significant destruction of existing natural resources.

As noted above, no significant archeological or historic sites are known to exist in the site. Should any archeological significant artifacts, bones, or other indicators of previous on-site activities are uncovered during construction, the State Historic Preservation Division of the Department of Land and Natural Resources will be contacted for appropriate mitigative action.

2. The proposed action will not curtail the range of beneficial uses of the environment.

As stated above, the site has been used as a low income public housing project for the past 28 years. To return the site to a natural environmental condition is not practical from an environmental, economic, or social perspective.

3. The proposed action will not conflict with the State's long-term environmental policies.

The proposed project is consistent with Environmental Policies established in Chapter 344, Hawaii Revised Statutes, and the National Environmental Policy Act (NEPA).

4. The proposed action will not substantially affect the economic and social welfare of the community or State.

The proposed project will greatly improve both the economic and social welfare of the community and State. The proposed project will provide economic stimulus and employment opportunities for the City and County of Honolulu, specifically the Waianae Coast, with the influx of Federal funds from this project. This is especially true for considering the current economic condition in the area of construction and associated services during and after construction. This project will also improve the social welfare of the residents living in an aging housing stock, by providing new and modern homes.

5. The proposed action will not substantially affect public health.

Public health may be affected by air, noise, and water quality impacts; however these will be insignificant or not detectable when weighted by the positive economic and social impacts associated with this project. Any impact will be mitigated by appropriate control measures, and is a positive for public health when weighted against a "no action" alternative.

6. The proposed action will not involve substantial secondary impacts, such as significant population changes or effects on public facilities.

As this is an existing project, the impacts of a redevelopment will be minimal in terms of population changes and effect on public facilities. Due to the redesign of the project layout, there should be a favorable impact in an increase in open space. Impacts on public facilities should also be minimal. A positive effect would be a increase in employment opportunities both in the construction industry and indirectly from a wide range of services from related industries supporting the construction industry.

7. The proposed action will not involve a substantial degradation of environmental quality.

The proposed project will utilize an existing public housing project. The project will result in no changes in the building density or livable area. The addition of landscaping will make the new Maili II a more pleasant place to live. The minor environmental impacts during construction will result in a improved environment once construction is completed.

8. The proposed action will not cumulatively have a considerable effect on the environment or involve a commitment for larger actions.

By redeveloping the project now, it precludes impacts such as dilapidated housing and massive renovation and construction work in the future. No cumulative effect or commitment for larger action is anticipated with the redevelopment of this project.

9. The proposed action will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in the project site.

No endangered plant or animal species are located in the project site.

10. The proposed action will not detrimentally affect air or water quality or ambient noise levels.

Any impact with air and water quality will be mitigated with dust control measures such as dust screens and water quality will be mitigated with silting screens as erosion control measures acting as filters for water runoff. The contractor will be reminded to control ambient noise levels during the construction period.

11. The proposed action will not be located in any environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The project is not located in a flood plain, tsunami zone, erosion prone area, geological hazardous land, estuary, fresh water or coastal water, based on our environmental review.

12. Substantially affects scenic vista and view planes identified in County or State plans or studies.

Due to the gradual slope and development in the surrounding area, there are no substantial vistas or view planes identified.

13. Requires substantial energy consumption.

Due to replacement of existing housing units and use of modern energy efficient appliances and fixtures, there

should be either no substantial increase in energy consumption or a decrease in energy consumption.

This project is being designed with environmental sensitivity and energy efficiency as a primary focus. These include long roof overhangs, masonry ceilings, attic and roof ridge vents, vaulted ceilings in the living rooms, cross ventilation, low flow water fixtures, solar panels, and efficient water irrigation.

J. SUMMARY OF MAJOR IMPACTS:

From the above assessment, no major adverse environmental impact is anticipated. However, the project will result in the following minor adverse impacts:

1. Depletion of labor and material resources for construction.
2. Some dust, noise and silting during construction.

K. ALTERNATIVES CONSIDERED:

1. Alternative Designs

Variations in number and types of units, and in land density have been considered by the project consultant. However, the plans and design have been constrained by funding considerations, design requirements, and topographic considerations.

2. No Action

The "no action" alternative was considered but was found to be unacceptable because of the current condition of the low-income rental units at Maili II and the availability of limited funding for this project. This would also not meet HHA's mandate to provide safe, decent, and sanitary housing on this site.

L. PROPOSED MITIGATIVE MEASURES:

The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures. Dust screens will be erected around the project site, both for dust control and to provide some security for the project site. The contractor will be required to work only during specified hours, and will be

required to request permission to work before or after normal work hours (7:45 a.m. to 4:30 p.m.) or during weekends and holidays. Silting will be controlled by use of erosion screens to control silting and to filter out sediments.

M. CONCLUSION AND RECOMMENDATION:

HHA's conclusion and recommendation, based on the above discussion of the assessment process, conferring with the project consultants, and review the comments made from the various agencies that have been consulted and the general public results in a conclusion and recommendation that the FONSI be granted.

N. FINDINGS AND REASONS SUPPORTING DETERMINATION:

HHA's findings and supporting reasoning is based on the information derived in the environmental review process, conclusion drawn from the discussion of the assessment process, conferring with the project consultants, and a review the comments from the various agencies that have been consulted both prior and during the draft environmental assessment process.

O. REFERENCES

1. U.S Department of Agriculture, Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station, Soil Survey of the Island of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, August 1972.
2. Federal Emergency Management Agency, National Flood Insurance Program, FIRM (Federal Insurance Rate Map), City and County of Honolulu, - Hawaii, Panel No. C, September 30, 1988.

P. APPENDIX

1. Written Comments and Responses (attached)
2. Notice of Finding of No Significant Impact on the Environment and Notice to Public of Request for Release of Funds

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## **APPENDIX 1**

### **WRITTEN COMMENTS AND RESPONSES**

0000 0011 1536

DHS 4309 (8/93)

BENJAMIN J. CAYETANO  
GOVERNOR



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186

RECEIVED

APR 09 1998

HHAENGR

March 19, 1998

Sharon Yamada, Executive Director  
HAWAII HOUSING AUTHORITY  
1002 North School Street  
Honolulu, Hawaii 96817

Attn: Wayne Nakamoto

Dear Ms. Yamada:


Subject: Draft Environmental Assessment (EA) for Maile II Housing Project

We have the following comments to offer:

- Landscaping: Describe any landscaping that is planned for this project. We recommend the use of native Hawaiian trees and plants.
- Traffic impacts: In the final EA fully describe impacts to local traffic during construction and how these impacts will be mitigated. Will there be a staging area for construction equipment at the project site? How will impacts to pedestrian traffic be mitigated?
- Resource conservation measures: The draft EA mentions the use of energy efficient appliances and fixtures. Please describe any other element or material being used in this project to promote environmentally sensitive and energy efficient design, such as low-flush toilets, solar panels or building design(s) allowing natural ventilation.

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

Sincerely,

  
GARY GILL  
Director

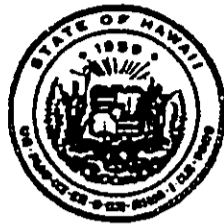
Suspense

Rte	Info	Coord	Act	PK
1				
2				
	EXECUTIVE DIRECTOR			
	DEP. EXECUTIVE DIRECTOR			
	ADMINISTRATIVE SVC. OFC.			
	PERSONNEL			
	PURCHASING			
	CONTRACTS ADM.			
3	ENGINEERING & INSPECTION			
	HEARINGS OFFICE			
	HOMELESS DEV.			
	HOMELESS OFFICE			
	HOUSING COMPLIANCE			
	HOUSING MANAGEMENT			
	PLANNING			
	PUBLIC INFORMATION			
	RESIDENT SERVICES			
FILE	98: ENG	760		



0000 00 11 1537

BENJAMIN J. CAYETANO  
GOVERNOR



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

SHARON R. YAMADA  
EXECUTIVE DIRECTOR

SHARYN L. MIYASHIRO  
DEPUTY EXECUTIVE DIRECTOR

FAX: (808) 832-6030

IN REPLY REFER TO:

98:ENG/204

June 8, 1998

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Draft Environmental Assessment for the Maili II Homes Project, Oahu,

Thank you for your letter dated March 19, 1998, providing comments on the draft environmental assessment (EA) for the Maili II Homes project on Oahu.

Please note that we have consulted with our project architect on the technical aspects of your comments, and have incorporated these comments into the final environmental assessment and FONSI. Highlights of the attached comments are:


1. Landscaping: Some of the existing trees and palms will be retained or relocated within the project area. Native Hawaiian plants will be used as much as possible for ground cover and for trees and palms.
2. Traffic Impacts: Both lots within the project are at the end of the roadways, so local vehicular traffic will not be affected by the closure of any roads. Construction traffic created by this project will be mitigated by the decrease in traffic by residents no longer living there during construction. A staging area for construction equipment will be on the project site. Temporary fencing will be utilized to keep unauthorized pedestrians away from the Keliikipi Street site. Temporary fencing will not affect pedestrian traffic on the Kulaaupuni Street site.
3. Resource Conservation Measures: Our consultants has designed this project with environmental sensitivity and energy efficiency as a primary focus. These include long roof overhangs, masonry construction, roof ridge vents, cross ventilation, low flow water fixtures, solar panels, efficient water irrigation, and efficient lighting.

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Mr. Gary Gill  
June 8, 1998  
Page 2

I trust the above addresses your concerns and comments on the draft environmental assessment for the Maile II Homes project. We appreciate your constructive review of the draft environmental assessment and your assistance in making the final environmental assessment a more complete document. Please contact Mr. Wayne Nakamoto, Housing Development Specialist at 832-5920 if you have any questions.

Sincerely,



SHARON R. YAMADA  
Executive Director

Enclosure

0000 00 11 1539

APR-18-98 FRI 10:17 AM TAKEO MATSUMOTO & ASSOC. 888 833 8829

Site and Dwelling Improvements at Malli II Homes HA 1-42

Environmental Assessment

**Description of Proposed Action**

**Project Summary**

The Hawaii Housing Authority proposes to demolish the existing project and reconstruct 24 new dwelling units with 18 buildings, comprised of 12 four-bedroom units, and 6 two-bedroom duplex units. The entire project site encompasses 102,155 sq. ft., exclusive of roadways, and parking.

The address is:

The first phase is 87-159 Keliikipi Street.

The second phase is 87-231 Kulaaupuni Street

TMK: 8-7-01: 1 and 37

The Office of Environmental Quality Control offered its comments dated March 19, 1998, see attached letter. As requested, the following is a brief description of the proposed landscaping, Traffic Impacts, and Resource Conservation Measures:

**1. Landscaping**

Existing trees and palms determined to be valuable were either retained or relocated within the project area. These included:

Coconut (*Cocos nucifera*)

Fiddleleaf Fig (*Ficus lyrata*)

Plumeria (*Plumeria* sp.)

Proposed landscape improvements are intended to complement the new structures and provide visual relief to create an enjoyable outdoor environment for the residents. The primary goals are summarized below:

1. Provide canopy trees at parking areas and common areas for shade.
2. Incorporate fruit and flowering trees for resident use.
3. Provide accent plantings at individual unit entries.
4. Use of native Hawaiian plants as much as possible. Included are
  - A. Ground Covers
    - a. 'Akia (*Wikstroemia uva-ursi*)
    - b. 'Ilima Papa (*Sida fallax*)
    - c. Laua'e Fern (*Microsorium scolopendria*)
  - B. Trees and Palms
    - a. Kou (*Cordia subcordata*)
    - b. Coconut (*Cocos nucifera*)

In addition to the landscape improvements, play areas, including play equipment are provided in each of the two private parks located within the project.

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APR-10-98 FRI 10:20 AM TAKEO MATSUMOTO & ASSOC. 808 833 8829

**Site and Dwelling Improvements at Maili II Homes HA 1-42**

**Environmental Assessment**

**2. Traffic Impacts:**

The Maili II Housing project will be constructed in two phases. The first phase is the Keliikipi Lot (87-159 Keliikipi Street). The second phase is the Kulaaupuni Lot (87-231 Kulaaupuni Street).

The Keliikipi Lot is at the end of a 'Dead End' road. The local vehicular traffic will not be affected by the closure of this end of the road, project site. The Contractor will install temporary fencing around the project site to safely keep unauthorized pedestrians and traffic from entering the site. The Contractor will have a temporary Field Office and a Staging area for construction materials on the project site. The Contractor will select the exact location of the temporary building and staging area. When the project is completed he will remove his temporary structures.

The Kulaaupuni Lot, phase 2, will also have temporary fencing to safely keep unauthorized pedestrians and vehicles from entering the site. Pedestrian traffic will not be impeded, because the temporary fencing is clear of any walkways fronting the Kulaaupuni Lot. There will be driveway improvements at the entry of this site on Kulaaupuni Street. Our Civil Engineer has submitted plans to the DTS (Dept. of Transportation Services) for their review and approvals. The Contractor will be responsible with furnishing and placing warning and directional signs to control and direct vehicular traffic safely around the driveway improvements.

**3. Resource Conservation Measures.**

Our Architectural firm, along with HHA conscientiously decided to create a housing project that conserves energy. We have included many Energy or Resource Conservation Measures.

1. The roof overhangs are longer (3'-0") to shade the walls from direct sunlight.
2. The exterior walls are 8" CMU with 1" insulation and an exterior finishing system (EIFS, "Dryvit"). This wall construction has a high R-value that help keeps the rooms cool, by limiting the amount of heat absorbed and transmitted from the walls.
3. The attic spaces will be naturally ventilated with vents above the perimeter walls (cool-air in) and a roof ridge vent to let hot air escape.
4. The windows are 6" jalousie blades and the window openings are wide. The placement of window openings were also located to provide ample cross-ventilation of air. Screen doors are provided at the entry and kitchen doors for more cross-ventilation of air. Provisions were made for resident installed ceiling fans above the living room area.

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APR-10-98 FRI 03:31 PM TAKEO MATSUMOTO & ASSOC. 808 833 0029

**Site and Dwelling Improvements at Mall II Homes HA-1-42**  
**Environmental Assessment**

5. The living room and kitchen areas have vaulted ceiling to let hot-air rise, and away from residents.
6. All water fixtures will be low-flow. Our Mechanical Engineer has calculated the amount of water demand will be lower than the present demand. Currently the FU of the existing housing project is 450 FU (Fixture Units). When the project is completed the total amount of FU will be 251.
7. Irrigation of Landscaping will be done at off-peak hours, at night or early morning. Timers will be installed for Housing Managers to adjust to efficiently water the landscaping. Healthy Landscaping absorbs sunlight and keeps the soil from erosion.
8. Each Unit will have a Solar Panel on their roof. The backup water-heater will only turn on when the Solar Panels cannot heat water due to the weather.
9. Each unit will have a yard area for drying clothes on clotheslines, instead of using an electric dryer.
10. All site light poles are efficient high-pressure sodium lamps.
11. Most lighting for all units is efficient fluorescent lighting.

**4. Additional Environmental Controls**

In addition to protecting the neighbors from construction dust, a 12 feet high Dust barrier and 3 feet high Silt fence shall be erected and maintained to mitigate the effects of dust and erosion from the construction of the dwelling units.

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98: Eng/1

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



LAWRENCE  
DIRECTOR OF HEALTH

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

In reply, please refer to

May 4, 1998

98-061/epo

Mr. Wayne Nakamoto  
Development Specialist  
Hawaii Housing Authority  
Department of Human Services  
P. O. Box 17907  
Honolulu, Hawaii 96817

Dear Mr. Nakamoto:

Subject: Draft Environmental Assessment (DEA)  
Maile II Housing Project  
Maile, Oahu  
TMK: 8-7-18: 1 & 37

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

Solid Waste

The Department of Health (DOH) requests that the Hawaii Housing Authority address all opportunities to incorporate recycling efforts in its planning process. Viable recycling options exist for all phases of the project, from the demolition of the original structures to the use of recycled content building products for the construction of the new structures. This may be done in a way that also supports state and county efforts to promote local reuse of recyclable materials. For example, lumber made of recycled plastic is produced in Hawaii and is a weather resistant alternative to traditional lumber in certain circumstances. Locally produced compost is also available for use in landscape work.

We would also point out the requirements of Act 201, Session Laws of Hawaii 1994, which requires the use of glassphalt in all state and county paving projects.

0000 0011 1543

Mr. Wayne Nakamoto  
May 4, 1998  
Page 2

98-061/epo

If there are any questions regarding these comments, please contact Mr. Lane Otsu of the Office of Solid Waste Management at 586-4240.

Sincerely,



BRUCE S. ANDERSON, Ph.D.  
Deputy Director for  
Environmental Health

c: OSWM

0000 00 11 1544

BENJAMIN J. CAYETANO  
GOVERNOR



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

SHARON R. YAMADA  
EXECUTIVE DIRECTOR  
SHARYN L. MIYASHIRO  
DEPUTY EXECUTIVE DIRECTOR

FAX: (808) 832-6030

IN REPLY REFER TO:

98:ENG/204

June 8, 1998

Dr. Bruce Anderson  
Deputy Director for Environmental Health  
Department of Health  
P.O. Box 3378  
Honolulu, Hawaii 96801

Dear Dr. Anderson:

Subject: Draft Environmental Assessment for the Maile II Homes Project, Oahu,

Thank you for your letter dated May 4, 1998, providing comments on the draft environmental assessment (EA) for the Maile II Homes project on Oahu.

Please note that we have consulted with our project architect on the technical aspects of your comments, and have incorporated some of these comments into the final environmental assessment and FONSI.

As stated in the attached memo from the consultant, recycling may not be a viable alternative due to the hazardous nature of the original structure, including lead based paint, asbestos containing material in the roofing and flooring, and termite damage. We plan to build the project out of masonry, and use of recycled plastic wood may be limited. Asphalt paving will be done according to County specifications. Locally produced compost is also specified.

I trust the above addresses your comments of the draft environmental assessment. We appreciate your constructive review and your assistance in making the final environmental assessment a more complete document. If you have any questions, please contact Mr. Wayne Nakamoto, Housing Development Specialist at 832-5920.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon R. Yamada", with a long horizontal line extending to the right.

SHARON R. YAMADA  
Executive Director

Enclosure



0000 00 11 1545

JUN-03-98 WED 10:01 AM TAKEO MATSUMOTO & ASSOC. 808 833 0029



**TAKEO MATSUMOTO  
& ASSOCIATES, INC.**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

1052 ALA NANU STREET, SUITE 204 HONOLULU, HAWAII 96818  
TEL: (808) 834-7021 FAX: (808) 833-0029

DATE: June 3, 1998  
TO: Frank Ifuku, Hawaii Housing Authority  
FROM: Edwin R. Santa Maria, AIA  
RE: Site and Dwelling Improvements at Maili II HA 1-42  
Maili, Oahu

In response to the letter from the Department of Health, Environmental Health to Mr. Wayne Nakamoto, dated May 4, 1998:

We considered incorporating recycling of materials for this project. Ultimately the Contractor has control of disposing and recycling of products. We did not plan to recycle many of the building components due to condition of the materials. The wood has termite damage. The exterior wood walls have lead-based paint, and should be discarded as whole construction debris. The asphalt roofing tiles has some asbestos patches, the flooring has asbestos mastic and floor tiles and will be disposed of as hazardous waste.

The asphalt paving of the driveway and parking lot will be done per City & County Standard Specifications. Landscaping compost from Hawaiian Earth Products is listed in our Specifications.

Please call us if you have any questions.

Sincerely,

*Edwin R. Santa Maria*

Edwin R. Santa Maria, AIA

WAYNE

6/3/98

Please see attached  
to complete Environmental  
Assessment.

*Edwin*

0000 00 11 1546

BENJAMIN J. CAYETANO  
GOVERNOR



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

SHARON R. YAMADA  
EXECUTIVE DIRECTOR

SHARYN L. MIYASHIRO  
DEPUTY EXECUTIVE DIRECTOR

FAX: (808) 832-6030


IN REPLY REFER TO:

97:ENG/306

December 8, 1997

TO: Michael D. Wilson, Chairperson and  
State Historic Preservation Officer  
Department of Land and Natural Resources

ATTENTION: Don J. Hibbard, Historic Preservation Administrator  
State Historic Preservation Division

FROM: Sharon R. Yamada, Executive Director 

SUBJECT: PROPOSED DEMOLITION AND RECONSTRUCTION OF MAILE  
II HOUSING; TMK 8-7-1:1, 37; MAILE, OAHU, HAWAII

The Hawaii Housing Authority is presently preparing a demolition application to the U.S. Department of Housing and Urban Development, proposing the demolition and reconstruction of the Maile II public housing project in Maile, Oahu, Hawaii.

Our research indicates that Maile II Housing has provided housing for low income families since first being constructed 28 years ago. Prior to that time, the property was State lands.

We would like to know if this property is eligible for listing on the National Register of Historic Places, is located directly adjacent to a historic district, and could potentially be a historic district or property. Additionally, we would request any significant comments of a historic or archeological nature.

Your assistance in this matter is greatly appreciated. Should you have any questions, please contact Wayne Nakamoto, Housing Development Specialist at 832-5920.

0000 00 11 1547

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII

HAWAII HOUSING  
AUTHORITY



DEC 30 9 29 PM '97

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

REF:HP-JK

DEC 29 1997

97:eng/s  
MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION

DIVISION  
LAND DIVISION  
STATE PARKS  
WATER AND LAND DEVELOPMENT

LOG NO: 20729  
DOC NO: 9712co21  
Architecture

Sharon R. Yamada, Executive Director  
Department of Human Services  
Hawaii Housing Authority  
P.O. Box 17907  
Honolulu, Hawaii 96817

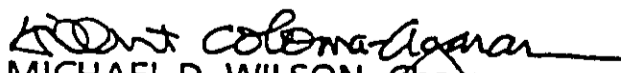
Dear Ms. Yamada:

SUBJECT: **Proposed Demolition and Reconstruction of  
Maile II Housing  
TMK 8-7-01:01, Maile, Oahu**

Thank you for the letter dated December 16, 1997, regarding the proposed demolition and reconstruction of Maile II Housing. Since the homes were constructed 28 years ago and the site has been previously developed, we concur that the proposed project should have 'no effect' on any known historic resources. There remains the possibility that historic sites, including human burials, will be discovered 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.

Thank you for the opportunity to comment. Should you have any questions please contact Carol Ogata at 587-0004.

Aloha,

  
MICHAEL D. WILSON, Chairperson and  
State Historic Preservation Officer

CO:jk

0000 0011 1548

**APPENDIX 2**

**NOTICE OF FINDING OF NO SIGNIFICANT  
IMPACT ON THE ENVIRONMENT AND  
NOTICE TO PUBLIC OF REQUEST  
FOR RELEASE OF FUNDS**

0000 00 11 1549

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT  
ON THE ENVIRONMENT AND NOTICE TO PUBLIC  
OF REQUEST FOR RELEASE OF FUNDS**

June 8, 1998  
Hawaii Housing Authority  
1002 North School Street  
Honolulu, Hawaii 96817  
Phone No. (808) 832-6060

**TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:**

This combined notice is intended to satisfy two separate procedural requirements: 1) 24 CFR 58.42 Notice Requirements for a Finding of No Significant Impact and 2) 24 CFR 58.70, Notice of Intent to Request Release of Funds. The public is advised to specify which notice their comments address, so that the Hawaii Housing Authority may properly take into account the comments received.

On or about June 30, 1998 the Hawaii Housing Authority will request the U.S Department of Housing and Urban Development (HUD) to release Federal funds under Title I of the Housing and Community Development Act of 1974, (P.L. 93-383, to be used for the following project:

Maili II Homes, HUD Project No. HI10-P001-042.  
For the purpose of the Demolition and Redevelopment of Maili II Homes.  
Kulaaupuni and Keliikipi Streets, Maili, Waianae District, City and County of  
Honolulu, Hawaii  
Estimated funding amount totaling \$3,100,000.

It has been determined that this action will not constitute an action significantly affecting the quality of the human environment and, accordingly, the above named Hawaii Housing Authority has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190).

The reasons for such decision not to prepare such statement are as follows:

- 1) Findings, conclusion, and recommendations derived from the environmental assessment process.
- 2) Findings, conclusion, and recommendations derived from consultations with the project consultants.
- 3) Findings, conclusion, and recommendations derived from consultations with agencies and groups during the environmental review process and permitting process.

0000 00 11 1550

An Environmental Review Record respecting this project has been made by the above named Hawaii Housing Authority which documents the environmental review of the project and more fully sets forth the reasons why such statement is not required. This Environmental Review Record is on file at the above address and is available for public examination and copying upon request, at the Engineering and Inspection Branch, weekdays between the hours of 7:45 a.m. to 4:30 p.m.

No further federal environmental review of such project is proposed to be conducted, prior to the request for release of Federal funds.

The Hawaii Housing Authority is certifying to HUD that Sharon R. Yamada in her capacity as the certifying officer, consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental reviews, decision making, and action; and that these responsibilities have been satisfied. The legal effect of this certification is that upon its approval, the Hawaii Housing Authority and HUD will have satisfied their responsibilities under the National Environmental Policy Act of 1969 and the project may proceed. HUD will accept an objection to its approval of this undertaking certification if it is on one of the following bases:

(a) That the certification was not in fact executed by the certifying officer; (b) that the Hawaii Housing Authority has omitted one or more steps in preparing the environmental assessment; has failed to make a finding of environmental significance; has failed to give the Advisory Council on Historic Preservation an opportunity to comment on the undertaking's effect on historic preservation; or (c) other basis established by HUD regulations.

All interested agencies, groups and persons disagreeing with this decision are invited to submit written comments for consideration by the Hawaii Housing Authority to the Office of the Executive Director. Such written comments should be received at 1002 North School Street, Honolulu, Hawaii 96817 on or before June 30, 1998. All such comments so received will be considered and the Hawaii Housing Authority will not request the release of Federal funds or take any administrative action on the project prior to the date specified in the preceding sentence.

Objections may also be prepared and submitted in accordance with the required procedure (24 CFR Part 58, subpart J) and may be addressed to the U.S. Department of Housing and Urban Development at the Office of Community Planning and Development at 450 Golden Gate Avenue, Box 36003-9C, San Francisco, California 94102.

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Objections to this undertaking on any basis other than those stated above will not be considered by HUD.

No objections received after June 30, 1998 will be considered by HUD.



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SHARON R. YAMADA  
Executive Director  
Hawaii Housing Authority