

BENJAMIN J. CAYETANO
GOVERNOR



DONALD K. W. LAU
EXECUTIVE DIRECTOR

RECEIVED
STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

SHARYN L. MIYASHIRO
EXECUTIVE ASSISTANT

99:CMS/2489

'99 AUG 23 P1:58

August 18, 1999

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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 (EA) and FONSI (Negative Declaration)
for the Kuhio Park Terrace Community Resource Center Project
TMK (1) 3-39:01, Honolulu, Hawaii

The Housing and Community Development Corporation of Hawaii (HCDCH) has reviewed the final environmental assessment for the above-subject project. We feel that the project will have no significant effect on the environment. Please publish this notice of Finding of No Significant Impact (Negative Declaration) for this project in the September 8, 1999, OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. Please contact Ms. Christine Kinimaka, Construction Management Section II Chief, at 587-0561, or Mr. Marcel Audant, Housing Development Specialist, at 587-0646, if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald K. W. Lau".

Donald K. W. Lau
Executive Director

Enclosures

107

SEP 8 1999

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1999-09-08-0A-FEA-

FINAL ENVIRONMENTAL ASSESSMENT

*KUHIO PARK TERRACE
COMMUNITY RESOURCE CENTER*

Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

August 18, 1999.

BENJAMIN J. CAYETANO
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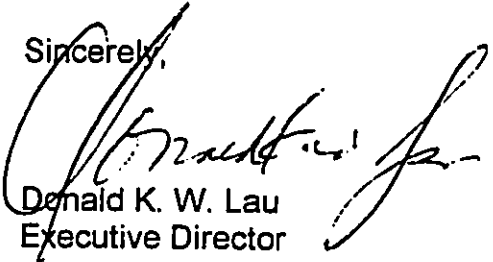
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Donald K. W. Lau
Executive Director

Enclosures

Office of Environmental Quality Control
The Environmental Notice PUBLICATION FORM (ver. 6-98)
(For instructions see other side)

1 Project Name: KUHIO PARK TERRACE COMMUNITY RESOURCE CENTER
Island: OAHU
District: HONOLULU
Tax Map Key Number: (1) 3-39:01

2 Type of Action: agency action applicant action
Type of Document: draft EA final EA draft EIS final EIS Other _____
Legal Authority: State law (HRS 343)
Applicable sections: use of state or county lands or funds
 use of conservation district lands
 use of shoreline area
 use of historic site or district
 use of land in the Waikiki district
 amendment to county general plan
 reclassification of conservation lands
 construction or modification of helicopter facilities
 Federal law (NEPA)
 County law (ROH CH. 25 or other ordinance)
 Other: _____

Agency determination: Anticipated FONSI FONSI
 EIS Prep. Notice Final EIS Acceptance

3 Proposing Agency or Applicant: Housing and Community Development Corporation of Hawaii
Address: 677 Queen Street, Room 300
Honolulu, Hawaii 96813

Contact: Christine Kinimaka Phone: 597-0561

4 Approving Agency or Accepting Authority: Housing and Community Dev. Corp. of Hawaii
Address: 677 Queen Street, Room 300
Honolulu, Hawaii 96813

Contact: Christine Kinimaka Phone: 587-0561

5 Consultant: _____
Address: _____

Contact: _____ Phone: _____

6 Public Comment Deadline: June 24, 1999
Permits required prior to implementation: Building
Project Summary (name of file on attached disk): KPTSUM
Public Library where document will be available: Main Library, 478 S. King St., 8/23/99
This form prepared by: Marcel Audant Phone: 587-0646

FINAL ENVIRONMENTAL ASSESSMENT
KUHIO PARK TERRACE COMMUNITY RESOURCE CENTER

August 20, 1999

- I. PROPOSING AGENCY:** Housing and Community Development Corporation
of Hawaii
Department of Business and Economic
Development and Tourism
- II. APPROVING AGENCY:** Housing and Community Development Corporation
of Hawaii
Department of Business and Economic
Development and Tourism
- III. AGENCIES CONSULTED:**
- U. S. Government
 U. S. Dept. of Housing and Urban Development
 U. S. Fish & Wildlife Service
 F.E.M.A.
 Dept. of Agriculture, Natural Resource
 Conservation Program
 National Weather Service
- State of Hawaii
 Department of Historic Preservation Office
 Department of Business and Economic
 Development and Tourism
 Office of State Planning
 Department of Health, Safe Drinking Water Branch
 Environmental Management Division
 Department of Health, Clean Air Branch
- County of Honolulu
 Dept. of Land Use Commission

Private
BHP Gas Company, Gasco, Inc.

Tax Map Key: 1-3-39:01

Names of Property Owners
and Lessees: Housing and Community Development Corporation
of Hawaii

Land Use Classifications: A2, medium density apartments

State Designation: Urban

IV. KUHIO PARK TERRACE COMMUNITY RESOURCE CENTER

A. PURPOSE OF THE PROJECT:

The Housing and Community Development Corporation of Hawaii (HCDCH) prepared this DRAFT Environmental Assessment for the purpose of constructing a one-stop, multi-purpose community center for the residents of Kuhio Park Terrace/ Kuhio Homes (KPT/KH), nearby public housing residents, and Kalihi residents. An important function of the center will be to increase the economic sufficiency of the residents by increasing employment potential and decreasing welfare.

B. SITE LOCATION AND DESCRIPTION

The Kuhio Park Terrace Community Resource Center will be located between the two Kuhio Park Terrace High-rise towers (Exhibit A-Proposed site location).

Kuhio Park Terrace (KPT)/ Kuhio Homes (KH) complex is in the middle of the largest concentration of public housing in the State with Kalihi Valley Homes (400 units) to the north, Hauiki Homes (46 units) to the west, Pauhala Homes I to IV (128 units) to the east, Kamehameha Homes (221 units) and Kaahumanu Homes (152 units) to the south, and Mayor Wright Homes (364 units) not too far away.

Kuhio Homes, a 46 year old complex initially occupied in 1953, is comprised of 21 one and two-story concrete townhouses. There are 20 one-bedroom units, 32 two-bedroom units, 37 three-bedroom units, 37 four-bedroom units, and 8 five-bedroom units housing a total of 134 families. Over the past 10 years, Kuhio Homes has been completely renovated with federal modernization funds.

Adjacent to Kuhio Homes is Kuhio Park Terrace, Hawaii's first and last high rise public housing development, initially occupied in June 1965. The development consists of two high-rise towers and 14 townhouse buildings.

Kuhio Park Terrace, better known as KPT, has two 16-story reinforced concrete towers with 3 wings radiating from a central service core. KPT is the "Ilikai" of Kalihi since it is architecturally the same as the popular Waikiki beachside hotel. Both high-rises contain 48 one-bedroom units, 318 two-bedroom units, and 206 three-bedroom units for a total of 572 units. The towers are known as High-rise A and High-rise B. In addition there are 42 four-bedroom townhouses. The townhouses are one and two-story concrete slab on grade, concrete masonry building. The total KPT houses 614 families.

This complex sits on almost 22 acres of land located in the heart of Kalihi, in the City and County of Honolulu, on the island of Oahu. Therefore, there are a total of 748 units from these contiguous projects that make up the Kuhio Homes/Kuhio Park Terrace community.

Situated between the two high-rises are the Recreation Center, four basketball courts, two volleyball courts, a softball field, PACT's Community Teen Program and its staff in its 1,600 sq. ft. building. It protected the resident carved canoe until it was launched in 1996. Next door is PACT's two buildings with a total of 2,400 sq. ft. and an exterior tot lot. This is where the Headstart and Early Headstart and its Wrap-around programs are held for pre-school children. The PACT Administrative operations will be moved to the Education Center after removal of the asbestos in the center.

The Community center has a large meeting hall with adjacent meeting rooms, a State Department of Health licensed kitchen and restroom facilities. The meeting hall has a capacity of approximately 200 occupants according to the zoning code. Here, the senior citizens congregate daily for their crafts, music and lunch program during the mornings. The residents hold their monthly meeting at the meeting hall. Adjacent to the meeting hall is the planning room; next is the resident associations' offices where the officers and committees hold their special meetings; the spontaneous and scheduled meetings by community agencies or management staff are held in another small room. Two cooks to prepare the meals sold in the two tenant-owned lunch wagons operating on-site use the Community center's kitchen.

Outside are four fenced-in basketball courts and two volleyball courts. Then there is a baseball field and an assigned gardening areas and a picnic site. To the west of High-rise Tower A are two portable classrooms which serve as the Headstart Parents' activities room and Respite Care Services Center for Family Court referred children. At the west border of the complex is the Family Services Center, a pre-school program which has an agreement to provide childcare for JOBS and Quick to Work participants. Located in the midst of the two

development is Linapuni School, which specifically serves kindergarten to grade 2 children of Kuhio Park Terrace and Kuhio Homes families.

All services, shops and bus stops are within a five-minute walking distance from the families' front door and are handicapped accessible. At the two street entry and exit points to the 22-acre complex are two guard houses, where security trained residents admit visitors and enforce county and public housing lease regulations on registered, safety checked, and insured automobiles in conjunction with the Public Housing Drug Elimination program targeting the community. On the perimeter of the KPT/KH complex is a neighborhood grocery store and a fabric shop. Located a block away are fast food establishments and convenience stores; a quarter mile north is a police station while a quarter mile east is Kamehameha Shopping center, which includes a drug store, large local supermarket, a City and County of Honolulu district park, several small restaurants and a popular fast food drive-in; a few blocks west is a small 46 unit state-subsidized public housing complex.

Within walking distance are two elementary schools (Kalihi Waena and Fern Elementary), Dole Intermediate School, Farrington High School and the Kalihi Library. Surrounding KPT/KH are single family dwellings on minimum 500 sq. ft. lots, typical of older residential neighborhoods with densely arranged sprawl.

C. TECHNICAL CHARACTERISTICS:

The KPT/KH community sits on land within a largely single family residential neighborhood. Major vehicular access into the project is from North School Street at the east and Kamehameha IV Road at the west. The primary on-site Linapuni Street bisects the property into two equal halves.

Kalihi Stream runs east to west on the south side of the property. The site, which is generally flat, slopes gently past existing buildings and drops sharply with the approach of the stream's edge. The existing buildings include one and two-story concrete, townhouse-type buildings at Kuhio Homes and two 16-story high-rise structures and 14 low-rise townhouse-type buildings at Kuhio Park Terrace. The site also includes the following:

- A new community center building;
- An existing family education center building;
- An existing recreation (teen center) building;
- Two new basketball courts and a softball field;
- A new community garden and picnic area;
- Existing Linapuni Elementary School.

The KPT/KH Community Resource Center will be built in the area between the two high-rise towers.

The Housing and Community Development Corporation of Hawaii (HCDCH) proposes to construct a one-stop, multi-purpose community center for the residents of Kuhio Park Terrace/ Kuhio Homes, nearby public housing residents, and Kalihi residents. An important function of the center will be to increase the economic sufficiency of the residents by increasing employment potential and decreasing welfare.

The final master plan is proposed for a total of six buildings: three office buildings, a covered play-court/gym, a pavilion (Fale), and garden maintenance building. The approximate total square footage of the buildings is 47,250 sq. ft.

Building A's ground floor is proposed to be used by the facility manager, security office, health care clinic, and community services. The entire second floor is proposed for use by community services groups.

Building B is proposed for primary government offices both for the ground and second floors.

Building C is proposed primarily for recreational type needs and multi-functional uses as well as meeting and classrooms which could be shared by various groups of this facility.

Building D is proposed as a covered playcourt with a stage at one end and a full-size basketball court, which could be lined for four half courts, tennis, and volleyball. This playcourt area could be used for various community as well as private gatherings where a covered large open space is required.

Building E is proposed as a "pavilion" (Fale) to be used a multi-functional use building for community activities.

Building F is suggested for use as a storage shed/classroom building for the proposed horticultural/ garden component of the facility. The cost for this building is not included in the budget. It is a wish list item.

The existing family education center has been renovated, under a separate contract, to match the look of the new center and would accommodate various community services groups.

Site amenities of this plan would include a children's play area adjacent to the classrooms for the head start and pre-school programs, a community picnic area overlooking a garden/horticulture area to the south. A new parking area for 75-80 stalls is located to the west.

Two existing portable PACT buildings and an existing recreation center is proposed to be demolished. Due to the high Polynesian demographic make of the residents of KPT/KH and also that this facility is in Hawaii, the architectural

character of the community resource center will reflect a Polynesian architectural theme.

The Project site is approximately 5.74 acres of residential land in Kalihi, City and County of Honolulu, island of Oahu.

D. ECONOMIC:

As stated in the purpose of the project, it will increase the economic sufficiency of the residents by increasing employment potential and decreasing welfare dependency.

1. Total cost of the project is \$10,000,000. The sources of funds are as follows:

| <u>SOURCES OF FUNDS</u> | <u>AMOUNT</u> |
|---|---------------------|
| Department of Housing and Urban Development (HUD) | \$2,000,000 |
| Department of Labor (DOL) | <u>\$ 8,000,000</u> |
| Total | \$10,000,000 |

A request for the release of the \$2.0 million from HUD, for planning, design and site construction, is being prepared together with a draft environmental assessment and a notice of intent to request release of funds. The \$4.0 million allocated for construction has been appropriated by the Department of Labor. Senator Daniel Inouye was instrumental in obtaining these funds. The request for the additional \$4.0 million for construction is being finalized.

The detailed total proposed budget is as follows:

| <u>BUDGET ITEMS</u> | <u>SOURCES OF FUNDING</u> | |
|------------------------|---------------------------|---------------------|
| | <u>HUD-EDI Grant</u> | <u>DOL Grant</u> |
| Administration | \$ 317,000 | |
| Planning | \$ 14,900 | |
| Design | \$ 419,000 | |
| Construction | | |
| Site Work | \$ 80,000 | \$1,045,000 |
| Construction | | \$ 6,955,000 |
| Equipment | \$ 300,000 | |
| Contingencies | \$ 669,100 | |
| Project Start-up Costs | <u>\$ 200,000</u> | |
| TOTAL COSTS | \$ 2,000,000 | \$ 8,000,000 |

2. It is the intent of the KPT/KH Community Resource Center project to attract service providers to offer vocational training programs and other employment opportunities. The commercial kitchen can serve as a place for training for would be entrepreneurs. A proposed day care center, to be operated by the residents, will serve those parents who are undergoing transition from welfare to work. Service providers are being solicited to provide a proposed respite care for children with special needs. The resource center will also be used as an incubator for micro-enterprise.

It is intended for the project to be economically self-sufficient; that rents from the service providers and other space users will be sufficient to cover the operations and maintenance of the buildings.

3. The building site plan for the KPT Resource Community Center is shown in Exhibit B. The first phase is tentatively scheduled to commence in October 2000. It is anticipated that the entire project will be completed approximately in June 2001 and foresee that most service providers will be in place by December 2001. Proposed project schedule is shown in Exhibit C.

E. **SOCIAL:**

The project will provide a community center, pavilion (Fale), meeting rooms, gymnasium and a garden where people congregate, participate in sports and other activities and social functions that they enjoy.

No existing businesses or residential units will be displaced by this project. This project will fully comply with all applicable regulations including the handicap accessibility requirements. Furthermore, demolition of old structures will be minimized depending upon the integrity of the structure.

The project will continue to incorporate the existing service providers, which are as follows:

1. **PACT (Parents and Children Together)** - This is a non-profit family service agency that is known in the design and delivery of innovative and social and educational services statewide to help children and families cope with and conquer their own problems.

The programs offered are as follows:

a. Early Childhood Education and Childcare

- Early Head Start provides services to low-income parents and their infants and toddlers.
- Head Start is a Federal initiative for low-income families with children ages three to five, provide a head start for school success.
- Respite Care provides a much needed break from childcare for parents who are under stress. Trained childcare providers and volunteers tend to children under six years of age in Central Honolulu, Kalihi, Pail, and Windward Oahu.

2. Child Abuse & Neglect Prevention & Treatment

- Hanna Like Home Visitor Program is designed to prevent child abuse and neglect through education, emotional and concrete support.

3. Domestic Abuse Response Team (DART)

- The Family Centers
- Micro-Enterprise Program
- Community Teen Program - The Community Schools Program
- The Family Support Center – Parental Assistance Center

4. Work/Family Directions

- Susannah Wesley – The primary purposes are to promote educational opportunities for persons in need of such services in the Kalihi-Palm area which support participants' growth and development toward self-sufficiency and enhanced life satisfaction.
- Ka Loa Mamo -- Native Hawaiian health care system, serving the health care needs of Hawaiians through active intervention/advocacy, aggressive outreach service delivery, and culturally sensitive programs.
- Public Health Nursing - This is a disaster response team to help control the spread of communicable disease by providing immunization and health outreach to families.
- HCAP (Honolulu Community Action Program) - HCAP provides assistance to the community with budgeting money management, Energy assistance, employment readiness, and employment services.
- Family Service Center - Pre-school services to Kalihi families.
- Koki Kalihi Valley - Provide health services to the community.

5. **Linapuni School**
 - Educational services to children from Kindergarten to Second Grade.

F. ENVIRONMENTAL CHARACTERISTICS:

1. **Existing use**
The vacant area is now used as a picnic area, used by PACT providers for there Head-start program and tot lots, and for outdoor sports.
2. **Flora/Fauna**
The U.S. Fish & Wildlife Service determined that there are no rare, threatened, or endangered species of flora or fauna known to exist on the site. The natural fauna of this area consists of sparrows, mynahs, doves and common domesticated animals (pets).
3. **Topography**
The site, which is generally flat, slopes gently past existing buildings and drops sharply with the approach of the stream's edge. Kalihi Stream runs east to west on the south side of the property.

The project is not within a 100-year floodplain (Zone A or V) identified by FEMA maps (Exhibit D - FEMA Map).

4. **Soils**
There are two types of soil on the property as shown on the attached Soils Map of Oahu (Exhibit E - Soils Map of Oahu) namely: Kaena soil (KaB) and Makiki soil (M1A). The following is a non-technical soils description of these types of soil:

| <u>Map Symbol</u> | <u>Soil Name and Description</u> |
|-------------------|--|
| KaB | <p>Kaena clay, 2 to 6 percent slopes</p> <p>This very deep, poorly drained soil occurs on gently sloping alluvial fans and talus slopes. It formed in alluvium and colluvium. The surface layer and subsoil is very sticky and very plastic clay. There are few or many stones in the subsoil. The soil is slightly acid to neutral. Permeability is slow; runoff is slow; and the erosion hazard is slight.</p> |

MIA

Makiki stony clay loam, 0 to 3 percent slopes

This is a well drained soil on nearly level alluvial fans and terraces. It formed in alluvium mixed with volcanic ash and cinders. The surface layer is stony clay loam, and the subsoil is clay loam. The stones are angular and make up about 15 percent of the soil by volume. Depth to basalt or cinders varies from 20 to 60 inches. Basalt outcrops are common. The soil is neutral to slightly acid. Permeability is moderately rapid. Runoff is slow, and the erosion hazard is slight.

This information is from the soil survey of Oahu. It is not intended to replace the need for on-site investigation.

5. **Climate**

The average rainfall for the area is approximately 47.8 inches per year.

V. **POSITIVE AND NEGATIVE IMPACTS ON THE ENVIRONMENT**

1. **Historical & Archeological Significance**

The Department of Historic Preservation Office confirmed that the project does not have adverse impact on the environment, after a thorough review of the archeological records. The records show that there are no known archeological sites at this location. There are also no historic properties within the Area of Potential Effect.

2. **Sole Source Aquifer (Safe Drinking Water Act)**

Per Department of Health, Safe Drinking Water Branch, Environmental Management Division, the project is not located in an area designated by U.S. Environmental Protection Agency (EPA) as being supported by a sole source aquifer. Therefore, the project does not have any adverse effect on any sole source aquifer.

3. **Wild and Scenic Rivers**

Per National Park Services, Hawaii does not have any designated wild and scenic rivers. Therefore, the project does not have adverse impact in any wild and scenic rivers.

4. **Air Quality**
Per the Department of Health, Clean Air Branch, the project does not have an adverse effect on the air quality because it meets the Federal and State ambient air quality standards. Such area is referred to as an "attainment" area. The State of Hawaii is an "attainment" area.
5. **Endangered Species**
Per U.S. Fish and Wildlife, the project does not affect Federally listed or proposed threatened endangered species (i.e. plants, animals, fish or invertebrates), nor designated or proposed habitat.
6. **Wetlands Protection**
Per U.S. Fish and Wildlife, there are no existing wetlands adjacent or in the immediate area of the project.
7. **Coastal Zone Management**
Although the entire Hawaiian islands is in the Coastal Management Area, the project does not have any adverse impact because it does not involve placement, erection or removal of materials, nor increase the intensity of use of the Coastal Zone (CZ).
8. **Floodplain Management**
The project does not involve property acquisition, management, construction or improvement within the 100-year floodplain (Zone A or V), therefore, it does not have any adverse impact on the environment.
9. **Farmland Protection**
The project is located in an urban area, therefore, there is no adverse impact on the environment.
10. **Noise Abatement and Control**
The project does not involve the development of noise sensitive uses and is not located within the line-of-sight of an arterial roadway or railroad, therefore, it does not have an adverse impact on the environment.
11. **Airport Clear Zones and Accidental Potential Zones**
The project is not located within an FAA designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ) per information from the airport or military airfield administrator identifying boundaries of such zones (Exhibit E - Clear Zone Map).
12. **Explosive and Flammable Operations**
Per The GAS Company, the project exceeds the National Fire Protection Code's Acceptable Separation Distance (ASD) of 25', therefore, it does not have any adverse impact on the environment.

13. Toxic Chemicals/Radioactive Materials

The project does not involve new development for habitation, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials, therefore, the project does not have any adverse impact on the environment.

VI. DISCUSSION OF THE ASSESSMENT PROCESS:

According to the 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 the 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. Involves irrevocable commitment to loss or destruction of any natural or cultural resources.**

The proposed project is a construction of a community resource center within a public Housing complex. As this is within an existing housing development, there is no destruction of natural resources.

As noted previously, no archeological or historic sites are known to exist on 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. Curtails the range of beneficial uses of the environment.**

As stated previously, the construction of this facility will greatly enhanced the uses of the environment. To return the site to a natural environmental condition is not practical from an environmental, economic, or social perspective. The action will not curtail the range of beneficial uses of the environment.

- 3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof, and amendments thereto, court decisions or executive orders.**

The proposed project is consistent with Environmental Policies established in Chapter 344, Hawaii Revised Statutes, and the National Environmental Policy Act (NEPA) and does not conflict with the State's long-term environmental policies.

4. Substantially affects the economic and social welfare of the community or State.

The proposed action 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 community, with the influx of Federal funds from this project. The project will also improve the social welfare of the residents as a result of improved economic condition.

5. Substantially affects public health;

Public health may be affected by air, noise, and water quality impacts during construction, however, these will be insignificant or not detectable when weighted by the positive economic and social impacts associated with the 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. Involves substantial secondary impacts, such as population changes or effects on public facilities;

As this is an existing project, the impacts of the construction will be minimal in terms of population changes and effect on public facilities. A positive effect would be an 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. Involves a substantial degradation of environmental quality;

The construction of the community resource center will enhance the environment. The minor impacts during construction will result in an improved environment once construction is completed. It does not involve any substantial degradation of environmental quality.

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger action;

This action is not individually limited or does not have cumulative considerable effect upon the environment or does not involve a commitment for larger actions.

9. Substantially affects a rare, threatened, or endangered species, or its habitat;

This action does not affect rare, threatened, or endangered species or habitat, as previously stated. The U.S.D.I. Fish and Wildlife confirmed there are no rare, threatened or endangered species, or habitat in the area.

10. Detrimently affects air or water quality or ambient noise levels;

The project does not detrimentally affect the air quality or the water quality; nor does not affect the noise ambient level. Any impact, the during construction period, with air and water quality will be mitigated with dust control measures such as dust screens and water quality will be mitigated with silting basins, erosion control measures, and filters for water runoff. The contractor will be reminded to control ambient noise levels during the construction period.

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a floodplain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;

Per FEMA maps, the project is not in a floodplain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water or coastal water based on our environmental review.

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

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

13. Requires substantial energy consumption.

There should not be a substantial increase in energy consumption because some existing facilities are being replaced. More modern energy efficient appliances and fixtures will be used to reduce energy consumption.

VII. 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; and
2. Some dust, noise and silting during construction.

VIII. ALTERNATIVES CONSIDERED:

1. Location

Various locations for the Samoan community resource center were considered. The Kuhio Park Terrace area was chosen because the majority of the residents in Kuhio Park Terrace (KPT) are Samoans.

2. No Action

This alternative was considered but was found unacceptable because the vision of the proposed community resource center is to improve the opportunities for a better quality of life by providing a one-stop, multi-purpose resource center for the residents of KPT/KH, nearby public housing residents and Kalihi residents. The proposed center will provide a nucleus for community identity and activities. An important function of the center will be to increase the economic sufficiency of the residents by increasing employment potential and decreasing welfare.

IX. 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 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 control measures, silting basins and filters to screen out sediment.

X. PERMITS, VARIANCES, AND APPROVALS REQUIRED AND STATUS:

1. Building permits
2. Conditional use permit for meeting facilities

XI. CONCLUSION AND RECOMMENDATION:

Based on the previous discussion of the assessment process, and conferring with project consultants and comments from the various agencies that have been consulted, HCDCH's concludes and recommends that the FONSI be granted.

XII. DETERMINATION:

The Housing and Community Development Corporation of Hawaii has determined that the action will result in Finding Of No Significant Impact (FONSI) 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.

XIII. FINDINGS AND REASONS SUPPORTING DETERMINATION:

HCDCH's findings and supporting reasoning are based on the information derived from the environmental review process, conclusion drawn from the discussion of the assessment process, conferring with the project consultants and a review of the comments of the various agencies that have been consulted both prior and during the draft environmental assessment process (Exhibit G – Correspondence to and from state, federal, and private agencies).

Discussion of the "Project Impact" in relation to each criteria is included in the "DISCUSSION OF THE ASSESSMENT PROCESS" (Section VI) above.

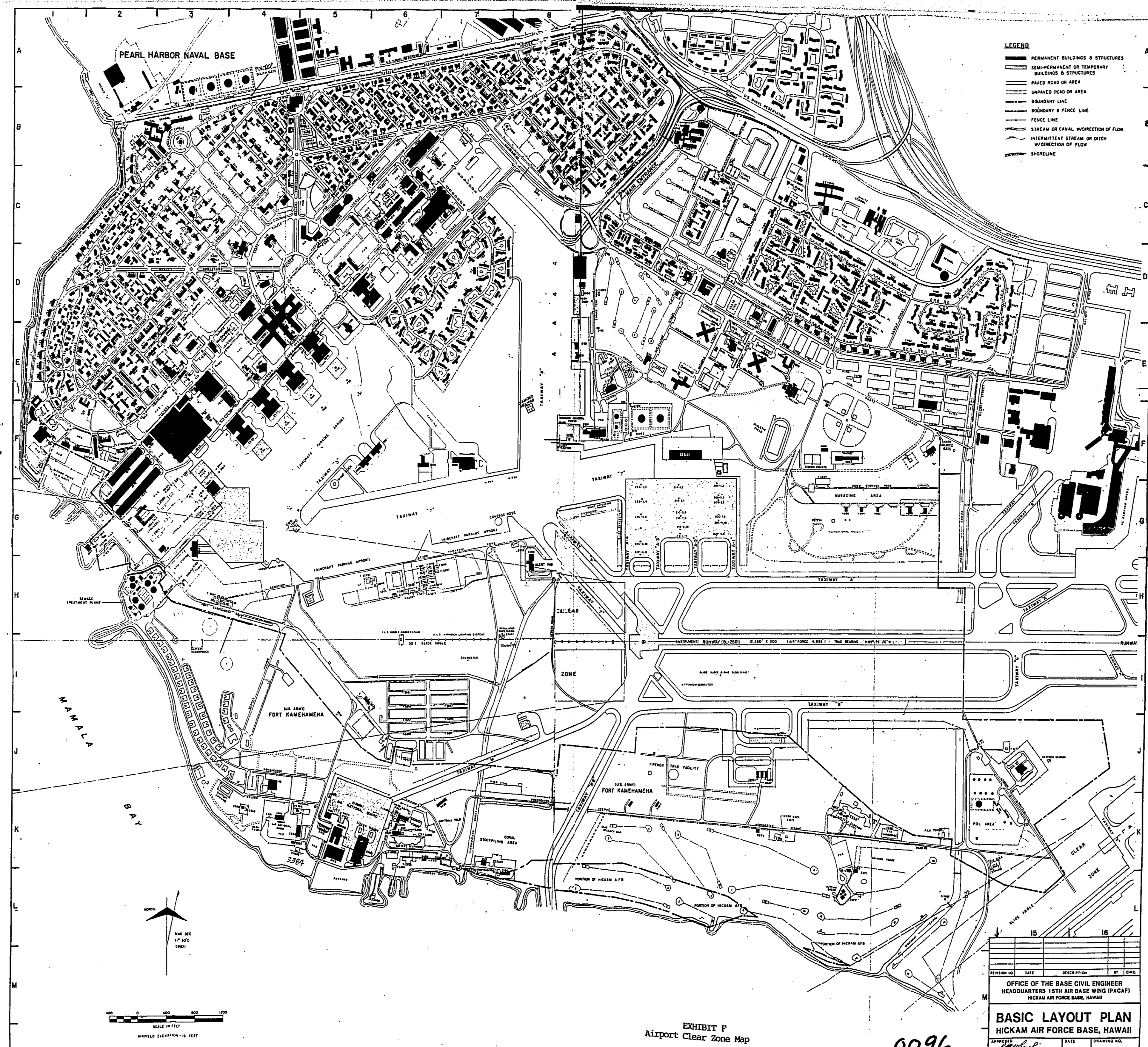
XIV. APPENDIX

- Exhibit A - Site/Location Map
- Exhibit B - Building Site Map
- Exhibit C - Project Schedule
- Exhibit D - FEMA Map
- Exhibit E - Soil Survey of Oahu
- Exhibit F - Airport Clear Zone Map
- Exhibit G- Correspondence to and from state, federal, and private agencies
- Exhibit H- Copies of Responses to Comment Letters

XV. CONTACT

For any questions regarding this FONSI, please contact Ms. Christine Kinimaka, Construction Management Section II Chief, at 587-0561, or Mr. Marcel Audant, Housing Development Specialist, at 587-0646.

0096



- LEGEND**
- PERMANENT BUILDINGS & STRUCTURES
 - TEMPORARY BUILDINGS & STRUCTURES
 - PAVED ROAD OF AREA
 - UNPAVED ROAD OF AREA
 - ROADWAY LINE
 - ROADWAY & FENCE LINE
 - FENCE LINE
 - STREAM OR CANAL, DIRECTION OF FLOW
 - UNPAVED STREAM OR DITCH, DIRECTION OF FLOW
 - SHORELINE

OFFICE OF THE BASE CIVIL ENGINEER
 HEADQUARTERS 15TH AIR FORCE WING (PACAF)
 HICKAM AIR FORCE BASE, HAWAII

BASIC LAYOUT PLAN
 HICKAM AIR FORCE BASE, HAWAII

DATE: 11 27 58
 DRAWING NO.: R100/138

EXHIBIT F
 Airport Clear Zone Map

0096

KUHIO PARK TERRACE COMMUNITY RESOURCE CENTER
PROJECT SITE
(Joins sheet 54)

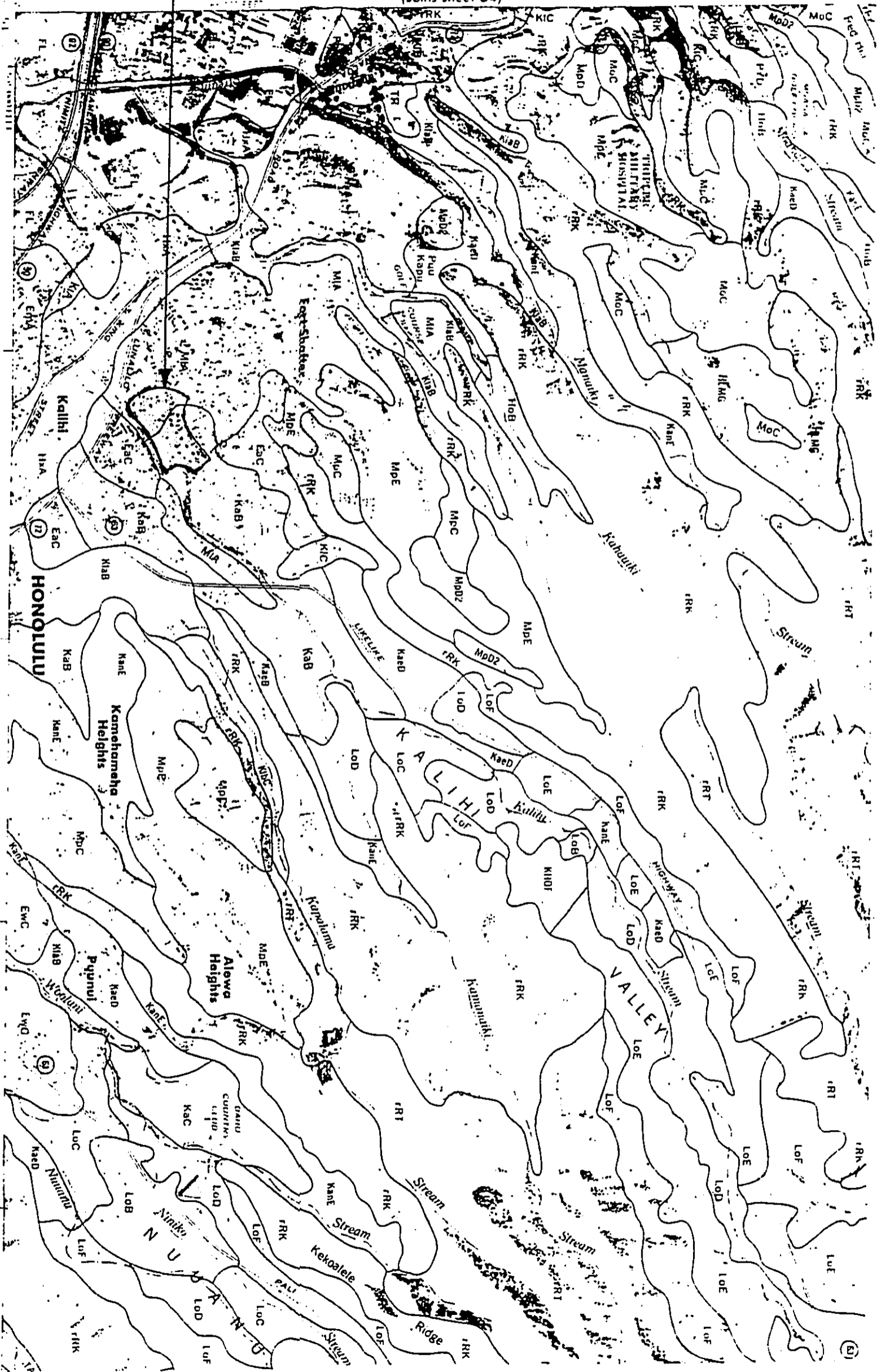
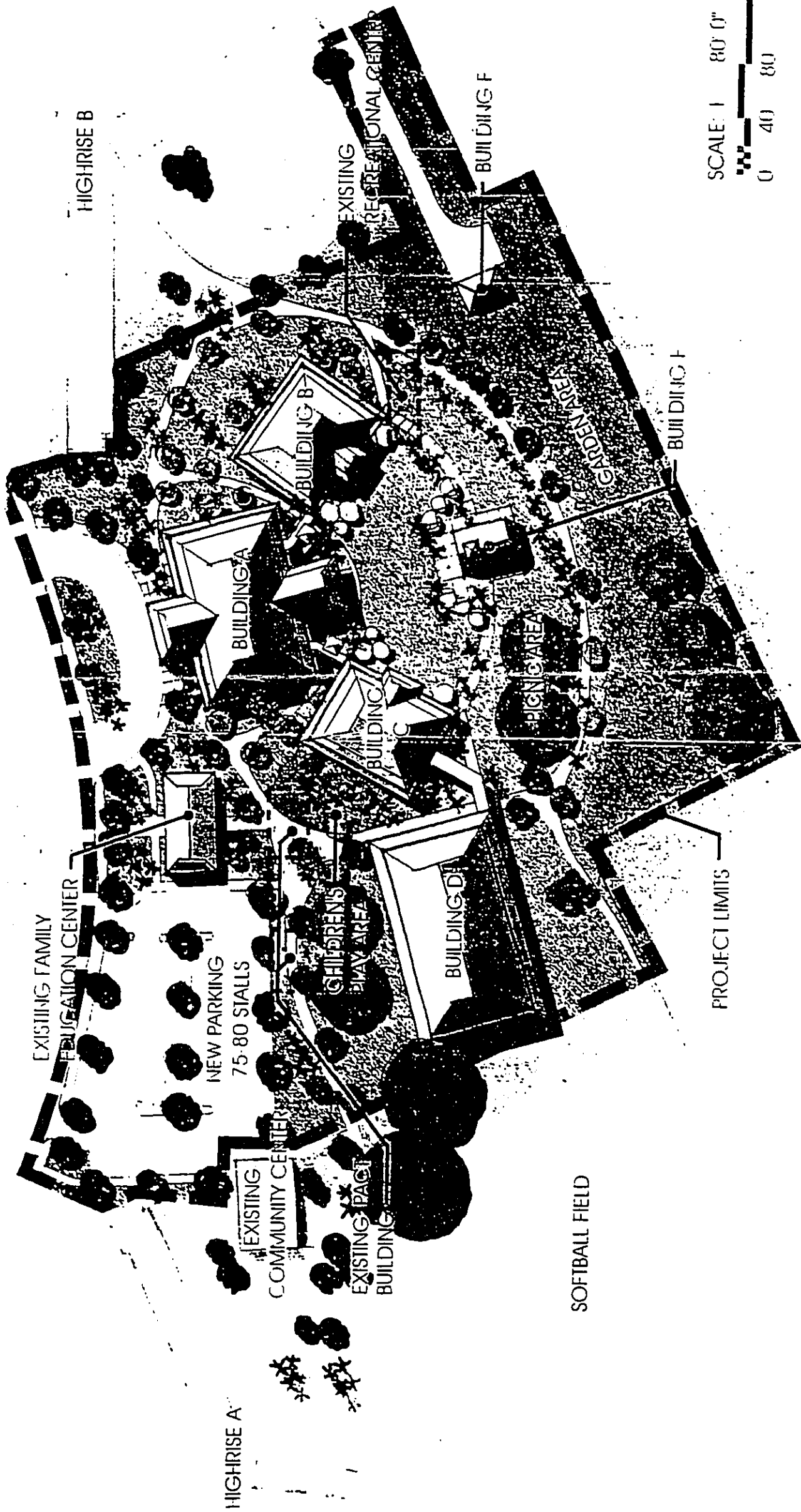


EXHIBIT E
SOIL SURVEY OF OAHU



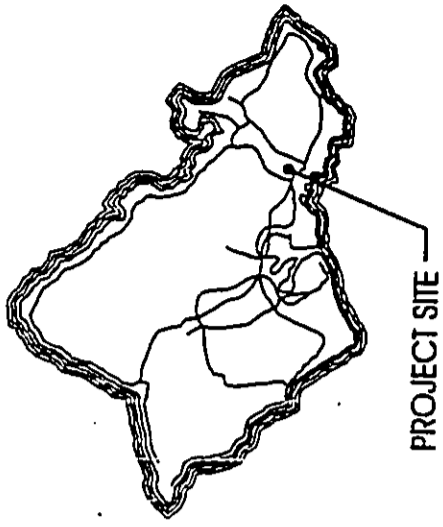
SCALE: 1" = 80' 0"



HOUSING AND COMMUNITY DEVELOPMENT
CORPORATION OF HAWAII
KPT/KII COMMUNITY
RESOURCE CENTER

Proposed Site Plan

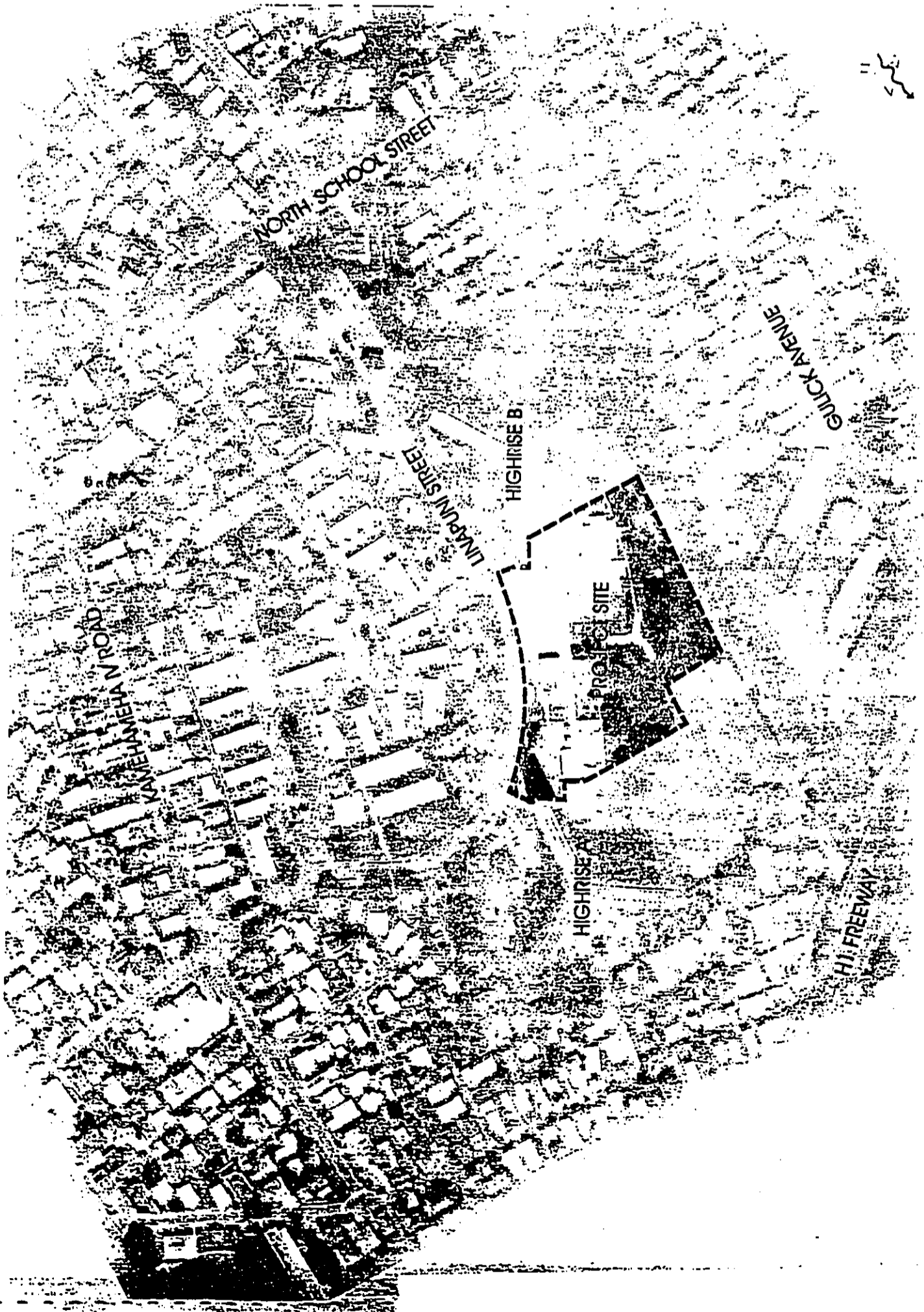
EXHIBIT "B"

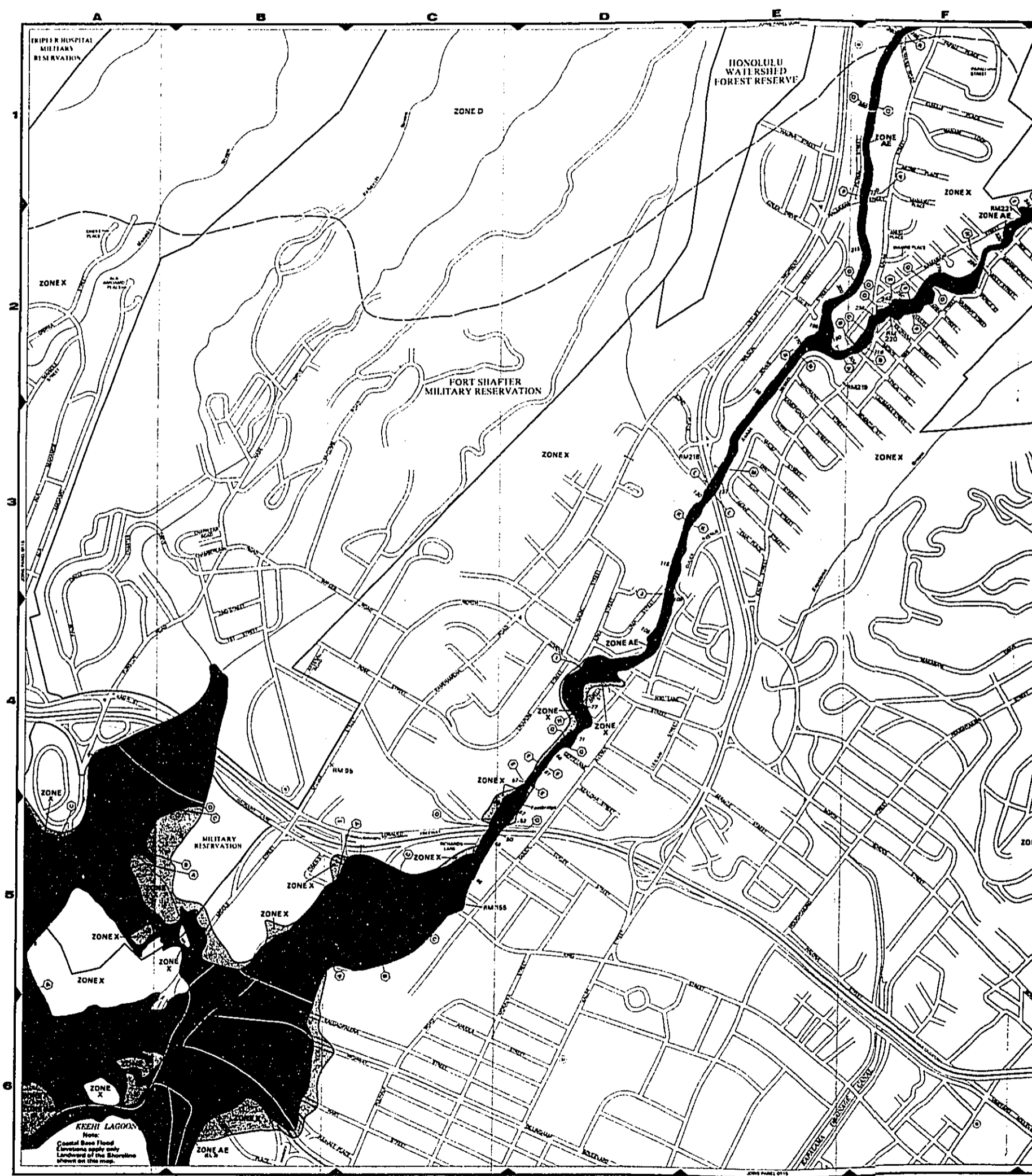


HOUSING AND COMMUNITY DEVELOPMENT
CORPORATION OF HAWAII
KPT/KH COMMUNITY
RESOURCE CENTER

Aerial Location Map

EXHIBIT "A"





TRIPLER HOSPITAL
MILITARY
RESERVATION

HONOLULU
WATERSHED
FOREST RESERVE

FORT SHAFER
MILITARY RESERVATION

KNEIH LAGOON
Note:
Coastal Base Flood
Elevations apply only
Landward of the Shoreline
shown on this map.

ZONE PANEL 0115

KIMMICK PARK TERRACE KIMMICK HOMES COMMUNITY RESOURCE CENTER

SCHEDULE OF ACTIVITIES

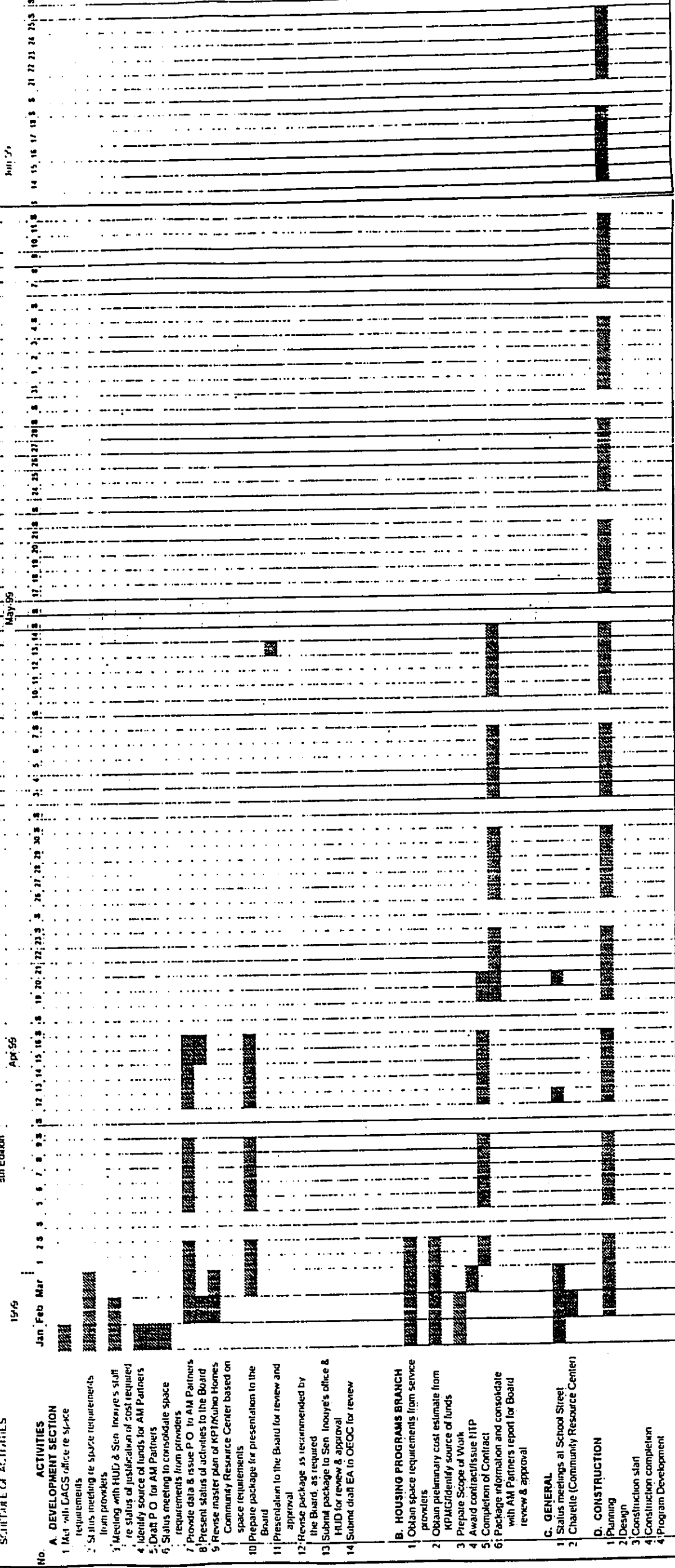


EXHIBIT C
Project Schedule

EXHIBIT G

CORRESPONDENCE

FROM and TO:

- A. STATE AGENCIES
- B. FEDERAL AGENCIES
- C. PRIVATE AGENCIES

BENJAMIN J. CASTELLANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF HEALTH
PO BOX 3378
HONOLULU, HAWAII 96801

JUN 15 2 30 PM '99

Mr. Lau
Dear Mr. Lau

BRENDA S. JOHNSON, M.D., MPH
DIRECTOR OF HEALTH

PHONE: 585-2500
FAX: 585-2501

June 10, 1999

99-108/epo

Mr. Donald K.W. Lau
Executive Director
Department of Business, Economic Development & Tourism
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Lau:

SUBJECT: Pre-Environmental Assessment Comments
Kuhio Park Terrace Community Resource Center
Kalihi, Oahu

This is in response to your memo to Ms. June Harrigan of the Environmental Planning Office (EPO) dated May 20, 1999. Thank you for allowing us to review and comment on the project. Please address the following in the Environmental Assessment:

1. Fugitive dust during construction;
2. Storm water run-off during construction;
3. Noise mitigation measures during construction; and
4. If there is any demolition, address asbestos and lead-based paint removal.

Feel free to contact Art Bauchham of the EPO at 586-4349, if you have any questions or concerns.

Sincerely,

Gary Gill
Deputy Director for
Environmental Health



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0000

DONALD K.W. LAU
EXECUTIVE DIRECTOR

BENJAMIN L. WATSON
EXECUTIVE ASSISTANT
99. CMS17496

August 18, 1999

TO: Gary Gill, Deputy Director for Environmental Health
Department of Health

FROM: Donald K. W. Lau
Executive Director

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

G. Gill

Thank you for your June 7, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

Dust during construction. The contractor will be directed to use dust barriers, silt screens and any other necessary measures required to control fugitive dust.

Storm water run-off during construction. No unusual conditions are anticipated on the site of the proposed project. To minimize water run-off, the contractor will be directed to use necessary measures including controlled ponding.

Noise Mitigation measures during construction. The contractor will be directed to use appropriate noise mitigating measures that are standard in the construction industry for a project of this nature.

Asbestos and lead based paint removal. There is no demolition work contemplated for the project. However, if any demolition were to take place, we would conduct a survey of existing conditions and take the proper measures regarding asbestos and lead-based paint disturbance or removal.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

MOULDER & CATELINO
ATTORNEYS



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
HONOLULU HAWAII 96813
FAX: (808) 547-0620

May 20, 1999

Mr. Ross S. Sasamura
Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Sasamura:

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

We are preparing an environmental assessment for the Kuhio Park Terrace Community Resource Center. We anticipate that you or your staff may have questions or concerns about the project. The following are attached for your information: focalion map, rough site plan and overall project summary. The draft environmental assessment will be in the June 6, 1999, Office of Environmental Quality Control (OEQC) publication.

The Housing and Community Development Corporation of Hawaii (HCDCH) proposes to construct a one-stop multi-purpose community center for the residents of Kuhio Park Terrace/Kuhio Homes, nearby public housing residents, and Kalihi residents. The Community Resource Center will consist of the following:

- New Community Center Building;
- Existing Family Education Center Building;
- Existing Recreation Center (Teen Center) Building;
- Two New Baseball and Softball Fields;
- New Pavilion (Samoan fale); and
- New Community Garden and Picnic Area

MOULDER & CATELINO
ATTORNEYS



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
HONOLULU HAWAII 96813
FAX: (808) 547-0620

August 18, 1999

Mr. Ross S. Sasamura, Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Sasamura:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your July 1, 1999 note concerning the Kuhio Park Terrace Community Resource Center project. We have noted that you have no comments.

Please contact Christine Kimimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

Sincerely,

Donald K. W. Lau
Executive Director

DONALD K. W. LAU
EXECUTIVE DIRECTOR

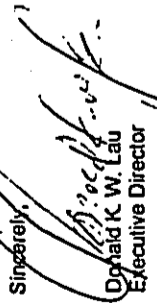
SHARON L. METLAND
EXECUTIVE ASSISTANT
99 CMS/2501

Mr. Ross S. Sasamura
May 20, 1999
Page 2

The project is intended to increase the economic self-sufficiency of the residents by providing resources and training to increase employment potential and decrease welfare dependency.

Please contact Christine Kinimaka, Construction Management Section II Chief, at 587-0561, or Cirvalina Longboy, Project Coordinator, at 587-0546, by July 6, 1999, if you have any questions or concerns.


Sincerely,



Donald K. W. Lau
Executive Director

Attachments:
Exhibit A - Location Map
Exhibit B - Proposed Site Plan
Exhibit C - Summary of the Project

June 1, 1999
We do not have any comments. If you have any questions, please call Laverne Higa at 527-6246.



Ross S. Sasamura
Director and Chief Engineer
Department of Facility Maintenance



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING
235 South Beretania Street, 5th Floor, Honolulu, Hawaii 96813
Mailing Address: PO Box 2359, Honolulu, Hawaii 96804

Ref No P-8122

BENJAMIN J. CASTIANO
COMMISSIONER
SELIN F. MAYA, Ph.D.
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
DAVID W. BLANE
DIRECTOR, OFFICE OF PLANNING

Telephone: (808) 587-2844
Fax: (808) 587-2874



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
937 QUEEN STREET, SUITE 200
HONOLULU, HAWAII 96813
FAX: (808) 587-0400

August 18, 1999

BENJAMIN J. CASTIANO
COMMISSIONER

DONALD K. W. LAU
EXECUTIVE DIRECTOR

DAVID W. BLANE
EXECUTIVE ASSISTANT

99.CMS/2487

To: Donald K. W. Lau, Executive Director
Housing and Community Development Corporation of Hawaii

From: David W. Blane
Director, Office of Planning

Subject: Kuhio Park Terrace Community Resource Center

To: David W. Blane, Director
Office of Planning
Department of Business, Economic Development and Tourism

From: Donald K. W. Lau, Executive Director

Subject: Kuhio Park Terrace Community Resource Center

In response to your memorandum request for comments for the preparation of an environmental impact statement for the proposed project, we have the following:

In general, we support the project. Our primary interest is assurance that the project is designed and carried out in compliance with the statutory Coastal Zone Management (CZM) objectives and policies, Chapter 205A, Hawaii Revised Statutes. Since the CZM area encompasses the entire State and the Office of Environmental Quality Control's administrative rules require it, an assessment of the project's compliance with the CZM objectives and policies should be provided in the environmental impact statement.

Of particular interest is the impact construction and activities of the community resource center might have on the neighboring stream. Pollution of streams is a major statewide concern we are trying to prevent because it adversely affects the quality of the beaches and coastal waters, which are important to sustaining tourism. If polluted runoff can be expected, you may wish to consult our coastal nonpoint pollution control program management plan which contains federally approved mitigation measures.

If there are any questions, please contact Steve Olive of our CZM Program at 587-2877.

cc: Seiji F. Naya

Thank you for your June 2, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

Per our verbal confirmation with Mr. John Nakagawa, Hawaii Coastal Zone Management Program, on May 6, 1999, the project does not invoke the law, it does not involve placement, erection or removal of materials, nor increase the intensity of use of the coastal zone (CZ). Therefore the project does not have an adverse impact on the CZM Plan.

We will insure that the project continues to be designed and carried out in compliance with the CZM objectives and policies. Mitigating measures shall be taken to prevent polluted runoff into the nearby stream during construction.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
1315 KOA KAPAPA STREET, SUITE 400
HONOLULU HAWAII 96813



June 7 10 22 AM '99
HONOLULU HAWAII

ATTILIO K. LEONARDI
FIRE CHIEF
HONOLULU HAWAII

BRUNNEN J. CHITLING
SECRETARY



STATE OF HAWAII
DEPARTMENT OF BUSINESS ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 200
HONOLULU HAWAII 96813

DONALD K. LAU
EXECUTIVE DIRECTOR

SHARTEL WASSMANN
EXECUTIVE DIRECTOR
99 CMS/2502

June 2, 1999

August 18, 1999

Mr. Donald K. W. Lau, Executive Director
State of Hawaii
Department of Business, Economic Development and Tourism
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 200
Honolulu, Hawaii 96813

Fire Department
City and County of Honolulu
3375 Koakapa Street, Suite H425
Honolulu, Hawaii 96819-1869

Attention: Mr. Attilio K. Leonard, Fire Chief

Dear Mr. Lau:

Dear Mr. Leonard:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii
HFD Internal No. OL 99-110

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

We received your letter dated May 20, 1999, regarding the proposed project. Your submittal was limited, but we recommend that your Draft Environmental Assessment address the following:

Thank you for your June 2, 1999, comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

1. The on-site water supply system that will be provided for the proposed project.
2. Standards that will be used for the construction of new buildings and existing buildings.
3. Will the construction plans be submitted to the City and County of Honolulu for review and approval for the applicable building and fire code requirements.
4. Will fire apparatus roadways be provided to access the proposed structures.

The Housing and Community Development Corporation of Hawaii intends to use the existing on-site water supply to serve the proposed project.

Standards that will be used for the construction of new buildings and existing buildings will be based on the Building Codes of the City and County of Honolulu.

The construction plans will be submitted to the City and County of Honolulu for review and approval of applicable building and fire code requirements.

Should you have any questions, please call Battalion Chief Charles Wassmann of our Fire Prevention Bureau at 831-7778.

Fire apparatus roadways, based on City and County codes will be provided to access the proposed structures.

Sincerely,

ATTILIO K. LEONARDI
Fire Chief

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns

Sincerely,

Donald K. W. Lau
Executive Director

AKL/CW:bh

JUL 12 11 53 AM '99

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
PO BOX 621
HONOLULU, HAWAII 96809

REGULATORY REQUIREMENTS
PLANNING AND DESIGN INFORMATION
CONSTRUCTION AND
REPAIRS TO EXISTING
CONCRETE AND MASONRY
WORKING AND WATER
RESOURCES
LANDSCAPE
AND SITE PLANNING

REQUIREMENTS
CONTINUED



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 200
HONOLULU, HAWAII 96813
FAX: (808) 547-0860

DONALD K. W. LAU
EXECUTIVE DIRECTOR

SHARON L. METSKO
EXECUTIVE ASSISTANT
99.CMS/2488

JUL - 9 1999

August 18, 1999

Ref: PS:EH

MEMORANDUM

TO: Donald K.W. Lau, Executive Director
Housing and Community Development Corporation of Hawaii

FROM: Timothy E. Johns, Chairperson
Board of Land and Natural Resources

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

We have reviewed the subject Project Summary and offer the attached comments from our Land Division, Engineering Branch for your consideration.

Thank you for the opportunity to review the proposed project.

Should you have any questions or require further assistance, please contact staff planner Ed Henry at 587-0380.

Attachment
C.C. Engineering Branch

cc/b Tim Johns

To: Don Hibbard, Administrator
Department of Land and Natural Resources

From: Donald K. W. Lau, Executive Director

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your July 27, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

HCDC will coordinate with DLNR the required Water Demand for the proposed Kuhio Park Terrace Community Resource Center.

We have noted that you indicate that the proposed project is located in Zone X, i.e. outside the 500-year flood plain.

Please contact Christine Krimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

ENGINEERING BRANCH

COMMENTS

Please have HCDCI coordinate with DLNR any required water demands for the proposed Kuhio Park Terrace Community Resource Center. HCDCI should also provide the calculations to determine the estimated potable and irrigation water use for the proposed resource center.

The water demands for the proposed resource center will be included in the State Water Projects Plan being prepared by Fukunaga and Associates for the Department of Land and Natural Resources.

For your information; the proposed project site, according to FEMA Community Panel Map No. 150001 0112 C, is located in Zone X. This is an area determined to be outside the 500-year flood plain.



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
101 E. Wai'aleale Avenue, Suite 101
Kauai, Hawaii 96959
Phone: (808) 841-1127
Fax: (808) 841-1128

June 3, 1999

Donald K. W. Lau, Executive Director
State of Hawaii Department of Business,
Economic Development & Tourism
Housing and Community Development
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Lau:

SUBJECT: Chapter 6E-8 Historic Preservation Review -- Kuhio Park Terrace
Community Resource Center
Kalihi, Kona, O'ahu
TMK: 1-3-039:001

LOG NO: 23542 ✓
DOC NO: 9906EJ03

Thank you for the opportunity to provide comment in preparation of an environmental assessment preparation for the HCDC/H proposed one-stop multi-purpose community center for the residents of Kuhio Park Terrace/Kuhio Homes. A review of our records shows that there are no known historic sites at the project location. This portion of lower Kalihi was heavily used for agricultural purposes during the late prehistoric and early historic periods as evinced by the numerous Land Commission Awards in the project area. However, it has been extensively developed with the Kuhio Park Terrace development making it unlikely that historic sites will still be found. Therefore, we believe that this project will have "no effect" on historic sites.

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation Division must be contacted at 692-8015.

If you have any questions please call Elaine Jourdane at 692-8027.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

E:jk

DEPARTMENT OF LAND AND NATURAL RESOURCES
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
177 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 547-0020

August 18, 1999

TO: Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources

FROM: Donald K. W. Lau, Executive Director
Housing and Community Development Corporation of Hawaii
Department of Business, Economic Development, & Tourism

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 3, 1999, comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

We agree that it is unlikely that historic sites will be found in an area that has been so extensively developed.

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity will stop immediately and the State Historic Preservation Division will be contacted.

Please contact Christine Kirimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns

DONALD K. W. LAU
EXECUTIVE DIRECTOR

SHAWN E. WATSON
EXECUTIVE DIRECTOR
99 CMS/2504



DEPARTMENT OF THE ARMY
U S ARMY ENGINEER DISTRICT HONOLULU
FT SHAFTER, HAWAII 96814-5440

MAIL ROOM
ATTENTION 14

June 3, 1999

Civil Works Technical Branch

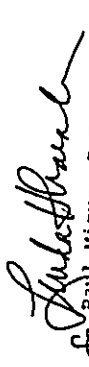
Ms. Christine Kinimaka
Construction Management Section
Department of Business
Economic Development and Tourism
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Kinimaka:

Thank you for the opportunity to review and comment on the Kuhio Park Terrace Community Resource Center, Honolulu, Hawaii. Due to a lack of information provided, a thorough evaluation could not be completed at this time. However, any work performed within the 100-year floodplain will have to adhere to the requirements of the Federal Emergency Management Agency. Additionally, the need for a Department of the Army permit could not be determined based on the information submitted to us. We will need to review the Environmental Assessment when it becomes available so that this information can be provided to you.

Should you require additional information, please feel free to contact Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,


Paul Mizue, P.E.
Acting Chief, Civil Works
Technical Branch

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 547-0960

99.CMS/2490

August 18, 1999

Mr. Paul Mizue, PE
Acting Chief, Civil Works Technical Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858-5440

Dear Mr. Mizue:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

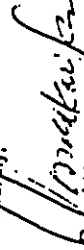
Thank you for your June 2, 1999, comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

We note that the Engineering Branch of the Department of Land and Natural Resources (DLNR) indicates that according to the FEMA Community Panel Map No. 150001 0112 C, the proposed project site is located in Zone X. This is an area determined to be outside the 500 year flood plain.

We do not anticipate the need for a Department of the Army permit.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

Sincerely,

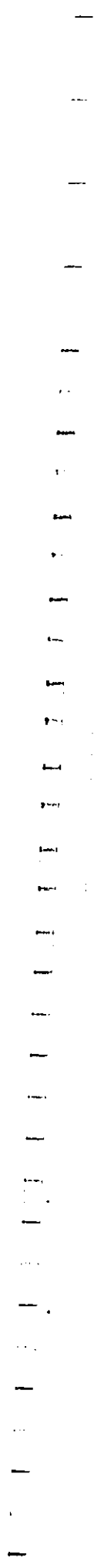

Donald K.W. Lau
Executive Director



BENJAMIN J. CAYSTANO
GOVERNOR

DONALD K.W. LAU
EXECUTIVE DIRECTOR

SHARTEL L. MCKENNA
EXECUTIVE ASSISTANT



DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 2ND FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 523-4564 • FAX: (808) 523-4567



JUL 11 1999 3 12 50 PM '99
RECEIVED
P.L. D.C.H.

BERNARD J. CATELINO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

817 OAKEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0800

August 18, 1999

DONALD K. LAU
EXECUTIVE DIRECTOR

SHAWN L. MATHIASO
EXECUTIVE ASSISTANT

99.CMS/2486

June 4, 1999

Mr. Donald K. W. Lau, Executive Director
Housing and Community Development
Corporation of Hawaii
Department of Business, Economic Development
and Tourism
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Lau:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii
99.CMS/1475

Thank you for your informational letter dated May 20, 1999 regarding the subject project.

The project does not appear to significantly impact the City's Capital Improvement Projects administered by our department. We recommend that you contact the Department of Community Services and the Department of Planning and Permitting for their input.

Very truly yours,

RANDALL K. FUJIKI
Director

RKF:jo
cc: Community Services Dept.
Planning & Permitting Dept.

Mr. Randall K. Fujiki, Director
Department of Design and Construction
City and County of Honolulu
801 South Beretania Street, 2nd Floor
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 4, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

We have contacted and will continue to contact the Department of community services and the Department of Planning and Permitting for their input.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

Sincerely,

DONALD K. W. LAU
Executive Director

BENJAMIN J. CASTELLANO
GOVERNOR

JUN 7 2 45 PM '99



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 115 HONOLULU HAWAII 96822

JUN 7 1999

RAYMOND SATO

MARY PATRICK WATERHOUSE

LETTER NO. JB-86-9

BENJAMIN J. CASTELLANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
577 QUEEN STREET, SUITE 302
HONOLULU, HAWAII 96813
FAX (808) 587-0400

99.CMS/2494

August 18, 1999

TO: The Honorable Susan M. Chandler, Director
Department of Human Services

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Hawaii

The enclosed memorandum dated May 20, 1999, from Mr. Donald K.W. Lau, Executive Director of the Housing and Community Development Corporation of Hawaii (HCDCH), provides information on this proposed one-stop multipurpose community center. Please route this information to the BESSD/Oahu Branch and any other program who may be interested in providing services from this project.

Should there be any questions, the programs may call the contact person from HCDCH mentioned on the last page of the memorandum.

Raymond H. Sato
RAYMOND H. SATO
State Comptroller

Enclosure

c: HCDCH

TO: Raymond H. Sato, State Comptroller
Department of Accounting and General Services

FROM: Donald K. W. Lau
Executive Director

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 7, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project.

Please contact Christine Kirimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

BENJAMIN J. RICHARDSON
DIRECTOR OF CIVIL DEFENSE



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3049 DUMBOYNE ROAD
HONOLULU, HAWAII 96816-4495

PHONE: 808/733-4300
FAX: 808/733-4287



BENJAMIN J. RICHARDSON
DIRECTOR OF CIVIL DEFENSE



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
877 OOLEY STREET, SUITE 200
HONOLULU, HAWAII 96813
FAX: 808/587-0622

99-CMS/2493

August 18, 1999

TO: Mr. Donald K. W. Lau, Executive Director
Housing and Community Development Corporation of Hawaii
Department of Business, Economic Development & Tourism

FROM: Major General Edward V. Richardson *E.V.R.*
Director of Civil Defense

SUBJECT: KUHIO PARK TERRACE COMMUNITY RESOURCE CENTER
KALIHI, HONOLULU, HAWAII

We appreciate this opportunity to comment on the environmental assessment for the Kuhio Park Terrace Community Resource Center, City and County of Honolulu, Hawaii.

State Civil Defense (SCD) requests that an emergency alert system (EAS) receiver and optional civil defense siren simulator be included and installed in the security office of this complex. These two devices will give the security personnel a warning, just as an outdoor warning siren.

Just as parks, schools, fire hydrants, underground/overhead utilities and sidewalks are planned as integral parts of planned developments, an emergency warning system and support infrastructure must be purchased and installed by the developer for the safety and well-being of the residents.

We appreciate your consideration and interest on this matter.

Our SCD planners and technicians are available to discuss any concerns your staff may have. Please contact Mr. Norman Ogasawara of my staff at 733-4300.

c: Oahu Civil Defense Agency

TO: Major General Edward V. Richardson, Director of Civil Defense
Department of Defense

FROM: Donald K. W. Lau
Executive Director

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Donald K. W. Lau

Thank you for your June 10, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

Your request to include an Emergency Alert System (EAS) receiver and optional Civil Defense Siren Simulator in our project will be passed on to our architect for his review, analysis, and serious consideration. We agree that an Emergency Warning System and Support Infrastructure is an important consideration for the safety and the well being of the residents. We will instruct our consultant to review the existing emergency system at Kuhio Park Terrace and to take appropriate measures for the proposed project.

We thank you for the offer of assistance by your planners and technicians.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

1111 Kuhio St., Suite 101
Honolulu, Hawaii 96817
Phone: (808) 537-5966
FAX: (808) 537-5971
www.ala-hawaii.org



AMERICAN LUNG ASSOCIATION.
of Hawaii

BENJAMIN J. CASTRINO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
877 QUEEN STREET SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 547-0800

DONALD K.W. LAU
EXECUTIVE DIRECTOR

SHARON L. METSKAMP
EXECUTIVE ASSISTANT

99:CMS/2492

August 16, 1999

10 June, 1999

Donald K.W. Lau
Executive Director, HCDCH, DBEDT
677 Queen Street Suite 300
Honolulu, HI 96813

July 14 2:52 PM '99
F. B. D. D.

RE: Draft Environmental Assessment (DEA) for Proposed Kuhio Park Terrace
Community Resource Center

Dear Mr. Lau:

We thank you for the opportunity to review the DEA for the proposed Kuhio Park Terrace
Community Resource Center. We have the following comments concerning the DEA:

1. The Kuhio Park Terrace complex is 45 years old according to the Site Location and
Description found in the DEA. This means that the buildings may contain lead-based
paint, asbestos-containing building materials, and polychlorinated biphenyl (PCB)
contaminated materials, however, no mention is made of surveys to determine the
status of the buildings and improvements with regards to these hazardous materials.
Prior to demolition or remodeling, a survey should be conducted to determine if these
materials are present. Disturbance of these materials can have very serious air quality
ramifications.

Should you have any questions about issues addressed herein, please feel free to contact
me at ALAH, on Mondays or Wednesdays, at 808 537-5966, extension 307.

Respectfully,

Allison M. Beale
Environmental Toxicologist,
Director of Environmental Health

cc: Les Segundo, Environmental Health Specialist, OECC, 235 S. Beretania Street, Rm 702

Ms. Allison M. Beale,
Environmental Toxicologist
American Lung Association of Hawaii
245 N. Kukul Street, Suite 100
Honolulu, Hawaii, 96817

Dear Ms Beale:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 10, 1999 comments concerning the Kuhio Park Terrace
Community Resource Center project. Our responses to your comments are as follows:

We share your concern that the existing Kuhio Park Terrace is old and may contain
lead-based paint, asbestos-containing building materials and polychlorinated biphenyl
(PCB) contaminated material.

Our proposed project scope does not include any demolition or remodeling work.
Should the need for such work arise in the final development of the resource center,
surveys will be conducted to determine the presence of hazardous materials.
Appropriate actions will then be taken to properly handle all hazardous materials
identified.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-
0561 if you have any further questions or concerns.

Sincerely,

Donald K.W. Lau
Executive Director

**When You Can't
Breathe,
Nothing Else
Matters.**

Founded in 1964, the
American Lung Association
inspires and mobilizes
volunteers throughout
the U.S. and a medical
center, the American
Thoracic Society.

40011 (4/11/77)
7-201 (4/82)



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

June 14, 1999

KAZU HAYASHIDA
DIRECTOR
STATE DIRECTORS
BUREAU OF MAHAU
OLEIPIA, OAHU

WE REPLY REFER TO
STP 8.9113

BENJAMIN J. CAVETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
877 GREEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0400

August 18, 1999

DONALD K. W. LAU
EXECUTIVE DIRECTOR

SHARTEL WILSON
EXECUTIVE ASSISTANT
99.CMS/2506

TO: MR. DONALD K. W. LAU, EXECUTIVE DIRECTOR
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF
HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

FROM: KAZU HAYASHIDA *Kazu Hayashida*
STATE DEPARTMENT OF TRANSPORTATION

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT EARLY CONSULTATION
KUIHIO PARK TERRACE COMMUNITY RESOURCE CENTER

Thank you for your transmittal requesting our comments on the project.

The subject project is not anticipated to impact our State transportation facilities.

We appreciate the opportunity to provide comments.

TO: Kazu Hayashida, Administrator
Department of Transportation

FROM: Donald K. W. Lau, Executive Director
Housing and Community Development Corporation of Hawaii
Department of Business, Economic Development, & Tourism

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 14, 1999, comments concerning the Kuhio Park Terrace Community Resource Center project indicating that the project is not anticipated to impact the State Transportation facilities.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843

JOHN W. HALE, JR.
LEE L. FLORES, JR., Chairman
FORREST T. TOLSON, Vice Chairman
JAMES W. WONG
BARBARA HANSEN, Secretary
CHARLES A. STIC
KAZUMASA HONOHARA, Engineer
KAZUO S. JAMILE
Manager and Chief Engineer

JUN 25 1 46 PM '99
JUN 24, 1999

RECEIVED
H.O.D.C.H.

Mr. Donald K.W. Lau, Executive Director
Housing and Community Development
Corporation of Hawaii
Department of Business, Economic
Development and Tourism
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Lau:

Subject: Your Transmittal of May 20, 1999 Requesting Pre-Assessment Comments for
the Kuhio Park Terrace Community Resource Center Project, Kalihi, Oahu

Thank you for the opportunity to review and comment on the proposed Kuhio Park Terrace
Community Resource Center project.

We have the following comments to offer:

1. There are two 2-inch meters, two 4-inch compound meters and two
6-inch compound meters serving the project area.
2. The existing water system is presently adequate to accommodate the proposed
project.
3. The applicant will be required to obtain a water allocation from the State
Department of Land and Natural Resources.
4. The availability of water will be confirmed when the building permit application is
submitted for our review and approval. When water is made available, the
applicant will be required to pay our Water System Facilities Charges for
transmission and daily storage.
5. The on-site fire protection requirements should be coordinated with the Fire
Prevention Bureau of the Honolulu Fire Department.



BENJAMIN J. CASTANO
COMMISSIONER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0600

99:CMS/2491

August 18, 1999

Mr. Clifford S. Jamile
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Jamile:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 14, 1999 comments concerning the Kuhio Park Terrace
Community Resource Center project. Our responses to your comments are as follows:

We are pleased that the existing water supply is presently adequate to accommodate
the proposed project.

We will obtain a water allocation from the Department of Land and Natural Resources.
HDCCH will pay the Board of Water Supply the Water System Facilities Charges for
transmissions and daily storage.

On-Site fire protection requirements will be coordinated with the Fire Prevention
Bureau of the Honolulu Fire Department.

If a three-inch or larger meter is required, the construction drawings showing the
installation of the meter will be submitted for your review and approval.

Our landscaping plans will consider the use of xeriscaping principles and other water
conservation measures if appropriate.

Mr. Donald K.W. Lau
June 24, 1999
Page 2

6. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
7. The use of drought tolerant/low water use plants should be considered along with xeriscaping principles for landscaping of the community garden and picnic area for water conservation measures. We also recommend the installation of an efficient irrigation system, possibly drip irrigation. The irrigation system should incorporate moisture sensors to avoid operation of the system in the rain and to determine if the ground has adequate moisture.
8. The proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the building permit application.
9. We reserve further comment until the Draft Environmental Assessment is submitted for our review.

If there are any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,



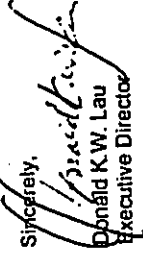
FOR
CLIFFORD S. JAMILE
Manager and Chief Engineer

Mr. Clifford S. Jamile
August 18, 1999
Page 2

We understand that the proposed project is subject to Board of Water Supply cross-connection control requirements prior to the issuance of the building permit application.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

Sincerely,



Donald K.W. Lau
Executive Director

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

630 SOULIHI STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 533-4192 • FAX: (808) 533-4054



11-11-1999



WILLIAM D. BALFOUR, JR.
DIRECTOR
MICHAEL ANN
SECRETARY

MAILING LABELS
CONTENTS



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

177 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0620

June 25, 1999

Mr. Donald K. W. Lau, Executive Director
State Department of Business, Economic
Development & Tourism
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Lau:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your letter of May 20, 1999, regarding the
above-referenced project.

We have no comments to offer at this time. You may consider
obtaining additional comments from:

- Neighborhood Board No. 15 (Kalihi-Palama)
- Neighborhood Board No. 16 (Kalihi Valley)
- Kalihi YMCA
- Susannah Wesley Community Center
- Parents and Children Together (PACT)
- Kokua Kalihi Valley
- Police Activities League (PAL), Juvenile Services Division,
Honolulu Police Department

We support your efforts to enhance the quality of life in the
Kalihi community. Should you need further information, please
contact Mr. Norman Morikuni, District Manager, at 522-7071.

Sincerely,

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
Director

WDB:CU
(11-11-1999)

Mr. William D. Balfour Jr., Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street, 10th Floor
Honolulu, Hawaii 96813

Dear Mr. Balfour:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 25, 1999 comments concerning the Kuhio Park Terrace Community
Resource Center project. Thank you for the support of our effort to enhance the quality of life
in the Kalihi Community. Our responses to your comments are as follows:

We are currently working with many community groups who are providing valuable input. We
agree that such input is important, and we will further ensure that we obtain comments from
the various community groups you listed:

- Neighborhood Board No. 15 (Kalihi-Palama)
- Neighborhood Board No. 15 (Kalihi Valley)
- Kalihi YMCA
- Susannah Wesley Community Center
- Parents and Children Together
- Kokua Kalihi Valley
- Police Activities League (PAL), Juvenile Service division, Honolulu Police
Department

Please contact Christine Kinimaka, Construction Management Unit II Chief, at
587-0561 if you have any further questions or concerns.

Sincerely,

Donald K. W. Lau
Donald K. W. Lau
Executive Director

DONALD K. W. LAU
EXECUTIVE DIRECTOR

SHARTEL WILSON
EXECUTIVE ASSISTANT

99-CMS/2483

August 18, 1999

JUN 30 12 08 PM '99

RECEIVED
H.S.D.C.H.

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

801 SOUTH BERTANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111
http://www.honolulu.gov



118184 MARKED
DATE

CS-DL

June 28, 1999

RECEIVED
CITY AND COUNTY OF HONOLULU



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
877 QUEEN STREET, SUITE 200
HONOLULU, HAWAII 96813
FAX: (808) 527-0600

DONALD K. LAU
EXECUTIVE DIRECTOR

SMARTER, STRONGER
HAWAII

99-CMS/2485

August 18, 1999

Mr. Lee D. Donohue, Chief of Police
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Attention: Eugene Uemura, Assistant Chief, Support Services Bureau

Dear Mr. Donohue:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 28, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Thank you for the support of our effort to enhance the quality of life in the Kalihi Community and instill pride for the residents of Kuhio Park Terrace. Our responses to your comments are as follows:

We will instruct our architect to use the principles of Crime Prevention through Environmental Design to minimize the potential for criminal activity.

During construction of the project, safety controls (for both vehicle and pedestrians) will be addressed for any work which will occur near the driveways or the roadways surrounding Kuhio Park Terrace.

Construction activity will be scheduled to minimize the impact on traffic and the surrounding community.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

Sincerely,

Donald K.W. Lau
Executive Director

Mr. Donald K. M. Lau
Housing and Community Development
Corporation of Hawaii
Department of Business, Economic
Development and Tourism
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Lau:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for the opportunity to comment on the proposed draft environmental assessment for the above project.

Since the design of the project will provide for new buildings, open spaces and recreation areas, the principles of Crime Prevention through Environmental Design should be applied to minimize the potential for criminal activity.

During the construction phase of this project, for any work which will occur near the driveways or the roadways surrounding Kuhio Park Terrace, safety controls (for both vehicle and pedestrian) will need to be addressed. Construction activity should be scheduled to cause the least impact on traffic and the surrounding community.

As with other housing projects, we believe that the proposed renovations and improvements at this site will help to instill pride for the residents and thus result in helping to minimize calls for police service.

If there are any questions, please call me at 529-3255 or Lieutenant Russell Miyada of District 5 at 842-7737.

Sincerely,

LEE D. DONOHUE
Chief of Police

EUGENE UEMURA
Assistant Chief
Support Services Bureau



Scott W.H. Seu, P.E.
Manager
Environmental Department

Jul 2 2 38 PM '99

RECEIVED
H.C.D.C.H.

COPY

June 30, 1999

Housing and Community Development Corporation of Hawaii
677 Queen Street, Room 300
Honolulu, HI 96813
Attention: Ms. Christine Kinimaka

Dear Ms. Kinimaka

Subject: Kuhio Park Terrace Community Resource Center

Thank you for the opportunity to comment on your May 1999 Draft EA for the Kuhio Park Terrace Community Resource Center, as proposed by the Housing and Community Development Corporation of Hawaii. We have reviewed the subject document and have the following comments:

- Hawaiian Electric Company (HECO) has existing underground service facilities serving the existing buildings that lie directly under some of the proposed project and buildings which will require relocation.
- Larger underground cables/ducts may be required depending on the size of additional building load.

Our point of contact for this project, and the originator of these comments, is Bill Muench (543-5657) senior customer engineer. I suggest your staff and consultants deal directly with Bill to coordinate HECO's continuing input on this project.

Sincerely,

cc: OEQC

B. Muench



WINNER OF THE EDISON AWARD
FOR DISTINGUISHED INDUSTRY LEADERSHIP

BENJAMIN J. CASTERINO
CONTRACTOR



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
877 QUEEN STREET, SUITE 200
HONOLULU, HAWAII 96813
TEL: (808) 547-0600

DONALD K. W. LAU
EXECUTIVE DIRECTOR

SHAWNELL WILSON
EXECUTIVE ASSISTANT
99. CMS/2500

August 18, 1999

Mr. Scott W.H. Seu, P.E.
Manager, Environmental Department
Hawaiian Electric Company Inc.
P.O. Box 2750
Honolulu, Hawaii 96840-0001

Dear Mr. Seu:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your June 30, 1999, comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

We will instruct our architect that Hawaiian Electric Company (HECO) has existing underground service facilities, serving the existing buildings that lie directly under some of the proposed project buildings and that relocation of those services will be required.

We understand that larger underground cables/ducts may be required depending on the size of the additional building loads.

We will coordinate with your senior customer engineer for input on HECO requirements.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

Sincerely,

Donald K. W. Lau
Executive Director

CITY AND COUNTY OF HONOLULU

DEPARTMENT OF PLANNING AND PERMITTING
455 SOUTH KING STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 537-6416 FAX: (808) 537-6743

Jan 8 2 43 PM '99
RECEIVED
H.A.D.C.H.



JAN 08 1999
JANNAE SULLIVAN
DIRECTOR
COMMUNITY DEVELOPMENT
PERMITTING

1999/CLOG-3447 (DT)
99 EA Comments Zone 1

July 7, 1999

Mr. Donald K.W. Lau, Executive Director
Housing and Community Development
Corporation of Hawaii
State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Lau:

Preliminary Review
Kuhio Park Terrace (KPT) Community Resource Center
Tax Map Keys: 1-3-19; pors. 1 and 7

Thank you for the opportunity to review the proposal to construct a one-stop, multi-purpose community center consisting of the following: New community center building, two new softball fields, new pavilion (samoan fale), new community garden and picnic area, and two existing buildings.

Based on your proposal, we have determined that the proposed facility can qualify as an accessory to the existing multi-family dwelling housing project. A Conditional Use Permit (CUP) for a meeting facility will not be required at this time. This determination is based on the premise that the majority of the participants in activities conducted at the facility will be residents of Kuhio Park Terrace. Any program changes, especially those involving participation by a greater proportion of residents of the general community, may affect the facility's status as an accessory use, and trigger the requirement for a CUP. Therefore, please notify this department in writing at least 60 days in advance of any contemplated changes.

We will review the project during review of the grading and building permits. Our Wastewater Branch advises that you submit the Sewer Connection Application Form for the project as soon as possible.



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET SUITE 300
HONOLULU HAWAII 96813
FAX: (808) 537-6000

August 18, 1999

Ms. Jan Naeve Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your July 7, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

We are pleased to note that the proposed facility can qualify as an accessory to the existing multi-family dwelling housing project and that a Conditional Use Permit will not be required at this time.

If there is a change the HCDC will notify your department 60 days in advance of any contemplated changes.

We will submit to you plans for grading and building permit.

A Sewer Connection Application will also be submitted.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

Sincerely,

Donald K. W. Lau
Executive Director

DONALD K. W. LAU
EXECUTIVE DIRECTOR

SHARPE L. MATEO
FACILITY ASSISTANT
99.CMS/2484

Mr. Donald K.H. Lau, Executive Director
Page 2
July 7, 1999

Should you have any questions regarding this letter, please call
Ms. Dana Teramoto of our staff at 523-4648.

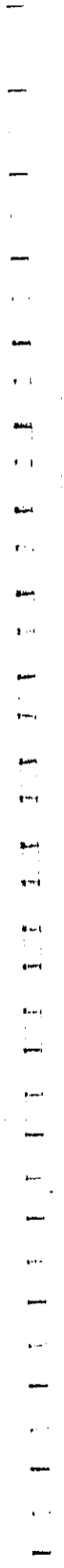
Very truly yours,



For JAN NAOYE SULLIVAN
Director of Planning
and Permitting

JNS:dm

posse doc no. 5138



BENJAMIN J. CAYETANO
DIRECTOR



Jul 3 3 01 PM '99
RECEIVED
H.O.C.H.
STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
214 SOUTH KENTAWA STREET
SUITE 703
HONOLULU, HAWAII 96813
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GENEVIEVE SALMONSON
DIRECTOR

BENJAMIN J. CAYETANO
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 547-0400
DONALD K. W. LAU
EXECUTIVE DIRECTOR
SHERYL M. MISSBACH
EXECUTIVE DIRECTOR
99 CMS/2505

July 7, 1999

Donald K.W. Lau
Housing and Community Development Corporation of Hawaii
677 Queen Street, #300
Honolulu, HI 96813

Attn: Christine Kirimaka

Dear Mr. Lau:

Subject: Draft environmental assessment (EA) for Kuhio Park Terrace Community Resource Center

In order to reduce bulk and conserve paper, we recommend printing on both sides of the pages in the final document. Please also include the following in the final EA:

1. **Contacts:** Consult with the Department of Planning & Permitting about this project, if you have not already done so. Also consult with community or citizen groups, and in the final EA document all contacts made, enclosing copies of any correspondence.
2. **Sustainable Building Design:** Please consider applying sustainable building techniques presented in the enclosed "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement.
3. **Visual Impacts:** Include drawings or diagrams of the proposed buildings and any proposed landscaping that show the final appearance of the project. We recommend landscaping with native Hawaiian trees and plants.

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

Sincerely,

Genevieve Salmonson
GENEVIEVE SALMONSON
Director

August 18, 1999

TO: Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
Department of Health

FROM: Donald K. W. Lau, Executive Director
Housing and Community Development Corporation of Hawaii
Department of Business, Economic Development & Tourism

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your July 7, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

Contacts: We have contacted the Department of Planning and Permitting as well as various Community or citizen groups

Sustainable Building Design: Consideration will be given to the application of "Sustainable Building Design". A copy of the guidelines you provided will be given to the architect for his consideration. We agree that there are a number of valid principles and guidelines throughout the document and that when appropriate, application of those guidelines merit strong consideration.

Visual Impact: Final drawings are not available at this time, as we are still in the conceptual design stage. Final renderings will be transmitted to your office for review when they are complete.

Your recommendation regarding the use of native Hawaiian trees and plants will be balanced by our landscape architect with compatibility with the existing environment and the xeriscaping concept suggested by the Board of Water Supply.

Please contact Christine Kirimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
PACIFIC PARK PLAZA • 511 KAPOLANUI BOULEVARD SUITE 1200 • HONOLULU HAWAII 96813
PHONE (808) 527-4320 • FAX (808) 527-4730



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H.C.C.O.H.

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CHERYL D. SOON
DIRECTOR
JOSEPH M. MAGALDA, JR.
CITY PLANNING DIRECTOR

TPS/99-02586R

July 12, 1999

Ms. Christine Kinimaka, Chief
Construction Management Section II
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Room 300
Honolulu, Hawaii 96813

Dear Ms. Kinimaka:

Subject: Kuhio Park Terrace Community Resource Center

We have reviewed the project information provided with the May 20, 1999 letter from Mr. Donald K. W. Lau and the draft environmental assessment (EA) for the subject project. The following comments are the result of this review:

1. A traffic impact analysis should be done for this project. The City streets that will be affected should be identified and the project's impact on these streets addressed.
2. Off-street parking and loading facilities, in accordance with the Land Use Ordinance, should be provided.

Thank you for loaning us a copy of the draft EA. The document will be returned to you under separate cover.

Should you have any questions regarding this matter, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

Cheryl D. Soon
CHERYL D. SOON
Director

cc: Office of Environmental
Quality Control



BERNARD J. CATELINO
COMMISSIONER

STATE OF HAWAII
DEPARTMENT OF BUSINESS ECONOMIC DEVELOPMENT & TOURISM 99 CMS/2503
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET SUITE 300
HONOLULU HAWAII 96813
FAX (808) 527-0600

August 18, 1999

Ms. Cheryl D. Soon, Director
Department of Transportation Services
Pacific Plaza
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: Kuhio Park Terrace Community Resource Center
Kalihi, Honolulu, Hawaii

Thank you for your July 12, 1999, comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:

A Traffic Impact Analysis will be prepared identifying the city streets that will be affected by the project.

Off-street parking and loading facilities will be provided in accordance with the Land Use Ordinance.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.

Sincerely,

Donald K.W. Lau
Donald K.W. Lau
Executive Director

Mr. Donald K.W. Lau
Page 2
July 26, 1999

- c. Exceed Energy Code requirements;
 - f. Participation in HECO's New Construction Demand-Side Management program; and
 - g. Technologies such as solar water heating systems, roof insulation, radiant barriers, and energy efficient windows.
- (3) **Recycling and recycled-content products.**
- a. Develop a job-site recycling plan for the construction phase of the project and recycle as much construction and demolition waste as possible;
 - b. Incorporate provisions for recycling into the built project - a collection system and space for bins for recyclable;
 - c. Specify and use products with recycled-content such as: steel, concrete aggregate fill, drywall, carpet and glass tile; and
 - d. Specify and use locally produced products such as plastic lumber, hydromulch, soil amendment and glass tile.

At the meeting of the Rebuild Hawaii Consortium on July 14, 1999, we established a Residential and Multi-Family Housing Task Force with Mike Flores as the Chair. We look forward to your continued participation in Rebuild Hawaii and your support of the new Task Force.

c. OEQC
Christine Kinimaka, Construction Management Section II Chief, HCDCH
Cirvalina Longboy, Project Coordinator, HCDCH
Darrell Chun, HCDCH
Harold Kurihara, HCDCH

Maurice H. Kaya
August 18, 1999
Page 2 of 2

Your recommendations are valuable and will be passed on to our architect for his review, analysis, and serious consideration.

Recycling and recycled-content products:

You specifically recommended the following:

- a. Develop a job-site recycling plan for the construction phase of the project and recycle as much construction and demolition waste as possible;
- b. Incorporate provisions for recycling into the built project - a collection system and space for bins for recyclable.
- c. Specify and use products with recycled-content such as steel, concrete aggregate fill, drywall, carpet and glass tile; and
- d. Specify and use locally produced products such as plastic lumber, hydromulch, soil amendment and glass tile.

Again, your recommendations are valuable and will be passed on to our architect for his review, analysis, and serious consideration.

Please contact Christine Kinimaka, Construction Management Unit II Chief, at 587-0561 if you have any further questions or concerns.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

ENERGY RESOURCES AND TECHNOLOGY DIVISION
235 South Beretania St., 5th Fl., Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2159, Honolulu, Hawaii 96804

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STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

877 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0600

July 26, 1999

August 18, 1999

TO: Donald K. W. Lau
Executive Director
Housing and Community Development Corporation of Hawaii

FROM: Maurice H. Kaya
Program Administrator
Energy, Resources, and Technology Division

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihii, Honolulu, Hawaii

TO: Maurice H. Kaya, Program Administrator
Energy, Resources, and Technology Division

FROM: Donald K. W. Lau
Executive Director

SUBJECT: Kuhio Park Terrace Community Resource Center
Kalihii, Honolulu, Hawaii

Thank you for the opportunity to comment on the environmental assessment for subject project. Our comments are addressed to (1) State energy conservation goals, (2) energy saving design practices and technologies, and (3) recycling and recycled-content products.

(1) **Energy conservation goals.** Project buildings, activities, and site grounds should be designed with energy saving considerations. The mandate for such consideration is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226 ("Hawaii State Planning Act"). In particular, we would like to call to your attention HRS 226 18(c)(4) which includes a State objective of promoting all cost-effective energy conservation through adoption of energy-efficient practices and technologies.

The City and County of Honolulu has an Energy Code and we would suggest that you consider that in implementing your project. Hawaiian Electric Company, Inc., also provides design assistance and rebates for energy efficiency in new construction.

(2) **Energy saving design practices and technologies.** We recommend that you specifically address energy efficient design practices and technologies in this project. Some of the methods and technologies that could be considered during the design phase of the project include:

- a. Use of site shading, orientation, and use of naturally ventilated areas to reduce cooling load;
- b. Maximum use of day lighting;
- c. Use of high efficiency compact fluorescent lighting;
- d. Use of high wattage metal halide lighting for sports and recreational areas;

Thank you for your July 26, 1999 comments concerning the Kuhio Park Terrace Community Resource Center project. Our responses to your comments are as follows:
Energy Conservation Goals:

The project buildings, activities, and site grounds will be designed with energy saving considerations. We will instruct our architect to consult the Energy Code of the City and County of Honolulu. We are already in contact with Hawaiian Electric, but will also make specific inquiry relating to design assistance and rebates for energy efficiency in new construction.

Energy Savings Design Practices and Technologies:

You specifically recommended the following:

- a. Use of site shading, and use of naturally ventilated areas to reduced cooling load;
- b. Maximum use of day lighting.
- c. Use of high efficiency compact fluorescent lighting;
- d. Use of high wattage metal halide for sports and recreation areas.
- e. Exceed Energy Code Requirements;
- f. Participation in HECO's New Construction Demand-Side Management program; and
- g. Technologies such as solar water heating system, roof insulation, radiant barriers, and energy efficient windows.

DONALD K. W. LAU
EXECUTIVE DIRECTOR

MAURICE H. KAYA
PROGRAM ADMINISTRATOR

99:CMS/2495