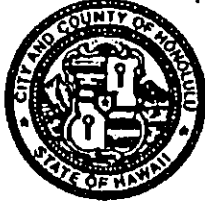


DEPARTMENT OF DESIGN AND CONSTRUCTION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 11TH FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 523-4564 Fax: (808) 523-4567  
Website: www.cc.honolulu.hi.us

JEREMY HARRIS  
MAYOR



RECEIVED

RAE M. LOUI, P. E.  
DIRECTOR

GEORGE T. TAMASHIRO, P. E.  
DEPUTY DIRECTOR

'01 SEP -5 P 4:04 ERIC G. CRISPIN, AIA  
ASSISTANT DIRECTOR

September 5, 2001

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for the Waiiau District Park  
Master Plan, Tax Map Key 9-8-052:002

The City and County of Honolulu, Department of Design and Construction (DDC), has reviewed the comments received during the 30-day public comment period, which began on April 8, 2001. The DDC has determined that this project will not have significant environmental impacts and has issued a FONSI. Please publish this notice in the September 23, 2001 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final environmental assessment.

Please call Mr. Donald Griffin at 527-6324 if you have any questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rae M. Loui".

RAE M. LOUI, P. E.  
Director

RML:ei

Enclosures

cc: L P & D Hawaii

SEP 23 2001

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*Final  
Environmental Assessment  
TMK: 9-9-052: 002*

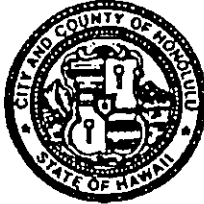
*Waiau District Park  
Master Plan*

*Prepared for: Department of Design & Construction, City & County of Honolulu  
Prepared by: LP&D Hawaii  
August 31, 2001*

DEPARTMENT OF DESIGN AND CONSTRUCTION  
**CITY AND COUNTY OF HONOLULU**

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HONOLULU, HAWAII 96813  
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JEREMY HARRIS  
MAYOR



RAE M. LOUI, P. E.  
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Very truly yours,

A handwritten signature in black ink, appearing to read "R. M. Loui", is written over the typed name.

RAE M. LOUI, P. E.  
Director

RML:ei

Enclosures

cc: L P & D Hawaii

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**WAIIAU DISTRICT PARK MASTER PLAN**

Prepared by: LP&D Hawaii  
August 31, 2000

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## **Executive Summary**

This report documents the environmental impacts associated with the proposed Waiiau District Park Master Plan. Comments on the draft environmental assessment (EA) were due by May 8, 2001 and have been responded to by consultant LP&D Hawaii.

### **Applicant and Proposing Agency**

The applicant and proposing agency is the Department of Design and Construction, City and County of Honolulu, 650 S. King Street, 11<sup>th</sup> Floor, Honolulu, HI 96813, Rae Loui, PE, Director. Agent for the applicant is LP&D Hawaii, 126 Queen Street, Suite 306, Honolulu, HI 96813.

### **Approving Agency**

The Department of Design and Construction, City and County of Honolulu, is the approving agency.

### **Determination**

Based upon the research and analysis performed under this EA, it is determined that the proposed action is in compliance with HRS, Chapter 343, all pertinent land use controls and policies, and goals and objectives of the City and County of Honolulu and State of Hawaii.

The improvements do not represent a perceived risk to individuals or to the public health and safety; nor will development result in any adverse environmental effects. A finding of no significant impact (FONSI) was warranted.

### **Individuals, Community Groups, and Agencies Consulted**

All residents in the area surrounding the park and all user groups identified as park users were notified of public and advisory committee meetings. An advisory committee was formed consisting of neighborhood residents, representatives of user groups, members of the Pearl City and Aiea Neighborhood Boards, members of the Aiea / Pearl City Visioning Team, and representatives of elected officials who represent the area. A



summary of proceedings of public and advisory committee meetings is included in an appendix to the EA. Minutes of these meetings are on file with the Department of Design and Construction. Conclusions of the advisory committee, confirmed by the public, are honored in the conclusions of the EA.

Agencies consulted in the review of the master plan and this EA include:

- The U.S. Environmental Protection Agency
- Hawaii State Legislature, Senator David Y. Ige, 17<sup>th</sup> District
- Hawaii State Legislature, Representative K. Mark Takai, 34<sup>th</sup> District
- Hawaii State Legislature, Legislative Reference Bureau
- Honolulu City Council, Councilman Gary Okino, Council District VIII
- Aiea Neighborhood Board, William Clark, Chairman
- Pearl City Neighborhood Board, Albert Fukushima, Chairman
- State Department of Business, Economic Development and Tourism
- State DBEDT, Office of Planning
- State Department of Education
- State Department of Hawaiian Home Lands
- State Department of Health
- State DOH, Office of Environmental Quality Control
- State DOH, Office of Environmental Planning
- State Department of Land & Natural Resources
- State DLNR, Historic Preservation Division
- State DLNR, Division of Forestry & Wildlife
- State Department of Transportation
- Office of Hawaiian Affairs
- University of Hawaii at Manoa, Environmental Center
- C&C Board of Water Supply
- C&C Department of Community Services
- C&C Department of Design and Construction
- C&C Department of Facilities & Maintenance

- C&C Department of Parks and Recreation
- C&C Department of Planning and Permitting
- C&C Department of Transportation Services
- Honolulu Fire Department
- Honolulu Police Department
- Hawaiian Electric Company

Copies of this EA were made available to the public at the Office of Environmental Quality Control, the Municipal Reference & Records Center, and the Pearl City and Aiea Public Libraries.

### **Summary of Existing Conditions**

Waiau District Park is in the Department of Parks and Recreation, District III, Pearl City Complex. It is located at 98-1650 Ka'ahumanu Street, TMK 9-8-052: 002. The City manages the park under Executive Order 3035.

Development plan for the surrounding neighborhood is Waiau, Pearl City-Newtown-Pacific Palisades District, Primary Urban Center, O'ahu, Hawaii. State land use classification is urban. City and County zoning is P-2 (General Preservation). City and County Development Plan Land Use designation is Park.

Waiau District Park is 31.428 acres. The park consists mostly of playfields, plus more than 20% unusable land. There are a multipurpose building, comfort station, children's play equipment, and parking lots on premises. On the side of the mountain, the park slopes mauka to makai and is graded into three distinct terraces. The surrounding neighborhood is entirely residential. The park has adequate sewer, water, fire protection, drainage, electrical service, and roadway access for development proposed in the master plan.

There are no identified archeological sites, endangered flora or fauna, or adverse climatic conditions that prevent or impede implementation of the master plan. Climatic

conditions are suitable to park use and the existing landscaping would be preserved and enhanced by park development. The proposed development would enhance the visual and scenic, social and economic characteristics of the park.

### **Summary of Planning Process**

The planning process consisted of input from City staff, including administrative review by affected department directors; analysis of the park site; consideration of the development program suggested by City standards, consideration of possible alternatives, and consensus of the public and advisory committee input.

### **Summary of Master Plan**

The new master plan is based upon a vision statement arrived at by consensus among interested parties: "Waiau District Park will primarily provide field activities for people living in the Pearl City / Aiea area, while also addressing the needs of the neighboring community with a variety of individual and family recreational opportunities."

Large play fields at each of the three terrace areas form the backbone of the master plan. Most proposed improvements occur in the upper terrace, including an additional multipurpose building and outdoor courtyard and courts for basketball, volleyball, and skateboarding or inline skating. Existing fields will remain, and an additional field is added in the upper terrace. The new field at the upper terrace will be graded to form a "bowl" to collect storm water runoff and allow ground percolation during periods of rainfall. A walking / jogging path, additional parking at both the upper and lower lots, and landscaping and irrigation will be constructed. A storage shed for athletic equipment will be added to the middle terrace. Sites are selected for a possible maintenance yard and building, for a gymnasium, and for additional play courts, if needed in the future. The possibility of a swimming pool is also included.

### **Summary of Phasing Plan**

The phasing plan will maintain the maximum amount of play fields, construct at least two play courts in the first phase, and establish the walking / jogging path as quickly as

possible. Focus of the first phase would be expansion of the upper terrace of the park to create additional play field area to be used during construction of other facilities. The immediate need is for \$180,000 for design and construction documents in FY2002 and approximately \$1.5 million for construction in FY2003. A total of about \$5.5 million would be needed over the long term to implement the master plan.

**Summary of Impacts**

Short-term impacts are associated with construction work and would be temporary and restricted in compliance with law. Where applicable, standard construction practices to mitigate effects of construction work will be enforced.

To prevent long-term erosion and debris from running off into the adjacent gulch, the expanded upper terrace is intended to be designed into a "bowl" shape to retain on site storm water and allow ground percolation.

Implementation of the improvements recommended under the Waiiau District Park Master Plan are not expected to have any adverse long term impacts that would require mitigation.

\*\*\*\*\*

# 1. Description of Proposed Action

## 1.1 Purpose of the Master Plan

The growing popularity of organized sports, changing tastes in recreational activities, changed demographics of the Pearl City / Aiea area, and the drive towards full development of the Primary Urban Center (PUC) underscored the need to re-evaluate the 20-year-old Waiiau District Park Master Plan and the need to set a course that will facilitate a meaningful implementation schedule. What needs to be constructed at the park? Buildings, play courts, and/or what? How many play fields are desirable? What should be the configuration to optimize use of available space? What does the community want now compared to the views of nearly a generation earlier?

With the assistance of a Community Advisory Committee and other public input, the master plan update process sought to answer these types of questions and produced this new master plan for Waiiau District Park. (See Site Location Map, next page). In addition, the EA is performed as the impetus to secure additional funds for the construction of the proposed park facilities.

## 1.2 Master Plan Concepts

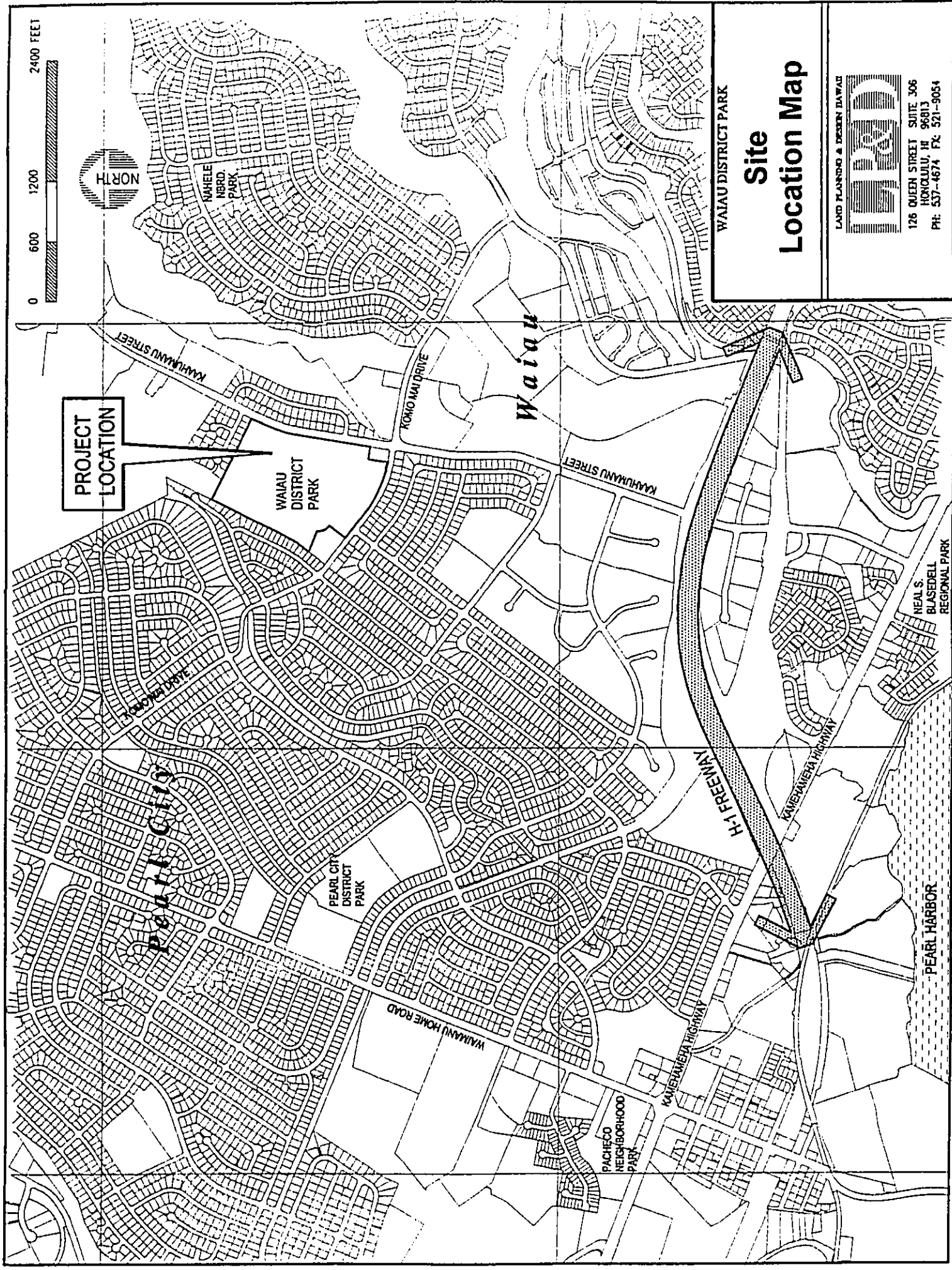
### 1.2.1 General Description

Surrounded by single and multi-family residential neighborhoods, Waiiau District Park serves as a large public open space and recreational resource for the residents of the Pearl City / Aiea communities. The park site benefits from favorable climatic conditions, making it usable for outdoor recreational activities year round. There are no off site infrastructure deficiencies that would prohibit expansion of recreational facilities.

Taking into account its physical attributes and the expressed recreational needs of the community, the following vision statement and design concept was adopted:

### 1.2.2 Vision Statement

Waiiau District Park will primarily provide field activities for people living in the Pearl City / Aiea area, while also addressing the needs of the neighboring community with a variety of individual and family recreational opportunities.



WAIʻANA DISTRICT PARK

# Site Location Map

LAND PLANNING & DESIGN HAWAII



126 QUEEN STREET SUITE 306  
 HONOLULU, HI 96813  
 PH: 537-4674 FX: 521-9054

### 1.2.3 Design Concept

The design concept for Waiiau District Park originates from the vision statement. The park is intended to service the broader community (Pearl City and Aiea) through its dedication of large portions of the site to active play fields. Secondary features of the park (such as courts, walking / jogging paths, multipurpose buildings, etc.) are intended to service residential neighborhoods located within the Waiiau district park service area. (See Exhibit 15: New Master Plan).

There was overwhelming support expressed by the Advisory Committee for active play fields as the predominant use of park lands. It was expressed that organized field sports activities were consistent with the recreational needs of the Pearl City and Aiea communities as well as the immediate residential neighborhoods surrounding Waiiau District Park. Large play fields at each of the three terrace areas therefore form the backbone of the master plan.

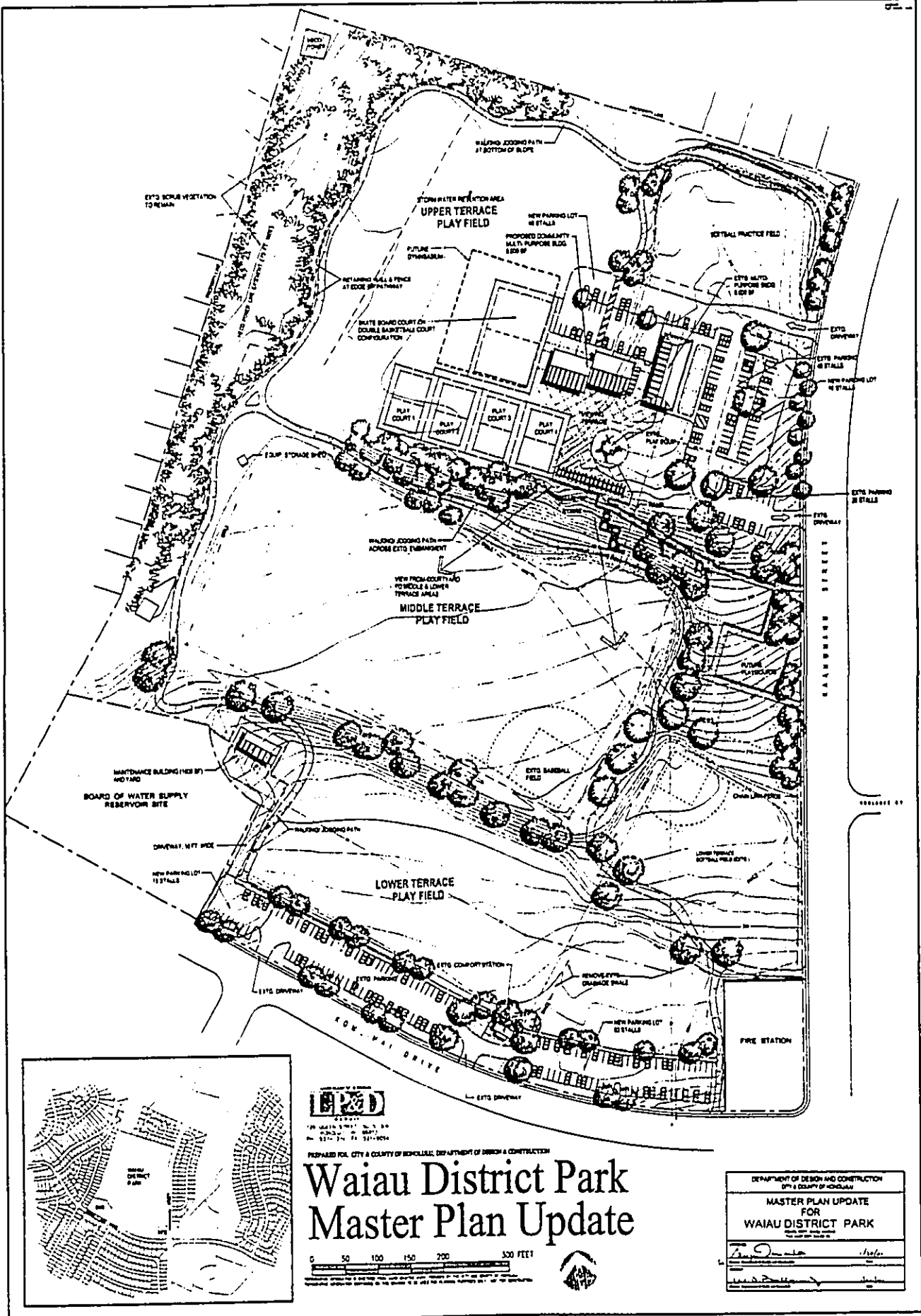
Secondly, strong support from Advisory Committee members and park staff personnel was expressed for play courts. Recognizing that the play court activities may impact surrounding single family residential homes, the master plan locates the play courts towards the interior of the park site, thereby forming the basis for centralizing structures and built facilities in the upper terrace area. Future play courts are included along Ka'ahumanu Street. The master plan envisions up to three courts being constructed at this location only as the demand arises.

### 1.3 Proposed Improvements

The approved Waiiau District Park Master Plan Update follows as page 4 of this section. Detailed discussion of its features follow as sub-sections of Section 1.3.

#### 1.3.1 Play Fields

The existing play fields are used to accommodate organized sports activities. The predominant use of fields is for practice sessions. The play fields are therefore "unstructured," enabling sports teams to cone off smaller portions of the fields for drills and practices. This method of sharing allows a large number of sports teams to use the fields simultaneously and was expressed as a desirable feature and usage of the park. Coaches and parents also asked for a storage shed to store goals and equipment needed for field sports.



FINAL ENVIRONMENTAL ASSESSMENT - WAI'AU DISTRICT PARK MASTER PLAN  
1-4



The master plan recommends expansion of usable park land in the area identified as the 'upper terrace expansion zone'. (See Section 4.1.4 and Exhibit 13). Measuring approximately 3.9 acres in size, a significant amount of this area would be used to create a large upper terrace play field.

Major clearing and grading will be necessary. Due to its proximity to the gully along the Ewa boundary, the master plan recommends that the newly created play field in the upper terrace be graded to form a gentle, depressed 'bowl'. During periods of rainfall, the upper terrace play field will serve as a point of collection for storm water runoff and ground percolation, thereby avoiding drainage and potential erosion towards the residential homes located Ewa of the park site. This design approach is consistent with newly adopted policies of the City and County regarding on-site storm water retention. The middle and lower terraces have been constructed with swales and drain inlets in which storm water runoff is directed off site.

### 1.3.2 Ball Fields

Waiau District Park currently provides one baseball field (middle terrace), one softball field (lower terrace) and one practice softball area (upper terrace). These ball fields are to remain. Due to its proximity to mauka residences, the softball area in the upper terrace area is intended for practice only (i.e. fielding, base running, infield drills). Limited grading of this practice softball area is recommended to level the surface.

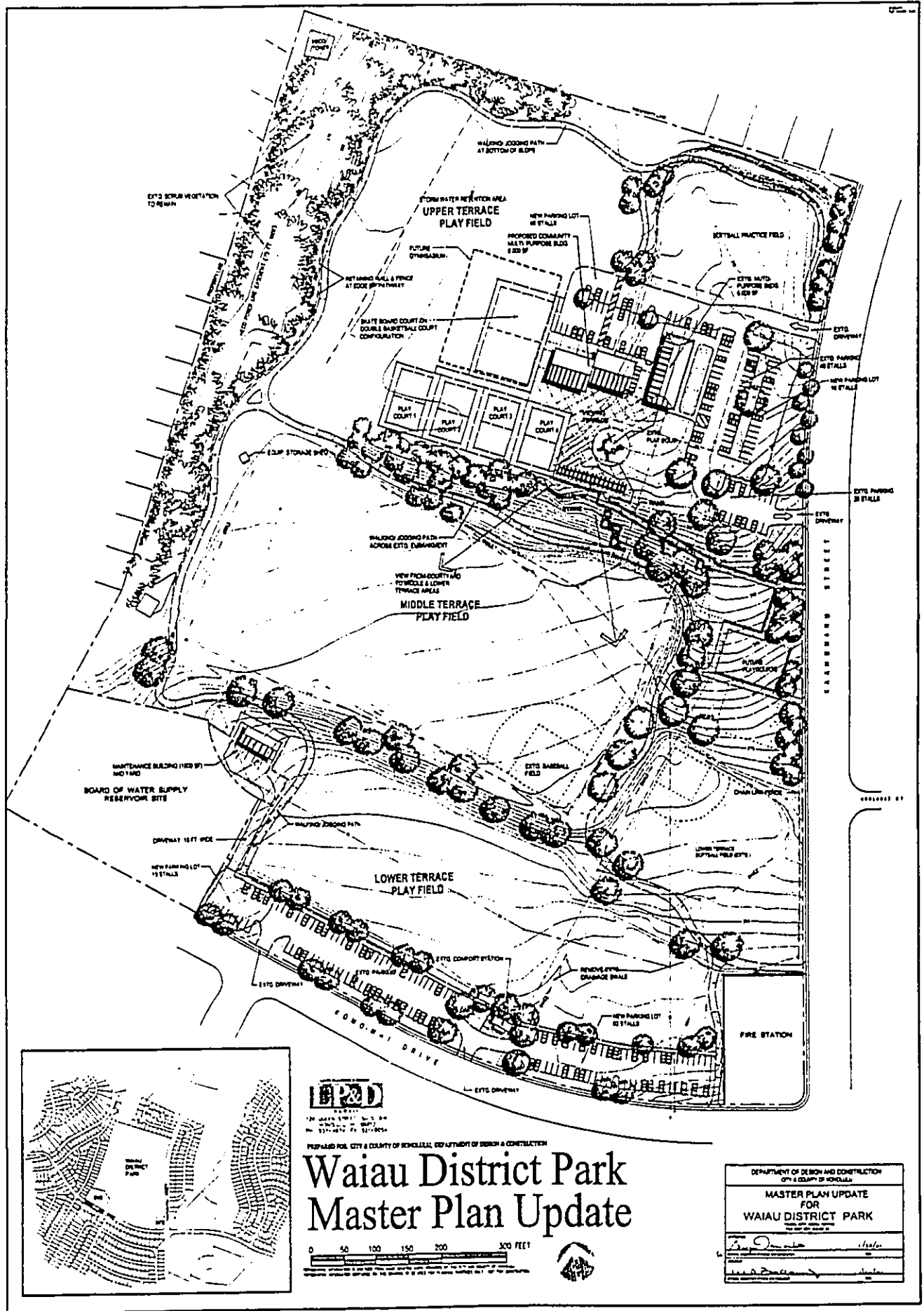
### 1.3.3 Play Courts

Four play courts (basketball, volleyball) are proposed in the vicinity of the upper terrace expansion zone, with three additional courts near Ka'ahumanu Street planned for the future as the need arises. The four courts would be fenced and may require retaining walls to establish level ground planes. The courts will not be lit for night use. However, underground conduits will be installed at the upper terrace courts in the event residents desire lighting in the future.

The three future play courts planned along Ka'ahumanu Street would be constructed only if future demand arises. The courts would be buffered from residents across the street by Ka'ahumanu Street (76 ft. right-of-way), would be located more than 100 ft. away from the nearest residential homes, and would be shielded with retaining walls and landscape treatment.

# CORRECTION

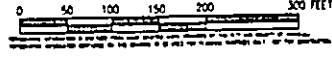
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BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING



BRYANT & DWYER  
 175 W. KALANANU'U BLVD., 2ND FL.  
 HONOLULU, HI 96813  
 TEL: 832-3272 FAX: 832-3274

PREPARED FOR: CITY & COUNTY OF HONOLULU, DEPARTMENT OF DESIGN & CONSTRUCTION

# Wai'au District Park Master Plan Update



DEPARTMENT OF DESIGN AND CONSTRUCTION CITY & COUNTY OF HONOLULU	
MASTER PLAN UPDATE FOR WAI'AU DISTRICT PARK	
_____ Date:	_____ Date:
_____ Name:	_____ Name:

The master plan recommends expansion of usable park land in the area identified as the 'upper terrace expansion zone'. (See Section 4.1.4 and Exhibit 13). Measuring approximately 3.9 acres in size, a significant amount of this area would be used to create a large upper terrace play field.

Major clearing and grading will be necessary. Due to its proximity to the gully along the Ewa boundary, the master plan recommends that the newly created play field in the upper terrace be graded to form a gentle, depressed 'bowl'. During periods of rainfall, the upper terrace play field will serve as a point of collection for storm water runoff and ground percolation, thereby avoiding drainage and potential erosion towards the residential homes located Ewa of the park site. This design approach is consistent with newly adopted policies of the City and County regarding on-site storm water retention. The middle and lower terraces have been constructed with swales and drain inlets in which storm water runoff is directed off site.

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The three future play courts planned along Ka'ahumanu Street would be constructed only if future demand arises. The courts would be buffered from residents across the street by Ka'ahumanu Street (76 ft. right-of-way), would be located more than 100 ft. away from the nearest residential homes, and would be shielded with retaining walls and landscape treatment.

A skateboard or inline skating court is proposed to accommodate one of these emerging youth activities. A skateboard court is designated on the master plan map; which is actually constructed depends upon the need not filled at the new Manana park. The court would be enclosed by fence. It would consist of non-permanent structures and would occupy approximately 15,000 sq. ft. Non-permanent modules would allow changes of use in the future, depending upon need. Should the popularity of both skateboarding and inline skating dissipate over time, two basketball / volleyball courts could be substituted.

#### 1.3.4 Multipurpose Building and Outdoor Courtyard

The existing multipurpose building provides 4650 SF of indoor space. Park personnel expressed the inadequacy of this building to accommodate indoor recreational needs, particularly senior citizen activities and the summer fun program. A second and separate multipurpose building is proposed, consisting of an additional 8000 SF. Expanding the existing building was deemed not feasible. (See Section 4.6.4).

The new / second multipurpose building is recommended to be adjacent to the existing structure and accompanied with approximately 45 new parking stalls within the upper terrace area. The new structure is proposed as a single story building to include natural ventilation and natural lighting for energy efficiency, and with interior flexibility to allow partitioning for multiple and concurrent functions.

Accompanying the new multipurpose building is an outdoor courtyard and viewing terrace. This feature takes advantage of the commanding and picturesque view across the Pearl Harbor viewshed and the Waianae mountain range. The outdoor court and viewing terrace is intended to provide a passive area as outlined in the city park standards and doubles as an observation area for parents attending young children at the play equipment area. The outdoor court and viewing terrace also serves as a central node for pedestrian circulation between the upper and middle terraces. Both stairs and handicap ramp would originate from this location. An outdoor trellis is proposed for exterior shading. Vehicular access from the parking lot to the outdoor court is proposed to accommodate maintenance vehicles and security patrols.

#### 1.3.5 Walking / Jogging Path

Approximately 4300 linear feet of pathway is proposed. The pathway is recommended to be approximately eight feet wide and constructed with a hard surface such as AC

pavement or concrete. In addition to being ADA compliant, the pathway should to be sufficiently wide to accommodate walkers and joggers as well as passing skaters or bicyclists. Several pedestrian connections to the existing sidewalk system on Ka'ahumanu Street and Komo Mai Drive are proposed.

#### 1.3.6 Maintenance Yard and Building

Presently there are no facilities to accommodate park maintenance equipment and supplies. A large Department of Parks and Recreation Maintenance Yard is being constructed at the new Manana park. It may meet the needs of Waiiau District Park. Nevertheless, an 1800 sq. ft. maintenance building and yard area is proposed in the lower terrace area, tucked behind the Board of Water Supply reservoir. The need for this facility will be reviewed in five years and constructed if needed by DPR in the future.

The maintenance building would be a single story metal structure (approximately 18 feet high) and would be used for storage of park equipment and supplies (i.e. mowers, fertilizer, irrigation equipment, park vehicles). The yard area would be approximately 4000 SF in size and paved with asphaltic concrete. Access would be provided through the parking lot at the lower terrace. The site would be completely fenced and secured with a locking gate at the driveway stem. The site would be visually screened with perimeter landscaping.

#### 1.3.7 Parking

Waiiau District Park currently provides 122 parking stalls, 60 at the upper terrace and 62 at the lower terrace. The master plan proposes to incrementally increase the parking at both areas. Approximately 63 additional stalls are proposed at the upper terrace area and 77 new stalls are proposed at the lower terrace area. Upon complete build out, approximately 263 stalls will be provided. No new driveway connections at Ka'ahumanu Street or Komo Mai Drive are proposed.

At least ten handicap designated stalls will be provided, with two being van accessible. Half will be in the upper and half in the lower terrace areas and in full compliance with ADA standards. (See Section 4.6.7).

#### 1.3.8 Landscaping and Irrigation

Landscape planting at Waiiau District Park is sparse. Except for a few Monkeypod trees in the upper terrace parking lot and near the existing ball fields and scattered Hong

Kong Orchid trees at the lower terrace parking lot, the site lacks shade trees. The master plan therefore proposes selective plantings of canopy trees for the benefits of shade and definition of recreational use areas. Landscape planting should be included with each increment of construction. Drought tolerant / low water use plants should be considered for all landscaping. The Ewa portion of the site is covered with scrub vegetation (i.e. haole koa, California grass). Much of this vegetation will be removed to expand the play field. However, existing scrub vegetation within the HECO easement and gully area will remain for erosion control and visual buffer purposes.

Much of the irrigation system is not functioning automatically and must be activated manually. Analysis of the system is needed to 'trouble shoot' problems and make repairs. Newly developed play fields will require expansion of the irrigation system. An efficient irrigation system is recommended, which incorporates moisture sensors to avoid operation of the system in the rain and when the ground has adequate moisture. Minimizing water consumption in the upper terrace area may be achievable by grading techniques and using the field as a retention basin for storm water run off.

#### 1.3.9 Utilities

Waiau District Park is serviced with municipal sewage, water and drainage. Existing infrastructure is adequate to accommodate the proposed master plan and no increase in water meter size, sewer and storm drainage service laterals, or off site improvements are anticipated to accommodate a full build out of the proposed master plan.

#### 1.3.10 Hours of Operation

No change in the hours of operation is being proposed. (See Section 4.6.10).

#### 1.3.11 Gymnasium and Swimming Pool

The previous master plan included a gymnasium and 50-meter swimming pool. The new plan emphasizes playing fields as the priority. However, a site for a gymnasium was designated on the master plan map, to be constructed in the future. The possibility of a swimming pool was considered; site for a pool was left open, pending determination whether a 25-meter or 50-meter pool would meet future demand.

#### 1.3.12 Staffing

No increase in administrative staffing is anticipated to support the proposed master plan. Should the gymnasium be constructed, an additional staff member may be

needed. Should a swimming pool be constructed, more than one additional staff member may be needed. Current parks district maintenance staff are expected to maintain proposed expansion of fields and facilities. Increased use of the park could generate increased calls for police service. Consideration of adding police personnel may become necessary.

#### **1.4 Implementation Timetable**

The master plan is intended to be implemented in phases. Timing depends upon actual appropriations in the City Capital Improvements Program budget. Phasing minimizes the disruption of park use during construction. The primary objectives of the phasing plan are to:

- Maintain the maximum amount of play fields at all times
- Construct a minimum of two play courts within the first phase
- Establish the walking / jogging pathway as quickly as possible

The phasing and estimated costs are recommended to begin in increments with a FY2002 CIP request for approximately \$180,000. for design and construction documents. (See Section 4.7 for complete details). No funds are authorized in the FY2001 budget. The FY2002 appropriation would include design and construction of the upper terrace expansion field and other upper terrace grading, the first 1600 linear feet of the walking / jogging path, two play courts, and a retaining wall and security fence. It would also include design of 15 new parking stalls at the lower terrace.

A CIP request for construction for approximately \$1.5 million dollars is recommended for FY2003. Currently, the City's 6-year CIP (2001- 2006) program contains \$3.5 million for planning, design and construction at Waiiau District Park. These funds, however, need to be programmed into the annual CIP budget in order to become available for implementation of the master plan. In addition to the programmed \$3.5 million, another \$2 million will be needed to meet the overall estimated cost of \$5.5 million. (See Phasing Outline Table after Section 4.8).

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## 2. Introduction

<b>Project:</b>	Waiau District Park, Master Plan and Environmental Assessment
<b>Park:</b>	Waiau District Park Department of Parks and Recreation, District III Pearl City Complex
<b>Contracting Agency:</b>	Department of Design and Construction City and County of Honolulu
<b>Consultant:</b>	LP&D Hawaii
<b>Land Owner:</b>	City and County of Honolulu Executive Order 3035
<b>Project Location:</b>	98 -1650 Ka'ahumanu Street Waiau, Pearl City-Newtown-Pacific Palisades District, Primary Urban Center, Oahu, Hawaii
<b>TMK:</b>	9-8-052: 002
<b>Project Area:</b>	31.428 Acres
<b>Existing Zoning:</b>	P-2 (General Preservation)
<b>DP Land Use:</b>	Park
<b>SMA:</b>	No
<b>Shoreline Setback:</b>	No
<b>Flood Zone:</b>	Unclassified high ground

## **2.1 Historic Background**

In 1974, the judgment in a civil law suit resulted in the State of Hawaii being awarded an area that includes all of what is now Waiau District Park. The original purpose of the condemnation was to build a high school for students living in the Waiau-Newtown developments. In 1982, the State of Hawaii, by executive order, set aside 31.428 acres for Waiau District Park under management of the City and County of Honolulu.

Sometime during the 1970's the City and County of Honolulu developed a master plan for Waiau District Park. The master plan was fairly ambitious (see Exhibit 14: Existing Master Plan), proposing eight tennis courts and spectator bleachers, two separate volleyball and basketball courts each, a 50-meter swimming pool with bleachers and a wading pool, a gymnasium, two baseball fields and four softball fields. No master plan report, environmental assessment or cost assessment was discovered to accompany the master plan drawing or was found in department files.

In 1983, the City leveled portions of the park site for playing fields and constructed a comfort station and a parking lot at the makai end of the park. In 1985, the City constructed the upper parking lots and the multipurpose building. Since 1985, no further development of park facilities has occurred, and until the City's funding for this master plan update, no significant CIP funds have been allocated to Waiau District Park despite the growing population that resides in the Pearl City and Aiea areas. Currently, Waiau District Park exists as a strategically located but significantly underdeveloped district park within the District III Pearl City Park Complex.

In 1999, the City and County of Honolulu through its CIP program retained the services of LP&D Hawaii for the purpose of updating the master plan for the Waiau District Park. Over a nine month period, regular planning and design meetings were held with community members and resulted in the establishment of a new master plan and implementation strategy which is the subject matter of this environmental assessment.

## **2.2 Planning Framework**

The Oahu General Plan promotes the "full development of the Primary Urban Center (PUC)" and the on going PUC planning reaffirms this directive by proposing land use patterns, development guidelines and implementation strategies that will steer urban

Honolulu towards being a robust and modern city in the 21<sup>st</sup> century. Embodied within this vision is the underlying need to provide for and fulfill many intensive urban requirements of the residents of Honolulu, to include meaningful recreation opportunities and open space in conjunction with other economic, transportation and housing objectives.

Viewing present land use patterns in the Pearl City area and contemplating PUC Development Plan objectives, Waiau District Park stands out as a significant publicly owned property with great opportunity to provide immediate and long range recreational and open space needs within the densely populated communities of Pearl City, Waiau, Waimalu and Aiea.

The park is located near the heart of Pearl City and surrounded by residential neighborhoods on all sides. From these neighborhoods, the park is easily accessible on foot, by bicycle and by automobile. It is larger than a standard district park, with about seven acres of the additional area usable, and capable of providing a wide array of public recreational needs, as well as being a site for organized sports activities. It is terraced to create three usable plateaus. Waiau is the largest of four district parks serving the Pearl City / Aiea community. The Pearl City region enjoys optimum climatic conditions, enabling the Waiau site to serve the community with recreational opportunities year round.

### **2.3 Purpose of Environmental Assessment**

The purpose of this environmental assessment (EA) is to identify and evaluate potential environmental impacts of the proposed Waiau District Park master plan, and, where applicable, to recommend mitigating measures that may be employed to minimize adverse impacts. This environmental review is a requirement of Hawaii's EIS Law, Section 343-5, HRS. It is "triggered" by the project's proposed usage of City and County property and funds.

This EA is prepared based on A Guidebook for the Hawaii State Environmental Review Process, prepared by the State Office of Environmental Quality Control, October 1997.

The accepting agency for this EA is the Department of Design and Construction, City and County of Honolulu.

#### **2.4 Master Plan Process**

The planning process for the Waiiau District Park master plan project was conducted in accordance with three distinct stages of work. Stage I consisted of the preparation of an Investigative Report and Analysis. This report compiled background and base line information about the park including a literature search, applicable land use controls, base mapping, a physical inventory of the park's conditions and identification of primary park users.

Stage II consisted of (1) organizing the Advisory Committee, (2) designing and conducting a community outreach program and (3) performing technical planning / design processes needed to formulate the proposed master plan.

Stage III of the project consists of the preparation of this environmental assessment as defined by HRS Chapter 343.

#### **2.5 Agencies Consulted**

Agencies consulted in the review of the master plan and this EA include:

- The U.S. Environmental Protection Agency
- Hawaii State Legislature, Senator David Y. Ige, 17<sup>th</sup> District
- Hawaii State Legislature, Representative K. Mark Takai, 34<sup>th</sup> District
- Hawaii State Legislature, Legislative Reference Bureau
- Honolulu City Council, Councilman Gary Okino, Council District VIII
- Aiea Neighborhood Board, William Clark, Chairman
- Pearl City Neighborhood Board, Albert Fukushima, Chairman
- State Department of Business, Economic Development and Tourism
- State DBEDT, Office of Planning
- State Department of Education
- State Department of Hawaiian Home Lands
- State Department of Health

- State DOH, Office of Environmental Quality Control
- State DOH, Office of Environmental Planning
- State Department of Land & Natural Resources
- State DLNR, Historic Preservation Division
- State DLNR, Division of Forestry & Wildlife
- State Department of Transportation
- Office of Hawaiian Affairs
- University of Hawaii at Manoa, Environmental Center
- C&C Board of Water Supply
- C&C Department of Community Services
- C&C Department of Design and Construction
- C&C Department of Facilities & Maintenance
- C&C Department of Parks and Recreation
- C&C Department of Planning and Permitting
- C&C Department of Transportation Services
- Honolulu Fire Department
- Honolulu Police Department
- Hawaiian Electric Company

Copies of this EA were also made available to the public at the Office of Environmental Quality Control, the Municipal Reference & Records Center, and the Pearl City and Aiea Public Libraries.

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### **3. Description of Existing Conditions**

#### **3.1 Site Location and Description**

Waiau District Park is located in Pearl City, mauka of the H-1 Freeway and at the intersection of Ka'ahumanu Street and Komo Mai Drive.

It is within the Pearl City Neighborhood Board No. 21 jurisdiction, census tract 78.01 and City Council District VIII. It is part of the Pearl City Complex, District III (Leeward), Department of Parks and Recreation, City & County of Honolulu.

The park is 31.428 acres in size, approaches rectangular in shape, and is surrounded by residential neighborhoods. A 75-foot wide power line easement (HECO) and a gulch buffers its Ewa boundary, separating the park from the residential neighborhood located immediately Ewa of the park site. To the immediate north, the park property abuts a row of single-family homes, separated by a 20-foot embankment. The makai and Diamond Head boundaries of the park are defined by Ka'ahumanu Street and Komo Mai Drive, respectively. (See Exhibit 1: Location Map; Exhibit 2: Tax Map; Exhibit 3: Aerial Photo; and, Exhibit 4: DP Land Use Map).

A large Board of Water Supply reservoir tank is located near the southwest corner of the park site and is accessed from Komo Mai Drive. A fire station is located next to the park at the Ka'ahumanu Street / Komo Mai Drive intersection. It is also accessed from Komo Mai Drive.

Internally, the park site begins at an elevation of approximately 255 feet above sea level near Komo Mai Drive and extends mauka to an elevation of approximately 330 feet at its northern boundary. The average slope is between 5 and 6%. Within the park site there are two graded embankments ranging from 4 to 12 feet in height. These embankments cut across the site in a latitudinal direction (east to west) and create three distinct terraces or plateaus within the park. A detailed description of these terraces is contained in the appendix of this report. (See Exhibit 13: Site Analysis).

The three terraces are predominantly vegetated in grass and are maintained as recreational play fields. However, the HECO easement, the gully area along the Ewa boundary, and the upper northwest sector of the park are overgrown with

scrub vegetation (i.e. haole koa, California grass, etc.) in fairly thick stands up to 10 feet in height. Evidence of foot trails through the shrubbery can be found.

## **3.2 Existing Improvements**

### **3.2.1 Structures and Parking**

Constructed improvements at Waiiau District Park consist of a multipurpose building, a free standing comfort station, three paved parking lots, a children's play area (equipment), one baseball field with backstop and one softball field with backstop. The existing conceptual layout of the park (Exhibit 10: Existing Site Plan) also shows three more softball fields in the lower terrace, an additional baseball diamond in the middle terrace, and two soccer fields overlaid the baseball diamonds on the middle terrace.

The multipurpose building is a single story, naturally ventilated concrete / CMU structure with a large metal hip roof. It is approximately 4650 SF in size and equipped with bathrooms, a small office, a small conference room, and a kitchen area inside and two bathrooms entered from outside. The building is used for summer fun activities, senior citizen classes, community meetings and other passive forms of activities.

The freestanding comfort station is located near the makai parking lot. It is a naturally ventilated concrete / CMU structure with a metal hip roof, approximately 500 SF in size.

The makai parking lot is located parallel to Komo Mai Drive in the lower terrace. Access to the makai parking lot is via two driveways off Komo Mai Drive. The parking lot has a single travel lane (two way) and is double loaded (90 degree parking). It accommodates approximately 62 vehicles.

The mauka parking area consists of two interconnected parking lots in the upper terrace. Access into the two parking lots is via a one-way driveway off Ka'ahumanu Street. The driveway circulates through both parking lots and exits back onto Ka'ahumanu Street. The parking lots accommodate approximately 60 vehicles with 90 degree parking stalls.

A children's play area (equipment) is located in the upper terrace, adjacent to the multipurpose building. The equipment is newly installed and has been constructed on a rubberized surface. A single picnic table is located nearby.

### 3.2.2 Field Recreational Resources

Each of the three terraces provides large play field areas. (See Exhibit 13: Site Analysis). There are also essentially unused areas in the park.

**Lower Terrace** – Located at the makai end of the park, separated by existing embankments and drainage swales.

Area L1 – A 2.76 ac. play field immediately above the makai parking lot.

Area L2 – A 1.62 ac. softball field adjacent to Ka'ahumanu Street.

Area L3 – A 1.37 ac. practice field along Komo Mai Drive next to the fire station.

**Middle Terrace** – Located in the middle of the park, defined by embankments and drainage swales on upper and lower side and a drainage swale on the Ka'ahumanu Street side.

Area M1 – A 5.67 ac. play field, which includes a baseball diamond with backstop.

**Upper Terrace** – Located at the mauka end of the park, separated by an embankment on the makai side and park boundaries on the other three sides.

Area U1 – A 1.76 ac. undersized soccer field behind the multipurpose building and surrounded by vegetation on the other three sides.

Area U2 – A 1.16 ac. sloping field at the northeast corner of the park.

Area U3 – A small area makai of the multipurpose building used for children's play equipment.

**Upper Terrace Expansion Zone** – A 3.9 ac. overgrown area, which could be leveled and used for play fields or courts.

**Others** – Miscellaneous smaller areas are separated by swales, embankments, parking lots, or boundaries. Most notable are:

**Street Frontage A** – A 1.10 ac. sloping, grassy area along Ka'ahumanu Street at about the middle terrace level.

**Street Frontage B** – A less than one acre area along Ka'ahumanu Street surrounded by the driveways and parking stalls of the upper parking lots.



Nearly all usable field areas are used for soccer games or soccer practices. However, other outdoor sport activities overlap and share portions of the park fields. This occurs in three areas within the park. The first is at the SE corner of the middle terrace (area M1) where a baseball diamond and back stop is located. The second is at area L2 where a softball diamond and back stop is provided. The third is at area U2 where softball practice is sometimes conducted. However, no facilities (i.e. backstop, diamond) are provided at this location.

None of the park's field areas is equipped with night lighting, score boards, bleachers or an amplified speaker system. Spectators stand or sit on the side of the embankment, along the sidelines, or under the shade of the existing trees. A chain link fence is located along Ka'ahumanu Street, beginning five feet mauka from the fire department boundary and extending approximately 250 feet mauka.

### **3.3 Infrastructure**

#### **3.3.1 Water and Fire Protection**

The park is serviced by a 3-inch domestic water meter. The meter is located at Komo Mai Drive and extends more than 1200 linear feet from Komo Mai Drive to service the multipurpose building located at the upper terrace.

A second 8-inch DC meter is located off Ka'ahumanu Avenue and is used for fire protection purposes. Located near the mauka driveway, it extends into the park site with an 8-inch lateral line and connects to a fire hydrant located near the northwest corner of the multipurpose building.

The park site contains a total of six additional fire hydrants along its perimeter. Four are located within the right-of-way at Ka'ahumanu Street and two are located along Komo Mai Drive. A fire station is just off the southeast boundary.

#### **3.3.2 Sewer**

The park is adequately supplied with public sewer service. Both the comfort station at the lower terrace and the bathrooms at the multipurpose building have 8-inch sewer connections to the municipal sewer system located at Komo Mai Drive. The line runs nearly the full length of the site (mauka to makai).

In addition to these sewer connections, several other sewer lines have been installed on the park site. (See Exhibit 13: Site Analysis). These include:

- Sewer line extending across lower terrace, then mauka into middle terrace
- Sewer line extending across middle terrace to embankment area
- Sewer line extending from residential area (mauka) into upper expansion zone.

No additional sewer lateral connections to either Ka'ahumanu Street or Komo Mai Drive are anticipated to accommodate proposed master plan improvements.

### 3.3.3 Drainage

The park site is serviced by two municipal storm drainage systems. The first system consists of a 48-inch storm drain connection located at Ka'ahumanu Street. This drainage system services portions of the upper terrace, all of the middle terrace, and a portion of area L2. (See Exhibit 13: Site Analysis).

The second storm drainage system consists of a 24-inch storm drain connection located at Komo Mai Drive. This system services the lower terrace areas. It consists of a series of grated drain inlets and lateral lines ranging from 24" to 18" in size.

Both Ka'ahumanu Street and Komo Mai Drive are constructed with concrete curbs, gutters and sidewalks. There are three storm drain catch basins located along the Ka'ahumanu Street and two catch basins located along Komo Mai Drive respectively.

Drain inlets and a 30-inch drain line services the parking lot and multipurpose building at the upper terrace area. The 30-inch line continues along the edge of the middle terrace, collecting additional storm water from drain inlets and swales located at this terrace. The 30-inch drain line connects to the main drain line located at Komo Mai Drive.

The lower terrace is serviced by a separate 24-inch drain line. Using drain inlets and surface swales, this drainage system is connected to Komo Mai Drive near the fire station.

### 3.3.4 Electrical Service

The site is currently supplied with electrical power from Hawaiian Electric Company (HECO). Electrical power originates from a transformer and underground conduit located across Ka'ahumanu Street near Ho'olauae Street. The electrical conduit continues underground and cuts across the park to a second transformer located near the northwest corner of 'Street Frontage A', then continues to a third transformer located near the multipurpose building and children's play equipment.

### 3.3.5 Traffic and Circulation

Vehicular access to Waiau District Park is provided from Ka'ahumanu Street and Komo Mai Drive. Ka'ahumanu Street (80 foot right-of-way) and Komo Mai Drive (70 foot right-of-way) are considered to be major thoroughfares by City and County subdivision standards.

Ka'ahumanu Street has a pavement width (curb to curb) of 64 feet, provides three travel lanes in both directions and has a posted speed limit of 25 miles per hour. On-street parking is permitted on both sides of the street. Komo Mai Drive has a pavement width (curb to curb) of 56 feet. It provides two travel lanes in both directions, and has a posted speed limit of 25 miles per hour as well. On-street parking is permitted on both sides of the street. However, the number of two-car driveways on the makai side leave very little curb for parking.

Both streets have fully developed shoulders (curbs, gutters, sidewalks). The shoulder width along Ka'ahumanu is eight feet on each side. The shoulder widths along Komo Mai Drive are seven feet.

There are four driveway connections into the park site. Two are located at Ka'ahumanu Street, two are located at Komo Mai Drive. The Ka'ahumanu driveways are one way. Both left and right turn movements are permitted at the Ka'ahumanu Street driveways and no left turn storage / stacking lanes are provided in the roadway. Parking capacity at this location is approximately 60 vehicles.

The two driveways located at Komo Mai Drive are two ways, and left and right turn movements are permitted at both locations, without restrictions and without left turn storage / stacking lanes in the street.

A fully signalized intersection is located at Ka'ahumanu Street and Komo Mai Drive. According to police records, from January 1995 to September 2000 there have been six major and ten minor traffic accidents at the intersection, including three years with no accidents at all. That is an average of about one major and one-and-a-half minor accidents per year. The community has not complained about the intersection to either the police or the neighborhood board.

### **3.4 Natural Characteristics and Resources**

#### **3.4.1 Physiography and Topography**

According to the 1983 edition of the Atlas of Hawaii, Waiau District Park lies within the Kawaihoa Dissected Uplands physiographic division of Oahu. This division is characterized by "slopes incised by large, deep valleys; some ridge crest may reflect former slopes. Transitional towards the cliff-and-valley type."

The present landform was originally the result of construction by volcanoes and sedimentary processes, followed by the result of long-term weathering and eroding processes. More recently, the agricultural practices of the 1900's and the subsequent urbanization of Pearl City / Aiea region further contributed to the present day shaping and configuration of the Waiau District Park and its surrounding landforms.

The topography of the Waiau District Park site is dramatic and is described in detail in Exhibit 8: Topographic Map. In general, primary topographic features include a deep gulch along the Ewa side of the park site. The gulch serves as a major drainage way. A concrete channel has been constructed in the gulch to manage current drainage runoff.

A second distinctive topographic feature consists of the three graded terrace areas within the park site, separated by embankments. Each terrace is relatively level and defined by grading embankments of 4 to 20+ feet in height. The average elevation of the upper terrace is 310 feet. Average elevations for the middle and lower terraces are 280 and 265 feet respectively. Elevations at the

Waiau District Park site range from 330 feet at the mauka end to 255 feet at the makai end, and from 285 feet at the top of the Ewa slope down to 220 feet near the Ewa-mauka property line. (See Exhibit 8: Topographic Map). The average slope from mauka to makai is 5.9%.

The graded embankments separating the terraces are planted in grass, however certain areas are barren and heavily compacted. Modest signs of erosion are visible on the bare embankments. The Ewa slope is overgrown with brush and a few trees and is generally too thick to pass through. There is evidence of beaten paths through the thicket.

#### 3.4.2 Soils

The National Cooperative Soil Survey Classification of 1967 identifies the soil order of the park area as Oxisols, which are oxide-rich soils normally found in the tropics. These soils possess exceptional resistance to physical deterioration under intensive mechanized agriculture.

The Detailed Land Classification of the Land Study Bureau (University of Hawaii, 1972) identifies the soil types at Waiau District Park as consisting of D49 and D50. The D classification indicates a low productivity rating for agricultural purposes. Other soil characteristics include fine texture, non-stony, non-expansive clay properties and drained. The soil is associated with the Haplustox group and Lahaina soil series. It appears dark reddish brown and is generally associated with a median annual rainfall of 25 to 40 inches per year.

#### 3.4.3 Archeology

Before urbanization and residential development of the area, Waiau District Park site was owned by Oahu Sugar Company, Ltd., which used the entire site for agricultural purposes (sugar cane). While used for cane, the site was cleared and subjected to intensive grading for many years. Based upon a literature review, there are no known archeological sites or resources on the property.

#### 3.4.4 Flora, Fauna

Based on several visual site inspections, aerial photo analysis, and a literature search, there are no exceptional, rare or endangered plant materials located on

the site. There is no evidence that the site is a habitat for rare or endangered wildlife.

The ungraded portion of the site (upper northwest sector) appears to be fully vegetated with a dense stand of haole koa shrubbery, California grass and other annual grasses. Rodents, mongooses and other common animals, such as feral cats, may be found in this area.

#### 3.4.5 Climatic Conditions

The Waiiau District Park site is oriented leeward and exposed to sun throughout the day. Temperatures range from a low of 60 degrees during the winter season to a high of nearly 90 degrees during the summer months. The site lies near the 40-inch isohyetal contour. Winter rains average near ten inches per month and may account for nearly all of the annual rainfall. Average rainfall during the summer season drops to one or two inches per month.

The wind pattern varies. The park is sheltered from direct trade winds, which are the prevailing northeasterly winds, by the Koolau Mountains. Anecdotal evidence offered by neighbors suggests that there can be brisk winds in the afternoon and early evening coming down off the mountains.

#### 3.4.6 Existing Landscape

There are seven mature Monkeypod trees at the middle terrace, separating the baseball and softball fields. These trees provide a shady rest area for spectators. An additional eight Monkeypod trees and a few Shower trees are located in the upper terrace area near the parking lot. The lower terrace parking lot is planted with nine Hong Kong Orchid trees.

Except for the northwest sector, which is covered with haole koa shrubbery, the balance of the park site is landscaped with grass to facilitate active sports activities. There are no hedges, groundcover beds or other special landscaped areas in the park.

Mature Rainbow Shower trees (street trees) are located along Ka'ahumanu Street within the public right-of-way.

### 3.4.7 Visual and Scenic Resources

Due to Waiau District Park being located on the lower slopes of the Koolau Mountains and being surrounded by low-rise residential developments, the site has a commanding view across the Pearl Harbor Plain and Pearl Harbor. Particularly from the area immediately makai of the multipurpose building, around where the children's play equipment is located, the view is both broad and far distant. This view is identified in the Coastal View Study as part of the South Shore Viewshed. This 1987 study describes the view being best enjoyed "from the upper residential areas of Pearl City and Waipio where an overview of the harbor can be seen" and describes this as a type 5 viewshed.

## 3.5 Social and Economic Characteristics

### 3.5.1 Social Characteristics

The Waiau District Park is one of seventeen parks in the Pearl City Complex, Department of Parks and Recreation, District III and an integral part of the larger City park system. A detailed listing of the parks and facilities within the Pearl City Complex are contained in Exhibit 12: Pearl City Complex Parks. (The Parks Department uses the word "complex" as a rough equivalent to "sub-district").

Other parks within the Waiau District Park service area include Pearl Ridge Community Park, Waimalu Community Neighborhood Park, Waiau Neighborhood Park, Nahele Neighborhood Park, Ka'ahele Neighborhood Park, Kaonohi Neighborhood Park and Waiau Gardens Mini Park. Collectively, this hierarchy of parks provides for the passive and active recreation needs of the Waiau and Waimalu communities, a population base of approximately 25,000 residents, and to some extent the needs of the adjacent communities of Pearl City and Aiea as well.

Waiau District Park is presently heavily used for active / organized sport activities and the calendar of the multipurpose building is well booked for senior citizen activities and summer fun programs.

### 3.5.2 Economic Characteristics

Except for modest permit fees, Waiau District Park does not generate any significant income. The park is managed and all maintenance requirements are performed by the City's Department of Parks and Recreation through the City's

operating budget. Major improvements such as those proposed in the master plan will be funded through the City's capital improvements program. According to park officials, there are no unusual or extraordinary expenses or maintenance costs associated with operating Waiiau District Park, and the proposed master plan improvements will not generate the need for increased staffing within this park district. Existing maintenance staff is expected to maintain the additional fields and facilities.

Proposed park improvements are estimated to be approximately \$4.5 million. This would be a "one time" expense over the course of several years. The City's six year CIP (2001-2006) has budgeted \$3.5 million for improvements at Waiiau District Park. However, there is no current funding in the FY2001 budget for improvements at this park.

### **3.6 Land Use Controls**

#### **3.6.1 Existing Zoning**

Waiiau District Park lies within a P-2 General Preservation district. Fundamental purposes of this zoning district are to preserve and manage major open space, recreational lands and lands of scenic and other natural resource value. The 31.428-acre park site is a single zoning lot, in full compliance with P-2 zoning lot standards. Functioning as a public park, it is a permitted principal use within the district. All existing conditions conform to P-2 development standards as contained in the LUO. (See Exhibit 6: Zoning Map).

There are no specific parking requirements within the LUO for public parks. Currently the park provides approximately 122 off-street parking stalls at the upper and lower terrace. The master plan proposes a net increase of approximately 63 off-street parking stalls at the upper (to a total of 123) and 77 off-street parking stalls at the lower terrace (to a total of 140) for a total of 263 stalls for the entire park site. As required by the Americans with Disabilities Act Accessibility Guidelines Sec. 4.1.2, Paragraph (5)(a) 5 stalls in each, the upper and lower lots, will be designated handicap stalls, and per Paragraph (5)(b) one stall in each lot must be van accessible.



### 3.6.2 Development Plan

Waiau District Park is designated "Park" on the current Primary Urban Center Development Plan Land Use Map.

Current PUC planning efforts define the commercial core along Kamehameha Highway (from Pearl City to Aloha Stadium) as "the Heart of Pearl Harbor." The draft PUC plan recognizes the area as a series of town centers and acknowledges the strong emphasis towards automobile accommodations. Within the context of current PUC planning efforts, no specific or special role is placed on Waiau District Park. (See Exhibit 4: DP Land Use Map).

### 3.6.3 Public Facilities Plan

Waiau District Park is designated "P/M" on the Primary Urban Center, West, Public Facilities Plan Map. "P/M" means a park under development. (The "M" is for the word "modification"). (See Exhibit 5: DP Public Facilities Map).

### 3.6.4 Flood Zone

Waiau District Park lies on land designated 'unclassified high ground.' It is not designated as any type of flood zone and is not considered subject to flooding. (See Exhibit 7: Flood Zone Map).

### 3.6.5 Coastal Zone

The Waiau District Park site is not located within the Special Management Area and is not subject to coastal zone management regulations.

### 3.6.6 Summary of Land Use Controls

Waiau District Parks does not lie in a Special District or Historic District. On the Flood Zone map, it lies in an area identified as "unclassified high ground," which is considered not subject to flooding. It does not lie in a shoreline setback area and is not subject to the Special Management Area regulations. Proposed improvements planned for Waiau District Park will be made in the context of all ministerial land use controls. No unusual or unique land use controls will impinge upon the continued development of the site for park use.

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## 4. Planning Process and Master Plan

### 4.1 Planning Process

The planning process for the development of Waiiau District Park was conducted over a nine month period from January to September, 2000. Input was obtained from four primary sources: district park standards, public input, city staff input, and the park site analysis.

#### 4.1.1 District Park Standards

Department of Parks and Recreation Facility Standards were established in 1976 and were used as general guidelines for planning Waiiau District Park. These standards have been revised and are currently under final review. However, no changes are being made which would require changing the Waiiau District Park Master Plan Update.

At present, a district park is the larger among typical urban parks and is usually about twice the size of a community park, about four times the size of a neighborhood park, and several times the size of a mini-park. Regional, shoreline and other special parks may be larger than a district park. The average size of a district park is 20 acres, and the average service area is two miles radius and a population of 25,000. Waiiau District Park is 31.428 acres. However, about seven acres are not usable due to a HECO power line easement, a steep gully, and several steep embankments within the park site. The park is not adjacent to a school site.

Based on existing standards that are currently being revised, basic facilities that can be included in district parks include:

- children's play area
- 3-4 basketball courts (lighted)
- 3-4 volleyball courts (lighted)
- 4-6 tennis courts
- 2 softball fields
- 1 baseball field
- gym / recreation bldg.
- 25-meter swimming pool
- passive area (additional desirable facility)
- jogging trail (additional desirable facility)

#### 4.1.2 Public Input Process

Community participation in the formulation of the Waiiau District Park Master Plan was an integral part of the planning process. Starting in January, 2000, a series of meetings were conducted. All meetings were held at Waiiau District Park. "Public" and "Advisory Committee" meetings were held. A detailed summary of meetings may be found in Appendix B.

To solicit interest and participation from the public, presentations were made to the park users scheduling meeting and the Aiea / Pearl City Visioning Team. Contacts were made by mail or phone with the Pearl City Neighborhood Board, Aiea Neighborhood Board, and the Pearl City Community Association. Participants were also identified and referred to advisory committee membership by the Parks Department staff and the office of the area Council member. For each of the public meetings, notices were posted at the park and flyers were distributed to residents in the immediate neighborhood.

At the first public meeting, planners explained the master planning process and solicited input and participation. At the second public meeting, planners explained the master plan preferred by the Community Advisory Committee and sought reactions, which were favorable. A presentation was also given to the Pearl City Neighborhood Board.

The advisory group consisted of 20 park users, including neighborhood residents, both Pearl City and Aiea Neighborhood Board members, Aiea / Pearl City Visioning Team members, a Pearl City Rotary Club member, and staff from Council District VIII. Staff from the Department of Parks and Recreation and the Department of Design and Construction assisted. Several participants represented various user leagues, including soccer, baseball, and girls' softball currently using the park and football and basketball wishing to use the park.

The Community Advisory Committee met regularly to consider District Park Standards (Sec. 3.1.1, above), City staff input (Sec. 3.1.3, below), the park site analysis (Sec. 3.1.4, below), and the needs and concerns of the community, as input from public questionnaires, public testimony, and park user groups or as supplied by the members themselves. The existing master plan, inventory of other parks in Waiiau and the surrounding area, alternative vision statements for the park, alternative conceptual

schemes for a new master plan, prospective costs of alternatives, and related issues were discussed at length.

Major recurring themes in the committee discussions included:

- Safety and security of the park and surrounding neighborhood;
- Preservation of open space and views;
- Maintaining a park of play fields for soccer, football, baseball and softball;
- Provision of courts (for basketball and volleyball) and paths (for walking and jogging); and,
- Need for more meeting facilities for youth and senior activities.

Conclusions of the committee are captured in the design concept (Sec. 4.5.2).

#### 4.1.3 City Staff Input

The third source of input was from the professional staff of the City's Parks Department (Pearl City Complex Supervisor, Don Akiyama, and Waiiau District Park Recreation Director, Andy Yamada), as well as the planners within the Department of Design and Construction. There was also administrative review by directors of the various affected City departments.

#### 4.1.4 Park Site Analysis

The park site was analyzed to determine opportunities and constraints. The Site Analysis (see Exhibit 13: Site Analysis) divides the park into upper, middle, and lower terraces, plus separate street frontages along Ka'ahumanu Street. On each area, usable blocks of land are identified, separated by features of the terrain. A detailed analysis was done. Moving embankments and utilities was avoided to reduce unnecessary expense.

### 4.2 Development Program

The proposed master plan program roughly parallels the City standards for a district park, with exceptions made based on input from the sources described above and the unique conditions of the site and its surrounding environs. This master plan does not propose to demolish or remove any existing built facilities. The new plan proposes the following development program:

### Existing Facilities

4650 SF multipurpose building  
children's play area  
1 comfort station  
1 baseball field  
  
1 softball field  
  
1 softball practice area  
  
parking (approximately 123 stalls)

### Proposed New Facilities

8000 SF multipurpose building  
4 basketball / volleyball courts  
walking / jogging path  
1 skateboard court, convertible  
to 2 basketball / volleyball courts  
passive area (outdoor court and viewing  
terrace)  
gymnasium site (potential future  
development)  
parking (approximately 140 stalls)  
to total of approximately 263 stalls

## **4.3 Alternatives Considered**

Three conceptual schemes were initially developed for the park. Based upon deliberations with the advisory committee, desirable elements from the three schemes were selected and used to form a fourth scheme, and it was refined into a preferred scheme and eventually into the proposed master plan. Rough magnitudes of cost were developed for each schematic concept. Estimates ranged from \$3.1 to \$9.7 million. Scheme 4 (preferred plan) was estimated at approximately \$4.3 million, not including design fees, state tax or contingencies.

### **4.3.1 Scheme 1**

Scheme 1 conceived of developing usable park lands to accommodate the maximum amount of playfields. Some may be for a particular sport, such as baseball or softball with a permanent backstop. Some may be useful to more than one sport, such as soccer and football being played on the same field, or soccer or football being assigned a field from amongst the choices available. This scheme de-emphasized building facilities such as a gymnasium and swimming pool. It provided a modest number of play courts. Estimated cost: \$3.1 million.

### **4.3.2 Scheme 2**

Scheme 2 conceived of developing usable park lands to accommodate the maximum amount of facilities, such as a gymnasium; swimming pool; and, tennis, basketball, volleyball, and other courts. At the same time, this scheme did not reduce existing playfields, all of which are being currently used. Estimated cost: \$9.75 million.

#### **4.3.3 Scheme 3**

Scheme 3 conceived of developing usable park lands to accommodate selected facilities, while providing an increase in the number of playfields and an increase in the total acreage used for playfields. The idea was to add facilities while trying to fill the need for more fields. Estimated cost: \$7.39 million.

#### **4.3.4 Scheme 4**

Scheme 4 conceives of developing usable park lands to provide major play fields at each terrace area. It provides for development of play courts while minimizing the impact of things such as noise and night lighting on adjacent residences. It expands the multipurpose building to allow more programs and activities. It increases parking spaces at both parking lots. It provides a pedestrian walkway / jogging path throughout the park, with exercise stations at various points. Opportunity remains for adding a facility such as a gymnasium in the future. Estimated cost: \$4.37 million.

#### **4.4 Consensus**

A consensus among the Advisory Committee members favoring scheme 4 was reached during its third meeting. An illustrative site plan was prepared based on scheme 4 and presented to the committee at its fourth meeting. Based on the committee's continued support, the four schemes, the cost estimate and the illustrative site plan were presented to the City's Directors Review.

Further refinement continued during a second public meeting, committee meeting number 5 and a second presentation before the City's Directors Review. The master plan and phasing plan as contained in this report (Exhibits 15: New Master Plan and Exhibit 16: Phasing Plan) represents the consensus of the Advisory Committee, meets with the approval of the City's Directors Review, and has been presented before a general public meeting.

The Advisory Committee agreed to recommend a review of the master plan in five years, with the caveat that, if an Olympic size swimming pool is not being built in Central Oahu Regional Park by then, it should be built in Waiiau District Park. The committee wanted, regardless of what happened at the central Oahu park, to reconsider the matter of a gymnasium and swimming pool. A site for a gymnasium was included on the master plan map. Location of a swimming pool was left undetermined.

#### **4.5 Master Plan, General Description**

Surrounded by single and multi-family residential neighborhoods, Waiau District Park serves as a large public open space and recreational resource for the residents of the Pearl City / Aiea communities. The park site benefits from favorable climatic conditions, making it usable for outdoor recreational activities year round. There are no off site infrastructure deficiencies that would prohibit expansion of recreational facilities.

Taking into account its physical attributes and the expressed recreational needs of the community, the following vision statement and design concept was adopted:

##### **4.5.1 Vision Statement**

Waiau District Park will primarily provide field activities for people living in the Pearl City / Aiea area, while also addressing the needs of the neighboring community with a variety of individual and family recreational opportunities.

##### **4.5.2 Design Concept**

The design concept for Waiau District Park originates from the vision statement above. The park is intended to service the broader community (Pearl City and Aiea) through its dedication of large portions of the site for active play fields. Secondary features of the park (such as courts, walking / jogging paths, multi-purpose buildings, etc.) are intended to service residential neighborhoods located within the Waiau district park service area. (See Exhibit 15: New Master Plan).

There was overwhelming support expressed by the Advisory Committee for active play fields as the predominant use of the park lands. It was expressed that organized field sports activities were consistent with the recreational needs of the Pearl City and Aiea communities as well as the immediate residential neighborhoods surrounding Waiau District Park. Large play fields at each of the three terrace areas therefore form the backbone of the master plan.

Secondly, strong support from Advisory Committee members and park staff personnel was expressed for play courts. Recognizing that the play court activities may impact surrounding single family residential homes, the master plan locates the play courts towards the interior of the park site, thereby forming the basis for centralizing structures and built facilities in the upper terrace area. Future play courts are included along

Ka'ahumanu Street. The master plan envisions up to three courts being constructed at this location only as the demand arises.

Major recurring themes during public and advisory committee meetings were issues of safety and security of the park and surrounding neighborhood. The Honolulu Police Department recommends that the concept of *Crime Prevention Through Environmental Design* be used in the design phase.

#### **4.6 Master Plan, Detailed Description**

##### **4.6.1 Play Fields**

The existing play fields are used to accommodate organized sports activities. While some competition soccer games are held at the park, the predominant use of the fields is for practice sessions. The play fields are therefore "unstructured," enabling sports teams to cone off smaller portions of the fields for drills and practices. This method of sharing allows a large number of sports teams to use the fields simultaneously and was expressed as a *desirable feature and usage of the park*. Coaches and parents also asked for a storage shed to store goals and equipment needed for field sports.

The master plan recommends expansion of usable park land in the area identified as the 'upper terrace expansion zone'. Measuring approximately 3.9 acres in size, a significant amount of this area would be used to create a large upper terrace play field.

Major clearing and grading will be necessary. Due to its proximity to the gully along the Ewa boundary, the master plan recommends that the newly created play field in the upper terrace be graded to form a gentle, depressed 'bowl'. During periods of rainfall, the upper terrace play field will serve as a point of collection for storm water runoff and ground percolation, thereby avoiding drainage and potential erosion towards the residential homes located Ewa of the park site. This design approach is consistent with newly adopted policies of the City and County regarding on-site storm water retention. The middle and lower terrace has been constructed with swales and drain inlets in which storm water runoff is directed off site.

The master plan does not recommend exclusive use of play field area for any designated sports activity. Actual scheduling and reservations for usage of the play field will remain with the 'field use meeting' held by the Department of Parks and Recreation in the Fall.



#### 4.6.2 Ball Fields

Waiau District Park currently provides one baseball field (middle terrace), one softball field (lower terrace) and one practice softball area (upper terrace). All of these ball fields are to remain.

Due to its proximity to mauka residences, the softball area in the upper terrace area is intended for practice only (i.e. fielding, base running, infield drills). Limited grading at the practice softball area (upper terrace) is recommended to level the playing surface.

#### 4.6.3 Play Courts

Four play courts (basketball, volleyball) are proposed in the vicinity of the upper terrace expansion zone, with three additional courts near Ka'ahumanu Street planned for the future as the need arises. The four courts would be fenced and may require retaining walls to establish level ground planes. The courts will not be lit for night use. However, underground conduits will be installed at the upper terrace courts in the event residents desire lighting in the future.

The three future play courts planned along Ka'ahumanu Street would be constructed only if future demand arises. The courts would be buffered from residents across the street by Ka'ahumanu Street (76 ft. right-of-way), would be located more than 100 ft. away from the nearest residential homes, and would be shielded with retaining walls and landscape treatment.

A skateboard or inline skating court is proposed to accommodate one of these emerging youth activities. A skateboard facility is designated on the master plan map. However, at the time determination was made, it was not certain what facilities would be constructed at the new Manana park. Since there was support for both, the skateboard facility is designated with the understanding that an inline skating court may be selected instead. The court would be enclosed by fence. It would consist of non-permanent structures and would occupy approximately 15,000 sq. ft. Non-permanent modules would allow changes of use in the future. Should the popularity of one diminish, the area could be used for the other. Should the popularity of both skateboarding and inline skating dissipate over time, two basketball / volleyball courts could be substituted.

#### 4.6.4 Multipurpose Building and Outdoor Courtyard

The existing multipurpose building provides 4650 SF of indoor space. Park personnel expressed the inadequacy of this building to accommodate indoor recreational needs, particularly senior citizen activities and the summer fun program. A second and separate multipurpose building is proposed, consisting of an additional 8000 SF. Expansion to the existing building was explored by CJS Group Architects but determined to be unfeasible due to its roof design, concrete walls and the need to completely shut down the building to accommodate construction.

The new / second multipurpose building is recommended to be adjacent to the existing structure and accompanied with approximately 45 new parking stalls within the upper terrace area. The new structure is proposed as a single story building to include natural ventilation and natural lighting for energy efficiency, and with interior flexibility to allow partitioning for multiple and concurrent functions.

Accompanying the new multipurpose building is an outdoor courtyard and viewing terrace. This feature takes advantage of the commanding and picturesque view across the Pearl Harbor viewshed and the Waianae mountain range. The outdoor court and viewing terrace is intended to provide a passive area as outlined in the city park standards and doubles as an observation area for parents attending young children at the play equipment area. The outdoor court and viewing terrace also serves as a central node for pedestrian circulation between the upper and middle terraces. Both stairs and handicap ramp would originate from this location. An outdoor trellis is proposed for exterior shading.

Vehicular access from the parking lot to the outdoor court is proposed to accommodate maintenance vehicles and security patrols.

#### 4.6.5 Walking / Jogging Path

Approximately 4300 linear feet of pathway is proposed. The pathway is recommended to be approximately eight feet wide and constructed with a hard surface such as AC pavement or concrete. In addition to being ADA compliant, the pathway should be sufficiently wide to accommodate walkers and joggers as well as passing skaters or bicyclists. Several pedestrian connections to the existing sidewalk system on Ka'ahumanu Street and Komo Mai Drive are proposed.

#### 4.6.6 Maintenance Yard and Building

Presently there are no facilities to accommodate park maintenance equipment and supplies. A large Department of Parks and Recreation Maintenance Yard is being constructed next to the new Manana park. It may meet the needs of Waiiau District Park. Nevertheless, an 1800 SF maintenance building and yard area is proposed in the lower terrace area, tucked behind the Board of Water Supply reservoir. The need for this facility will be reviewed in five years and constructed if needed by DPR in the future.

The maintenance building would be a single story metal structure (approximately 18 feet high) and would be used for storage of park equipment and supplies (i.e. mowers, fertilizer, irrigation equipment, park vehicles). The yard area would be approximately 4000 SF in size and paved with asphaltic concrete. Access would be provided through the parking lot at the lower terrace. The site would be completely fenced and secured with a locking gate at the driveway stem. The site would be visually screened with perimeter landscaping.

#### 4.6.7 Parking

Waiiau District Park currently provides 122 parking stalls, 60 at the upper terrace and 62 at the lower terrace. The master plan proposes to incrementally increase the parking at both areas. Approximately 63 additional stalls are proposed at the upper terrace area and 77 new stalls are proposed at the lower terrace area. Upon complete build out, approximately 263 stalls will be provided.

For comparisons, other district parks within the Pearl City and the Aiea complexes provide parking as follows:

<u>District Park</u>	<u>Existing Parking</u>
Pearl City District Park	70
Aiea District Park	44
Halawa District Park	149

No new driveway connections at Ka'ahumanu Street or Komo Mai Drive are proposed. However, it is recommended that "no parking" be allowed along the mauka side of Komo Mai Drive and the Ewa side of Ka'ahumanu Street to insure adequate sight line distances at driveway locations. The length of the no parking zone shall be based on standard sight line distances.

At least ten handicap designated stalls will be provided, with two being van accessible. Half will be in the upper and half in the lower terrace areas and in full compliance with ADA standards. (See Section 3.6.1). If a gymnasium is constructed in the future, the City's internal parking standards for parks would require additional parking stalls and additional handicap stalls.

#### 4.6.8 Landscaping and Irrigation

Landscape planting at Waiiau District Park is sparse. Except for a few Monkeypod trees in the upper terrace parking lot and near the existing ball fields and scattered Hong Kong Orchid trees at the lower terrace parking lot, the site lacks shade trees. The master plan therefore proposes selective plantings of canopy trees for the benefits of shade and definition of recreational use areas. Landscape planting should be included with each increment of construction. Drought tolerant / low water use plants should be considered for all landscaping. The Ewa portion of the site is covered with scrub vegetation (i.e. haole koa, California grass). Much of this vegetation will be removed to expand the play field. However, existing scrub vegetation within the HECO easement and gully area will remain for erosion control and visual buffer purposes.

Much of the irrigation system is *not functioning automatically* and must be activated manually. Analysis of the system is needed to 'trouble shoot' problems and make repairs. Newly developed play fields will require expansion of the irrigation system. An efficient irrigation system is recommended, which incorporates moisture sensors to avoid operation of the system in the rain and when the ground has adequate moisture. Minimizing water consumption in the upper terrace area may be achievable by grading techniques and using the field as a retention basin for storm water run off.

#### 4.6.9 Utilities

Waiiau District Park is serviced with municipal sewage, water and drainage. Existing infrastructure is adequate to accommodate the proposed master plan and no increase in water meter size, sewer and storm drainage service laterals or off site improvements are anticipated to accommodate a full build out of the proposed master plan. Location and sizes of existing utility lines are indicated on the master plan. (See Exhibit 15: New Master Plan).

#### 4.6.10 Hours of Operation

The official hours of operation are from 5 a.m. to 10 p.m. The police chain the parking lot entry each night and unlock those entrances in the morning. No one is supposed to be in the park between 10 p.m. and 5 a.m.

#### 4.6.11 Gymnasium and Swimming Pool

The existing Waiiau District Park Master Plan, developed in the 1970s, included a gymnasium and 50-meter swimming pool. The Advisory Committee determined that more playing fields should be the highest priority. However, it was recognized that demand for a gymnasium and/or swimming pool might develop and should be included as possibilities for the park. A potential site for a gymnasium was designated on the master plan map. The possible location of a swimming pool was left open, pending determination whether a 25-meter or 50-meter pool would meet future demand.

#### 4.6.12 Staffing

No increase in administrative staffing is anticipated at this time to support the proposed master plan. Should the gymnasium be constructed, an additional staff member may be needed. Construction of a swimming pool might require adding more than one additional staff member. Waiiau District Park is administered by a Recreational Director. Existing maintenance personnel are expected to be able to maintain added fields and facilities. Increased use of the park could generate increased calls for police service. Consideration of adding police personnel may become necessary.

### 4.7 Phasing and Cost Estimate

The master plan is expected to be implemented in phases to minimize disruption of park use. The primary objectives of the phasing plan are to:

- Maintain the maximum amount of play fields at all times
- Construct a minimum of two play courts within the first phase
- Establish the walking / jogging pathway as quickly as possible

The phasing and estimated cost outlined below are presented in relationship to the three terraced areas of the park. Actual implementation, however, is recommended to begin at increments 1A and 3A with a FY2002 CIP request for approximately \$180,000. for design and construction documents. This would include design and construction of all items identified under 1A and design of the item identified under 3A. A CIP request for construction for approximately \$1.5 million dollars is recommended for FY2003.

Currently, the City's 6-year CIP (2001- 2006) program contains \$3.5 million for planning, design and construction at Waiau District Park. These funds, however, need to be programmed into the annual CIP budget in order to become available for implementation of the master plan. No funds are authorized for expenditure on Waiau District Park improvements in the FY2001 budget. In addition to the programmed \$3.5 million, another \$2 million will be needed to meet the overall estimated cost of \$5.5 million.

**Six-year CIP, FY 2001- 2006**

- Design            \$200k
- Construction    \$3000k
- Equipment       \$50k
- Art                \$25k

See Phasing Outline on page 4-15.

**4.8 Permits and Approvals**

In addition to fulfilling the requirements of HRS, Chapter 343 with this EA, the following regulatory permits and approvals will be required to implement the proposed master plan:

Accessibility- All parking lots and facilities must be designed and constructed to meet the requirements of the Americans with Disabilities Act Accessibility Guidelines.

Grading Permit- Issued by the City and County of Honolulu

NPDES Permit- Issued by the City and County of Honolulu and State Department of Health

Building Permit- Issued by the City and County of Honolulu

The master plan and EA encompass the work of all phases, future design and construction activities. However, because the master plan will be implemented in phases and over the course of several years, multiple grading, NPDES and building permits will likely be required, at least one for each separate phase of construction. Each building permit is subject to Board of Water Supply cross-connection control and backflow prevention requirements prior to issuance. Additions to the water system must have all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards. New structures must include a fire department access complying with DTS and other City standards. For each phase of implementation, plans (civil drawings) must be submitted to the Fire Department for review and

approval. All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems," and be reviewed by the Wastewater Branch.

All of the permits described above are ministerial in nature and no significant off site improvements are anticipated. There are no discretionary permits anticipated.

### Phasing Outline

INCREMENT	DESCRIPTION	UNIT	COST EST.	TOTAL	PROBABLE TIME REQ.
1A	▪ Clear and grub, 4 acres.	\$5000.	\$20,000.		2-3 YRS.
	▪ Grading and earth work for play field expansion, 35,000 cu yd	\$20.	\$700,000.		
	▪ Grade softball practice area, 2500 cu yd	\$20.	\$50,000.		
	▪ Construct walking / jogging path, 1600 lin ft	\$60.	\$96,000.		
	▪ Retaining wall and security fence, 750 lin ft	\$250.	\$187,500.		
	▪ Construct 2 play courts	\$70,000.	\$140,000.	\$1,193,500	
1B	▪ Remove existing play field at upper terrace 'A', 15,000 cu yd	\$20.	\$300,000.		2-3 YRS.
	▪ Construct new multipurpose building, 8000 SF	\$125. LS	\$1,000,00. 0\$50,000.		
	▪ On site utilities	\$5500.	\$247,500.		
	▪ Construct new parking lot, 45 stalls	\$8.	\$144,000.		
	▪ Construct outdoor courtyard, 18,000 SF	\$50.	\$75,000.	\$1,816,500.	
	▪ Construct wood trellis, 1500 SF				
1C	▪ Construct 2 play courts and skateboard court (4)	\$70,000.	\$280,000.	\$280,000.	1-2 YRS.
1D	▪ Construct new parking lot fronting Kaahumanu St., 18 stalls	\$5500.	\$99,000.	\$99,000.	1-2 YRS.
2A	▪ Construct walking / jogging path, 1100 lin ft	\$60.	\$66,000.		1-2 YRS.
	▪ Construct new comfort station at middle terrace	LS	\$250,000.	\$316,000.	
2B	▪ Construct walking / jogging path, 1600 lin ft	\$60.	\$96,000.	\$96,000.	1-2 YRS.
2C	▪ Construct stairway from upper terrace courtyard to middle terrace	LS	\$75,000.		1-2 YRS.
	▪ Construct handicap ramp connection	LS	\$75,000.	\$150,000.	
3A	▪ Construct new parking lot at lower terrace area, 15 Stalls	\$5500.	\$82,500.	\$82,000.	1-2 YRS.
3B	▪ Replace 350 lin ft of drainage swale with underground drainage system	LS	\$50,000.		1-2 YRS.
	▪ Construct new parking lot at lower terrace, 62 stalls	\$5500.	\$341,000.		
	▪ Construct walking/ jogging path, 250 lin ft	\$60.	\$15,000.	\$406,000.	
3C	▪ Construct 18' wide driveway, 1800 SF maintenance bldg. and yard	LS	\$135,000.	\$135,000.	1-2 YRS.
overall	▪ Landscaping and irrigation	LS	\$150,000.	\$150,000.	5 YRS.
			Subtotal	\$4,724,000.	
			A/E fees	\$470,000.	
			Contingency	\$235,000.	
			Total	\$5,429,000	

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## 5. Impacts and Mitigating Measures

### 5.1 Evaluation of Environmental Impacts

An evaluation of the proposed development is provided relative to the Significance Criteria contained in the Environmental Impact Statement Rules, Title 11, Chapter 200-12.

**(1) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource:***

The proposed action represents a commitment by the City and County of Honolulu to investment in capital improvements towards further developing Waiau District Park over the next several years. Based on a review of on and off site conditions, this assessment finds that the proposed actions as presented by the subject master plan will not result in the loss or destruction of any natural or cultural resources. This assessment also finds that the actions contained in the subject master plan are consistent with current policies and objectives of the City and County of Honolulu as well as its existing land use controls. This assessment finds that implementation of the proposed master plan will enhance the site as a cultural and recreational resource.

**(2) *Curtails the range of beneficial uses of the environment:***

The Waiau District Park is presently zoned General Preservation (P-2) and is designated "Park" on the PUC Development Plan Land Use Map. Usage of the site as a public park is a fully permitted principal use, and the proposed master plan will enhance the beneficial use of the site in accordance with these land use controls.

The proposed Waiau District Park master plan will not curtail other existing beneficial uses of the environment. The existing drainage along the Ewa boundary of the site will remain intact and will continue to provide essential drainage through Waiau Gully. The existing HECO easement will also remain intact.

**(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 development does not conflict with the State's long-term environmental policies or goals and guidelines expressed in Chapter 344. HRS.

(4) ***Substantially affects the economic or social welfare of the community or State:***

This evaluation identifies no permanent, long term or adverse economic impacts as a result of implementation of the master plan.

Community concerns were expressed regarding noise impacts upon residences located adjacent to the park site. The master plan therefore proposes to locate all play courts and the building facilities towards the interior portions of the site. Mitigating measures for noise during construction are discussed in Section 5.2.

Community concerns were expressed regarding security between the park site and the residential community abutting the Ewa side of the park. A 6-foot high chain link fence is therefore proposed along the Ewa side of the park. Locked gates will be installed for access into the existing haole koa vegetation in the event of fire. In addition, it is recommended that the concept of *Crime Prevention Through Environmental Design* be used during the design phase.

Community concerns were expressed regarding night lighting at the proposed courts. The master plan does not propose lighting the courts at night. The courts will however be constructed with electrical conduits in the event the community desires lit courts at a future date.

Based on six meetings with the project's Advisory Committee, two public information meetings and a presentation to the Pearl City Neighborhood Board, it is believed that there is broad support for the proposed master plan and that the overall social welfare of the community will be enhanced.

(5) ***Substantially affects public health:***

The overall master plan, as well as any of its individual elements, are not expected to result in permanent, long term or substantial adverse affects on the public's health. There are adequate existing utilities to service the proposed park improvements and all design and construction activities will be performed in

accordance with existing zoning, building and health regulations. Compliance with ADA regulations shall be met. Use of the park for recreation and exercise should enhance the public health.

**(6) *Involves substantial secondary impacts, such as population changes or effects on public facilities:***

Waiau District Park was acquired by the City and County of Honolulu and has been planned as a public park site since the 1970's for the purpose of meeting the recreational needs of the Pearl City, Waiau and Waimalu communities.

Because the site has been planned as a major public park for nearly 25 years, all public utilities (i.e. water, sewer, drainage) have been adequately sized and installed within Komo Mai Drive and Ka'ahumanu Street in anticipation of full development of the park site as well as the surrounding residential neighborhoods. No significant off site improvements or increases in public utilities are anticipated, nor is an increase in fire service anticipated.

Secondary impacts such as increased usage of the park site is likely to occur. In anticipation, an increase in off-street parking and expansion of the multipurpose building facility is proposed. These impacts however are not considered to be adverse in nature. Increased use of the park could generate increased calls for police service to the park or neighborhood and might require mitigation by increasing police personnel.

**(7) *Involves a substantial degradation of environmental quality:***

No substantial degradation has been identified. In view of the benefit of additional facilities and parking and additional landscaping, environmental quality will improve. This analysis finds no other significant or adverse impacts to the environmental quality as a result of permitting development to occur.

**(8) *Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger action:***

The proposed development is limited and will not have a cumulative adverse effect upon the environment, nor will the improvements require a commitment for larger action.

(9) **Substantially affects rare, threatened or endangered species, or its habitat:**  
There are no rare, threatened or endangered species identified on Waiiau District Park premises, nor are the premises a known habitat for rare or endangered wildlife.

(10) **Detrimentially affects air or water quality or ambient noise levels:**  
Temporary affects to air and ambient noise levels may occur as a result of construction activity. These disturbances will be short-lived and minimal. Contractors will comply with Chapter 11-60, "Air Pollution Control"; Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control"; Hawaii Administrative Rules, Chapter 11-55, "Water Pollution Control"; and Chapter 11-54, "Water Control Standards", and NPDES requirements. Construction will be phased to minimize disruption at any one time.

(11) **Affects or is likely to suffer damage by being in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters.**  
With exception of the area along its Ewa boundary, Waiiau District Park does not lie in an environmentally sensitive area. The area along its Ewa boundary is part of the Waiiau Gully and serves as a natural drainage route into the Pearl Harbor basin. A 75-foot wide HECO easement is also located along this boundary. No expansion of the park is planned in this area.

There is a potential of erosion. In keeping with City policy, the newly created play field in the upper terrace will be graded to form a gentle, depressed 'bowl.' During periods of rainfall, the upper terrace play field will serve as a point of collection for storm water runoff and ground percolation, thereby avoiding drainage and potential erosion towards the residences located Ewa of the park site. The middle and lower terraces have been constructed with swales and drain inlets in which storm water runoff is directed off site. No major change in this drainage system is expected.

(12) **Substantially affects scenic vistas and view planes identified in county or state plans or studies.**

No scenic vistas or view planes from off premises will be adversely affected by

park development. The park will remain substantially a park of open fields. The multipurpose building to be constructed is adjacent to an existing structure of a comparable height. The new building and nearby courts to be constructed are at an elevation lower than the residential neighborhood on the mauka side. Residents in that neighborhood will continue to enjoy their existing view. The wheelchair ramps are at or near ground level. The parking lot expansions are at ground level.

Construction of the outdoor courtyard between the existing and the new multipurpose buildings will allow park users to enjoy from the courtyard the scenic vista of the Pearl Harbor view plane and Waianae Mountain Range as never before. It will still be a gathering place for those who wish to enjoy the view.

**(13) *Requires substantial energy consumption.***

Energy will be used by construction equipment during development. This use would be short-lived and relatively insubstantial. Electricity will be required for operation of the multipurpose building and comfort station, and in minor amounts for the maintenance building. The existing electric utility can readily supply the needed electricity with no increase in capacity required.

**5.2 Short Term Impacts and Mitigating Measures**

Short term impacts are limited to possible noise, dust and traffic associated with construction work. As previously stated, these impacts would be temporary and restricted in compliance with law. Where applicable, standard construction practices to mitigate the effects of construction work will be enforced.

The contractor will obtain a noise permit if the noise levels from construction activities are expected to exceed the maximum permissible sound levels as regulated in Hawaii Administrative Rules, Section 11-46(a).

Construction equipment and on-site vehicles requiring an exhaust of gas or air will be equipped with mufflers as required in Section 11-46(b)(1)(A).

The contractor will comply with the requirements of Section 11-46-7(d)(4) pertaining to construction activities and the conditions issued with the permit.

A dust control management plan will be developed which identifies and addresses activities that have a significant potential for fugitive dust being generated during the removal of debris and during the grading, trenching, and construction activities. Adequate dust control measures during all phases of the project will be implemented, and construction activities will comply with provisions of Hawaii Administrative Rules, Section 11-60.1.33, "Fugitive Dust."

Construction will be phased to minimize disruption and reduce impact at any one time, and standard construction practices to mitigate the effects of construction work will be enforced. By having phase 1 include clearing and leveling the upper terrace expansion zone, play field capacity will be increased sufficiently to maintain existing field uses during subsequent construction phases. There will be no need to close the existing multipurpose building during construction of the new one.

Following the phasing plan would implement increments 1A and 3A first. No existing parking will be directly affected by those increments, *excepting possibly* on brief occasions when construction equipment is being moved or temporarily stored out of the way. Increment 3A adds from 14 to 18 additional parking stalls, which will help alleviate parking problems during later increments. (The 18 is possible for at least five years because the Department of Parks and Recreation plans to postpone construction of the maintenance shed and review the need for it in five years).

Construction of additional parking in later phases, particularly at the upper terrace, could be disruptive to use of existing parking. However, parking is allowed on the street during open hours of the park, yet is rarely used. Street parking could accommodate needs during construction. Parking the vehicles of construction workers will increase the apparent need for parking. However, if construction workers start at 7:00 A.M. and leave at 3:30 P.M., as is usual, most park users will be coming at times that will not cause inconvenience or competition for parking stalls. In addition, the contractor may be instructed to designate a grassy area of the park, near construction activity, for construction workers to use.

Traffic during construction phases will be increased by ingress and egress of construction vehicles and the vehicles of construction workers. Generally, this traffic will occur at lowest park use times. The timing of construction schedules and enforcement of mitigating measures should take into account use patterns. The park director can supply current information. It is expected that these considerations will minimize the possible negative impact on calls for police service to the area during construction.

### **5.3 Long Term Impacts and Mitigating Measures**

The use of Waiau District Park will be enhanced by its development. The number of park users will likely be greater. The additional parking that is being constructed will address the need for more parking. The new multipurpose building will mitigate the need for more meeting facilities. The upper terrace expansion zone will address the need for more fields.

The long term increased use of the park may result in traffic congestion, parking, and noise complaints which are very likely to generate calls for police service to the area. This might require mitigation by increasing police department staffing.

To prevent long-term erosion and debris from running off into the adjacent gulch, the expanded upper terrace is intended to be designed into a "bowl" shape to retain on site storm water and allow ground percolation. A more detailed drainage study will be required as part of the grading and construction plans.

Installation of wheelchair ramps are themselves mitigating measures to problems faced by those in wheelchairs. Construction of the maintenance facility mitigates an existing need for such a facility, although the need may be earlier mitigated by construction of a facility at the new Manana park.

Except for the need for more parking, which need is being met in this plan, the construction of new facilities at Waiau District Park are not expected to have any adverse long term impacts that would require mitigation. However, construction of a gymnasium in the future may require the addition of more parking stalls.

\*\*\*\*\*

## **6. Summary, Unresolved Issues and Conclusions**

### **6.1 Summary**

Evaluation of the proposed action finds no adverse or significant environmental affects or inconsistencies with the guidelines or objectives contained in HRS 343, current land use policies and objectives of the Primary Urban Center nor the Land Use Ordinance of the City and County of Honolulu.

The proposed improvements focus on long term park operations, maintenance and improvements that are in the interest of the public's health, safety and welfare. No long-term or permanently adverse effects on the environment have been identified through this EA that cannot be adequately mitigated with proper design and operational measures.

Implementation of the proposed improvements is not expected to significantly alter the traditional usage of this site or its general physical appearance; nor will the proposed improvements adversely affect off site conditions. Natural resources (i.e., environment, views) as well as recreational resources and the character of the surrounding neighborhood are expected to remain intact and, in certain instances, to be enhanced.

The involvement of community groups and individuals in the planning process is an important feature of the project and addresses the social impacts of the proposed improvements. While satisfying every community concern and every comment is not possible, a good faith effort was conducted by the Department of Design and Construction and its consultants to solicit input, discuss community concerns and prepare a park plan within the context of the Department's mission and funding resources. The success of this effort is reflected in the unanimous support for the plan by the assembled Advisory Committee.

### **6.2 Unresolved Issues**

Funds for implementation of the master plan (design, engineering, construction) have yet to be programmed and approved in future annual CIP budgets for the City. A minimum of \$180,000. is recommended for FY2002 (CIP) for design, engineering, topographic survey, and geotechnical investigations in the first phase. An additional \$1,500,000. is recommended for construction the following year (FY2003). The budget



cycle for FY2002 will begin in the first quarter of calendar year 2001 and will be approved by the City Council in May of that year.

Except for funding issues, there are no unresolved issues with respect to the Waiiau District Park Master Plan and proposed development of the park.

### **6.3 Conclusions**

Based upon the research and analysis performed under this EA, it is determined that the proposed action is in compliance with HRS, Chapter 343, all pertinent land use controls and policies, and goals and objectives of the City and County of Honolulu and State of Hawaii.

The improvements do not represent a perceived risk to individuals or to the public health and safety; nor will development result in any adverse environmental effects. A finding of no significant impact (FONSI) is warranted and recommended.

\*\*\*\*\*

## 7. References

Americans With Disabilities Act (ADA), U.S. Architectural and Transportation Barrier Compliance Board.

O'ahu General Plan, City and County of Honolulu.

Primary Urban Center Development Plan, City and County of Honolulu, Department of Planning & Permitting, June 1999.

Department of Recreation Parks and Facility Standards, City and County of Honolulu, Department of Parks and Recreation, 1976.

Index of O'ahu Parks and Facilities, City and County of Honolulu, Department of Parks and Recreation, April 1997.

Department / Community Working Plan, (DPA 1.3 – P.U.C. West, Neighborhood Board Nos. 17, 18, 20, 21), City and County of Honolulu, Department of Parks and Recreation, June, 1980.

Chapter 21, ROH, Land Use Ordinance, as amended in 2000.

Chapter 343, Hawaii Revised Statutes (HRS) and Title 11, Chapter 200, Hawaii Administrative Rules (HAR) of the Department of Health.

The Environmental Guidebook: A Guidebook for the Hawaii State Environmental Review Process, State of Hawaii, Office of Environmental Quality Control, October, 1997.

Oahu Coastal View Study, Michael S. Chu, for Department of Land Utilization, 1987.

Parents & Players Handbook, American Youth Soccer Organization, Pearl City Region 381, published 2000.

Calls for Service Report, Wai'au District Park and Neighborhood, and the intersection of Ka'ahumanu Street and Komo Mai Drive, unpublished report for 1995 to 2000, by Officer Arleen Apuna, Honolulu Police Department, October, 2000.

Atlas of Hawaii, 2<sup>nd</sup> Edition, Department of Geography, University of Hawaii. Honolulu, University of Hawaii Press, 1983.

Detailed Land Classification – Island of Oahu, Land Study Bureau, University of Hawaii, December, 1972.

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**APPENDIX A**  
**LIST OF EXHIBITS**  
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***Waiau District Park***  
***Master Plan***

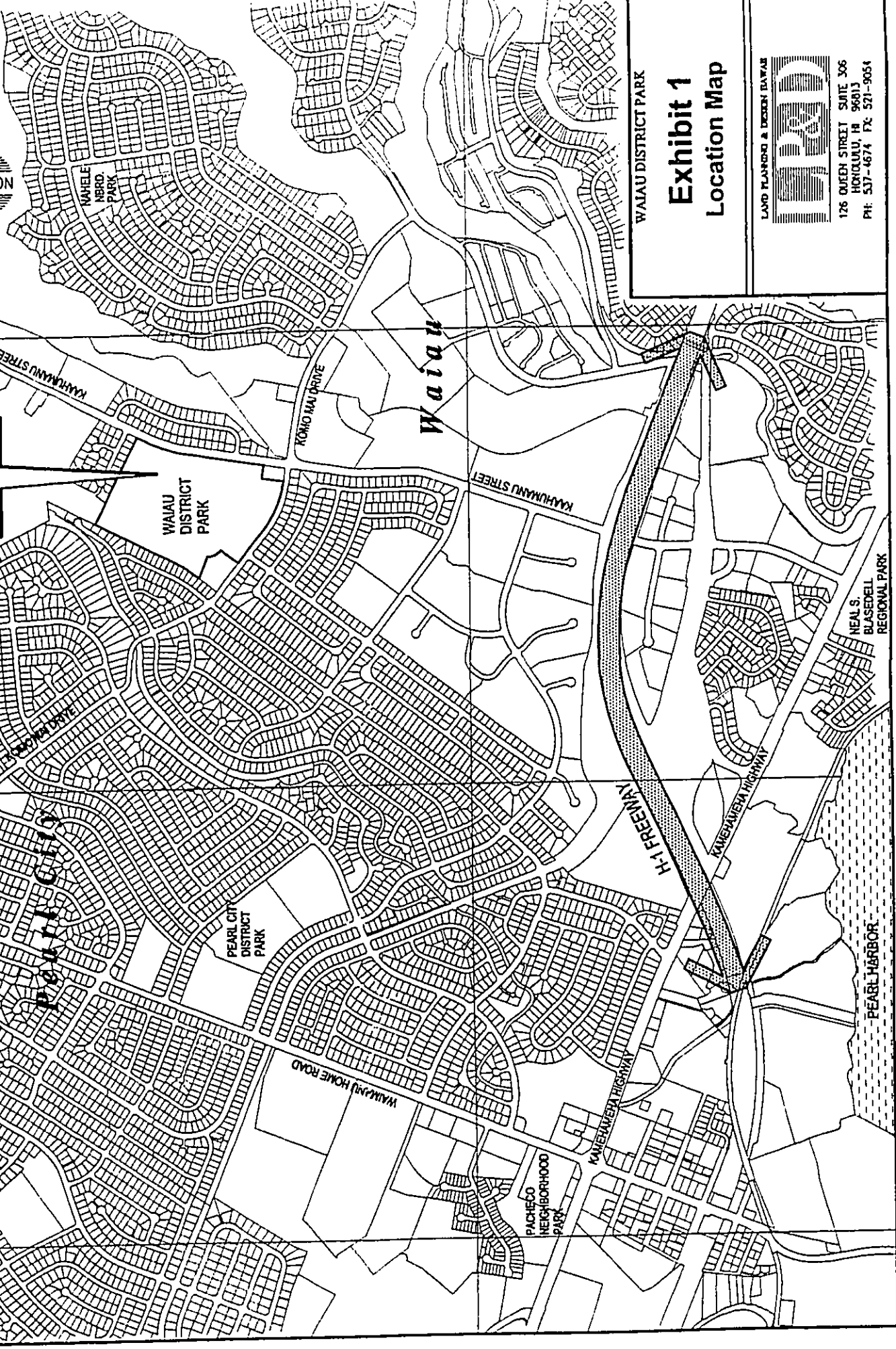
<u>Exhibit</u>	<u>Description</u>	<u>Page</u>
Exhibit 1:	Location Map	A-2
Exhibit 2:	Tax Map	A-3
Exhibit 3:	Aerial Photo	A-4
Exhibit 4:	DP Land Use Map	A-5
Exhibit 5:	DP Public Facilities Map	A-6
Exhibit 6:	Zoning Map	A-7
Exhibit 7:	Flood Zone Map	A-8
Exhibit 8:	Topographic Map	A-9
Exhibit 9:	State Land Use District Boundary Map	A-10
Exhibit 10:	Existing Site Plan	A-11
Exhibit 11:	Site Photos	A-12
Exhibit 12:	Pearl City Complex Parks (Three pages)	A-13
Exhibit 13:	Site Analysis (Four pages)	A-16
Exhibit 14:	Existing Master Plan	A-20
Exhibit 15:	New Master Plan	A-21
Exhibit 16:	Phasing Plan	A-22

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0 600 1200 2400 FEET



PROJECT  
LOCATION



WAI'ALEALE DISTRICT PARK

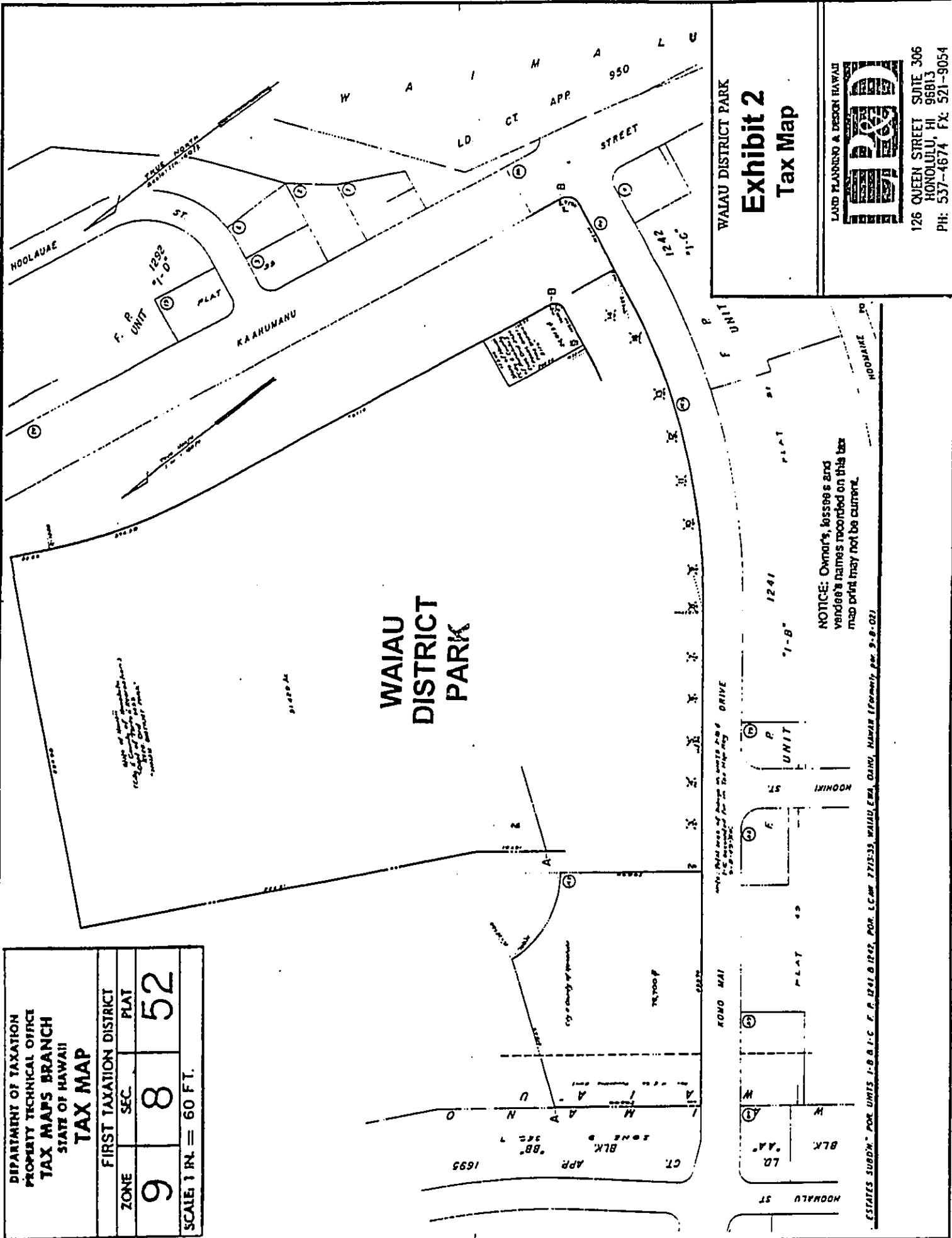
# Exhibit 1 Location Map

LAWYER PEARSON & DEKKEEN P.A.



126 QUEEN STREET SUITE 306  
HONOLULU, HI 96813  
PH: 537-4674 FX: 521-9054

DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII <b>TAX MAP</b>		
FIRST TAXATION DISTRICT		
ZONE	SEC.	PLAT
9	8	52
SCALE 1 IN. = 60 FT.		



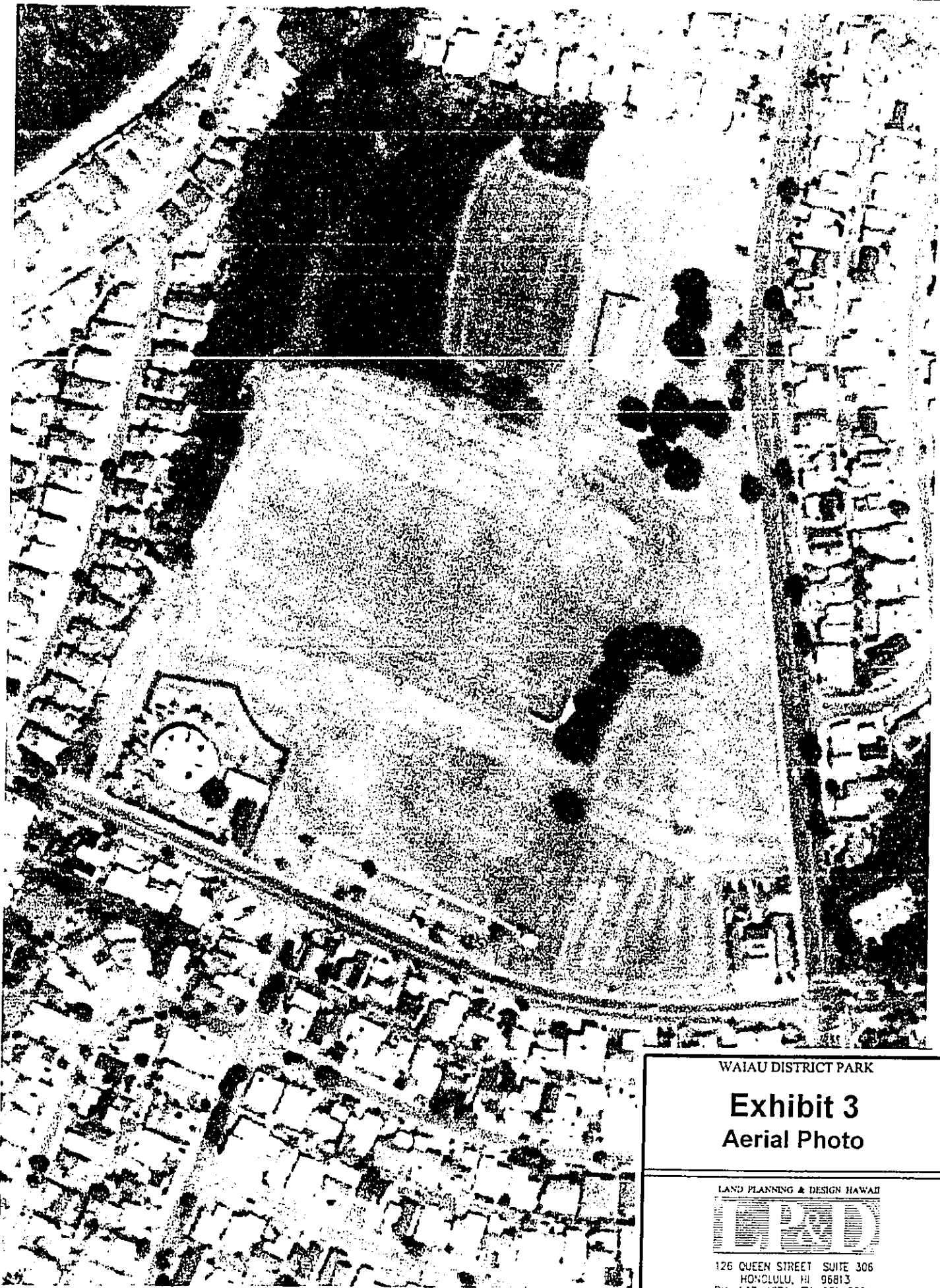
WAI'AU DISTRICT PARK  
**Exhibit 2**  
**Tax Map**



126 QUEEN STREET SUITE 306  
HONOLULU, HI 96813  
PH: 537-4674 FX: 521-9054

NOTICE: Owners, lessees and  
vendee's names recorded on this tax  
map may not be current.

ESTATES SUBDIV. FOR UNITS 1-8 & 1-C F. P. 1241 & 1242, FOR L.C.M. 771533, WAI'AU, EWA, OAHU, HAWAII (Formerly per 9-8-02)



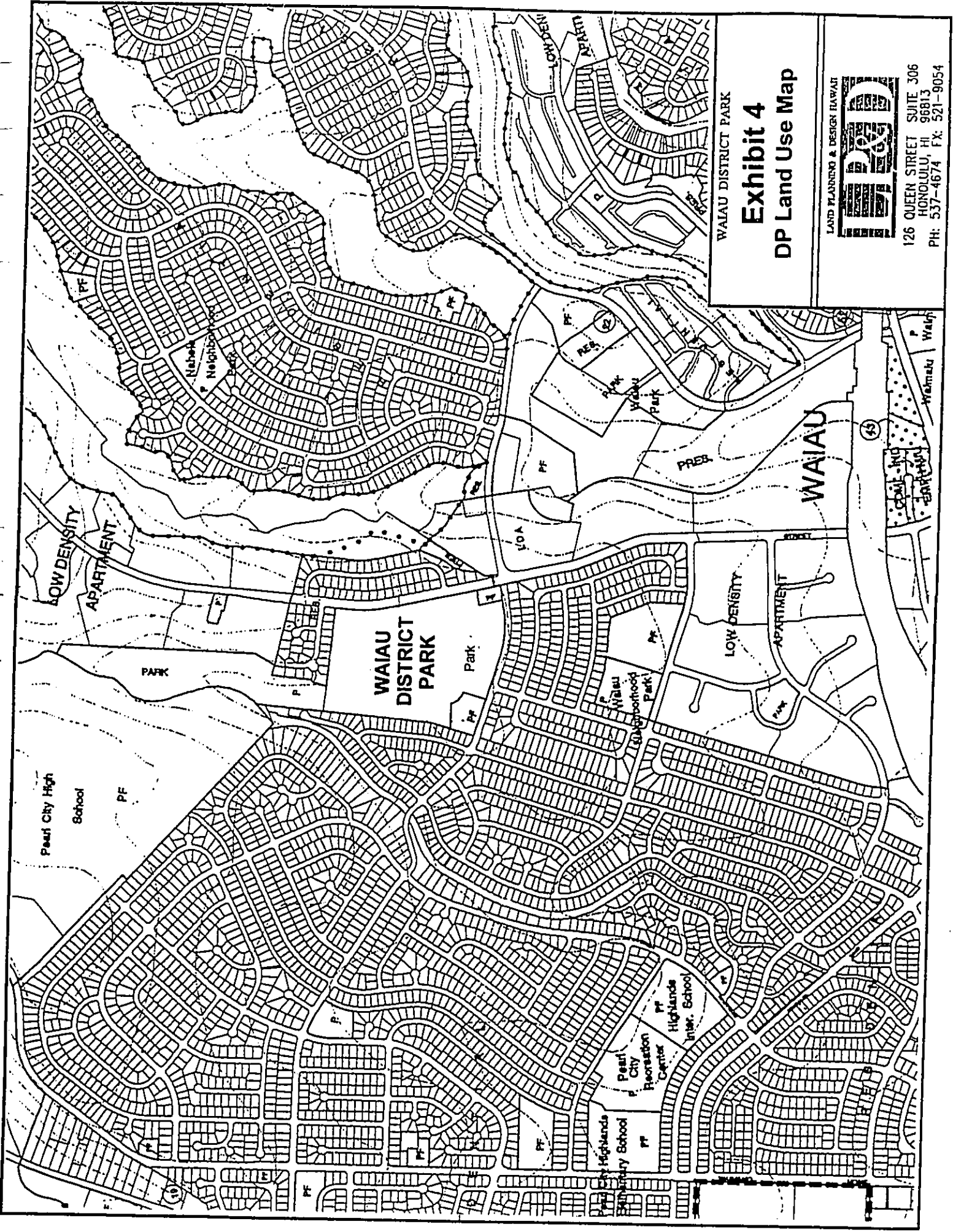
WAI'AU DISTRICT PARK

**Exhibit 3**  
**Aerial Photo**

LAND PLANNING & DESIGN HAWAII



126 QUEEN STREET SUITE 306  
HONOLULU, HI 96813  
PH: 537-4674 FX: 521-9054



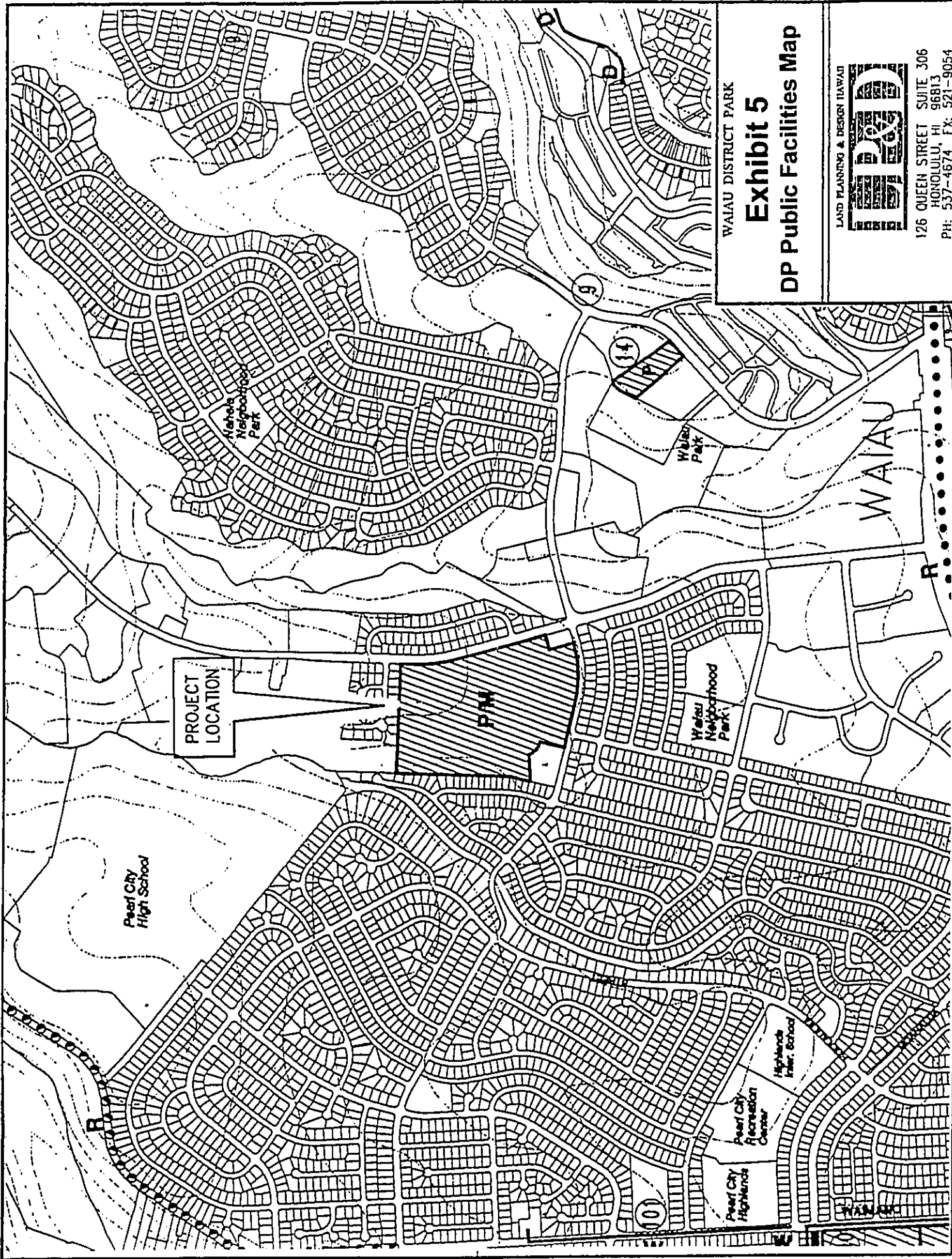
WAI'AU DISTRICT PARK  
**Exhibit 4**  
 DP Land Use Map

LAND PLANNING & DESIGN HAWAII



126 QUEEN STREET SUITE 306  
 HONOLULU, HI 96813  
 PH: 537-4674 FX: 521-9054





WAIJAU DISTRICT PARK

# Exhibit 5

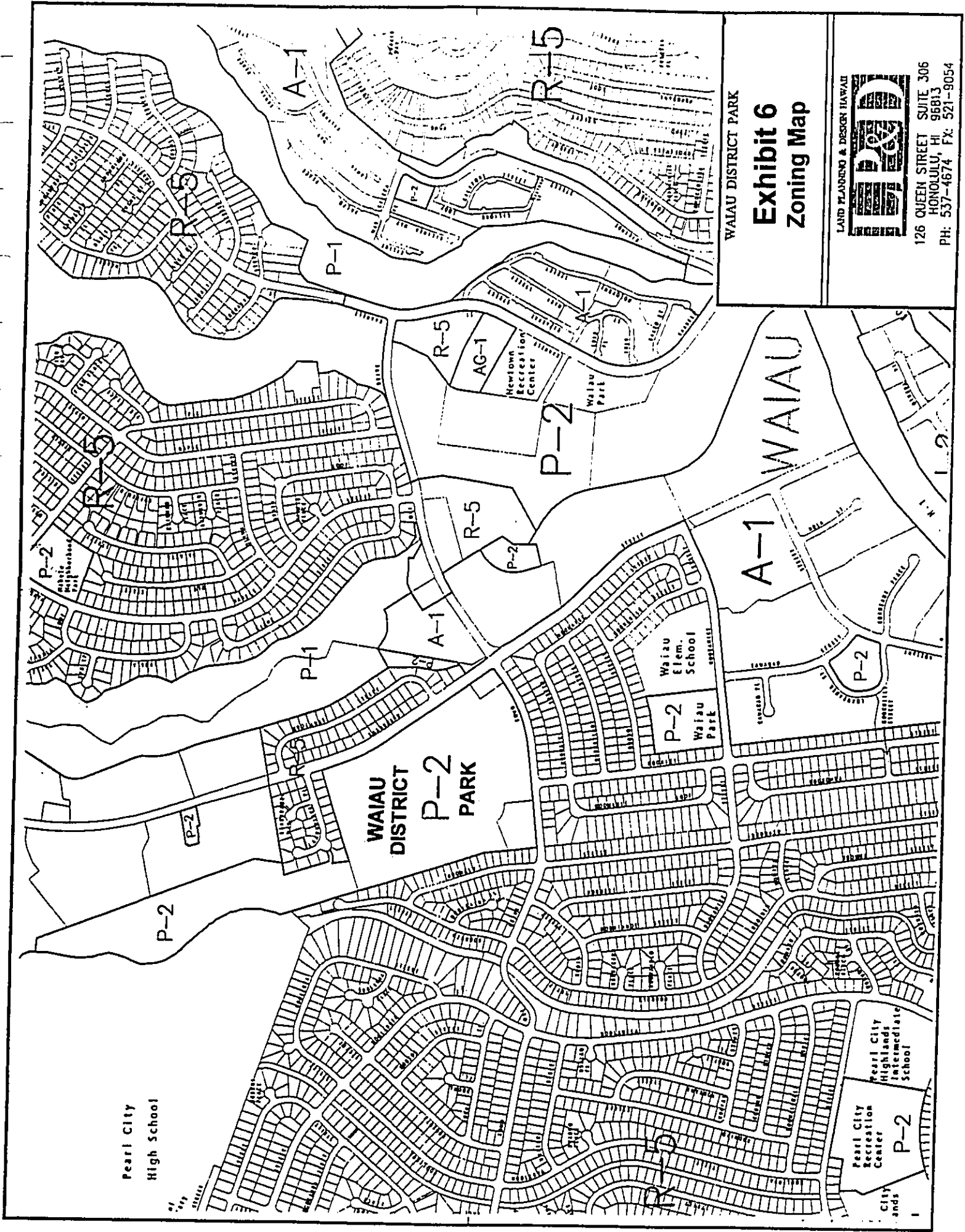
## DP Public Facilities Map

LAND PLANNING & DESIGN HAWAII



126 QUEEN STREET SUITE 306  
HONOLULU, HI 96813  
PH: 537-4674 FX: 521-9054

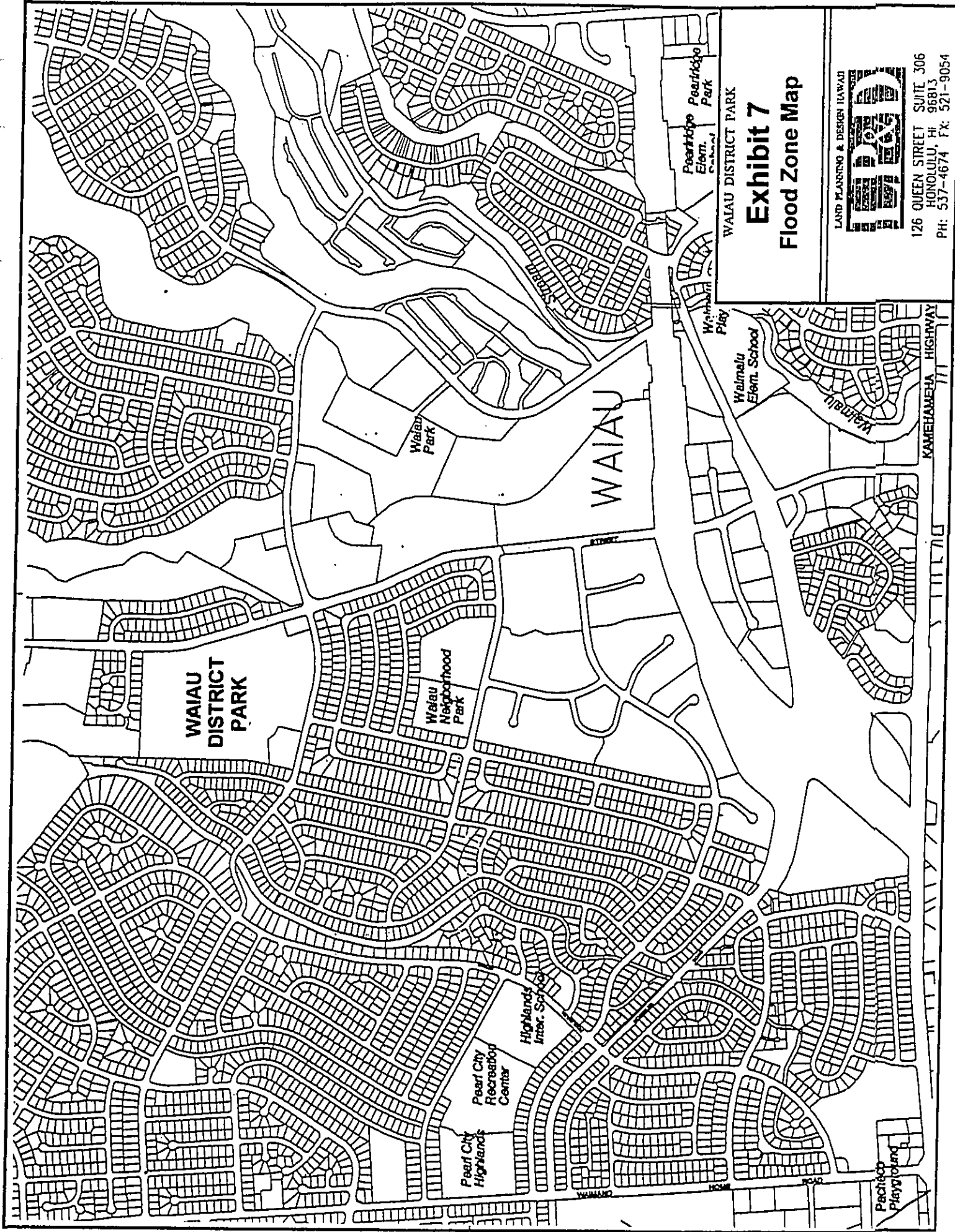




**WAI'AU DISTRICT PARK**  
**Exhibit 6**  
**Zoning Map**



LAND PLANNING & DESIGN HAWAII  
 126 QUEEN STREET SUITE 306  
 HONOLULU, HI 96813  
 PH: 537-4674, FX: 521-9054




**WAI'AU DISTRICT PARK**

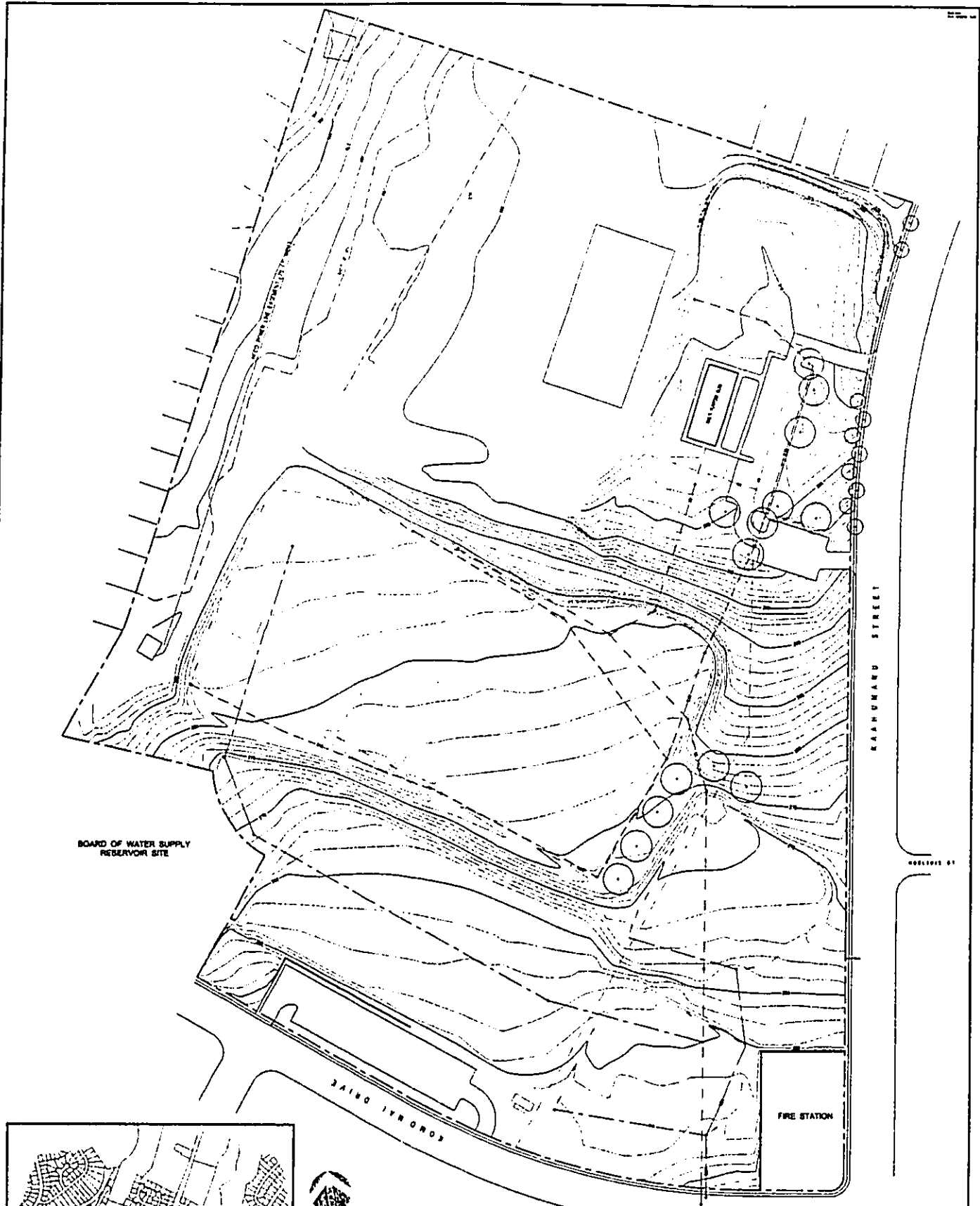
## Exhibit 7

### Flood Zone Map

LAND PLANNING & DESIGN HAWAII



126 QUEEN STREET SUITE 306  
HONOLULU, HI 96813  
PH: 537-4674 FX: 521-9054



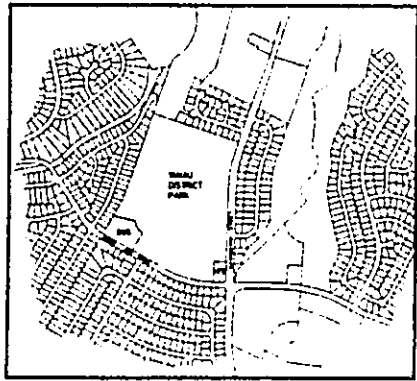
BOARD OF WATER SUPPLY  
RESERVOIR SITE

KAUNUMAHU STREET

HOOLELOPE ST

KAUNUMAHU DRIVE

FIRE STATION



PREPARED FOR CITY & COUNTY OF HONOLULU DEPARTMENT OF DESIGN & CONSTRUCTION

# Wai'au District Park Master Plan Update

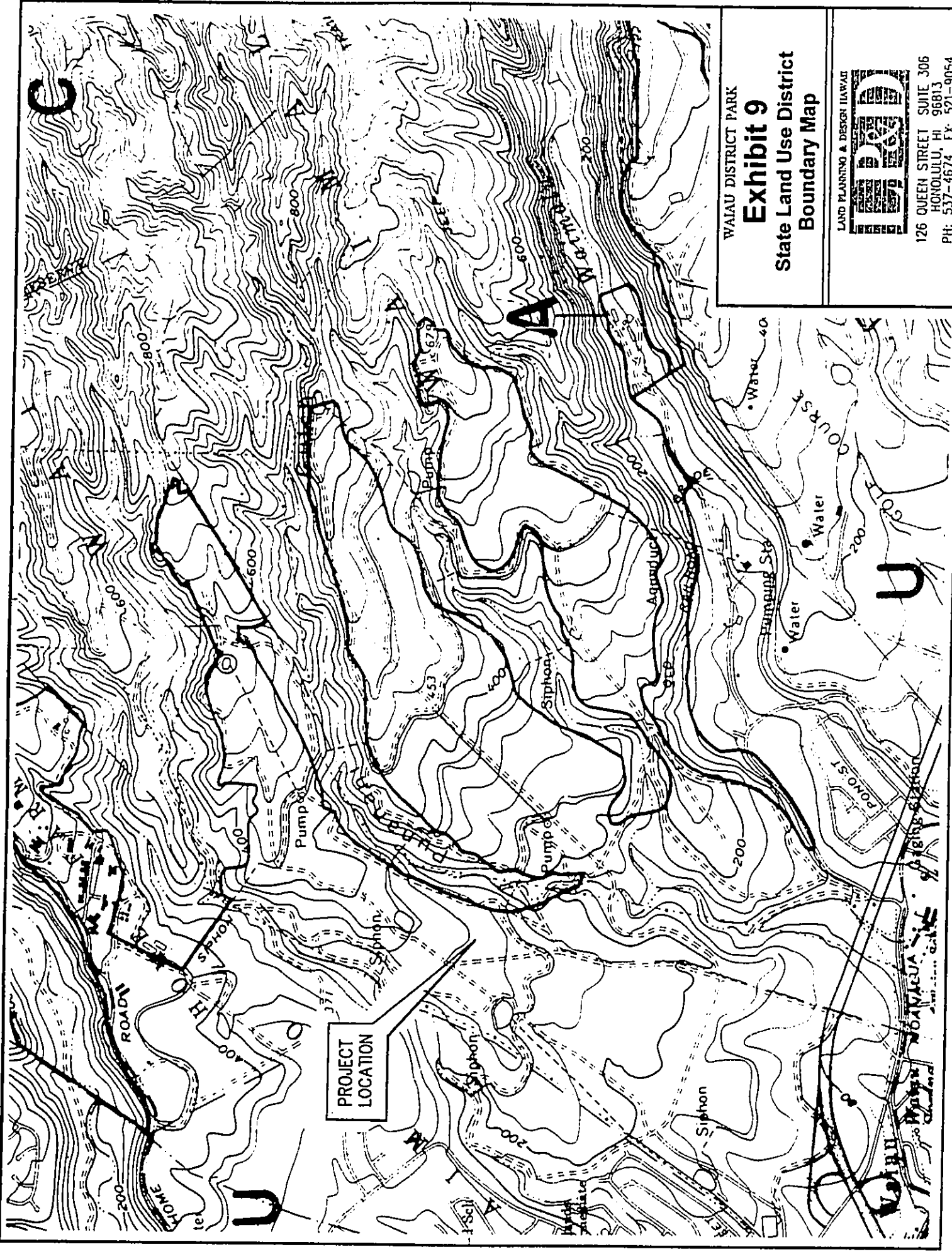
0 50 100 150 200 300 FEET

Scale bar and project information.



L&P PLANNING & DESIGN GROUP  
175 GLAZIER STREET, SUITE 200  
HONOLULU, HI 96813  
PH: 537-4672 FAX: 537-5074

## Exhibit 8 Topographic Map



WAIU DISTRICT PARK

# Exhibit 9

## State Land Use District Boundary Map

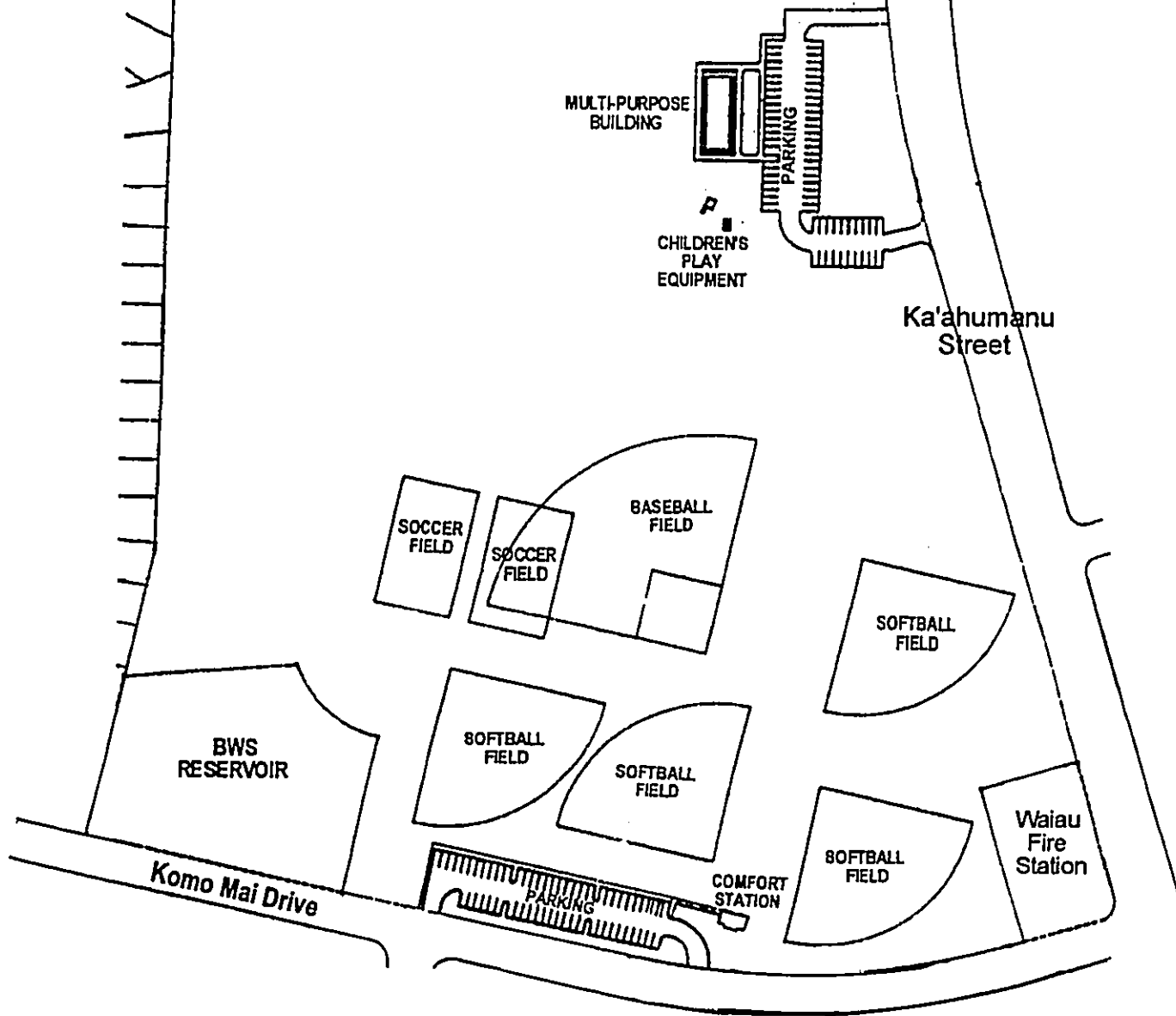
LAND PLANNING & DESIGN HAWAII



126 QUEEN STREET SUITE 306  
 HONOLULU, HI 96813  
 PH: 537-4674 FX: 521-9054

# Waiau District Park

## Existing Conceptual Layout



WAI'AU DISTRICT PARK

### Exhibit 10

### Existing Site Plan

LAND PLANNING & DESIGN HAWAII



126 QUEEN STREET SUITE 308  
HONOLULU, HI 96813  
PH: 537-4674 FX: 521-9054



Photo No. 1: View of existing multipurpose building from Diamond Head/Makai. The building is located off Ka'ahumanu Street at the mauka end of the park.



Photo No. 2: Looking down (maka) from in front of the Multipurpose Building across middle and lower terraces. Fire station is in the distance behind the monkeypod in the right middle of the picture.



Photo No. 3: Looking Ewa from Ka'ahumanu Street across the Lower Terrace.

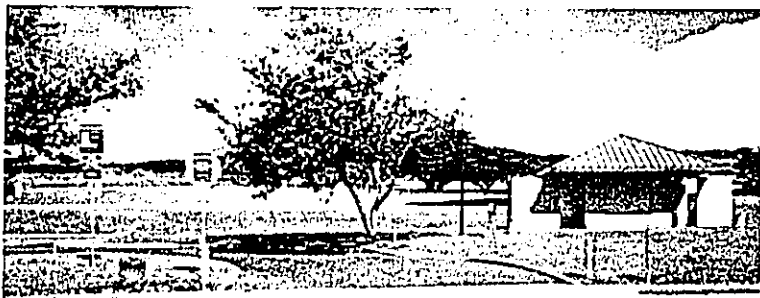
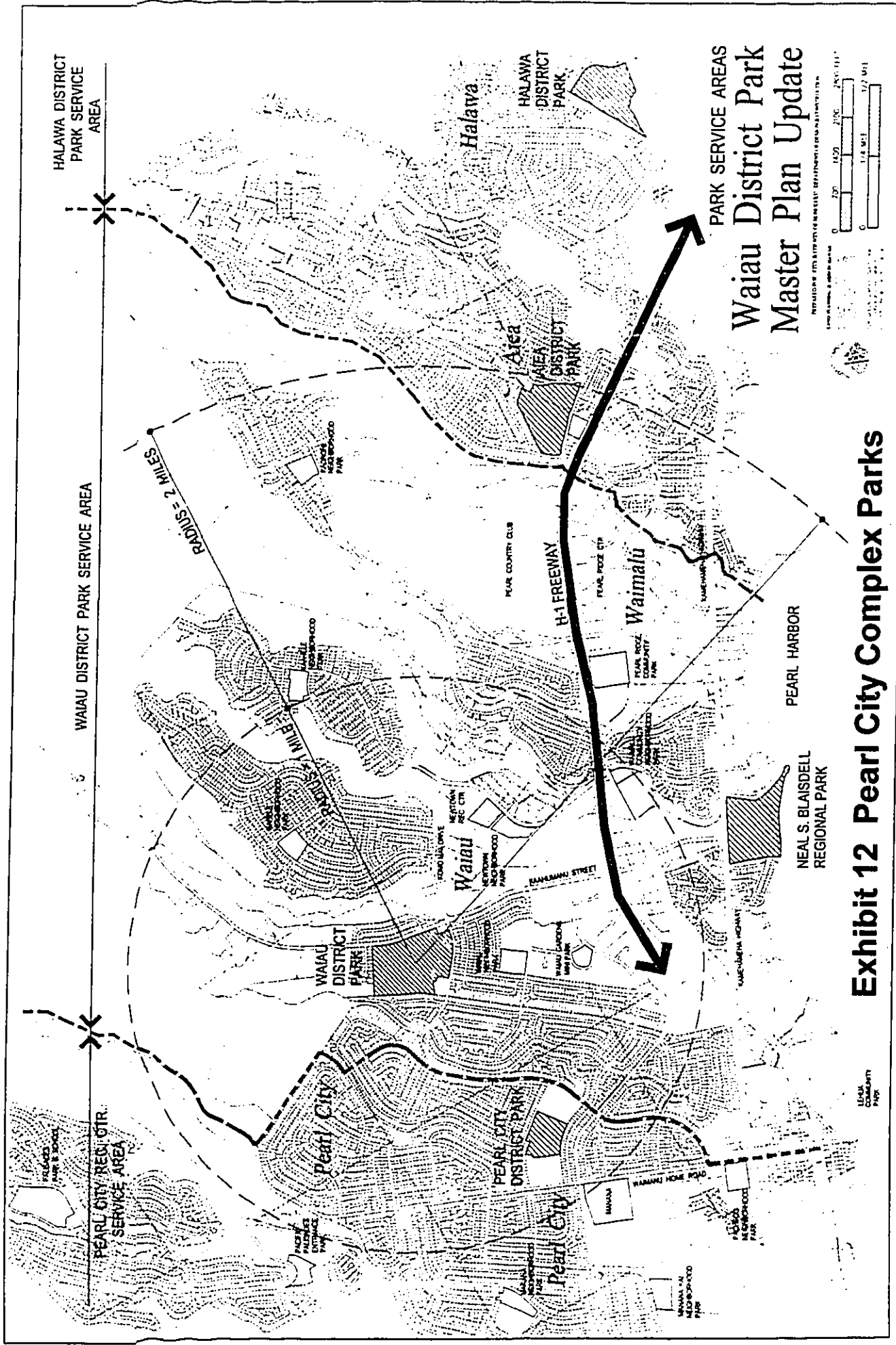


Photo No. 4 (At Left): A free standing comfort station lies to the right of the Diamond Head side entrance to the Lower Parking Lot off Komo Mai Drive. View is looking mauka.

## Exhibit 11. Site Photos



**PARK SERVICE AREAS**  
**Waiwai District Park**  
**Master Plan Update**

**Exhibit 12 Pearl City Complex Parks**



### Exhibit 12. Inventory of Pearl City Complex Park Facilities

Waiau District Park is one of seventeen parks in the Pearl City Complex, Department of Parks and Recreation, District III. See table below. Added to the inventory are similar data for Aiea District Park and Halawa District Park from the Aiea Complex, Department of Parks and Recreation. Those parks are important to planning Waiau District Park.

#### INVENTORY OF PARK FACILITIES

	STRUCTURES				FIELDS			COURTS			OTHER	
	Multi-Purpose	Gym	Pool	C.S	Base ball	Soft ball	Soccer	Tennis	Basket ball	Volley ball	Park ing	Tot Lot
Waiau Dist Park	1	-	-	2	1	1	1	-	-	-	119	1
Pearl City Dist Park	1	1	2	3	1	1*	-	2*	2*	2*	70	-
Waiau Nbrhd Park	-	-	-	1	-	1	-	-	1	1	-	1
Newtown Nbrhd Park	-	-	-	1	-	1	-	-	-	-	-	-
Nahele Nbrhd Park	-	-	-	1	-	1	-	-	2	-	-	1
Ka'ahahele Nbrhd Park	-	-	-	1	-	-	1	-	-	-	-	-
Pearl Rdg Com Park	0	-	-	1	1	1	A	6*	2*	1	17	B
Waimalu Nbrhd Park	-	-	-	1	1	-	-	-	1*	1*	20	1
Ka'onohi Nbrhd Park	-	-	-	1	1	-	2	-	2	1	-	1
Manana Nbrhd Park	-	-	1	1	-	1	C	-	2	-	-	1
Manana K Nbrhd Park	-	-	-	1	-	1	D	-	2	2	3	1
Pacheco Nbrhd Park	-	-	-	1	1	1*	-	-	1*	1*	E	-
Waiau Gardens	-	-	-	-	-	-	-	-	F	-	-	1
Palisades Com Park	1	-	-	1	-	2*	G	2	2*	2*	17	1
Lehua Com Park	1	-	-	1	-	1	H	8*	2*	2*	3	1
Blaisdell Region Prk	-	-	-	1	-	-	-	-	-	I	256+	1
Palisades Entrance	-	-	-	-	-	-	-	-	-	-	-	-
Aiea Dist Park	1	1	1	2	2	1*	-	2*	1*	J	44	2
Halawa Dist Park	1	1	-	-	1	4	K	2*	2*	2*	149	1



Notes to Inventory of Park Facilities on previous page:

C.S. = Comfort Station

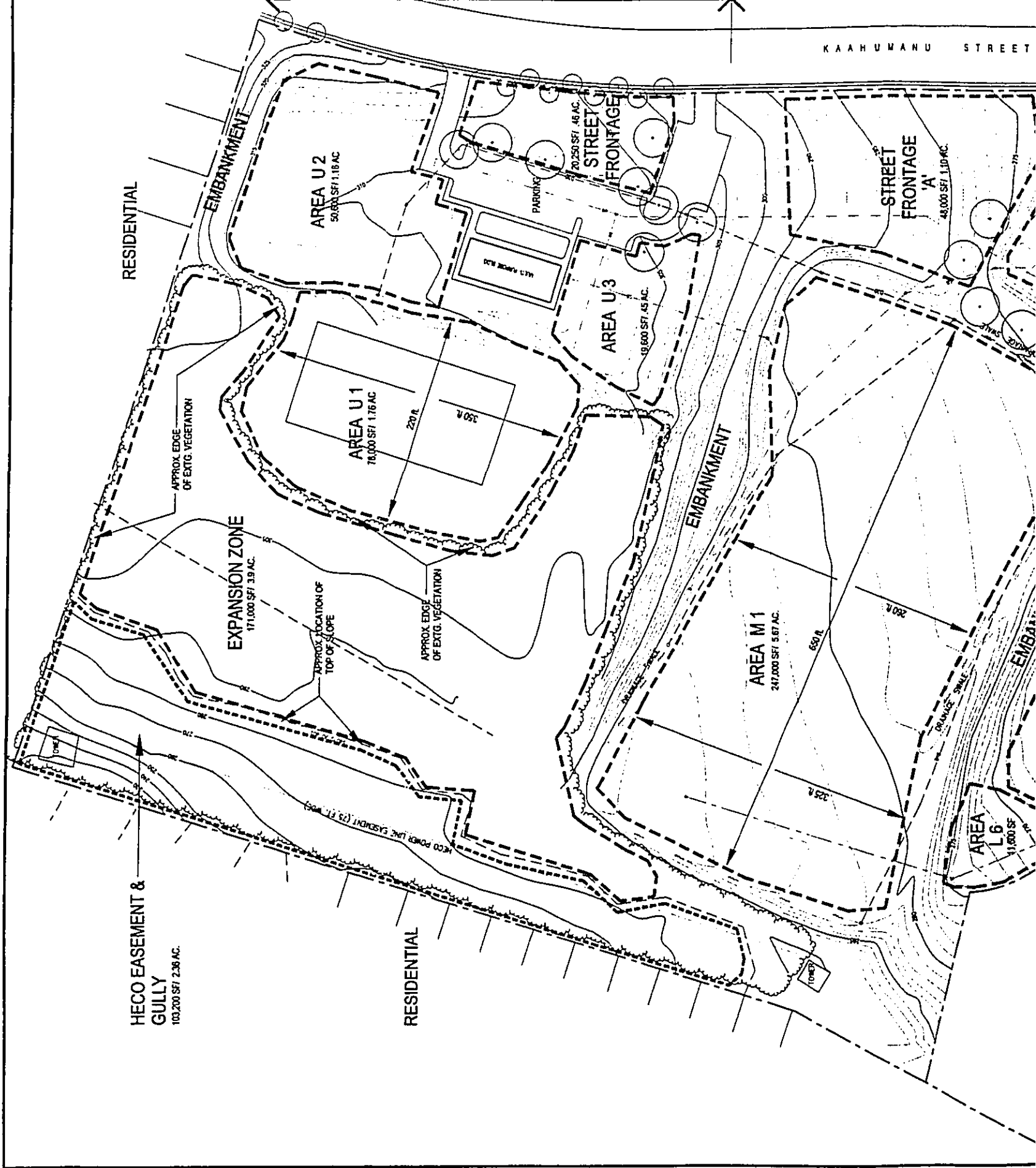
\* = Lighted

- A = Softball field combined with soccer  
Has lighted tennis practice court  
Has office in comfort station structure
- B = Tot lot recently removed, pending replacement
- C = Comfort station is in Bathhouse / Office building at pool  
Field is designed to be multipurpose  
One basketball court also used for volleyball  
Has additional play field on bottom level of park
- D = Softball field combined with football  
Parking is for staff only
- E = Parking (73) at adjacent Pearl City Elementary School
- F = Waiiau Gardens is a mini-park  
Has one-half sized outdoor basketball court
- G = One of the softball fields is lighted  
Has a tennis practice court
- H = Parking is for stall only
- I = Neal S. Blaisdell Park also has a maintenance building, with office, staff parking, sheltered eating and viewing areas, and an exercise cluster.
- J = Includes Annex Site across the street  
Has training pool  
Has tennis practice court  
Basketball court combined with volleyball
- K = A jogging path is worn into the grass perimeter

UPPER TERRACE

MIDDLE TERRACE

KAAHUMANU STREET

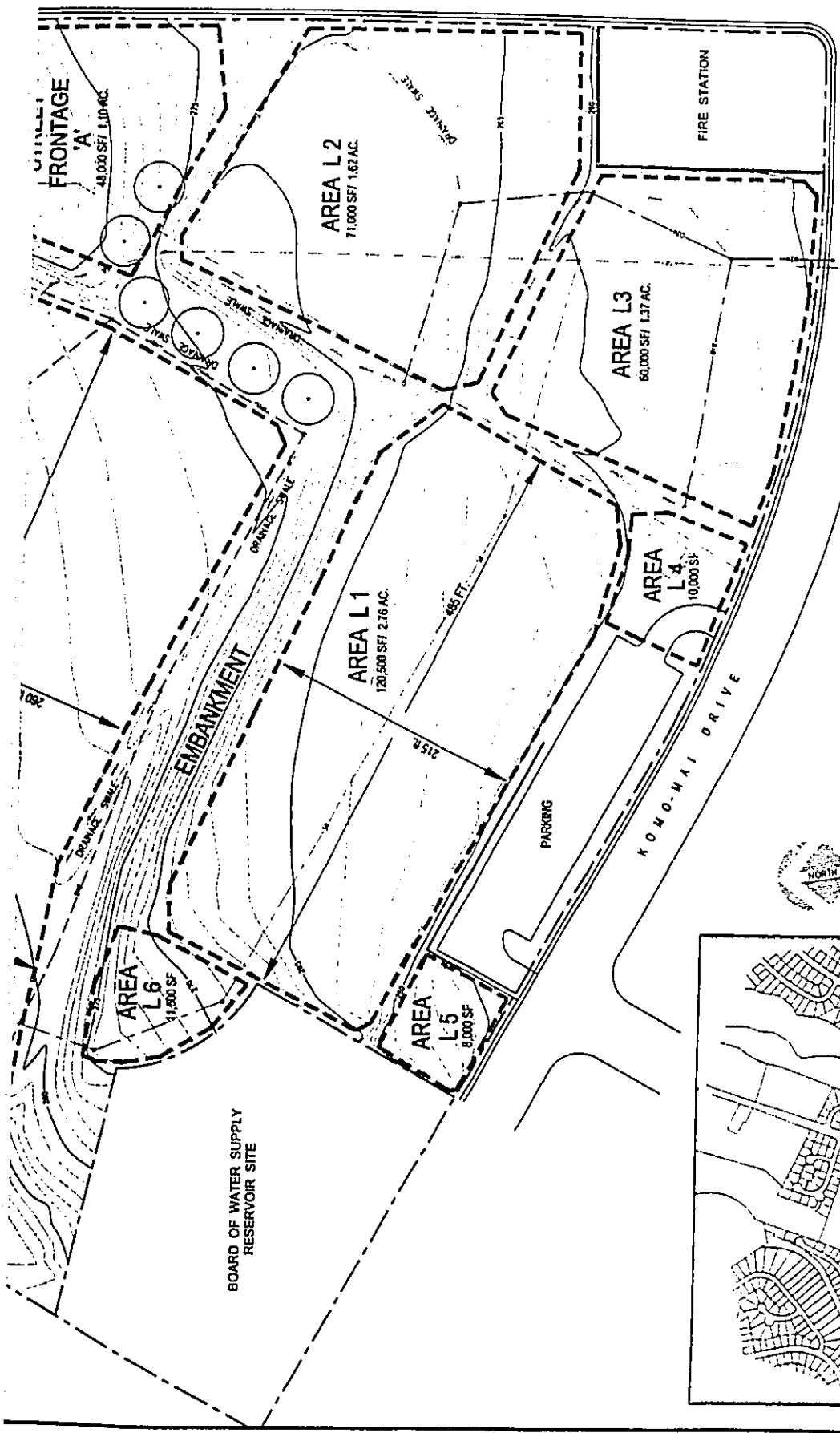


TERRACE

LOWER TERRACE

JANU STREET

MOULDER ST



# Exhibit 13

## SITE ANALYSIS

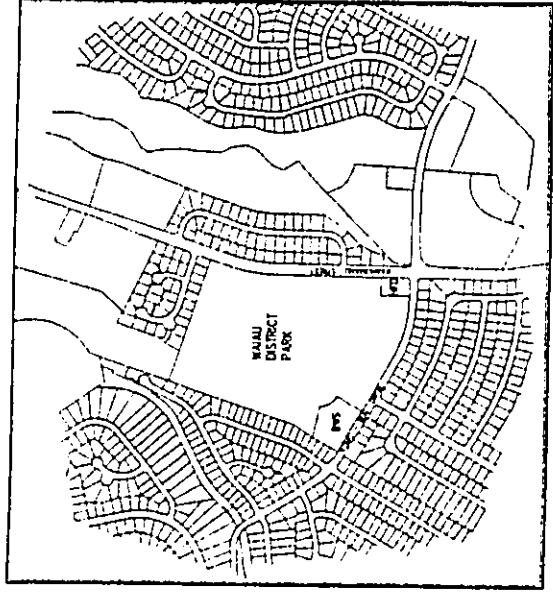
# Waiau District Park

## Master Plan Update

PREPARED FOR: CITY & COUNTY OF HONOLULU, DEPARTMENT OF DESIGN & CONSTRUCTION

0 50 100 150 200 300 FEET

THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE CITY AND COUNTY OF HONOLULU. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY AND COUNTY OF HONOLULU.



## Exhibit 13

### WAI AU DISTRICT PARK SITE ANALYSIS, OPPORTUNITIES & CONSTRAINTS

#### LOWER TERRACE, GENERAL

- Located towards makai end of site, separated by existing embankment and drainage swales.
- Consists of three major areas and three secondary areas.
- Approximately 20-foot grade change from across lower terrace.
- Bisected by existing underground water, drainage and sewer lines.
- Entire lower terrace in grass play fields.
- Serviced by one existing parking lot and one existing comfort station.

#### LOWER TERRACE, AREA L1

- *Currently designed and used as a "full size" soccer field.*
- Play field exceeds recommended minimum size soccer field (300' x 150')
- Bisected by one existing drainage line.

#### LOWER TERRACE, AREA L2

- *Currently designed and used as a softball field.*
- Outfield bisected by drainage swale with up to 5% slope in outfield
- Suitable for softball practice. Not suitable for soccer due to sloping outfield area.
- Unprotected from roadway (Ka'ahumanu Street)
- Bisected by existing underground water, drainage and sewer lines.

#### LOWER TERRACE, AREA L3

- *Small practice field for softball or soccer.*
- Sloping conditions along perimeter.
- Bisected by existing underground water, drainage and sewer lines.
- Unprotected from roadway (Komo Mai Drive)

#### OTHERS

- *Three smaller, secondary areas located along perimeter.*
- *Not currently used as play field.*
- *Potential to accommodate parking expansion or location of maintenance facility.*

#### MIDDLE TERRACE

- Central located and largest terrace within park site.
- Consisting on one large multi-use play field with baseball diamond and backstop at northeast corner.
- Terrace defined by existing embankment and drainage swales.
- Field bisected at edges by existing underground drainage and sewer lines.
- Width of field sufficiently large to accommodate recommended minimum size soccer fields in a mauka / makai orientation, but may require cutting into existing embankment.
- Potential to configure 3 fields / multipurpose fields at middle terrace.
- Handicap accessibility to this area may be difficult.

#### UPPER TERRACE

- Large terrace area with four definable sub-zones.
- Street and residential frontage, and embankments at mauka and makai ends.
- Approx. 20-25 ft. grade change across terrace, mauka to makai and east to west.

#### UPPER TERRACE, AREA U1

- Three-quarter size soccer field on elevated terrace.
- Surrounded by existing vegetation.
- Adjacent to existing multipurpose building.

#### UPPER TERRACE, AREA U2

- Small area at northeast corner of site with steep embankments along mauka and street frontage.
- Adjacent to existing residential homes, potential conflict.
- Adjacent to existing multipurpose building and parking.
- Too small to accommodate play field (i.e., softball).
- Potential for additional structures (i.e., for enclosed activities).

#### UPPER TERRACE, AREA U3

- Small level area adjacent to multipurpose building and parking area.
- Currently used for play equipment.
- Commanding views over middle and lower terraces.

#### UPPER TERRACE EXPANSION ZONE

- Approximately 3.9 acres of potential expansion to top of slope.

#### HECO EASEMENT AND GULLY

- Approximately 75-foot wide easement for high power utility lines.
- Very steep gully conditions.
- Fully vegetated with Haole koa and other shrubbery.
- Buffer between abutting residential neighborhood and park.
- See map for location of top of slope.

**STREET FRONTAGE 'A'**

- Approximately 300 feet of street frontage, abutting public sidewalk and on-street parking.
- Bisected by underground utilities.
- Approximately 10 to 12% slope, mauka to makai.
- Slope and size prohibits play field development.
- Potential for terraced play courts, picnic area.
- Additional parking lot would be difficult due to slope and proximity to existing driveway above.
- Handicap access and usage of area may be difficult.

**STREET FRONTAGE 'B'**

- Small area adjacent to parking lot and Kaahumanu Street, approximately 8 to 10% slope.
- Little opportunity to utilize as an outdoor active recreational area.
- Little opportunity to utilize for structures due to setback and sloping conditions.
- Potential for parking expansion.

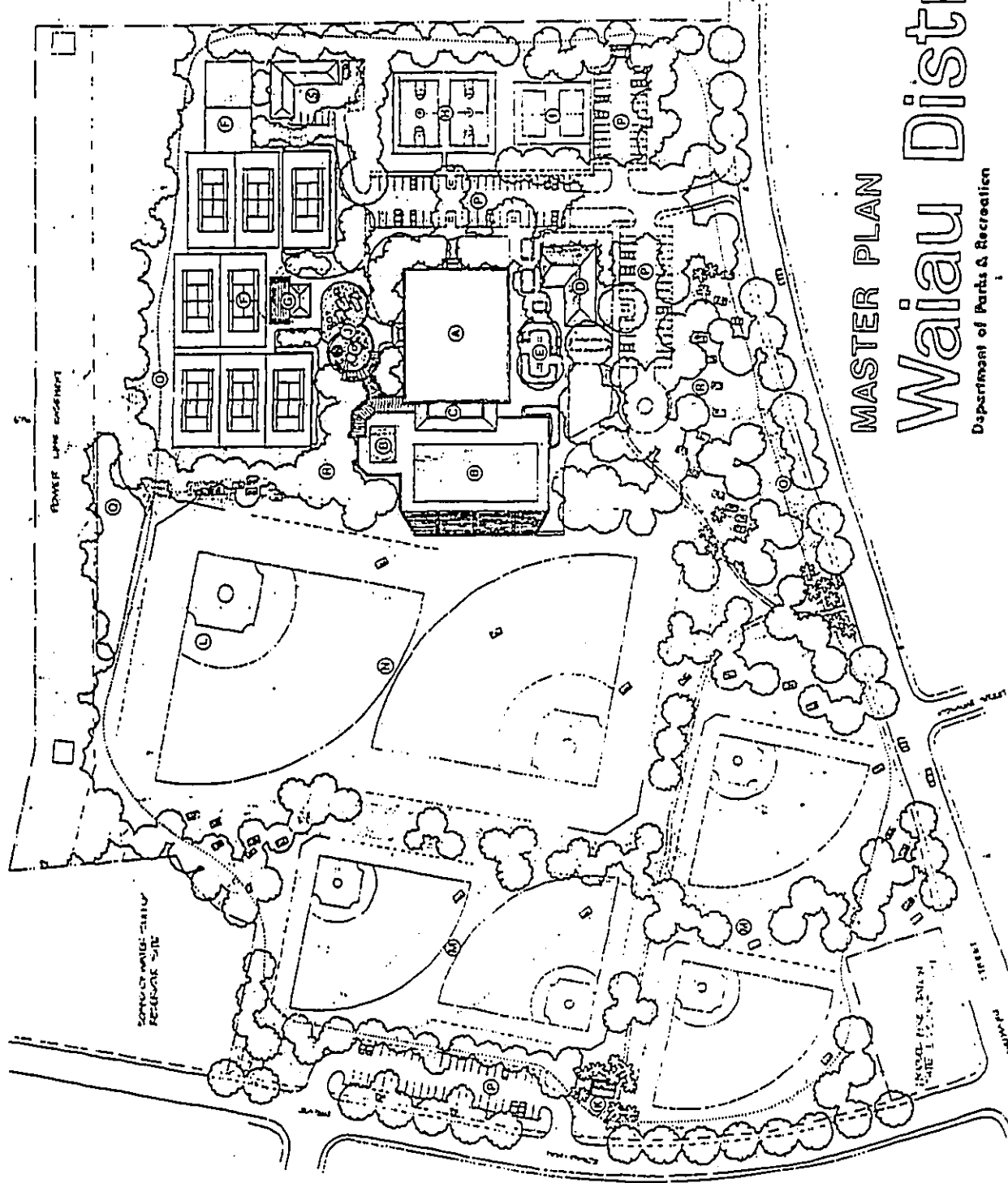
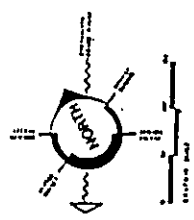
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**SITE DEVELOPMENT**

**LEGEND**

- Ⓐ GYMNASIUM
- Ⓑ 50 METER POOL & HANGING ROCK
- Ⓒ SHOWER & DRESSING FACILITY
- Ⓓ MULTI-PURPOSE BUILDING
- Ⓔ COURTYARD
- Ⓕ 8 TENNIS COURTS & 1 PRACTICE COURT
- Ⓖ TENNIS SHELTER
- Ⓗ 2 BASKETBALL COURTS
- Ⓘ 2 VOLLEYBALL COURTS
- Ⓛ 10' LOT
- Ⓜ COMFORT STATION
- Ⓝ 2 BASEBALL FIELDS
- Ⓟ 4 SOFTBALL FIELDS
- Ⓠ 1 SOCCER FIELD
- Ⓡ JOGGING PATH
- Ⓢ PARKING
- Ⓣ SKATEBOARD AREA
- Ⓤ PICNIC AREA
- Ⓡ MAINTENANCE YARD

**Exhibit 14**  
**Existing Master Plan**



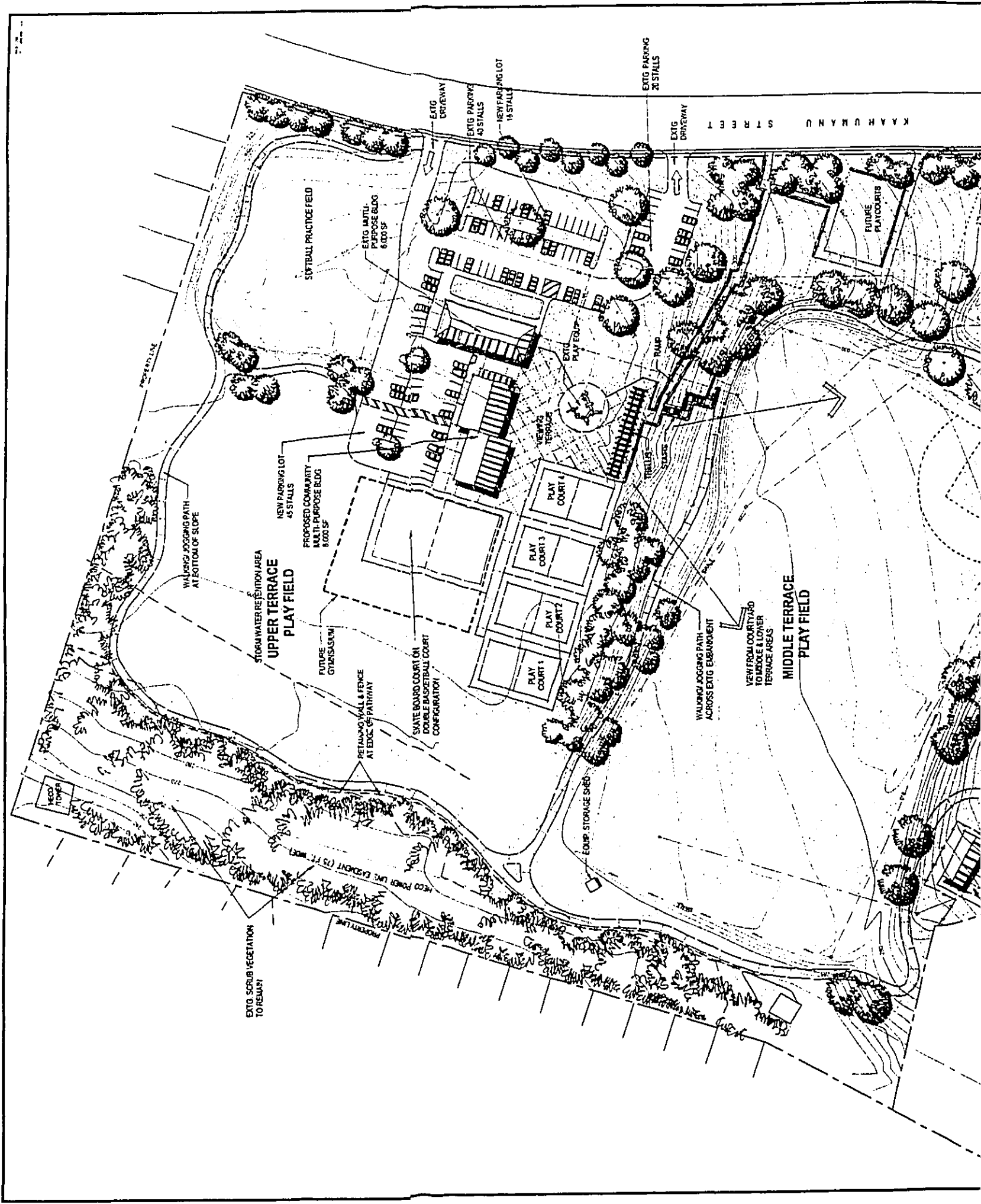
MASTER PLAN

**Waiau District Park**

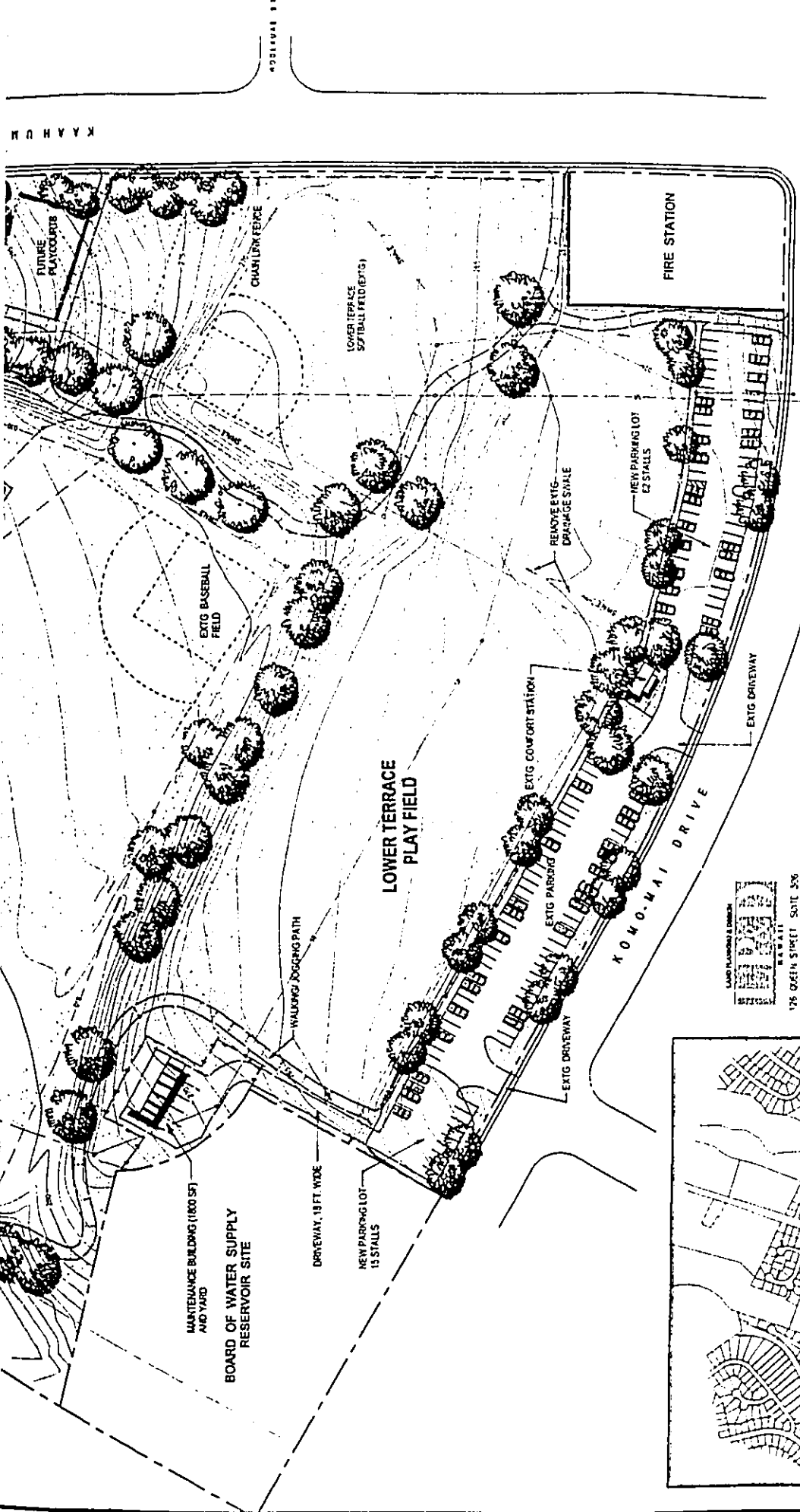
Department of Parks & Recreation

City and County of Honolulu

**Existing Master Plan**



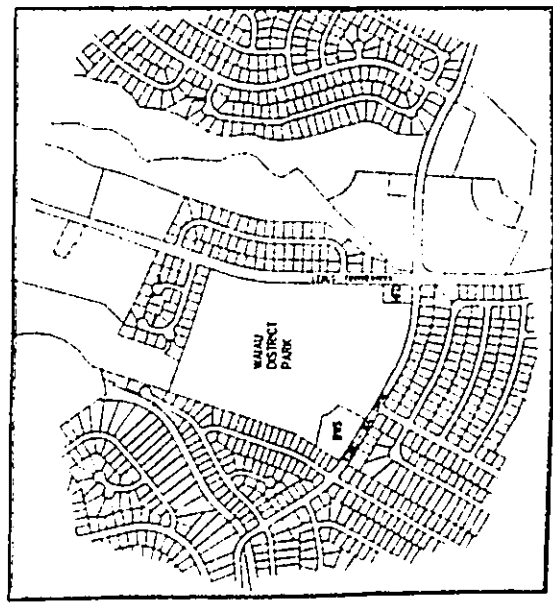




# Exhibit 15

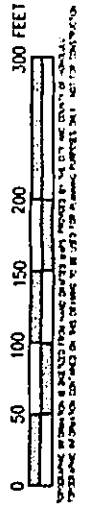
## Waiau District Park Master Plan Update

DEPARTMENT OF DESIGN AND CONSTRUCTION CITY & COUNTY OF HONOLULU	
MASTER PLAN UPDATE FOR WAIU DISTRICT PARK	
APPROVED:	DATE: 1/13/04
DESIGNED BY: [Signature]	
DRAWN BY: [Signature]	
SCALE: 1" = 30' (SEE SHEET 15.02)	
PROJECT NO.: 15.02	
DATE: 1/13/04	



LAND PLANNING & DESIGN  
175 GREEN STREET, SUITE 306  
HONOLULU, HI 96813  
PH: 537-4874 FAX: 537-9654

PREPARED FOR: CITY & COUNTY OF HONOLULU, DEPARTMENT OF DESIGN & CONSTRUCTION

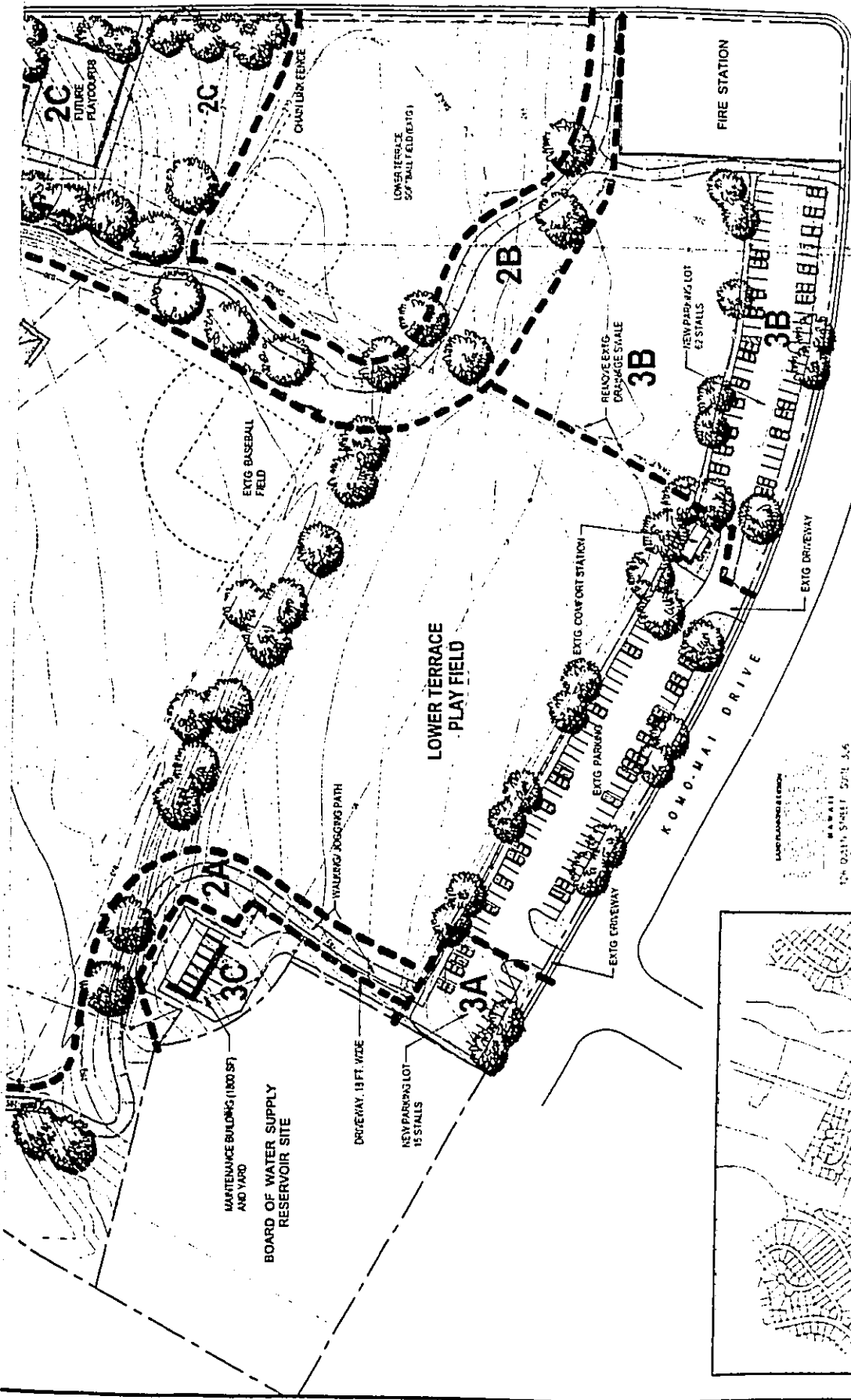


VERTICAL DIMENSIONS & ELEVATIONS FROM THIS SHEET AND SHEETS 15.01, 15.02, 15.03, 15.04, 15.05, 15.06, 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18, 15.19, 15.20, 15.21, 15.22, 15.23, 15.24, 15.25, 15.26, 15.27, 15.28, 15.29, 15.30, 15.31, 15.32, 15.33, 15.34, 15.35, 15.36, 15.37, 15.38, 15.39, 15.40, 15.41, 15.42, 15.43, 15.44, 15.45, 15.46, 15.47, 15.48, 15.49, 15.50, 15.51, 15.52, 15.53, 15.54, 15.55, 15.56, 15.57, 15.58, 15.59, 15.60, 15.61, 15.62, 15.63, 15.64, 15.65, 15.66, 15.67, 15.68, 15.69, 15.70, 15.71, 15.72, 15.73, 15.74, 15.75, 15.76, 15.77, 15.78, 15.79, 15.80, 15.81, 15.82, 15.83, 15.84, 15.85, 15.86, 15.87, 15.88, 15.89, 15.90, 15.91, 15.92, 15.93, 15.94, 15.95, 15.96, 15.97, 15.98, 15.99, 16.00, 16.01, 16.02, 16.03, 16.04, 16.05, 16.06, 16.07, 16.08, 16.09, 16.10, 16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17, 16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25, 16.26, 16.27, 16.28, 16.29, 16.30, 16.31, 16.32, 16.33, 16.34, 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V N D H V V X

BOOK SHEET 11



**PHASING PLAN**

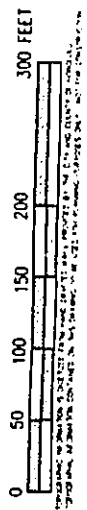
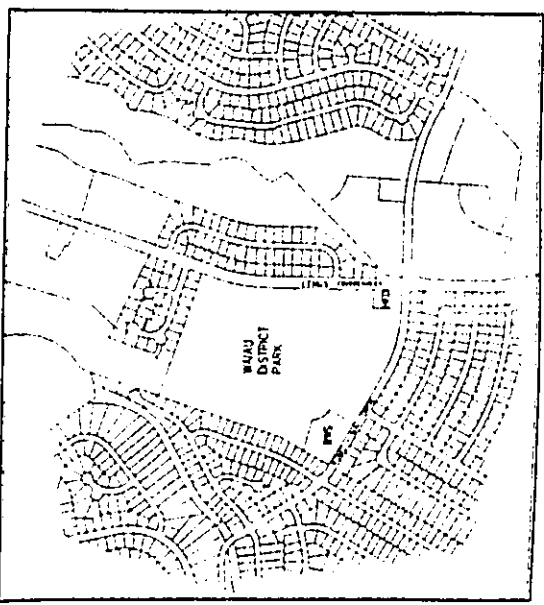
PREPARED FOR: CITY & COUNTY OF HONOLULU, DEPARTMENT OF DESIGN & CONSTRUCTION

# Wai'au District Park Master Plan Update

# Exhibit 16 Phasing Plan

12th OAHU STREET, SUITE 504  
HONOLULU, HI 96813  
PH: 521-4574 FAX: 521-3284

LAND PLANNING & DESIGN



\*\*\*\*\*  
**APPENDIX B**  
**PUBLIC PLANNING MEETINGS**  
\*\*\*\*\*

***Waiau District Park  
Master Plan***

Community participation in the formulation of the Waiau District Park Master Plan was an integral part of the planning process. Starting in January, 2000, a series of meetings were conducted. All meetings were held at Waiau District Park. "Public" and "Advisory Committee" meetings were held. Detailed minutes of each meeting are on file with the Department of Design and Construction. A brief description of these meetings follows:

**Public Meetings**

Two public meetings were conducted. Notification of public meetings were accomplished by telephone and by distribution of fliers. Meeting notices were delivered to all residences adjacent to and across the street from the park. Notices were mailed to those who expressed interest in the park and gave addresses.

Public Meeting No. 1 was held January 18, 2000. The master plan update process was explained and the existing master plan was discussed. Formation of the Advisory Committee was announced and its functioning explained. A questionnaire seeking basic information and preferences from park users was distributed. Completed questionnaires were collected at the meeting and received by mail and email thereafter. Public comments were received and recorded in the minutes.

Public Meeting No. 2 was held July 11, 2000. The master plan preferred by the Advisory Committee was presented to the public for comment. Explanation of the preference for Scheme 4 was given, including discussion of City parks in the area, the Site Analysis and Schemes 1 to 3. Public comments were received and recorded in the minutes. No major objections to the preferred plan were raised.

### Advisory Committee Meetings

An advisory group consisting of 20 park users, neighborhood residents, both Pearl City and Aiea Neighborhood Board members, Visioning Team members, a Pearl City Rotary Club member, and staff from Council District VIII was formed. The purpose of the Advisory Committee was to assist the project consultants and City staff in identifying the recreational needs of the community and to respond to various development concepts presented by the consultant team.

The advisory committee met during the evening, about once per month. An agenda was mailed to all members in advance, along with minutes of the previous meeting and a calendar of expected future meetings. Graphics such as site analysis maps and concept plans and copies of other matters to be discussed were included in the mailings. Notice of the meetings were posted at the Waiiau District Park multipurpose building.

Meetings were well attended by members of the committee and were also open to the public at large. Minutes of each meeting are on file with the City. A total of six advisory committee meetings were held. A short summary of each meeting follows:

Advisory Committee Meeting No.1, March 14, 2000 organized the Advisory Committee and reviewed the master plan process. Alternative conceptual approaches to update the master plan were presented, and the existing master plan was discussed. An inventory of all public parks in the Waiiau and surrounding area and the standards for typical district parks were explained. Initial identification of issues at Waiiau District Park were recorded.

Advisory Committee Meeting No.2, April 11, 2000 took suggestions for short term projects (2-3 years). LP&D's Site Analysis was presented, with three terraces, street frontages, and miscellaneous usable and unusable areas identified. Alternative vision statements for the park were proposed.

Advisory Committee Meeting No.3, May 23, 2000 began with a brief discussion of vision statements. Two of the alternatives previously proposed were eliminated. Three conceptual schemes for alternative master plans were presented and discussed. (See Section 4.3) Member reactions and suggestions were recorded.

Advisory Committee Meeting No.4, June 13, 2000 began with a review and discussion of the descriptions and cost estimates of the identified short term projects. A fourth conceptual scheme for the master plan, based on the previous meeting discussions and comments, was presented and discussed. Minor objections were raised to having courts on Ka'ahumanu Street. The Advisory Committee approved concept No. 4 as the preferred alternative to present to the Director's Meeting and to the second public meeting.

Advisory Committee Meeting No.5, August 8, 2000 began with agreement on a Vision Statement for Waiiau District Park. Unresolved issues were addressed and majority agreements reached on each. A special appeal for an Olympic size swimming pool was made, but the group voted to not support having a pool. A review of the plan and progress toward its development in five years was unanimously agreed upon. The phasing plan was discussed, and a request for one final plan was agreed to unanimously.

Advisory Committee Meeting No.6, September 12, 2000 began with discussion of the end of the planning process, the Directors' Meeting decision making, and the effort needed to obtain funding for park development. The environmental assessment process was explained. The final proposed master plan, phasing plan, and funding requirements were presented, with comments recorded.

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\*\*\*\*\*  
**APPENDIX C**  
**COMMENTS & RESPONSES TO DRAFT EA**  
\*\*\*\*\*

***Waiau District Park***  
***Master Plan***

Mr. Gordon Matsuoka, Public Works Administrator  
Department of Accounting and General Services

Mr. Gary Gill, Deputy Director  
Environmental Health Administration  
Department of Health

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control

Dr. Don Hibbard, Administrator  
Historic Preservation Division  
Department of Land and Natural Resources

Mr. Michael G. Buck, Administrator  
Division of Forestry and Wildlife  
Department of Land and Natural Resources

Mr. Brian K. Minaai, Director of Transportation  
Department of Transportation

Mr. Colin C. Kippen, Jr., Deputy Administrator  
Office of Hawaiian Affairs

Albert K. Fukushima, Chair  
Pearl City Neighborhood Board No. 21

Mr. Clifford S. Jamile, Manager and Chief Engineer  
Board of Water Supply

Mr. Michael T. Amii, Director  
Department of Community Services

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

Mr. William D. Balfour, Jr., Director  
Department of Parks and Recreation

Mr. Randall K. Fujiki, AIA, Director  
Department of Planning and Permitting

Ms. Cheryl D. Soon, Director  
Department of Transportation Services

Chief Attilio K. Leonardi, Fire Chief  
Honolulu Fire Department

Chief Lee D. Donohue, Chief of Police  
Honolulu Police Department



Waiau District Park Master Plan  
Draft Environmental Assessment  
Distribution List

Draft EA Publication Date: April 8, 2001  
Public Review Period: April 8-May 8, 2001

\*\*\*\*\*

Federal Agencies

Region IX Administrator  
U. S. Environmental Protection Agency

State Agencies

Senator David Y. Ige, 17<sup>th</sup> District  
Hawaii State Legislature

Representative K. Mark Takai, 34<sup>th</sup> District  
Hawaii State Legislature

Mr. Gordon Matsuoka, Administrator \*  
Public Works Administration  
Department of Accounting & General Services

Dr. Seji F. Naya, Director  
Department of Business, Economic  
Development & Tourism

Mr. David Blane, Director  
Office of Planning  
Dept. of Business, Econ. Develop. & Tourism

Dr. Paul LeMahieu, Superintendent  
Department of Education

Librarian, Aiea Public Library  
Department of Education

Librarian, Pearl City Public Library  
Department of Education

Ray Soon, Chairman  
Hawaiian Homes Commission  
Department of Hawaiian Home Lands

Dr. Bruce S. Anderson, PhD, Director \*  
Department of Health

Ms. June Harrigan  
Office of Environmental Planning  
Department of Health

Ms. Genevieve Salmonson, Director \*  
Office of Environmental Quality Control  
Department of Health

Mr. Gilbert Coloma-Agaran, Chairman  
Board of Land and Natural Resources  
Department of Land and Natural Resources

Dr. Don Hibbard, Administrator \*  
Historic Preservation Division  
Department of Land and Natural Resources

Mr. Mike Buck, Administrator \*  
Division of Forestry & Wildlife  
Department of Land and Natural Resources

Mr. Brian K. Minaai, Director of  
Transportation \*  
Department of Transportation

Director, Legislative Reference Bureau  
Hawaii State Legislature

Mr. Randall Ogata, Administrator \*  
Office of Hawaiian Affairs

Director, Environmental Center  
University of Hawaii at Manoa

City and County Agencies

Councilman Gary Okin  
District VIII Councilmember  
Honolulu City Council

Mr. William Clark, Chairman  
Aiea Neighborhood Board No. 20

Mr. Albert Fukushima, Chairman \*  
Pearl City Neighborhood Board No. 21

Mr. Clifford S. Jamille, Manager and  
Chief Engineer \*  
Board of Water Supply

Mr. Michael T. Amii, Director \*  
Department of Community Services

Ms. Rae M. Loui, PE, Director  
Department of Design and Construction

Mr. Ross Sasamura, PE, Director and  
Chief Engineer \*  
Department of Facilities & Maintenance

Mr. William D. Balfour, Jr., Director \*  
Department of Parks and Recreation

Mr. Randall K. Fujiki, AIA, Director \*  
Department of Planning and Permitting

Ms. Cheryl D. Soon, AICP, Director \*  
Department of Transportation Services

Chief Attilio K. Leonardi, Fire Chief \*  
Honolulu Fire Department

Chief Lee D. Donohue, Chief of Police \*  
Honolulu Police Department

Municipal Reference & Records Center  
City and County of Honolulu

Others

Hawaiian Electric Company

\* indicates DEA comment letter received

# Oahu Notices

APRIL 8, 2001

## Draft Environmental Assessments



### (1) Waiau District Park Master Plan Update

**District:** Honolulu  
**TMK:** 9-8-52: 2  
**Applicant:** City and County of Honolulu  
Department of Design and Construction  
650 S. King Street, 11th Floor  
Honolulu, Hawaii 96813  
Contact: Brian Suzuki (527-6316)

**Approving Agency/Accepting Authority:** Same as above.  
**Consultant:** LP&D Hawaii  
126 Queen Street, Suite 306  
Honolulu, Hawaii 96813  
Contact: Michael S. Chu (537-4674)

#### Public Comment

**Deadline:** May 8, 2001  
**Status:** DEA First Notice pending public comment.  
Address comments to the applicant with copies to the consultant and OEQC.

#### Permits

**Required:** Grading, NPDES, Building

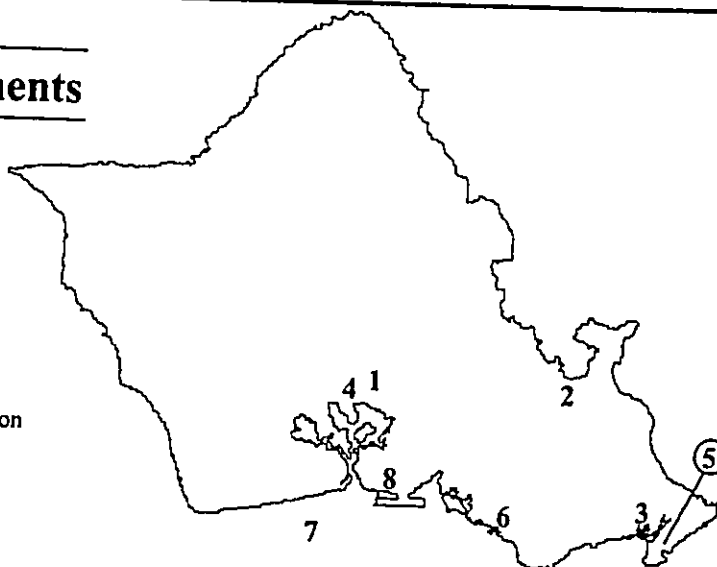
The City and County of Honolulu, Department of Design and Construction, proposes to construct improvements at Waiau District Park to implement an updated Master Plan. Improvements consist of an additional multipurpose building and outdoor courtyard, courts for basketball, volleyball, and skateboarding, and an additional play field on the upper terrace of the park site. A walking / jogging path, additional parking at both the upper and lower terraces, a storage shed, and landscaping and irrigation will be constructed. Sites are selected for a possible maintenance yard and building, a gymnasium, and additional play courts, if needed in the future.

## Final Environmental Assessments (FONSI)



### (2) Kahua O Waikalua Neighborhood Park

**District:** Koolauloko



**TMK:** 1-4-5: 30 portion 36  
**Applicant:** City and County of Honolulu  
Department of Design and Construction  
650 South King Street, 14th Floor  
Honolulu, Hawaii 96813  
Contact: Gary Doi (527-6699)

#### Approving Agency/Accepting Authority:

Same as above.

**Consultant:** Planning Solutions, Inc.

1210 Auahi Street, Suite 221  
Honolulu, Hawaii 96814

Contact: Perry White (593-1288)

**Status:** FEA/FONSI issued, project may proceed.  
**Permits Required:** Building, grubbing, grading, stockpiling, NPDES, sewer connection, SMA, noise variance

The project involves the development of a neighborhood park on a City and County owned parcel adjacent to the Bayview Golf Park and the Kaneohe Wastewater Treatment Facility in Kaneohe. Amenities will ultimately include a combined shelter/comfort station, an educational demonstration garden, a picnic area, two youth soccer fields, a softball field that will overlie one of the youth soccer fields to form a multi-purpose field, and 67 parking stalls. The park will be equipped with automatic irrigation and site furniture such as picnic tables, trash receptacles, perimeter fencing as required to secure the site, and an on-site concrete walkway system. The park will be developed in two increments. Although no significant long-term environmental impacts are expected as a result of the development of the park, a slight increase in traffic and occasional noise from organized sporting events may occur. Temporary construction impacts are also expected. Mitigation measures include restricting park operating hours from dawn to dusk, and ensuring that construction occurs



STATE OF HAWAII  
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
 801 BOX 119 HONOLULU HAWAII 96810

(P) 1225-1

**LP&D Hawaii**

LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES  
 126 Queen Street Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-4674 • fx: 808/521-9054 • mchu@lava.net

July 31, 2001

APR - 4 2001

Mr. Brian Suzuki  
 Department of Design and Construction  
 City and County of Honolulu  
 650 South King Street, 11<sup>th</sup> Floor  
 Honolulu, HI 96813

Dear Mr. Suzuki:

Subject: Waiau District Park Master Plan  
 Draft Environmental Assessment (DEA)

Thank you for the opportunity to review and comment on the subject DEA. The proposed master plan does not directly impact any of our facilities. Therefore, we have no comments.

If there are any questions regarding the above, please have your staff call Mr. Tyler Fujiyama of the Planning Branch at 586-0492.

Sincerely,

*John P. Chu*  
 GORDON MATSUOKA  
 Public Works Administrator

TBF:mo

Gordon Matsuoka, Public Works Administrator  
 Department of Accounting and General Services  
 State of Hawaii  
 P. O. Box 119  
 Honolulu, Hawaii 96810

**SUBJECT: Waiau District Park Master Plan Update Environmental Assessment**

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand that your agency believes the master plan does not directly impact any of your facilities.

Your letter will be included in the final EA report.  
 Very truly yours,

*Michael S. Chu*

MICHAEL S. CHU

cc: Rae M. Loui, PE



STATE OF HAWAII DEPARTMENT OF HEALTH HONOLULU, HAWAII

RECEIVED 01 MAY 24 08:07

May 15, 2001

Mr. Brian Suzuki, P.E.S. DESIGN & ENG... City and County of Honolulu, HONOLULU, HAWAII

Table with columns: Permit Fee No., Date, From, To, Permit No., and Fee. Includes handwritten entries like 'Allen B', '5/29', 'Barrack', '527-6316', and '521-9054'.

Dear Mr. Suzuki

Subject: Waiau District Park Master Plan TMK: 9-9-52.2

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

Wastewater Branch

As wastewater from the park is collected, treated and disposed of through the City's sewer system, we have no objections to the proposed improvements.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any questions, please contact the Planning/Design Section of the Wastewater Branch at telephone 586-4294.

Noise, Radiation and Indoor Air Quality Branch

Activities associate with the construction of the project shall comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

- 1. The contractor shall obtain a noise permit if the noise levels from the construction activities are expected to exceed the maximum permissible sound levels of the regulations as stated in Section 11-46(a);
2. Construction equipment and on-site vehicles requiring an exhaust of gas or air shall be equipped with mufflers as stated in section 11-46-6(b)(1)(A); and
3. The contractor shall comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit as stated in section 11-46-7(d)(4).

Mr. Brian Suzuki May 15, 2001 Page 2

Should you have any questions, please contact Mr. Russell Takasa of the Noise, Radiation and Indoor Air Quality Branch at 586-4700.

Clean Air Branch

Due to the nature of the project, there is a significant potential for fugitive dust to be generated during the removal of debris and during the grading, trenching, and construction activities that would impact nearby residents and thoroughfares. It is suggested that a dust control management plan be developed which identifies and addresses activities that have a significant potential for fugitive dust to be generated. Implementation of adequate dust control measures during all phases of the project is warranted.

Construction activities must comply with provisions of Hawaii Administrative Rules §11-60.1-33 on "Fugitive Dust." The contractor should provide adequate means to control dust from road areas and during the various phases of construction activities, including but not limited to:

- a. Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing material transfer points and on-site vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;
b. Providing an adequate water source at the site prior to start-up of construction activities;
c. Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
d. Controlling of dust from shoulders, project entrances, and access roads; and
e. Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities.

If you have any questions regarding fugitive dust, please contact Mr. Calen Miyahara of the Clean Air Branch at 586-4200.

Sincerely,

GARY GILLIS Deputy Director Environmental Health Administration

cc: Mr. Michael S. Chiu

## LP&D Hawaii

LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES  
126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-6774 • fx: 808/521-9054 • mchu@lp&d.net

July 31, 2001

Gary Gill, Deputy Director  
Environmental Health Administration  
Department of Health  
State of Hawaii  
P. O. Box 3378  
Honolulu, HI 96801

**SUBJECT:** Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand that your agency has no objections to a finding of no significant impacts.

With respect to your comments:

#### Wastewater Branch

All wastewater plans will conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." The Wastewater Branch will have opportunity to review the detailed wastewater plans for conformance to applicable rules.

#### Noise, Radiation and Indoor Air Quality Branch

Activities associated with the construction of the project will comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control," as noted in Section 5.2 of the EA. Specific reference to the DOH rules will be added.

- The contractor will obtain a noise permit if the noise levels from the construction activities are expected to exceed the maximum permissible sound levels as regulated in Section 11-46(a).
- Construction equipment and on-site vehicles requiring an exhaust of gas or air will be equipped with mufflers as required in section 11-46-6(b)(1)(A); and,
- The contractor will comply with the requirements of section 11-46-7(d)(4) pertaining to construction activities and the conditions issued with the permit.

#### Clean Air Branch

Section 5.2 of the EA will reflect your concern for potential fugitive dust being generated during the removal of debris and during the grading, trenching, and construction activities. A dust control management plan will be developed which identifies and addresses activities that have a significant potential for fugitive dust to be generated. Adequate dust control measures during all phases of the project will be implemented. Construction activities will comply with provisions of Hawaii Administrative Rules Section 11.60.1-33, "Fugitive Dust," and as described in your letter.

Your letter will be included in the final EA report.

Very truly yours,



MICHAEL S. CHU

cc: Rae M. Loui, PE

BENJAMIN J. CAVETIANO  
Governor



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
236 SOUTH KING STREET  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 588-4188  
FACSIMILE (808) 588-4188

GENEVEVE SALMONSON  
DIRECTOR

*Rec'd 4/26/01*

April 25, 2001

Ms. Rae M. Loui, Director  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Ms. Loui:

Subject: Draft EA for the Waiau District Park Master Plan Update

Thank you for the opportunity to review the subject document. We have the following comment.

1. We strongly recommend that the maximum amount of recycled glass be used for the construction of the jogging path, parking lot, play court and other such facilities.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185. Mahalo.

Sincerely,

*Genevieve Salmonson*  
Genevieve Salmonson  
Director

c: LP&D Hawaii

# LP&D Hawaii

LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES  
128 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-1674 • fx: 808/521-9054 • mchu@lava.net

July 31, 2001

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
236 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

**SUBJECT: Waiau District Park Master Plan Update Environmental Assessment**

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand your agency feels that implementation of the master will not result in significant impacts.

Thank you for your recommendation that the maximum amount of recycled glass be used for the construction of the jogging path, parking lot, play courts and other such facilities. Your recommendation will be considered during the design phases.

Your letter will be included in the final EA report.

Very truly yours,

*Michael S. Chu*

MICHAEL S. CHU

cc: Rae M. Loui, PE

BENJAMIN J. CATTELANO  
GOVERNOR OF HAWAII

01 APR 18 AM 8:11



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
HISTORIC PRESERVATION DIVISION  
Kaluhiwa Building, Room 555  
601 Kamohiwa Boulevard  
Kapolei, Hawaii 96707

DEBART S. COLMAN-ARANA, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DOVUTIS  
JANET L. LAMBO  
LUREL IRENEOLA

AGRICULTURE  
BATHING AND RECREATION  
COMMISSION ON WATER RESOURCES  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENVIRONMENT  
CONVEYANCES  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

April 12, 2001

Rae M. Loui, P. E.  
Director  
Department of Design and Construction  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Ms. Loui:

**SUBJECT:** Chapter 6e-8 Historic Preservation Review - Draft Environmental Assessment for Waiau District Park Master Plan  
Waiau, O'ahu  
TMK: 9-8-052:002

LOG NO: 27272 ✓  
DOC NO: 0104EJ10

Thank you for the opportunity to comment on the DEA for Waiau District Park Master Plan. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the project areas.

The DEA correctly states that this area was commercially cultivated with sugar cane which altered the land for many years. The depth of cane cultivation exceeded the expected depth of historic sites in the area, based on site patterns in similar environmental contexts. Because it is unlikely that any significant historic sites will be found in the area, we believe that this action will have "no effect" on any such historic sites.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027.

Aloha,

Don Hibbard, Administrator  
State Historic Preservation Division

EL:jk

# LP&D Hawaii

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126 Queen Street Suite 306 • Honolulu, Hawaii 96813 • ph: 808/ 537-4674 • fx: 808/ 521-9054 • mchu@lpa.net

July 31, 2001

Don Hibbard, Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
Kakuhikewa Building, Room 555  
601 Kamohiwa Boulevard  
Kapolei, Hawaii 96707

**SUBJECT:** Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand your agency feels that implementation of the master plan will not result in significant impacts on historic sites.

Your letter will be included in the final EA report.

Very truly yours,

MICHAEL S. CHU

cc: Rae M. Loui, PE





BRUNO K. MINAAI  
DIRECTOR



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

BRUNO K. MINAAI  
DIRECTOR  
DEPUTY DIRECTORS:  
GLENNAL OKAMOTO  
JOSHUA T. UNALUA

IN REPLY REFER TO:  
STP 8.9849

April 3, 2001

Ms. Rae M. Loui, P.E., Director  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Attention: Mr. Brian Suzuki

Dear Ms. Loui:

Subject: Waiau District Park Master Plan Update  
Environmental Assessment (EA)  
TMK: 9-9-52: 2

Thank you for the opportunity to provide comments on the draft EA.

The proposed plan is not anticipated to have a significant impact on our transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

BRIAN K. MINAAI  
Director of Transportation

c: Mr. Michael S. Chu, Land Planning & Site Design Hawaii  
Ms. Genevieve Salmonson, Office of Environmental Quality Control

# LP&D Hawaii

LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES  
126 Queen Street Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-4674 • fx: 808/521-9054 • mchi@bva.net

July 31, 2001

Brian K. Minaai  
Director of Transportation  
State Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

SUBJECT: Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand that your agency does not anticipate implementation of the master plan will have a significant impact on your transportation facilities.

Your letter will be included in the final EA report.

Very truly yours,

MICHAEL S. CHU

cc: Rae M. Loui, PE

03-22-01 TUE 10:44 AM

08A

0002

STATE OF HAWAII



DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
1110 KAPOLANI BOULEVARD, SUITE 800  
HONOLULU, HAWAII 96813

April 2, 2001

Mr. Brian Suzuki  
Department of Design and  
Construction  
City and County of Honolulu  
650 S. King Street  
Honolulu, HI 96813

Subject: Draft Environmental Assessment - Waiau District Park  
Master Plan

Dear Mr. Suzuki:

Thank you for the opportunity to review the draft environmental assessment project. According to the DE/A, the Waiau District Park was acquired by the City and County of Honolulu and has been planned as a public park site since the 1970's for the purpose of meeting the recreational needs of the Pezaly City, Waiau and Waianai communities.

The DE/A further states, "Before urbanization and residential development of the area, Waiau District Park was owned by Oahu Sugar Company, Ltd. which used the entire site for agricultural purposes (sugar cane). While used for cane, the site was cleared and subjected to intensive grading for many years. Based upon a literature review, there are no known archeological sites or resources on the property."

At this time, the Office of Hawaiian Affairs has no comments to the proposed project. If you have any questions, please contact Terri B. Norris at 594-1537.

Sincerely,

*Colin C. Kippen, Jr.*

Colin C. Kippen, Jr.  
Deputy Administrator

# LP&D Hawaii

LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES  
126 Queen Street, Suite 205 • Honolulu, Hawaii 96813 • ph: 808/537-4674 • fx: 808/521-9054 • mchu@lpa.net

July 31, 2001

Colin C. Kippen, Jr., Deputy Administrator  
Office of Hawaiian Affairs  
State of Hawaii  
711 Kapiolani Boulevard, Suite 800  
Honolulu, HI 96813

SUBJECT: Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand that your agency does not anticipate implementation of the master plan will have a significant impact on archeological sites or resources.

Your letter will be included in the final EA report.

Very truly yours,

*Michael S. Chu*

MICHAEL S. CHU

cc: Rae M. Loui, PE

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



April 25, 2001

JEREMY HARRIS, Mayor  
**COPY**  
EDDIE CHAN, Chairman  
JAN LEE, Vice Chairman  
HERBERT S. K. KAUFMAN, Sr.  
BARBARA KIM STANTON  
BRIAN SUZUKI, Director  
ROSS E. SAZUJURA, Executive Director  
CLIFFORD S. JAMILE  
Manager and Chief Engineer

*Rec'd 5/3/01*

TO: MS. RAE LOUI, DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTN: BRIAN SUZUKI

FROM: *Clifford S. Jamile*  
CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER

SUBJECT: YOUR TRANSMITTAL OF THE DRAFT ENVIRONMENTAL  
ASSESSMENT FOR THE WAIU DISTRICT PARK MASTER  
PLAN UPDATE, WAIU, OAHU, T.M.K.: 9-8-52: 02

Thank you for the opportunity to review the subject document for the proposed park master plan.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. We recommend the use of drought tolerant/low water use plants and xeriscaping principles for all landscaping. We also recommend the installation of an efficient irrigation system. The irrigation system should incorporate moisture sensors to avoid the operation of the system in the rain and if the ground has adequate moisture.
3. The proposed project is subject to Board of Water Supply cross-connection control and backflow prevention requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Scot Muraoka at 527-5221.

cc: Office of Environmental Quality Control  
Michael S. Chu, LP&D Hawaii

## LP&D Hawaii

LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES  
126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-4674 • fx: 808/521-9054 • mchu@lpa.net

July 31, 2001

Clifford S. Jamile, Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, HI 96813

SUBJECT: Waiu District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiu District Park Master Plan Update. We understand your agency feels that implementation of the master plan will not result in significant impacts.

Thank you for your comments. We will add to the plan the recommendation that drought tolerant / low water use plants and xeriscaping principles be considered for all landscaping. Your recommendations pertaining to the irrigation system will also be incorporated.

Also, it is understood that each phase of implementation of the plan is subject to Board of Water Supply cross-connection control and backflow prevention requirements prior to issuance of a Building Permit.

Your letter will be included in the final EA report.

Very truly yours,

MICHAEL S. CHU

cc: Rae M. Loui, PE

DEPARTMENT OF COMMUNITY SERVICES  
CITY AND COUNTY OF HONOLULU  
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • TEL: 808/537-5311 • FAX: 808/537-5398  
www.ccs.honolulu.gov



MICHAEL T. AMII  
DIRECTOR  
JOHN R. SABAS  
DEPUTY DIRECTOR

JEREMY HARRIS  
MAYOR  
*July 4/01*

April 3, 2001

MEMORANDUM

TO: RAE LOUI, DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTENTION: BRIAN SUZUKI

FROM: MICHAEL T. AMII, DIRECTOR

SUBJECT: WAI'AU DISTRICT PARK MASTER PLAN UPDATE  
DRAFT ENVIRONMENTAL ASSESSMENT

We appreciate the opportunity to review the subject draft environmental assessment. Based on our review of the Draft Environmental Assessment, we have determined that the proposed action will have no impact on any plans, programs, or projects of the Department of Community Services. Please call Keith Ishida at X5092 should you have any questions.

*Michael T. Amii*  
MICHAEL T. AMII  
Director

MTA:dk

cc: Office of Environmental Quality Control  
LP&D Hawaii

**LP&D Hawaii**

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126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-1674 • fx: 808/521-9054 • mchlu@lpa.net

July 31, 2001

Michael T. Amii, Director  
Department of Community Services  
City and County of Honolulu  
715 South King Street, Suite 311  
Honolulu, Hawaii 96813

SUBJECT: Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand your agency has determined that implementation of the master plan will have no impact on any plans, programs, or projects of the Department of Community Services.

Your letter will be included in the final EA report.  
Very truly yours,

*Michael S. Chu*  
MICHAEL S. CHU

cc: Rae M. Loui, PE

To: Michael Chu

Routing to  
01-0430  
(address from letter)

# LP&D Hawaii

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126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-6774 • fx: 808/521-9054 • mchu@bva.net

March 28, 2001

**SUBJECT:** Waiau District Park Master Plan Update Environmental Assessment

Dear Participant

By now you have received a copy of the Waiau District Park Master Plan Update Environmental Assessment. Your review of this EA would be appreciated. The EA was prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and Title 11, Chapter 200, Hawaii Administrative Rules (HAR) of the Department of Health.

The park and project are located in the Pearl City District on the island of O'ahu. Tax Map Key is 9-9-52: 2.

The Department of Design and Construction has reviewed the draft EA for the project and anticipates a Finding of No Significant Impact (FONSI) determination. Notice of availability for this project will be published in the April 8, 2001 OEQC Environmental Notice.

Comments on this draft EA are due by May 8, 2001 and should be sent to

- Department of Design and Construction, attention Brian Suzuki  
City and County of Honolulu  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, HI 96813

Copies of the comments should be sent to OEQC and

- LP&D Hawaii, attention Michael S. Chu  
126 Queen Street, Suite 306  
Honolulu, HI 96813

Submitted By



MICHAEL S. CHU

April 5, 2001  
We do not have any comments. If you have any questions, please call Laverna Higa at 527-6246



ROSS C. GERRARD, DIRECTOR OF D&C

# LP&D Hawaii

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126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-6774 • fx: 808/521-9054 • mchu@bva.net

July 31, 2001

Ross S. Sasamura, Director and Chief Engineer  
Department of Facility Maintenance  
City and County of Honolulu  
650 South High Street, 11<sup>th</sup> Floor  
Honolulu, Hawaii 96813

**SUBJECT:** Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand your agency feels that implementation of the master plan will not result in significant impacts.

Your letter will be included in the final EA report.

Very truly yours,



MICHAEL S. CHU

cc: Rae M. Loui, PE

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 533-4162 • FAX: 527-3725 • INTERNET: www.cc.honolulu.hi.us



JEREMY HARRIS  
MAYOR

WILLIAM D. BALFOUR, JR.  
DIRECTOR

EDWARD T. "SKIPPA" DIAZ  
DEPUTY DIRECTOR

April 12, 2001

MEMORANDUM

TO: RAE M. LOUI, P. E., DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTENTION: BRIAN SUZUKI

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: WAIU DISTRICT PARK MASTER PLAN  
UPDATE ENVIRONMENTAL ASSESSMENT

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Waiu District Park.

The Department of Parks and Recreation endorses the Master Plan and concurs with the anticipated finding of *no significant impact*.

Should you have any questions, please contact Mr. John Reid, Planner, at 547-7396.

*W.D. Balfour Jr*

WILLIAM D. BALFOUR, JR.  
Director

WDB:CU  
4-13-01

cc: ✓ LP&D Hawaii  
Office of Environmental Quality Control  
Mr. Don Griffin, Department of Design and Construction

LP&D Hawaii

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126 Queen Street Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-4674 • fx: 808/521-9054 • mchu@lpa.net

July 31, 2001

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

SUBJECT: Waiu District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiu District Park Master Plan Update. We understand that your department endorses the master plan and concurs with the anticipated finding of no significant impact.

Your letter will be included in the final EA report.

Very truly yours,

*Michael S. Chu*

MICHAEL S. CHU  
cc: Rae M. Loui, PE

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
450 SOUTH KING STREET • HONOLULU HAWAII 96813  
TELEPHONE: 808-537-9111 • FAX: 808-537-9311 • INTERNET: www.cc.hawaii.gov



RECEIVED

01 MAY 10 09:31

May 11, 2001  
FACILITIES DESIGN & ENG.  
DIV. OF DESIGN & CONSTR.  
C. C. OF HONOLULU

RANDALL K. FUJIKI, AIA  
DIRECTOR  
FACILITIES & CONSTRUCTION

2001/CLOG-1321(BA)

MEMORANDUM

TO: RAE M. LOUI, P. E., DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTN: BRIAN SUZUKI, FACILITIES DESIGN AND ENGINEERING

FROM: *Randall K. Fujiki*  
RANDALL K. FUJIKI, AIA, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
WAI'AU DISTRICT PARK MASTER PLAN  
TAX MAP KEY 9-8-052: 002

The Department of Planning and Permitting appreciates the opportunity to review the Draft Environmental Assessment (EA) for the proposed project. We offer the following comments:

1. References to the tax map key for the subject parcel should be corrected to 9-8-052: 002; and
2. The wastewater system has limited available capacity. A Sewer Connection application form should be submitted for sewer capacity reservation.

Should you have any questions, please feel free to contact Bonnie Arakawa of our staff at 527-5837.

RKF:fh  
dec/00k

LP&D Hawaii

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July 31, 2001

Randall K. Fujiki, AIA, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

SUBJECT: Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand your agency feels that implementation of the master plan will not result in significant impacts.

Thank you for your comments. The editing change has been implemented. The existing three sets of restroom facilities at the park have sewer connections; no additional sewer connections are contemplated in the immediate future. The Department of Design and Construction is advised that a sewer connection application form should be submitted for sewer capacity reservation as soon as it is determined that additional sewer capacity is needed.

Your letter will be included in the final EA report.

Very truly yours,

MICHAEL S. CHU

cc: Rae M. Loui, PE



*Michael Chu*

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

PACIFIC PARK PLAZA • 711 KAPOLAHU BOULEVARD SUITE 1200 • HONOLULU HAWAII 96813  
TELEPHONE (808) 523-6329 • FAX (808) 523-6326 • INTERNET WWW.HONOLULU.HI



STANDARD  
MAY 17 2001

CHERYL D. SOON  
DIRECTOR

GEORGE W. HOFFMAN  
DEPUTY DIRECTOR

TP3/01-01309R

TP3/01-01372R

*Rec'd 5/17/01*

May 17, 2001

Rae M. Loui, P. E., Director  
Page 2  
May 17, 2001

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at Local 6976.

*Cheryl D. Soon*

CHERYL D. SOON

MEMORANDUM

TO: RAE M. LOUI, P. E., DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTN: BRIAN SUZUKI

FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: WAIALU DISTRICT PARK MASTER PLAN UPDATE

cc: Office of Environmental Quality Control  
✓ Mr. Michael S. Chu, LP&D Hawaii

In response to the March 28, 2001 letter from LP&D Hawaii, the draft environmental assessment (EA) for the subject project was reviewed. The following comments are the result of this review:

1. Page 1-4 of the draft EA shows dead-end areas in the proposed parking area off of Komo Mai Drive. Appropriate turnaround areas should be designed for these areas to ensure safety from a traffic operations standpoint. As an alternative, the reconfiguration of the existing driveways or the designing of new driveways may eliminate the need for vehicles to reverse to exit the parking area.
2. The draft EA should elaborate on the existing parking needs for the park and the increase in parking requirements due to the planned improvements. The document should address whether the additional parking being constructed will adequately address the project's parking needs.
3. The proposed improvements will impact the existing roadway system. Vehicular egress conflicts with both Komo Mai Drive and Kaahumanu Street motorists will increase due to increased park usage. Therefore, as part of the improvements for this project, parking restrictions should be established at both the Komo Mai Drive and Kaahumanu Street egress driveways to increase visibility (especially for left-turners) and traffic safety.
4. The Americans with Disabilities Act accessibility requirements and standards must be considered during the design and construction phases of the subject project.

# LP&D Hawaii

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126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • PH: 808-537-4674 • FX: 808-537-9034 • mchiv@lpand.net

July 31, 2001

Cheryl Soon, Director  
Department of Transportation Services  
711 Kapiolani Blvd.  
Honolulu, HI 96813

SUBJECT: Waiiau District Park

Thank you for your review and response to the draft environmental assessment for the Waiiau District Park Master Plan Update. We understand your agency has no objection to a finding of no significant impact.

With respect to your comments:

1. The addition of appropriate turn around areas at the ends of the parking lot on Komo Mai Drive shall be incorporated as suggested, as shown on the two attached sheets.
2. The LUO provides no specific parking standards for public parks. Based upon the Department of Planning and Permitting internally established standards for outdoor and indoor recreation facilities (12 per field, 1 per 200 SF of recreation building, 3 per court) a minimum of 154 stalls would be required, with an additional 140 stalls should the gymnasium be constructed. The Waiiau District Park Master Plan Update proposes 263 stalls, 109 stalls in excess of the minimum requirement. In addition, on street parking is available along Kaahumanu Street and Komo Mai Drive. Additional parking may be required if the gymnasium is constructed.  
For companions, other district parks within the Pearl City and the Alea complexes provide parking as follows:

District Park	Existing Parking
Pearl City District Park	70
Alea District Park	44
Halawa District Park	149
3. As suggested, the master plan will recommend "no parking" along the mauka side of Komo Mai Drive and the Ewa side of Kaahumanu Street to insure adequate sight line distances at driveway locations. The length of the no parking zone shall be based on standard sight line distances.

4. Accessibility requirements of the Americans with Disabilities Act are noted in the EA and will be emphasized in the final EA.

Your letter and this response will be included in the final EA.

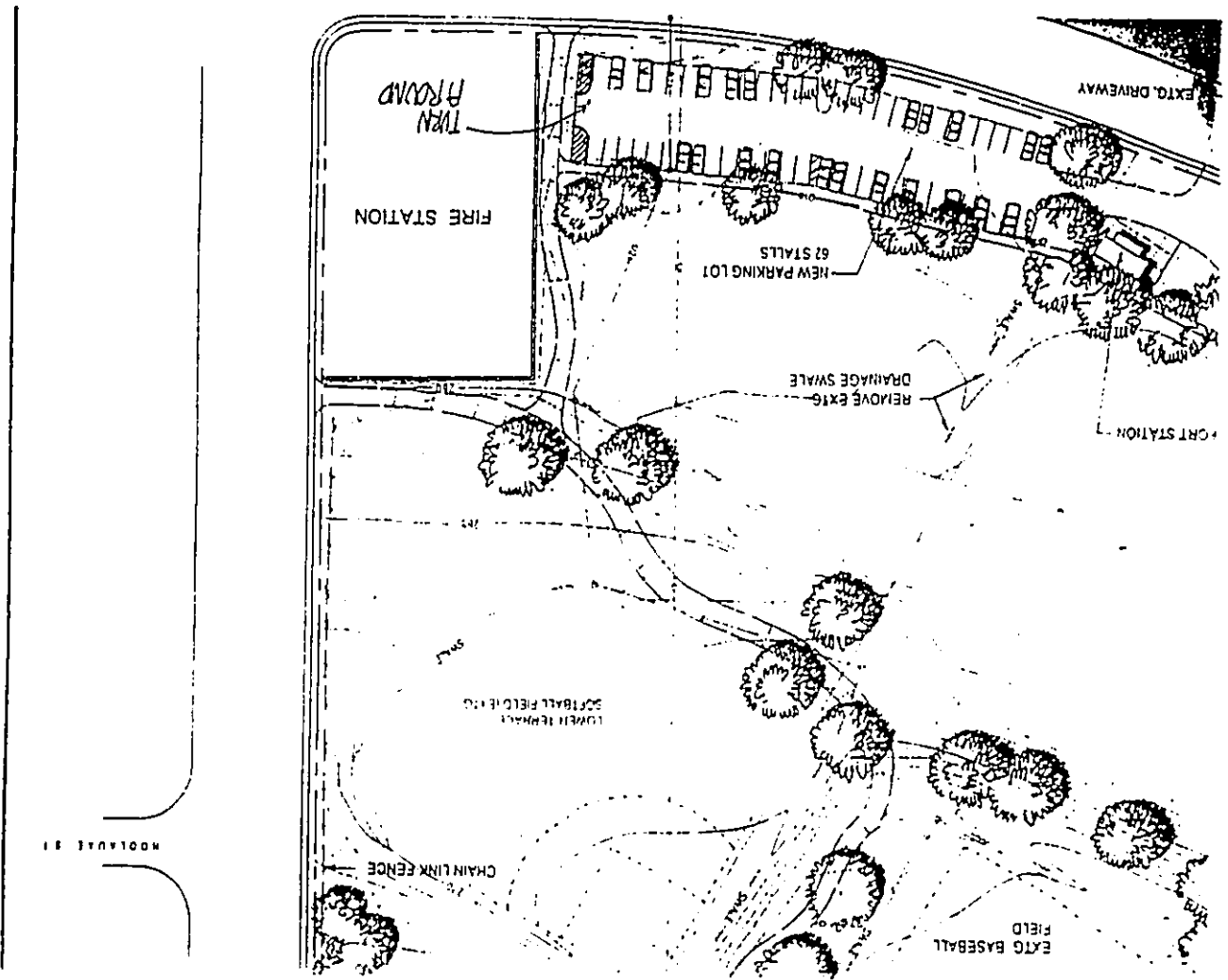
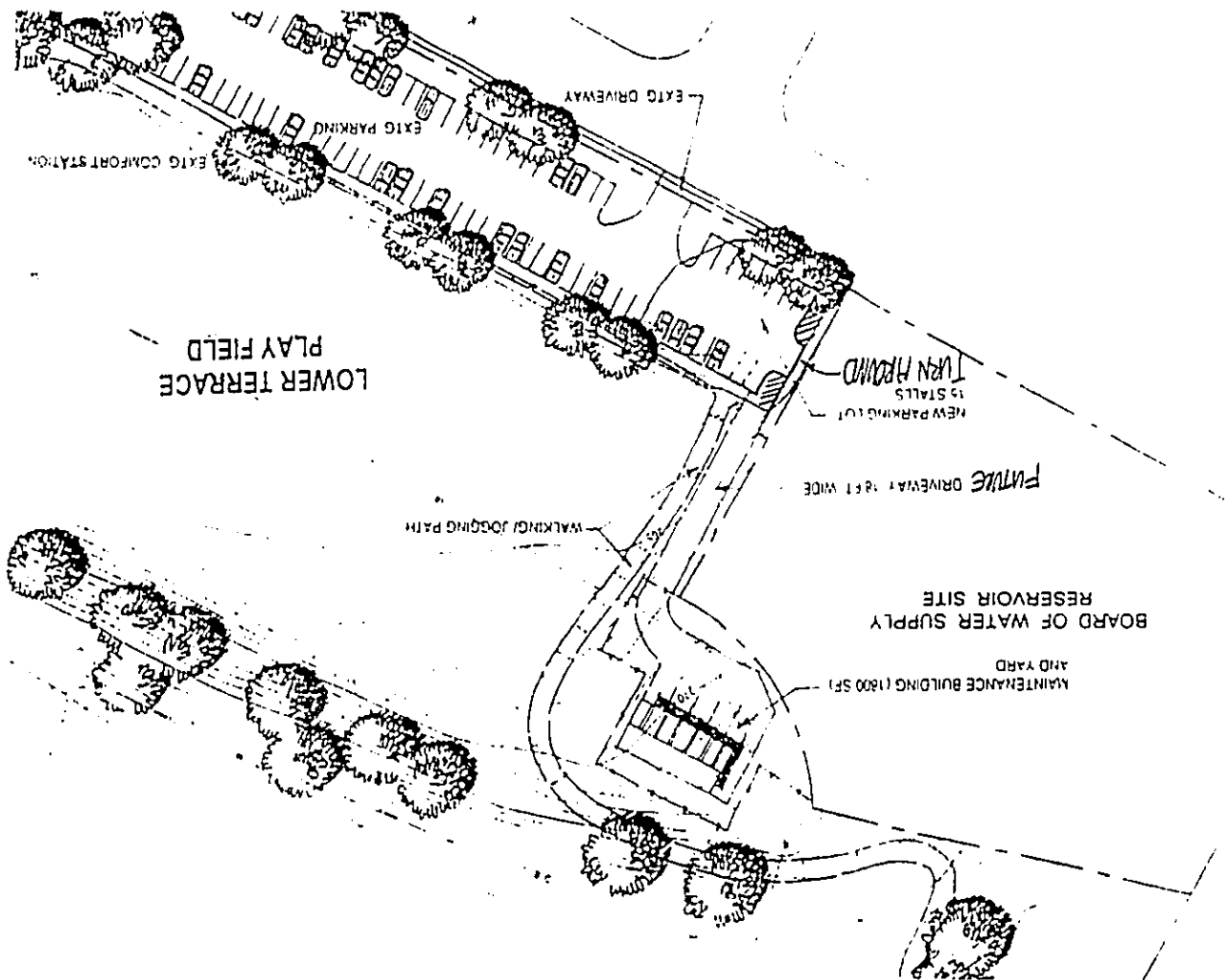
Very truly yours,



MICHAEL S. CHU

cc: Rae M. Loui, PE

Enclosures



FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
3375 KONAUA STREET, SUITE 1425 • HONOLULU, HAWAII 96819-1865  
TELEPHONE (808) 831-7761 • FAX (808) 831-7740 • INTERNET WWW.CITYANDCOUNTY.HI



PERMIT HARRIS  
MAYOR

*Permit*

ATTILIO K. LEONARDI  
FIRE CHIEF

JOHN CLARK  
SAFETY FIRE CHIEF

Rae M. Loui, P.E., Director  
Page 2  
April 16, 2001

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

April 16, 2001

*Attilio K. Leonard*

ATTILIO K. LEONARDI  
Fire Chief

AKLKS:jo  
cc: Michael S. Chu, LP&D Hawaii  
Office of Environmental Quality Control

TO: RAE M. LOUI, P.E., DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTENTION: BRIAN SUZUKI

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: WAI'AU DISTRICT PARK MASTER PLAN UPDATE  
ENVIRONMENTAL ASSESSMENT

We received a letter from Mr. Michael S. Chu of LP&D Hawaii, dated March 28, 2001, regarding the above-mentioned project. We have no objections to the Master Plan Update provided the following conditions are complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000 pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.
3. Submit civil drawings to the Honolulu Fire Department for review and approval.

## LP&D Hawaii

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126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-4574 • fr: 808/521-9054 • mchu@lpa.net

July 31, 2001

Attilio K. Leonardi, Fire Chief  
Fire Department  
City and County of Honolulu  
3375 Koepaka Street, Suite H425  
Honolulu, Hawaii 96819-1869

---

**SUBJECT:** Waiau District Park Master Plan Update Environmental Assessment

---

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand that your agency has no objections to a finding of no significant impacts.

With respect to your comments, please be assured – as stated in Section 2.6.6 of the EA – “Proposed improvements planned for Waiau District Park will be made in the context of all ministerial land use controls.” Additions to the water system will have all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards. New structures will include a fire department access complying with DTS and other City standards. For each phase of implementation, plans (civil drawings) will be submitted to the Fire Department for review and approval as part of the established permit process.

Your letter will be included in the final EA report.

Very truly yours,



MICHAEL S. CHU

cc: Rae M. Loui, PE

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BETAMIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 939-3111  
<http://www.honolulu.gov>  
<http://www.honolulupd.org>  
[www.co.honolulu.hi.us](http://www.co.honolulu.hi.us)

Rec'd 5/13/01

JEREMY HARRIS  
MAYOR



LEE D. DONOHUE  
CHIEF  
MICHAEL CARVALHO  
ROBERT AU  
DEPUTY CHIEF

OUR REFERENCE CS-LS

April 27, 2001

TO: RAE LOUI, DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTENTION: BRIAN SUZUKI

FROM: LEE D. DONOHUE, CHIEF OF POLICE  
HONOLULU POLICE DEPARTMENT

SUBJECT: WAIKUKI DISTRICT PARK MASTER PLAN UPDATE ENVIRONMENTAL  
ASSESSMENT. PEARL CITY. DATE: 4/27/01. TIME: 9:52:2

Thank you for the opportunity to review and comment on the subject document.


During the construction phase of this project, dust, noise, traffic, and parking problems will be inevitable and will probably have a negative impact on calls for police service to the area.

During construction and even after the various phases have been completed, we anticipate calls for police service if undesirable groups begin to congregate at the park after dark. Therefore, we would like to recommend that the concept of *Crime Prevention Through Environmental Design* be used in planning the park as a possible means of minimizing criminal activity in the area. Please contact Captain Stephen Kim of District 3 of the Pearl City Police Station at 455-9055 for assistance.

Further, during organized activities at the park, traffic congestion, parking, and noise complaints are very likely to generate calls for police service to the area and will have a negative impact on our services and facilities.

If there are any questions, please call Carol Sodeiani of the Support Services Bureau at 529-3658.

LEE D. DONOHUE  
Chief of Police

By   
EUGENE UEMURA, Assistant Chief  
Support Services Bureau

cc: District 3  
OECC

# LP&D Hawaii

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126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-4674 • fx: 808/521-9054 • mchu@lpa.net

July 31, 2001

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

ATTN: Eugene Uemura, Assistant Chief, Support Services Bureau  
Carol Sodeiani, Support Services Bureau

SUBJECT: Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand that your department does not object to a finding of no significant impact and implementation of the master plan. We will do some re-writing in the final EA to reflect your input. We appreciate your pointing out some potential impacts that need to be mitigated. Discussed below are responses to your letter.

1. Construction Phase:
  - A. Dust and noise during the construction phase are addressed in Section 5.1 (10): "Contractors will comply with Chapter 11-50, Air Pollution Control; [and] Hawaii Administrative Rules, Chapter 11-43, Community Noise Control for Oahu." A clause will be added to the last sentence: "Construction will be phased to minimize disruption at any one time, and standard construction practices to mitigate the effects of construction work will be enforced." See also Sec. 5.2.
  - B. Parking during construction is addressed in the third paragraph of Sec. 5.2. That portion of the section will be re-written to add these concepts:
    - (1) Following the phasing plan would implement increments 1A and 3A first. No existing parking will be directly affected by those increments, excepting possibly on brief occasions when construction equipment is being moved or temporarily stored out of the way. Increment 3A adds from 14 to 18 additional parking stalls, which will help alleviate parking problems during later increments. (The 18 is possible for at least five years because the Department of Parks and Recreation plans to postpone construction of the maintenance shed and review the need for it in five years).
    - (2) Parking the vehicles of construction workers will increase the apparent need for parking. However, if construction workers start at 7:00 A.M. and

leave at 3:30 P.M., as is usual, most park users will be coming at times that will not cause inconvenience or competition for parking stalls. In addition, the contractor may be instructed to designate a grassy area of the park, near construction activity, for construction workers to use.

C. Traffic during construction phases will be increased by ingress and egress of construction vehicles and the vehicles of construction workers. Generally, this traffic will occur at lowest park use times. The timing of construction schedules and enforcement of mitigating measures should take into account use patterns. The park director can supply current information. (This paragraph will be added to Sec. 5.2).

It is expected that these considerations will minimize the possible negative impact on calls for police service to the area during construction.

2. Increased Park Use.

A. A major recurring theme during public meetings included issues of safety and security of the park and surrounding neighborhood. (See page 4.2 at the bottom). The concerns influenced the third paragraph of Sec. 4.5.2, the second and third paragraphs of Sec. 5.1 (4), and the location of facilities and accesses in the new master plan. (See Exhibit 15). We will add to Sec. 4.5.2 reference to using the concept of *Crime Prevention Through Environmental Design* in the design phase.

B. Your concern about undesirable groups congregating at the park after dark during construction or afterward and your suggestion that increased activities at the park could result in traffic congestion, parking, and noise complaints that could generate increased calls for police service will be dealt with as follows:

(1) A sentence will be added to Sec. 4.6.11: "Increased use of the park could generate increased calls for police service. Consideration of adding police personnel may become necessary."

(2) In the second paragraph of Sec. 5.1 (6), the last sentence will be changed to eliminate reference to police. A sentence will be added to the third paragraph: "Increased use could increase police calls to the park or neighborhood and might require mitigation by increasing police personnel."

(3) In Sec. 5.3, a new second paragraph will be inserted, to read: "The long term increased use of the park may result in traffic congestion, parking, and noise complaints which are very likely to generate calls for police service to the area. This might require mitigation by increasing police department staffing."

Your letter and this response will be included in the final EA report.

Very truly yours,



MICHAEL S. CHU

cc: Rae M. Loui, PE



PEARL CITY NEIGHBORHOOD BOARD NO. 21

126 QUEEN STREET, SUITE 306 • HONOLULU, HAWAII 96813

May 4, 2001

*Rec'd 5/8/01*

LP&D Hawaii  
126 Queen Street, Suite 306  
Honolulu, HI 96813  
Attention: Mr. Michael S. Chun

Gentlemen:

Subject: Waiau District Master Plan Update  
Draft Environmental Assessment (EA)

This is to inform you that the Pearl City Neighborhood Board No. 21, upon review of the Draft EA by its Development Planning and Zoning Committee, voted, 9-0-0 at its April 26, 2001 regular meeting to accept the findings indicated in the document and requested that the City fund the Area I and III improvements to implement the recommendations made by the Community Ad Hoc Task Force.

Thank you for allowing us the opportunity to provide input on this important matter.

Very truly yours,

*Michael S. Chun*

Albert K. Fukushima  
Chair, Pearl City Neighborhood Board

cc: Brian Suzuki, Department of Design and Construction  
Councilmember Gary Okino  
Pearl City Neighborhood Board members  
Neighborhood Commission Office

LP&D Hawaii

LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL STUDIES  
126 Queen Street, Suite 306 • Honolulu, Hawaii 96813 • ph: 808/537-4674 • fx: 808/521-9054 • mchu@lpa.net

July 31, 2001

Albert K. Fukushima, Chair  
Pearl City Neighborhood Board  
c/o Neighborhood Commission  
530 South King Street, Room 400  
Honolulu, Hawaii 96813

SUBJECT: Waiau District Park Master Plan Update Environmental Assessment

Thank you for your review and response to the draft environmental assessment for the Waiau District Park Master Plan Update. We understand that Pearl City Neighborhood Board No. 21 endorses implementation of the master plan and believes it will not result in significant impacts.

Your letter will be included in the final EA report.

Very truly yours,

*Michael S. Chu*

MICHAEL S. CHU

cc: Rae M. Loui, PE