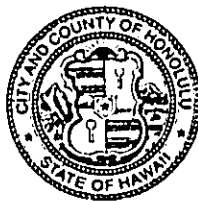


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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JEREMY HARRIS
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ERIC G. CRISPIN, AIA
DIRECTOR

BARBARA KIM STANTON
DEPUTY DIRECTOR

2003/ED-12
2003/Z-10

August 21, 2003

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

Dear Ms. Salmonson:

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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RECEIVED

CHAPTER 343, HRS
Environmental Assessment (EA)
Determination: Finding of No Significant Impact

Applicant/Owner : Oahu Veterans Center
Agent : PlanPacific, Inc
Approving Agency : Department of Planning and Permitting
Location : Foster Village
Tax Map Keys : 9-9-046:070
Request : Rezoning of approximately 120,691 square feet from P-2
General Preservation District to R-5 Residential District


Determination : A Finding of No Significant Impact is Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required. We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA.

Ms. Genevieve Salmonson
August 21, 2003
Page 2

If you have any questions, please contact Robert Reed of our staff at 523-4402.

Sincerely yours,


for ERIC G. CRISPIN, AIA
Director of Planning and Permitting

EGC:rns
(241783)

Attachments

c: PlanPacific, Inc

SEP 8 2003

FILE COPY

2003-09-08-0A-PEA

OAHU VETERANS CENTER
Final Environmental Assessment

RECEIVED

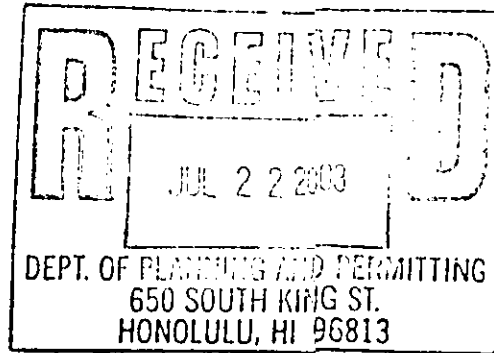
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UFCO. OF ENVIRONMENT/
QUALITY CONTROL

Submitted to:
City & County of Honolulu
Department of Planning & Permitting

Prepared by:
PlanPacific, Inc.

July 2003



OAHU VETERANS CENTER
Final Environmental Assessment

Submitted to:
City & County of Honolulu
Department of Planning & Permitting

Prepared by:
PlanPacific, Inc.

July 2003

SUMMARY OF PROPOSED ACTION

Project:	Oahu Veterans Center
Applicant:	Oahu Veterans Council 1563 Molina Street Honolulu, HI 96818 Contact: Fred Ballard, 433-0049
Approving Agency:	City & County of Honolulu, Department of Planning & Permitting
Agent:	PlanPacific
Location:	Foster Village, City & County of Honolulu, Oahu, Hawaii
Proposed Action:	Development of the Oahu Veterans Center
Tax Map Key:	9-9-046:070
Landowner:	Foster Village Community Association
Land Area:	120,691 square feet
Present Use:	Foster Village Community Center and park
State Land Use District:	Urban
Development Plan Land Use Designation:	Parks and Recreation
Present Zoning:	P-2, General Preservation
Special Management Area:	No
Chapter 343 Category:	Use of State funds
Anticipated Determination:	Finding of No Significant Impact (FONSI)

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**Responses from Preliminary Consultation Phase
Comments and Responses from the Draft Environmental
Assessment**

1. DESCRIPTION OF THE PROPOSED ACTION

1.1 PURPOSE OF THE PROJECT

The Oahu Veterans Council (OVC) proposes to develop a center for veterans' organizations on the Island of Oahu. Formed in 1988, the Oahu Veterans Council is a non-profit organization of professional military support organizations and veteran organizations. These include local posts of the American Legion and the Veterans of Foreign Wars and other veterans clubs and organizations.

The Council's purpose and activities include the following:

- To advocate for veterans rights and benefits;
- To preserve the memory and pride of members who served in the U.S. Armed Forces;
- To honor the sacrifices made by our service men and women;
- To support all recognized state and national service organizations, their activities and goals, and to foster good will and fellowship among them; and
- To provide liaison service between the veterans of Oahu and the state and county governments, particularly to advise the Mayor of the City & County of Honolulu about veterans' concerns.

The OVC will develop the Center on property owned by the Foster Village Community Association (FVCA). Upon securing a long-term lease, the OVC will build the new Center. The OVC will improve and maintain the surrounding park land and facilities and will make the new center available to the FVCA for meetings. The OVC will continue the FVCA's longstanding practice of making the meeting hall available to the community for classes, seminars, church and community group meetings, and parties.

Building on the FVCA site will provide the OVC with a new center that is centrally located and easily accessible. The FVCA will lease the land to the OVC for a nominal amount, receiving in return an improved community park and use of the new facility. The OVC will assume the management, maintenance and liability for the property, thus relieving the FVCA of that responsibility.

1.2 PHYSICAL CHARACTERISTICS

1.2.1 Location

The 2.8-acre Foster Village Community Association property is located one block inside the entrance to Foster Village, where Ala Oli Street intersects Haloa Drive (Tax Map Key 9-9-046:070; see **Figure 1**). The proposed Oahu Veterans Center will be built on the site of the existing community center building and swimming pool, which will be demolished. The existing facilities (see **Figure 2**) were built in the 1950s and have deteriorated over the years.

A portion of a 40-foot-wide easement crosses the northern corner of the property at the Kukila Street - Haloa Drive corner. Owned by the U.S. Navy, the easement contains fuel pipelines connecting Red Hill depots to the Pearl Harbor Naval Base. The proposed building site does not conflict with the easement.

1.2.2 Oahu Veterans Center

Under a lease agreement with the FVCA, the OVC plans to demolish the existing deteriorated community center building and swimming pool and build a single-story meeting facility. The new structure will be no more than 25 feet high and will conform with residential zoning standards (see Preliminary Concept Plan, **Figure 3**). The Center will have approximately 10,000 to 12,000 square feet of floor area.

The conceptual plan calls for a multi-purpose meeting hall with a design capacity of 200 people and an attached kitchen/dining area. The accessory offices will have a separate entry that can be secured during evenings and weekends, when the meeting hall may be in use. Restrooms will be accessible from both the meeting hall and the offices. The complex will have outdoor picnic areas and play equipment for small children. Parking will be provided in the existing lot adjacent to the building site. The parking lot will have approximately 52 parking stalls, of which four will be designated handicapped stalls. Access is via two driveways connected to Kukila Street.

The proposed project will require the removal of a few small trees located near the existing community center. Other trees on the site will remain. Hedges surrounding the existing facility will also need to be removed. New trees and landscaping will be planted as part of the proposed project.

The OVC will assume long-term responsibility for maintenance of the surrounding park area, play courts, and play equipment. New playground equipment will be installed, as well as picnic tables. The existing park and basketball court will be improved. The existing tennis court will be transformed into a second basketball court.

1.3 PRESENT AND FUTURE USE

1.3.1 Present Use

The Foster Village Community Center is presently rented to various groups for classes, business seminars, church activities, meetings, and parties (see table below). Regularly held classes include, for example, hula, karate, and jazz exercise. Weekday usage is primarily in the afternoon and early evening, except for occasional business seminars which average about 70 attendees.

Existing and Future Usage				
Frequency	Activity	Approximate Number of People		
		Existing	Future	Net Increase
Weekdays 8:00 am to 5:00 pm				
Daily	Staff	1 part-time	1 full-time	0
Daily	Veteran group activities	0	25-35	25-35
1-2 times/week	Classes	30	30	0
Occasional	Seminars	70	70	0
Weekdays After 5:00 pm				
Daily	Veteran group activities	0	30	30
1-2 times/week	Classes	10-20	10-20	0
Friday 0-1 times/month	Parties	40-300	40-300	0
Saturday				
Weekly	Classes	25-30	25-30	0
Weekly	Veteran group activities	0	25-50	25-50
0-4 times/month	Parties	40-300	40-300	0
Sunday				
Weekly	Church, drivers ed. class	60	60	0
Weekly	Veteran group activities	0	25-50	25-50

Parties are held occasionally on Friday evenings and more frequently on Saturday evenings. The number of evening parties typically average about 30 per year. Parties range in size from about 40 to 300 with most having about 150 to 200 guests. Presently, the facility supports one part-time staff person to manage the community center. There are no set hours of operation.

Surrounding the facility is a grassed area that functions as a community park. Adjacent to the center are play equipment for children and on the opposite end of the property are tennis and basketball courts. The play courts, particularly the tennis courts, are in a state of disrepair. Overall maintenance of the park area is in need of improvement.

1.3.2 Future Use

The proposed Oahu Veterans Center will be used as a meeting place for the OVC's 30 member organizations; accessory offices will be used for organizational support and for exhibiting memorabilia. The use of the facility by veteran groups is expected to include meetings, parties, and other gatherings similar to existing uses. The Center will not be used to provide health or social services.

Excluding parties, it is anticipated that on the weekdays approximately five groups will use the facility at various times during the day and evening (see table above). Groups are expected to be fairly small, ranging in size from 12 to 15 persons. On the weekends, it is anticipated that the Oahu Veterans Center will be used for one to two meetings during the day with about 25 attendees each.

The type of uses generated by the community is anticipated to remain the same. Simultaneous community group and veteran group activities are expected to occur only during the day.

With both veteran groups and the community holding parties at the proposed facility, there will likely be an increase in use on Friday and Saturday evenings. The number of evening parties is anticipated to increase from approximately 30 to 35-40 per year. Parties on Friday and Saturday evenings are expected to average 150 to 200 guests, similar to parties that are held presently at the existing community center.

One full-time staff person will be on-site to serve as manager/scheduler of the facility from 8:00 am to 5:00 pm Monday through Friday, and possibly part-time on the weekends.

1.4 CONSTRUCTION TIMETABLE AND FUNDING SOURCE

The Oahu Veterans Center will be developed using grant-in-aid funding from the State of Hawaii. The \$2.8 million grant is for design and construction and is administered by the State of Hawaii Department of Defense.

Construction is expected to begin in the Summer of 2004 and be completed by the Spring of 2005.

1.5 ECONOMIC AND SOCIAL CHARACTERISTICS

The project will create short-term construction employment. When the center is operational, it will support one full-time job on the weekdays and possibly a part-time job on the weekends.

No new residential structures are proposed as part of this project. The proposed action will enhance the social, educational, and recreational opportunities available to member organizations of the OVC and to Foster Village residents.

1.6 ENVIRONMENTAL CHARACTERISTICS

In general, there are no environmentally unique characteristics associated with the subject property. The proposed Oahu Veterans Center will be built on an already-developed site.

2. DESCRIPTION OF THE AFFECTED ENVIRONMENT, IMPACTS, AND MITIGATION

2.1 PHYSICAL SETTING

2.1.1 Existing Uses

The property is located in Foster Village, an older community adjacent to Salt Lake and the Aliamanu Military Housing. The site is bounded by Haloa Drive and Kukila Street and is surrounded by single-family homes, most of which were built in the late 1950s.

The subject property is presently the site of the Foster Village Community Center. The center consists of a one-story facility with approximately 2,700 square feet of space and an adjacent outdoor swimming pool. The facilities were built in the 1950s and have deteriorated over the years. A surface parking lot, fronting Kukila Street, accommodates approximately 52 vehicles.

The majority of the site is grassed and functions as a community park. Adjacent to the center are play equipment for children and on the uphill end of the property are tennis and basketball courts. The play courts, particularly the tennis courts, are in a state of disrepair.

2.1.2 Climate

Temperature in the area of the proposed project averages between 73 and 82 degrees year-round, and the average annual rainfall is 22 inches. Trade wind showers are relatively common and although heavy rain occurs at times, most of the showers are light and of short duration.

2.1.3 Topography and Soil Characteristics

Elevation of the subject property ranges from approximately 80 feet near Haloa Drive between Ala Oli Street and Kukila Street to 100 feet along the property's eastern boundary (parallel to Olino Street). The portion of the property where the proposed project will be constructed is relatively level with an elevation range of between 80 and 85 feet.

The soils in this area are designated as Makalapa clay, 2 to 6 percent slopes (MdB).¹ The Makalapa series consists of well-drained soils on uplands on the island of Oahu, near Salt Lake Crater, Diamond Head, and the Mokapu Peninsula. These soils are

¹ United States Department of Agriculture, Soil Conservation Service in cooperation with the University of Hawaii, Agricultural Experiment Station; *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, August 1972.

used for urban development and pasture. Clays are typically very sticky and plastic, and crack widely upon drying. Permeability and run-off is slow, and the erosion hazard is slight. The shrink-swell potential is considered high.

No major alternation to the topography of the site is proposed; thus, no mitigative measures are necessary. Since the soil is generally suited for the proposed construction, any impact due to construction will be negligible.

2.1.4 Natural Hazards

The subject property is not located in a flood hazard district, as defined in the *Land Use Ordinance*. Federal Flood Insurance Rate Maps designate the site in Zone D, which is defined as areas where flood hazards are undetermined. The site's topographic features indicate negligible susceptibility to flooding. Similarly, the site has minimal exposure to other natural hazards, such as volcanic events and earthquakes.

The proposed action will not exacerbate any natural hazard conditions. Planning and design for the proposed structure will be based on County building standards to mitigate any potential hazard.

2.1.5 Hazardous Materials

The existing building may contain hazardous materials, such as asbestos and lead-based paint. Asbestos was commonly used in such building materials as floor tiles, roofing material, insulation, and adhesive mastics until the mid 1970s. Since the existing facility was built prior to this time, it is possible that asbestos-containing materials (ACM) may be found within the structure.

A hazardous materials assessment will be conducted by a qualified hazardous materials consultant prior to any demolition or remediation activity. If the presence of ACMs is confirmed, the OVC will contract with a demolition contractor licensed in hazardous materials removal.

2.1.6 Flora and Fauna

Vegetation on the subject property consists primarily of grass, alien weeds, hedges, and small- to mid-sized trees of common varieties. Faunal species including cats, rats, and mice that are common to urban environments are probably present at the site. Avifaunal species common to urban areas such as the ring neck dove and mynah are also likely to be present.

No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.

The proposed project will require the removal of a few small trees located near the existing community center. Other trees on the site will remain. Hedges surrounding

the existing facility will also need to be removed. New trees and landscaping will be planted and maintenance of the grass in the park area will be increased once the OVC assumes long-term responsibility for the property.

2.1.7 Historical and Cultural Resources

No archaeological or cultural features of historic origin have been observed on the premises (see letter from State Department of Land and Natural Resources, Historic Preservation Division in the Responses from Preliminary Consultation Phase section). Historic and cultural resources are not likely to be present since development and previous grubbing/grading have altered the land. Furthermore, the proposed Oahu Veterans Center will be constructed on the site of the existing community center and swimming pool.

Should archaeological remnants be unearthed, work would be halted and the State Historic Preservation Office notified to assess impacts and implement mitigative measures.

2.1.8 Noise

Noise at the subject property is primarily from Haloa Drive, a two-lane minor collector street, which carries buses and a fairly high level of daily traffic. Kukila Street is not a significant source of noise since it primarily carries local traffic.

Parties are held occasionally on Friday evenings and more frequently on Saturday evenings. Parties average between 150 to 200 guests and typically start at 5:00 pm. It has been the center's longstanding practice to require that live music and amplification systems be terminated by 10:00 pm and that the function must end no later than 11:00 pm. The OVC plans to continue these practices in the new facility, in order to limit noise impacts on the community.

Noise will be generated from short-term construction activity. Construction noise from machines and vehicles may impact nearby existing residences, but will be confined to daylight working hours only. Construction activities will comply with *Hawaii Administrative Rules, Chapter 11-46, Community Noise Control*, administered by the State Department of Health.

Since the proposed Oahu Veterans Center will have uses and hours similar to the existing facility, noise levels at the subject property are not expected to increase significantly. Although parties on Friday and Saturday evenings may occur on a more frequent basis, increasing from approximately 30 to 35-40 per year, present rules regarding music and vacating the property will continue. Furthermore, the proposed action is not expected to significantly alter the total volume of traffic on Haloa Drive or Kukila Street (see Section 2.3.1). As such, once construction is completed, it is anticipated that the proposed action will not have an adverse impact

upon existing noise characteristics; thus no long-term mitigative measures are necessary.

2.1.9 Air Quality

Existing air pollution at the subject property is minimal due to prevailing northeast trade winds and its location within a residential neighborhood. Air quality in the vicinity of the subject property is primarily affected by vehicular emissions generated along surrounding streets. The nearest sources of air pollution are Salt Lake Boulevard, Bougainville Drive, H-1 Freeway, and Moanalua Freeway. All four carry a high level of vehicular traffic, particularly during the morning and evening commute periods. The State of Hawaii, Department of Health, Clean Air Branch does not regularly monitor ambient air quality in the Foster Village/Salt Lake/Aliamanu area.

Air quality impacts attributed to the proposed action will include exhaust emissions of construction vehicles and dust generated by short-term, construction-related activities. Grading of the soil and construction of the proposed project will generate airborne particulates. Dust control measures such as regular watering and sprinkling will be implemented as needed to minimize wind-blown emissions. Construction activities will be conducted in compliance with State air pollution control regulations (*Hawaii Administrative Rules, Chapter 11-60.1-33, Fugitive Dust*).

In the long term, the traffic impact of the proposed project would not be significant (see Section 2.3.1). Furthermore, similar to the existing facility, no noxious emissions will be generated from the proposed Oahu Veterans Center. Once construction is completed, it is anticipated that the proposed action will not have an adverse impact upon local and regional ambient air quality conditions; thus, no long-term mitigative measures are necessary.

2.1.10 Visual Resources

Development of the proposed Oahu Veterans Center will not interfere with important views of landmarks and the natural environment from public places, as identified in the existing *Primary Urban Center Development Plan* (Ordinance No. 81-79). Furthermore, the subject property does not interfere with significant mauka-makai views or views of Aliamanu Crater from public places or right-of-ways.²

The proposed Oahu Veterans Center will be a single-story structure no more than 25 feet high, and thus will neither exceed the height limit nor block existing views. The new structure and improved maintenance of the park will improve the appearance of the property. In summary, the proposed project will not have an adverse impact upon visual resources; therefore no long-term mitigative measures are needed.

² City and County of Honolulu, Department of Planning and Permitting; *Primary Urban Center Development Plan*, May 2002.

2.2 SOCIO-ECONOMIC ENVIRONMENT

Foster Village is part of the Aliamanu/Salt Lake/Foster Village Neighborhood Board #18 and is located within Census Tract 75.05. As of the 2000 Census, Census Tract 75.05 had a resident population of approximately 5,500. The community experienced an increase in population over the last decade of nearly six percent or about 280 residents. In 1999, the median household income in Census Tract 75.05 was approximately \$76,000, substantially higher than the \$51,900 median income for the island as a whole.

Census Tract 75.05 has approximately 1,790 homes. Foster Village was developed in two major phases during the late 1950s and mid-1960s. It is considered a relatively stable residential area where two-thirds of the homes are owner-occupied. The existing community center on the subject property was developed as part of the first phase. The second phase of development, commonly known as "East" Foster Village, has its own park, community center and swimming pool. This facility is maintained by the East Foster Village Community Association.

Commercial uses in the immediate vicinity of the project site include the Bougainville Commercial Center and Stadium Mall. Makalapa Elementary School and Radford High School are located nearby along Salt Lake Boulevard. Recreational facilities in the vicinity of the project site include the East Foster Village Community Center and the Salt Lake District Park.

On a short-term basis, the proposed project will support construction and construction-related employment. On a long-term basis, employment at the subject property will increase minimally from one part-time to one full-time staff person. The proposed project is not expected to affect other community facilities and services such as medical, police and fire protection, and schools.

Development of the proposed project will not change the character of the neighborhood since the proposed Oahu Veterans Center will be replacing an existing community center at the same location. The proposed Oahu Veterans Center supports the long-standing need for a meeting place that is both centrally located and easily accessible to the OVC's 30 member organizations. The proposed action will also benefit the local community with a larger, more modern facility for various classes, seminars, church and community group meetings, and parties. In addition, the presently deteriorated and unused tennis court will be transformed into a second basketball court. Furthermore, maintenance of the play field and play equipment will be increased once the OVC assumes long-term responsibility for the property.

Overall, the proposed Oahu Veterans Center and improved park facilities will add to the quality of social, educational, and recreational opportunities available to veteran groups and Foster Village residents.

2.3 INFRASTRUCTURE AND UTILITIES

2.3.1 Roadways and Traffic

Existing Conditions

The project site is located on the corner of Kukila Street and Haloa Drive, approximately one-quarter mile from Salt Lake Boulevard. The site includes an existing parking lot with 52 parking spaces that is connected to Kukila Street through two driveways. Visitors to the site can also park on Kukila Street and Haloa Drive, which forms the west boundary of the site, and nearby local residential streets, such as Anapa Street and Olino Street. Presently, the grassed park area is used as overflow on-site parking for some of the larger parties that are held at the Foster Village Community Center.

Visitors to the site will arrive from within the Foster Village subdivision, or from other areas using Salt Lake Boulevard (a divided, six-lane roadway arterial street with separate left turn lanes), Ala Oli Street (a divided, four-lane collector street), Haloa Drive (a two-lane minor collector street), and Kukila Street (a two-lane local street). From the site, vehicles use Kukila Street and Haloa Drive to travel to Ala Oli Street and Salt Lake Boulevard. Olino Street (a two-lane local street) also connects Kukila Street to Haloa Drive. A traffic signal controls movements at the intersection of Ala Oli Street and Salt Lake Boulevard. All intersections within the Foster Village subdivision are controlled by stop signs.

City bus service ("TheBus") serves the site. A bus stop located on Haloa Drive in front of the project site is served by one bus per hour (two buses per hour during weekday peak periods) on Route #32 between Kalihi and Pearl Ridge.

Presently, the intersection of Ala Oli Street and Haloa Drive is a safety concern for community residents. Vehicles often go too fast on Haloa Drive, making it hazardous for pedestrians crossing the street. Through the City Department of Transportation Services' Traffic Calming Workshops, a roundabout is planned for this intersection. At the top of this T-intersection, approximately 528 square feet of the subject property will be acquired by the City for construction of the roundabout. Construction is expected to occur during the summer or fall of 2003.

Short-Term Impacts

On a short-term basis, construction-related work on the proposed project may impact traffic flow on Kukila Street and Haloa Drive. Short-term impacts are not considered significant since these roadways will remain open at all times, and project related delays experienced by motorists, if any, are anticipated to be minor.

Site-Generated Traffic

Estimated traffic generated by activities at the existing Foster Village Community Center, as described in Section 1.3.1, is expressed in vehicle trips, with each arrival to the site counting as one trip and each departure counting as another trip. Many of the students in the classes walk to the center and thus do not generate vehicle trips.

Typical weekday volumes are 70 vehicle trips, increasing to 190 vehicles trips on days that seminars are held (see table below). Saturday volumes, exclusive of the afternoon and evening traffic due to parties, total 60 trips and Sunday volumes total 90 trips. Friday and Saturday evening parties add approximately 200 vehicles trips.

Existing and Projected Vehicle Trips				
Frequency	Activity	Vehicle Trips		
		Existing	Future	Net Increase
Weekday 8:00 am to 5:00 pm				
Daily	Staff	4	4	0
Daily	Veteran group activities	0	50-70	50-70
1-2 times/week	Classes	20	20	0
Occasional	Seminars	120	120	0
Weekday After 5:00 pm				
Daily	Veteran group activities	0	60	60
1-2 times/week	Classes	50	50	0
Friday 0-1 times/month	Parties	200	200	0
Saturday				
Weekly	Classes	60	60	0
Weekly	Veteran group activities	0	50-100	50-100
0-4 times/month	Parties	200	200	0
Sunday				
Weekly	Church, drivers ed. class	90	90	0
Weekly	Veteran group activities	0	50-100	50-100

The proposed project will have minimal impact on traffic conditions near the site. The site will continue to serve the surrounding community and the current level of activity is not expected to change substantially. The use of the facility by veteran groups is expected to include meetings, parties, and other gatherings similar to existing uses. Simultaneous community group and veteran group activities are

expected to occur only during the day. Therefore, traffic conditions on Friday and Saturday evenings would be similar to existing conditions, and impacts would only be to the extent that the site is used more frequently.

On weekdays, the additional traffic generated by the Oahu Veteran's Center will be due to additional activities that are estimated to consist of up to three groups (total of approximately 35 persons) during the day and two groups (total of 30 persons) in the evening. The additional activities are estimated to attract, at most, approximately 65 people, and the highest traffic volume would occur if each person were to drive individually to the site, or two trips (one arriving and one departing) per person, for a total of 130 vehicle trips. Increased traffic on the weekend, estimated for similar conditions, would be 100 vehicle trips, which is less than on a weekday.

The highest added volume of 130 vehicle trips would consist of 65 vehicles arriving and 65 vehicles departing the site on a weekday. Each of these volumes would occur over several hours; the highest hourly volume in one direction is estimated to be less than one-third of this number, or less than 25 vehicles per hour.

The highest hourly traffic impact of the proposed project is significantly less than the guideline suggested by the Institute of Transportation Engineers that "a traffic access/impact study be conducted whenever a proposed development will generate 100 or more added (new) peak direction trips to or from the site during the adjacent roadways' peak hours or the development's peak hour."³ As such, the traffic impact of the proposed project would not be significant and no long-term mitigative measures are needed.

2.3.2 Water Supply

Potable water to the project site is provided by the Board of Water Supply, which operates an integrated, island-wide system with interconnections between water sources and service areas. The proposed project is replacing an existing facility and not changing how the site is presently used. In sum, the net increase in water usage is not expected to be significant. According to the Board of Water Supply, the existing municipal water system is presently adequate to accommodate the proposed Oahu Veterans Center. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

2.3.3 Wastewater

The project site is presently served by the municipal sewer system. The proposed Oahu Veterans Center will connect to an eight-inch sewer main in either Kukila Street or Haloa Drive. In sum, the net increase in wastewater generated is not

³ *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, 1991.

expected to be significant and can be accommodated by the existing sewer system. No adverse impacts are anticipated and mitigative measures are not warranted.

2.3.4 Stormwater

The area receives relatively little annual rainfall. Since most of the subject property is unpaved, stormwater from the upper part of the property is absorbed into the ground, except perhaps during unusually high-rainfall storms.

Drainage flows in a south-north direction across the site, following the natural topography. Elevation of the subject property ranges from approximately 80 feet near Haloa Drive between Ala Oli Street and Kukila Street to 100 feet along the property's eastern boundary that runs parallel to Olin Street. Stormwater on the west side of the property drains into a grate inlet located on the property's northwest corner near the Haloa Drive and Ala Oli Street intersection. From the inlet, water flows into a drainpipe located within the Haloa Drive right-of-way. Some stormwater may flow to gutter inlets in Kukila Street and Haloa Drive.

Long-term effects of the project will be minimal. Since the proposed project will replace an existing meeting facility and swimming pool, there will not be a significant increase in impervious surface. As described above, the existing parking area and basketball court will be improved, and the existing tennis court will be repaved as a second basketball court. None of these actions will increase the amount of impervious surface.

When the project has been completed, the velocity and volume of stormwater flows is not expected to increase significantly, and no adverse effects are anticipated. During design of the improvements, the architect and engineer will employ best management practices in order to comply with the City's Rules Relating to Storm Drainage Standards.

Short-term impacts during the construction period will be mitigated using best management practices for erosion control. These include but are not limited to installing silt fences; providing gravel entrances for trucks and heavy equipment; and providing sediment basins. The project will comply with the City's Rules Relating to Soil Erosion Standards.

2.3.5 Solid Waste

Solid waste from the proposed project will be disposed of by the municipal collection system.

2.3.6 Parks and Recreation Facilities

Under the proposed project, the OVC will assume long-term responsibility for maintenance of the facility's surrounding park area, play courts, and play equipment. New playground equipment will be installed, as well as picnic tables.

The existing park and basketball court will be improved. The existing tennis court will be rehabilitated as a second basketball court. Community members will continue to have access to the Center's meeting hall for parties, church functions, and recreational classes.

The FVCA owns the project site but is financially unable to maintain the existing center and park. In the past, the FVCA offered the project site to the City Department of Parks and Recreation (DPR) as a solution to the association's financial constraints. DPR responded that the City was not interested in maintaining an additional park, especially with two City parks, Salt Lake District Park and Aliamanu Neighborhood Park, located within close proximity.

Under the proposed action, the FVCA will lease the land to the OVC for a nominal amount, receiving in return an improved community park and use of the new facility. The OVC will assume the management, maintenance and liability for the property, thus relieving the FVCA of that responsibility. Furthermore, use of the proposed Oahu Veterans Center and improved park by the surrounding community will add to the quality of recreational opportunities available to Foster Village residents. Given the above, the proposed action is viewed as a positive impact; thus no mitigative measures are needed.

2.3.7 Police and Fire

The project site's current level of activity is not expected to increase substantially as a result of the proposed Oahu Veterans Center. Simultaneous community group and veteran group activities are expected to occur only during the day. Friday and Saturday evening functions are anticipated to be similar to existing conditions, with the exception that they may occur on a more frequent basis.

Given the nature of activities expected at the Oahu Veterans Center, the proposed use is not expected to increase the demand for police or fire protection services. On the contrary, increased weekday use of the new facility could improve neighborhood security when most residents are at their jobs. Furthermore, private security guards presently patrol the entire Foster Village community.

2.3.8 Electrical

Hawaiian Electric Company provides electrical connections to the subject property. The proposed Oahu Veterans Center will result in a minor increase in electrical consumption that can be accommodated without any modification to the area's power distribution system.

2.3.9 Communications

Verizon Hawaii and Oceanic Cable provide telecommunication connections to the subject property. The addition of telecommunication services to the proposed project represents a minor increase in services.

3. ALTERNATIVES TO THE PROPOSED ACTION

The Oahu Veterans Council (OVC) pursued four other sites prior to selecting the Foster Village property. These are briefly discussed in Section 3.1 below. Lastly, the No Action Alternative or maintaining the status quo is considered. Changes to the siting, design, or construction method of the Oahu Veterans Center were not considered since they would increase adverse impacts to the environment.

3.1 ALTERNATIVE SITES PREVIOUSLY CONSIDERED

Since 1996, when the Legislature appropriated \$2.8 million for design and construction of the Oahu Veterans Center, the OVC has been actively engaged in acquiring a site. The OVC has pursued two U.S. Navy sites, but neither proved viable. In addition to the Navy sites discussed below, the OVC also approached the City and the U.S. Army about other potential sites.

3.1.1 Richardson Field

In 1996, the OVC began planning for the construction of the Oahu Veterans Center at Richardson Field, Pearl Harbor, under a proposed agreement with the U.S. Navy. In exchange for the land on which the center will be constructed, the Navy was to receive several parcels of equal value from the State Department of Land and Natural Resources (DLNR) in the vicinity of the Commander-in-Chief Pacific Fleet's Aiea Boat Landing.

As part of the land exchange, the Navy required the OVC to remove buildings and an underground storage tank on one of the State-owned parcels (Pumphouse property). The Navy declined to accept the property in "as-is" condition. This created a problem for the OVC, since the cost of removing the buildings and storage tank would be greater than the appraised value of the property. Furthermore, one of the other State-owned parcels (Incinerator property) had previously been used for storage of abandoned vehicles and medical waste. The Navy required cleanup of the site as part of the negotiations.

Due to problems with ingress/egress and the cost of environmental remediation, the OVC decided to abandon Richardson Field in October of 1999.

3.1.2 Incinerator Property

After abandoning the Richardson Field site, the OVC sought to develop the center on State-owned property that was part of the land exchange proposal. This alternative called for developing a two-story structure on the Incinerator property and using the Pumphouse property for parking. Unfortunately, original survey measurements were in error, and the Incinerator property was not big enough to support the proposed facility. In order to rectify the situation, the OVC approached the Navy to

exchange the Pumphouse property for Navy-owned remnants adjacent to the Incinerator property. The additional land could then be used for the originally planned one-story center. In March of 2001, exchange negotiations halted after vandalism of the Pumphouse property resulted in mercury contamination of the site as well as a nearby housing project.

3.2 NO ACTION ALTERNATIVE

The No Action Alternative would maintain the status quo of the subject property. Taking no action does not accomplish the objectives of the proposed action which are to: (1) help fulfill the purpose of the Oahu Veterans Council (OVC), as described in Section 1.1; (2) provide the OVC with a facility that is centrally located and easily accessible to its 30 member organizations; and (3) provide meeting space and accessory offices for organizational support and memorabilia exhibits.

The potential benefits of a new meeting facility and improved community park for Foster Village residents would be foregone under the No Action Alternative. The No Action Alternative precludes environmental, social, and economic impacts disclosed in this Assessment.

4. CONSISTENCY WITH PLANS

4.1 STATE LAND USE LAW

The subject property is within the State Urban District. The proposed development is consistent with this designation.

4.2 GENERAL PLAN, CITY & COUNTY OF HONOLULU

The City's *General Plan* sets forth long-range social, economic, environmental, and design objectives and policies for the general welfare and prosperity of the people of Oahu. The following is a discussion of how the project meets the intent of relevant *General Plan* objectives and policies:

Physical Development and Urban Design, Objective A. To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 8. Locate community facilities on sites that will be convenient to the people they are intended to serve.

Building on the subject property will provide the OVC with a new center that is centrally located and easily accessible to its 30 member organizations. Furthermore, the facility and park area will be available to residents of Foster Village and the surrounding community. The project site is conveniently located for community residents, as indicated by the number of activities and parties that are currently held at the existing Foster Village Community Center.

Physical Development and Urban Design, Objective B. To develop Honolulu (Waialae-Kahala to Halawa), Aiea, and Pearl City as the Island's primary urban center.

Policy 1. Stimulate development in the primary urban center by means of the City and County's capital-improvement program and State and Federal grant and loan programs.

The Oahu Veterans Center will be developed using grant-in-aid funding from the State of Hawaii. The \$2.8 million grant is for design and construction and is administered by the State of Hawaii Department of Defense.

Physical Development and Urban Design, Objective E. To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.

Policy 8. Preserve and maintain beneficial open space in urbanized areas.

The OVC proposes to replace a deteriorated 50-year-old facility with a new building. The new building will be designed to accommodate a wide range of uses by OVC member organizations, community organizations, and community residents. As part of the project, the OVC will assume long-term responsibility for maintenance of the surrounding park area, play courts, and play equipment. New playground equipment will be installed, as well as picnic tables. The existing park and basketball court will be improved. The existing tennis court will be transformed into a second basketball court. The open space at the project site will provide both passive and active recreational opportunities to residents of Foster Village and the surrounding community.

Health and Education, Objective B: *To provide a wide range of educational opportunities for the people of Oahu.*

Policy 2. Encourage the provision of informal educational programs for people of all age groups.

The proposed Oahu Veterans Center will include an area for exhibiting memorabilia intended to preserve the memory and pride of members who served in the U.S. Armed Forces, as well as educate visitors to the center. Furthermore, the OVC will continue the FVCA's longstanding practice of making the meeting hall available to the community for classes, seminars, church and community group meetings, and parties.

Culture and Recreation, Objective D. *To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.*

Policy 1. Develop and maintain community-based parks to meet the needs of the different communities on Oahu.

Policy 7. Provide for recreation programs which serve a broad spectrum of the population.

Policy 10: Encourage the private provision of recreation and leisure-time facilities and services.

Policy 12. Provide for safe and secure use of public parks, beaches, and recreation facilities.

The development of the Oahu Veterans Center fully supports several of the *General Plan's* policies advocating the availability of recreational facilities and services to all residents. In addition to serving veteran groups, the OVC will continue the FVCA's longstanding practice of making the meeting hall available to the community for classes, seminars, church and community group meetings, and parties.

Furthermore, the OVC will maintain and improve the surrounding park area, play courts, and play equipment. Although privately owned, the park area will continue function as a community park and will provide both passive and active recreational opportunities to residents of Foster Village and the surrounding community.

Given the 50-year history of a community center at this site and the nature of activities expected at the Oahu Veterans Center, the proposed use is not expected to increase the demand for police or fire protection services. On the contrary, increased weekday use of the new facility could improve neighborhood security when most residents are at their jobs. Private security guards patrolling the Foster Village community can continue to use the facility.

4.3 EXISTING PRIMARY URBAN CENTER DEVELOPMENT PLAN

4.3.1 Development Plan Common Provisions (Ordinance No. 84-54)

The property is currently designated "Parks and Recreation" on the Primary Urban Center (PUC) Development Plan Land Use Map (DPLUM). The zone change from P-2 General Preservation to R-5 Residential is being requested in order to allow the proposed Oahu Veterans Center to be permitted as a meeting facility. The zone change is necessary because a meeting facility may be permitted as a conditional use in the R-5 Residential district, whereas meeting facility use is not allowed in the P-2 district.

The OVC is requesting an exemption from amending the DPLUM under the criteria set forth in the *Development Plan Common Provisions*, Section 24-1.2(i)(1). Specifically, the subject property involves the rezoning of approximately 2.8 acres to a residential district; the surrounding lands are similarly designated and zoned residential; and the change involves no major social, environmental, or policy impacts, nor does it involve cumulative impacts resulting from separate applications in the same area.

The *Development Plan Common Provisions* contain objectives for identifying a range of potential social impacts of a project (reference Section 24-1.10). These potential impacts are described below:

- **Demographic.** The project will have no impact on residential and visitor populations since no new housing or visitor accommodations will be constructed. It will also not change the character or culture of the neighborhood since the proposed facility will be built on the site of the existing Foster Village Community Center and the surrounding park area will be retained.

- **Economic.** The proposed project is a meeting facility and, with the exception of short-term construction activity, will not stimulate or deter economic growth in the area.
- **Housing.** Since the proposed Oahu Veterans Center will be replacing an existing facility at the same location, and the surrounding park area will be retained, it will have no impact on housing in the local area. Foster Village is a stable residential neighborhood, and the existing Foster Village Community Center has been an integral part of the neighborhood since it was developed in the 1950s. Although R-5 Residential zoning would permit dwellings, none are proposed. The social, educational, and recreational benefits of a meeting facility and community park outweigh the need for additional housing units in Foster Village.
- **Public Services.** The proposed project will not adversely affect public services and facilities, such as hospitals, schools, parks, police and fire protection, transportation, or utilities. Utility requirements will be similar to those of the existing community center, as will the need for police and fire protection. The project will not increase demand for hospitals, schools, or parks. The proposed Oahu Veterans Center and improved park facilities will add to the quality of social, educational, and recreational opportunities available to veteran groups and residents of the surrounding community.
- **Physical, Environmental.** The proposed project will not have an adverse affect on the natural environment. Vegetation on the subject property consists primarily of grass, weeds, shrubs, and small- to mid-sized trees of common varieties. No federally protected, threatened or endangered species of plants or animals inhabit the project area.

The proposed Oahu Veterans Center will not have an adverse impact upon visual resources. Development of the proposed project will not interfere with important views of landmarks and the natural environment from public places, as identified in the *Special Provisions for the Primary Urban Center* (Ordinance No. 81-79).

The proposed Oahu Veterans Center will be a single-story structure no more than 25 feet high, and thus will neither exceed the height limit nor block existing views. The new structure and improved maintenance of the park will improve the appearance of the property.

Under the proposed project, the open space provided by the community park will be retained. The OVC will assume long-term responsibility for maintenance of the facility's surrounding park area, play courts, and play equipment. Improvements to the park will enhance the physical attractiveness and qualities of the immediate environment.

4.3.2 Special Provisions for the Primary Urban Center (Ordinance No. 81-79)

The following principle appears in the *Development Plan Special Provisions for the Primary Urban Center*.

Adequate amounts of recreational facilities and public parks shall be provided for active and passive recreation, particularly in areas where redevelopment or other activities create opportunities for new urban open spaces.

The development of the Oahu Veterans Center supports the above principle because it will maintain and improve the park area surrounding the proposed facility, as well as the play courts and play equipment. Although privately-owned, the grounds will continue to function as a community park and will provide both passive and active recreational opportunities to residents of Foster Village and the surrounding community.

The proposed Oahu Veterans Center is also consistent with the height limit established in the *Development Plan Special Provisions for the Primary Urban Center*. The height limit in residential districts is 25 feet. The proposed facility will be no more than 25 feet high and will conform to residential zoning standards.

4.3.3 Development Phasing and Location

The proposed Oahu Veterans Center will replace an existing facility in a fully built-out residential community. The proposed project can be accommodated by existing public facilities.

4.4 DRAFT PRIMARY URBAN CENTER DEVELOPMENT PLAN (5/02)

The subject property is designated Lower-Density Residential on the *Primary Urban Center Development Plan Land Use Map (PUC-West)*. The proposed zone change from P-2 Preservation to R-5 Residential is consistent with this designation.

The proposed Oahu Veterans Center is consistent with one of the five key elements of the vision for the Primary Urban Center (PUC) and with several policies and guidelines pertaining to land use, as discussed below:

Vision: *Livable neighborhoods have business districts, parks and plazas, and walkable streets.*

The vision states that:

Liveable neighborhoods have centers where people meet. In some neighborhoods, the center is a business district. In others, it is a popular park that has sports activities . . .

Policy: Cultivate existing and new "neighborhood centers." Neighborhoods need central places where people gather for shopping, entertainment, and/or recreation. The center of a neighborhood could be a public plaza or a recreation complex. Or it could be a commercial town center, with a grocery store and other shops and services. It could have a public park or a plaza linked to shops. Cultivating neighborhood centers entails investment in parks and pedestrian street improvements.

Policy: Create parks that draw people and activity. The PUC should have a range of parks. While all provide open space and relief from buildings and traffic, some should provide for organized sports and fitness activities; and others should function more as neighborhood gathering places. . . .

The existing Foster Village Community Center and park are presently a focal point of neighborhood activity, as indicated by the number of classes, meetings, and parties that are currently held at the facility. In addition to serving veteran groups, the OVC will make the new center available to the FVCA for meetings and will continue the FVCA's longstanding practice of making the meeting hall available to the community for classes, seminars, church and community group meetings, and parties. As it has since 1954, the park and center will continue to provide a center for the West Foster Village neighborhood.

Policy: Provide parks and active recreation areas. Develop and maintain parks and other outdoor public spaces in a manner that expands opportunities for both active and passive recreation. Increase and enhance recreational open space in the most densely-settled parts of the PUC.

The proposed project includes maintaining and improving the community park component of the subject property. The project calls for the OVC to assume long-term responsibility for maintenance of the surrounding park area, play courts, and play equipment. New playground equipment will be installed, as well as picnic tables. The existing park and basketball court will be improved. The existing tennis court will be transformed into a second basketball court. The open space at the project site will provide both passive and active recreational opportunities to residents of Foster Village and the surrounding community.

Guideline: Building partnerships between City, State, and private, non-profit organizations for joint use of facilities and complementary programs.

The OVC, a non-profit organization, will develop the proposed project on property owned by the FVCA, also a non-profit organization. Funding for the development is being provided through a grant-in-aid from the State. The FVCA and the OVC are standing for the City, the park area of the subject property will continue to function as a community park serving residents of Foster Village.

Policy: Appropriate building design. For institutional and other non-residential uses allowed within lower-density residential areas, provide guidelines for the location and design of buildings, service areas and pedestrian and vehicular access. In general, street-facing buildings should be attractive, designed for human scale, and have clear points of entry. . .

The proposed Oahu Veterans Center will be a non-residential use within a lower-density residential area. As described in Section 1.6.1, the new structure will be no more than 25 feet high and will conform to residential zoning standards. Furthermore, it will be sited on only about ten percent of the property. As such, the proposed project will be consistent with the scale of the neighborhood and will not physically overwhelm the adjacent single-family residences. The entry will also be clearly visible from Kukila Street and the center's parking lot.

5. DETERMINATION OF SIGNIFICANCE

Based on significance criteria set forth in *Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules*, the proposed project is not expected to have a significant impact on the environment. As such, the recommended determination for the proposed project is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are discussed below.

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource

Vegetation on the subject property consists primarily of grass, alien weeds, hedges, and small- to mid-sized trees of common varieties. No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.

The proposed project will require the removal of a few small trees located near the existing community center. Other trees on the site will remain. Hedges surrounding the existing facility will also need to be removed. New trees and landscaping will be planted and maintenance of the grass in the park area will be increased once the OVC assumes long-term responsibility for the property.

No archaeological or cultural features of historic origin have been observed on the premises. Historic and cultural resources are not likely to be present since development and previous grubbing/grading have altered the land when the existing facility was constructed in the 1950s. As such, it is highly unlikely that there are any significant historic or archaeological features on the site which would be of cultural value. Furthermore, the proposed Oahu Veterans Center will be constructed on the same portion of the property where the existing community center and swimming pool facility are located.

2. Curtails the range of beneficial uses of the environment

The Foster Village Community Center is presently rented to various groups for classes, business seminars, church activities, meetings, and parties. Regularly held classes include, for example, hula, karate, and jazz exercise. Surrounding the facility is a grassed area that presently functions as a community park.

The proposed Oahu Veterans Center supports the long-standing need for a meeting place that is both centrally located and easily accessible to the OVC's 30 member organizations. The proposed action will also benefit the local community with a larger, more modern facility for various classes, seminars, church activities, community group meetings, and parties. In addition, the presently deteriorated and unused tennis court will be transformed into a second basketball court.

Furthermore, maintenance of the play field and play equipment will be increased once the OVC assumes long-term responsibility for the property.

The proposed action is considered a beneficial use of the environment since the Oahu Veterans Center and improved park facilities will add to the quality of social, educational, and recreational opportunities available to veteran groups and residents of the surrounding community.

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 action is consistent with the environmental policies and guidelines established in Chapter 344, HRS. The subject property is not under an Executive Order.

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

The proposed project is minor in scope and will not impact the economy. It will support the OVC and its 30 member organizations throughout Oahu by providing a central meeting place and accessory offices that would be used for organizational support and for exhibiting memorabilia. The proposed action will also benefit the local community with a larger facility and improved park area.

Given the above, the proposed action is viewed as having potential positive social and recreational impacts for the surrounding community and region at large.

5. Substantially affects public health

Public health will not be substantially affected by the proposed project except possibly by noise and dust generated during construction. These short-term impacts can be controlled by existing regulatory measures.

On a long-term basis, the proposed action will benefit public health by providing a place for the promotion of health related opportunities, e.g., exercise and dance classes. Improvements to the park area provide positive social and quality of life improvements.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities

Due to the nature of the proposed Oahu Veterans Center, there are no substantial secondary or indirect impacts such as population changes or effects on public facilities that will result from the project. It is anticipated that the new facility and improved park area will enhance the quality of social, educational, and recreational

opportunities available to veteran groups and residents of the surrounding community.

The net increase in traffic generated from the proposed project is expected to be minimal and thus the impact on nearby roadways would not be significant (see Section 2.3.1).

7. Involves a substantial degradation of environmental quality

The construction of the proposed project will be minor in scope and duration and will not involve significant degradation of environmental quality. Mitigation measures will minimize impacts to the environment.

Over the long-term, no significant increases in air or noise impacts are anticipated as a result of the proposed action. No endangered plant or animal species or important habitat is associated with the subject property. Improved maintenance of the park area will visually enhance the project site.

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

The proposed Oahu Veterans Center is relatively minor in scope and adverse cumulative impacts on the environment are not anticipated, nor does the proposed project involve a commitment for larger actions on the subject property.

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

No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.

10. Detrimentially affects air or water quality or ambient noise levels

On a short-term basis, ambient air and noise conditions will be affected by construction activities related to the proposed Oahu Veterans Center, but these impacts can be controlled by measures described in this Assessment. Once the construction is completed, it is anticipated that the proposed project will not have an adverse impact upon air or noise conditions in the area.

The proposed project is relatively minor in scope, thus long-term impacts upon ambient air and noise conditions are not anticipated. On a long-term basis, the groundwater resource will also not be adversely impacted since the proposed Oahu Veterans Center will be connected to the municipal wastewater system.

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

Although Federal Flood Insurance Rate Maps designate the subject property in Zone D, which is defined as areas where flood hazards are undetermined, the site's topographic features indicate negligible susceptibility to flooding. The subject property is not located in any of the other above-mentioned environmentally sensitive areas.

12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies

Development of the proposed Oahu Veterans Center will not interfere with important views to be protected, as identified in the existing *Primary Urban Center Development Plan* (Ordinance No. 81-79) and latest draft of the revised *Primary Urban Center Development Plan* (see Section 2.1.10).

The proposed Oahu Veterans Center will be a single-story structure no more than 25 feet high, and thus will neither exceed the height limit nor block existing views. The new structure and improved maintenance of the park will improve the appearance of the property.

13. Requires substantial energy consumption

Construction and daily activities associated with the proposed Oahu Veterans Center are small-scale and will not require substantial amounts of electrical energy.

6. LIST OF ALL APPROVALS AND PERMITS REQUIRED

Based on consultation with the City and County of Honolulu, Department of Planning and Permitting, the Oahu Veterans Council (OVC) will need approval from the City Council for a zone change from P-2 Preservation to R-5 Residential. According to the *Land Use Ordinance* (No. 99-12), meeting facilities, such as the proposed Oahu Veterans Center, are not allowed in the P-2 zoning district, but are allowed as a conditional use in the R-5 zoning district. The OVC will also be required to obtain from the City Department of Planning and Permitting a Conditional Use Permit (minor) to allow a meeting facility.

In addition to land use approvals, the project will also need to obtain the following:

- Sewer connection approval
- Drain connection license
- Grading permit
- Building permit

The project will also comply with the requirements of the Americans for Disability Act and the requirements of the Disability and Communication Access Board.

7. AGENCIES AND ORGANIZATIONS CONSULTED

The following agencies and community organizations have been consulted with in the preparation of this Environmental Assessment:

Federal

- Commander, Naval Base Pearl Harbor
- Fleet Industrial Supply Center, Pearl Harbor
- Pacific Division Naval Facilities Engineering Command (PACDIV), Real Estate Department

State of Hawaii

- Department of Health, Environmental Planning Office
- Department of Land and Natural Resources, Historic Preservation Division
- University of Hawaii at Manoa Environmental Center

City & County of Honolulu

- Board of Water Supply
- Department of Community Services
- Department of Environmental Services
- Department of Facility Maintenance
- Department of Parks & Recreation
- Department of Planning and Permitting
- Department of Transportation Services
- Fire Department
- Police Department

Others

- Foster Village Community Association
- Oahu Veterans Council

FIGURES

Figure 1: Project Location Map

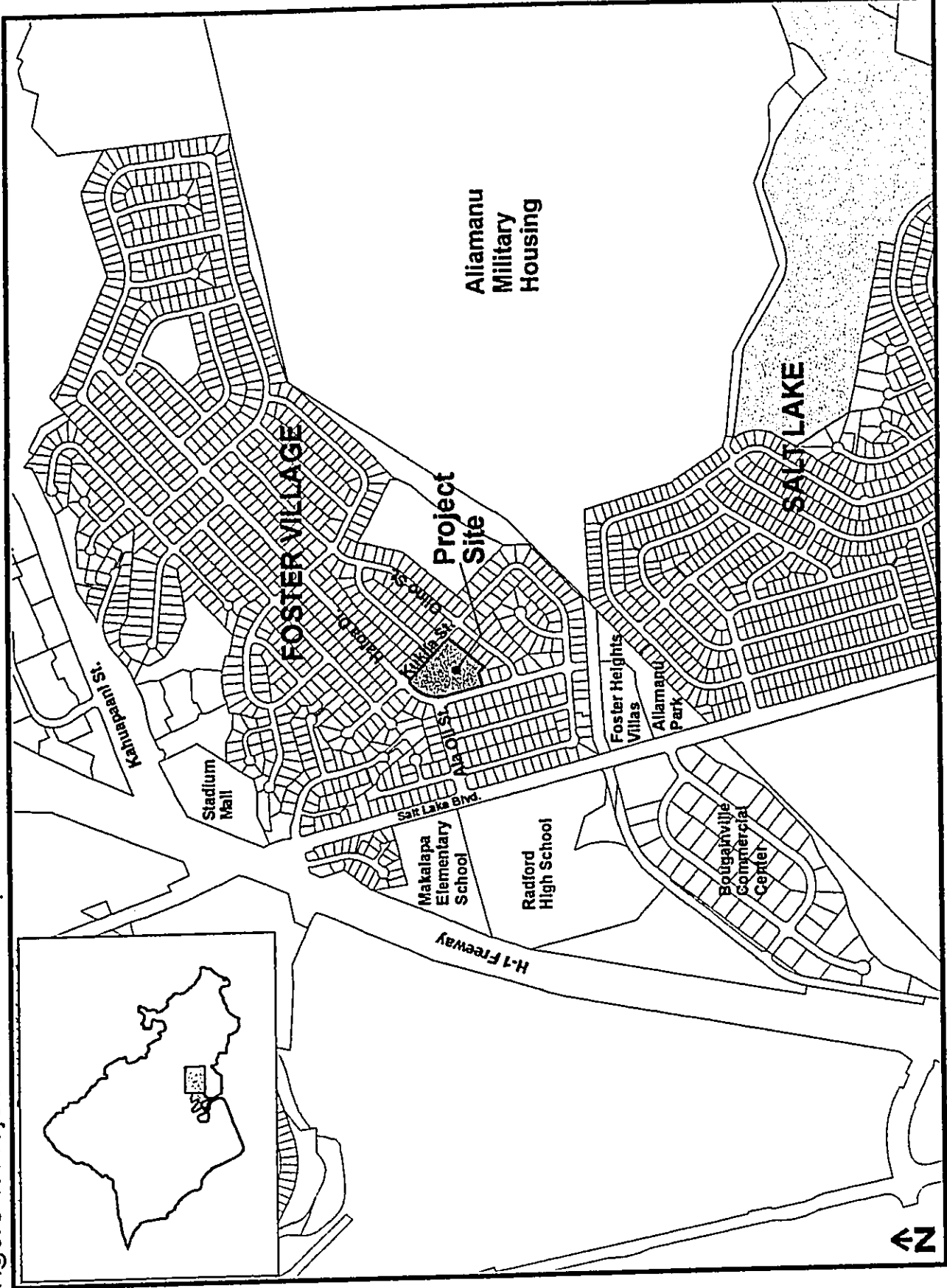


Figure 2: Existing Community Center Facilities

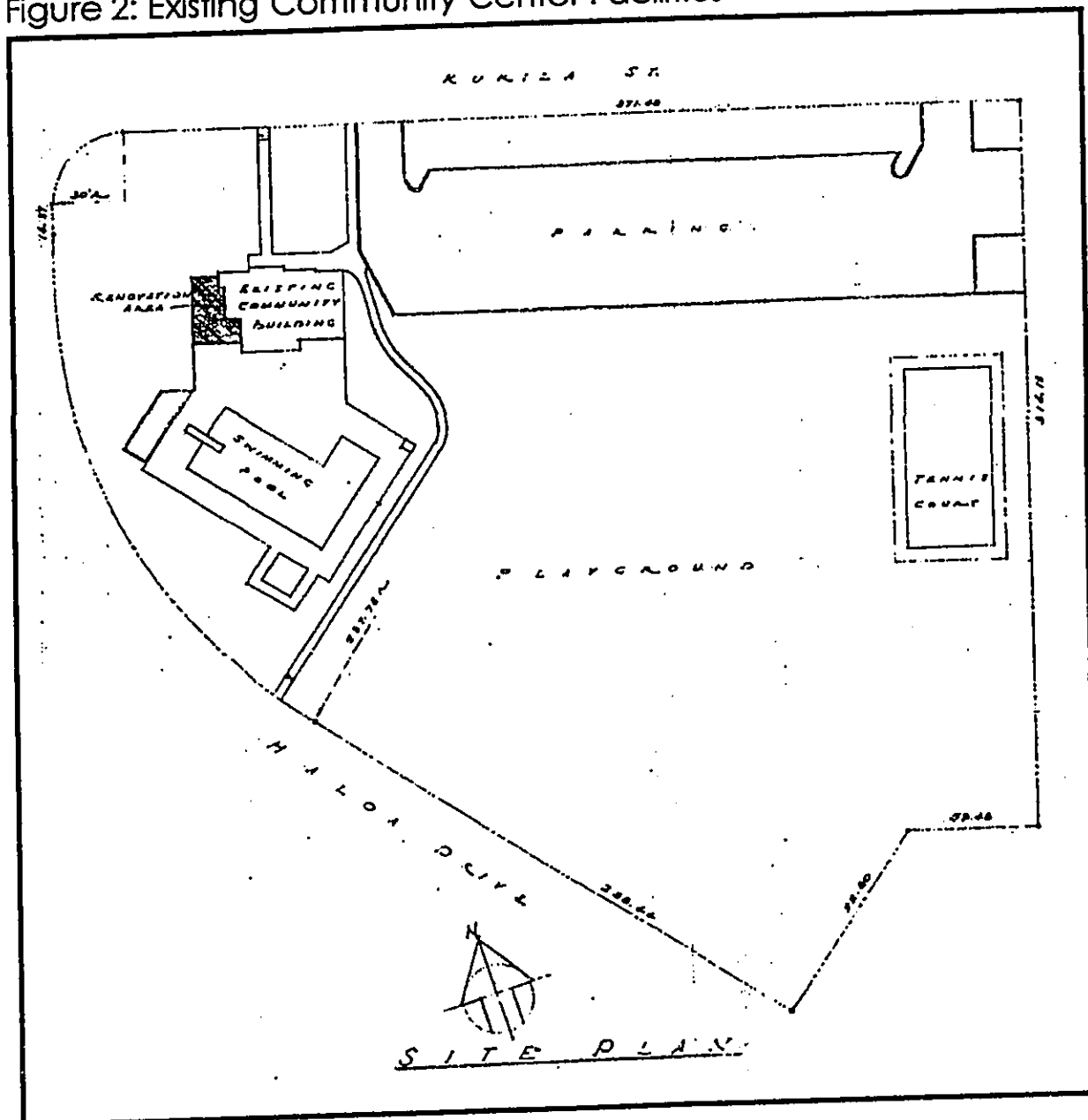
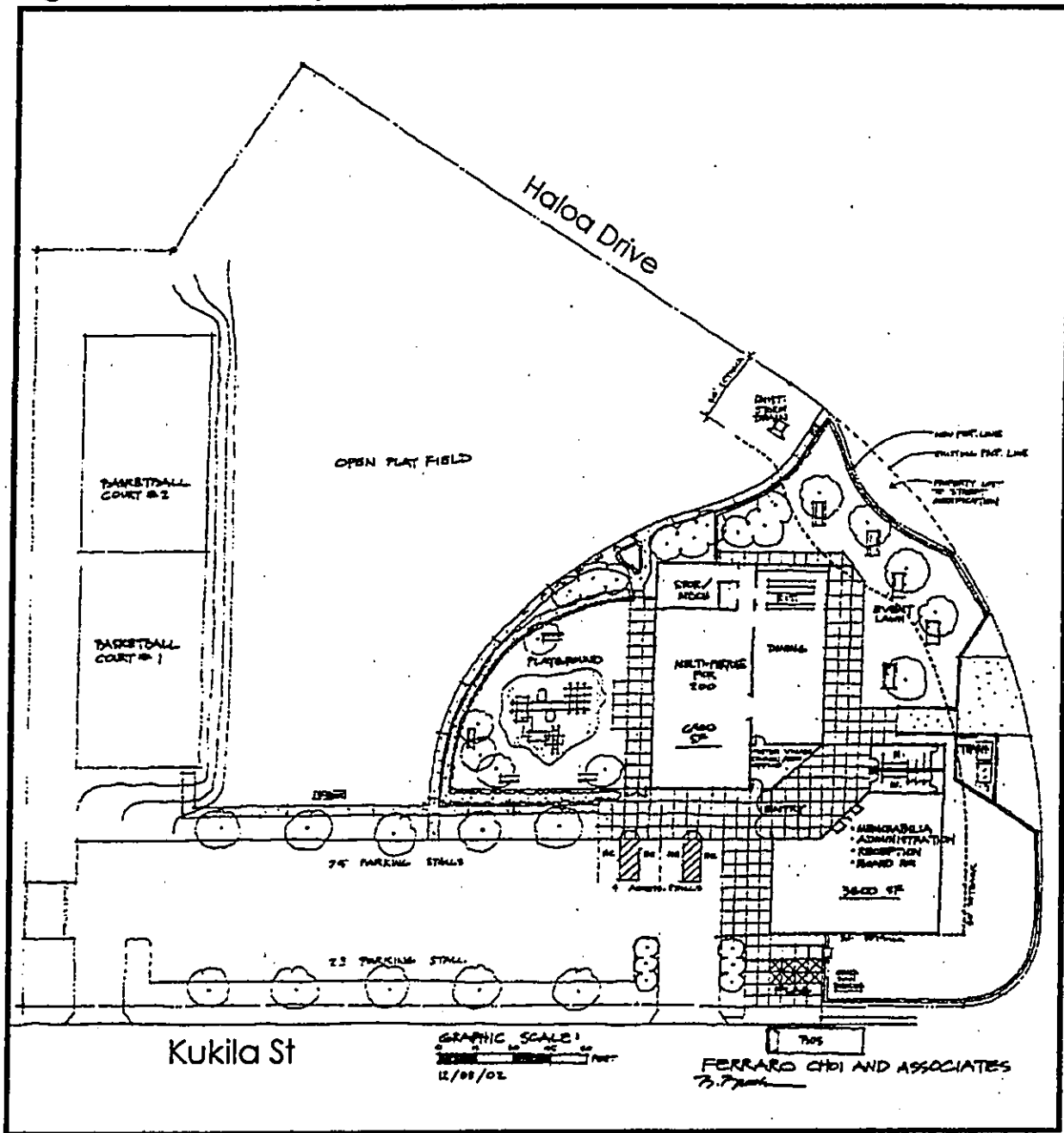


Figure 3: Preliminary Concept Plan



RESPONSES FROM PRELIMINARY CONSULTATION PHASE

BOARD OF WATER SUPPLY

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



February 20, 2003

Ms. Dina Tamura Wong
Plan Pacific
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

Dear Ms. Wong:

Subject: Your Letter of February 7, 2003 on the Draft Environmental
Assessment for Oahu Veterans Center, TMK: 9-9-46: 70

Thank you for the opportunity to comment on the proposed project.

The existing water system is presently adequate to accommodate the proposed meeting facility.

The availability of water will be confirmed when the building permit is approved. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

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 Joseph Kaakua at 527-6123.

Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET SUITE 311 HONOLULU, HAWAII 96813
TELEPHONE (808) 527-5311 FAX (808) 527-5458 HONOLULU, HI 96813



February 21, 2003

Ms. Dina Tamura Wong, AICP, Planner
PlanPacific Inc.
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

Dear Ms. Wong:

Subject: Pre-Assessment Consultation
Oahu Veterans Center

We have reviewed the pre-assessment documentation for the subject project, and determined that the proposed Oahu Veterans Center will have no impact on any projects or programs of the Department of Community Services. We appreciate the opportunity to review and comment on this matter. Questions regarding this matter may be directed to Keith Ishida at 527-5092.

Sincerely,

MICHAEL T. AMII
Director

MTA:dk

JEREMY HARRIS, Mayor
EDGE FLORES, JR., Chairman
CHARLES A. STED, Vice-Chairman
JAN BILLY AMI
ROBERT S. KAGIPIA, SR.
DARWIN H. LEIKOW

LARRY J. LEOPARD, Ex-Officio
CLIFFORD S. JAMILE
Manager and Chief Engineer
DOORIAN K. KOTOSAKI
Deputy Manager and Chief Engineer

JEREMY HARRIS
Mayor

MICHAEL T. AMII
Director

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 ULUKOHA STREET, SUITE 215, KAPOLE, HAWAII 96707
Phone: (808) 692-5054 • Fax: (808) 692-5057
Website: www.ci.honolulu.hi.us



JEREMY HARRIS
PLANNER

LARRY J. LEOPARDI, P.E.
DIRECTOR AND CHIEF ENGINEER

ALVIN K.C. AU
DEPUTY DIRECTOR

IN REPLY REFER TO:

February 24, 2003

Ms. Dina Tamura Wong, AICP
Planner
PlanPacific
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

Dear Ms. Wong:

Subject: PRE-ASSESSMENT CONSULTATION
OAHU VETERANS CENTER EA

The Department of Facility Maintenance does not have any comments at this time. If you have any questions, please feel free to call Laverne Higa, Program Coordinator at 692-5111.

Very truly yours,

LARRY J. LEOPARDI, P.E.
Director and Chief Engineer

LJL:lh

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

1000 ULUKOHA STREET, SUITE 305 • KAPOLE, HAWAII 96707
TELEPHONE: (808) 692-5367 • FAX: (808) 692-5111 • OFFICE/ECF: www.ci.honolulu.hi.us



JEREMY HARRIS
PLANNER

WILLIAM D. BALFOUR, JR.
DIRECTOR

EDWARD T. SHUFFLE-GRAZ
PLANNING MANAGER

February 26, 2003

Ms. Dina Tamura Wong, AICP
Plan Pacific
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

Dear Ms. Wong:

Subject: Pre Assessment Consultation Oahu Veterans Center EA

Thank you for the opportunity to review and comment on the Pre-Assessment Consultation relating to the Environmental Assessment for the proposed Oahu Veterans Center.

The Department of Parks and Recreation has no comment regarding the potential environmental impact of this project.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

WILLIAM D. BALFOUR, JR.
Director

WDB:mk (J. Reid, ESO)
(2/27/03)

cc: Mr. Don Griffin, Department of Design and Construction

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

150 SOUTH KING STREET, 3RD FLOOR, HONOLULU, HAWAII 96813
TELEPHONE: (808) 525-4525 • FAX: (808) 525-4730 • INTERNET: WWW.HONOLULU.HI



JEREMY HARRIS
MAYOR

CHERYL D. SOON
DIRECTOR

GEORGE MIYAMOTO
DEPUTY DIRECTOR

TP2003-21927R

March 3, 2003

Ms. Dina Tamura Wong, AICP
PlanPacific Inc.
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

Dear Ms. Wong:

Subject: Oahu Veterans Center Meeting Facility

In response to your February 7, 2003 letter, we reviewed the project information provided and have the following comments:

- i. A traffic impact study should be conducted for the proposed project that includes the following:
 - A quantification of any increase in weekday traffic conditions.
 - A quantified description of the current levels of night and weekend use of the facility.
 - An impact assessment of the safety of the roadway system surrounding the project, especially Haloa Drive and Ala Oii Street where traffic operational concerns have been documented.
 - A description of mitigation measures proposed as part of the project.
2. Adequate off-street parking, including an appropriate number of accessible stalls, should be provided to accommodate the capacity of 250 people for the meeting hall.
3. The proposed project should comply with the Americans with Disabilities Act Accessibility Guidelines.

We look forward to reviewing the Draft Environmental Assessment.

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

Sincerely,

CHERYL D. SOON
Director

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAHA STREET, SUITE 1002 • HONOLULU, HAWAII 96818
TELEPHONE: (808) 525-7111 • FAX: (808) 525-7150 • INTERNET: WWW.HONOLULU.HI



JEREMY HARRIS
MAYOR

February 20, 2003

Ms. Dina Tamura Wong, AICP
PlanPacific, Inc.
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

Dear Ms. Wong:

Subject: Pre-Assessment Consultation
Oahu Veterans Center EA

We received your letter dated February 7, 2003, requesting our comments on the Draft Environmental Assessment for the above-mentioned project.

The Honolulu Fire Department (HFD) requires that the following be complied with for the proposed center:

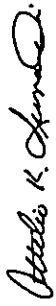
1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 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.

Ms. Dina Tamura Wong, AICP
Page 2
February 20, 2003

3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Lloyd Rogers of the Fire Prevention Bureau at 831-7778.

Sincerely,



ATTILIO K. LEONARDI
Fire Chief

AKL/SK:bh

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 535-3111
<http://www.honolulu.gov>
www.co.honolulu.hi.us

JEREMY HARRIS
MAYOR



OUR REFERENCE: SK-DK

February 18, 2003

Ms. Dina Tamura Wong, AICP
Planner
PlanPacific Inc.
345 Queen Street, Suite 802
Honolulu, Hawaii 96813


Dear Ms. Wong:

Thank you for the opportunity to review and comment on a Pre-Assessment Consultation for the Oahu Veterans Center meeting facility.

During its construction, this project may have a negative impact on calls for police services in the area because of dust, noise, and traffic complaints. However, when it is completed, there should be negligible impact.

If there are any questions, please call Captain Stephen Kim of District 3 (Pearl City) at 455-9055.

LEE D. DONOHUE
Chief of Police

By 
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

Written and Produced with a 300





STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96831-3378

LINDA LINDLE
OFFICE OF THE ASST.

CYRILEL P. RUIKO, M.D.
DIRECTOR OF HEALTH

03-040/epo

February 26, 2003

Ms. Dina Tamura Wong, AICP
Plan Pacific Inc.
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

Dear Ms. Wong:

Subject: Pre-Environmental Assessment (PEA) Consultation
Proposed Development of the Oahu Veterans Center
1298 Kukila Street, Foster Village, Oahu
TMK: 9-9-046:070

Thank you for the opportunity to review and comment on the subject proposal. The PEA was routed to the various branches of the Environmental Health Administration. We have the following comments:

Clean Air Branch (CWB)

Control of Fugitive Dust

There is a significant potential for fugitive dust emissions during all phases of construction. Proposed construction activities will occur in proximity to schools, residences, and major thoroughfares, thereby exacerbating potential dust problems. The development of a dust control management plan, which identifies and addresses all activities that have a potential to generate fugitive dust is critical. Implementation of adequate dust control measures during all phases of development and construction activities is warranted.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust.

The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

- a) Plan the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;

Ms. Dina Tamura Wong, AICP
February 26, 2003
Page 2

- b) Provide an adequate water source at the site prior to start-up of construction activities;
- c) Landscape and provide rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimize dust from shoulders and access roads;
- e) Provide adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Control dust from debris being hauled away from the project site.

If you have any questions, please contact Barry Ching at (808) 586-4200.

Noise, Radiation and Indoor Air Quality (NRIAQ) Branch

Since the proposed project would entail renovation/demolition activities, the applicant should contact the Asbestos Abatement Office, NRIAQ Branch at (808) 586-5800, prior to start of any construction activity.

All project activities shall comply with the Administrative Rules of the Department of Health, Chapter 11-46, on "Community Noise Control."

If you have any questions, please contact the NRIAQ at (808) 586-4701.

Wastewater Branch (WVWB)

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

If you have any questions, please contact the Wastewater Branch at (808) 586-4294.

Sincerely,

June F. Harrigan-Lum

JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office

c: CAB
NRIAQ
WVWB

LINDA LINDALE
GOVERNOR OF HAWAII



PETER T. YOUNG, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTY
DORIS T. W. LAU

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KUALAPINEVA BUILDING, ROOM 666
811 MAKOOLA BOULEVARD
HONOLULU, HAWAII 96813

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COASTAL AND OCEAN WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENFORCEMENT
FOURTH GRADES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND AND NATURAL RESOURCES
STATE PARKS

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 31706
Doc #: 0302EJ21

Applicant/Agency: Dina Tamura Wong, AICP
Plan Pacific
Address: 345 Queen Street, Suite 802
Honolulu, Hawaii 96813

SUBJECT: Chapter 6E-8 Historic Preservation Review -- Pre-EA Consultation for the
Proposed Development of the Oahu Veterans Center at Foster Village, O'ahu

Ahupua'a: Halawa
District, Island: Ewa, O'ahu
TMK: (1) 9-9-046-070

1. We believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: The proposed center will replace an existing community center and swimming pool facility.

2. This project has already gone through the historic preservation review process, and mitigation has been completed

Thus, we believe that "no historic properties will be affected" by this undertaking

Staff: Elaine H. Jourdan Date: 2/15/83

Title: Elaine H. Jourdan, Assistant Archaeologist, O'ahu Island Phone (808) 692-8027

**COMMENTS AND RESPONSES
DRAFT ENVIRONMENTAL ASSESSMENT**

LIST OF COMMENTS RECEIVED – Draft EA, Oahu Veterans Center

Agency/Organization	Comment Rec'd	Response
City & County of Honolulu		
Board of Water Supply	5/14/03	7/9/03
Department of Community Services	---	---
Department of Environmental Services	---	---
Department of Facility Maintenance	5/21/03	N.R.
Department of Parks & Recreation	5/27/03	N.R.
Department of Planning and Permitting	6/12/03	7/16/03
Department of Transportation Services	6/25/03	7/9/03
Fire Department	5/22/03	7/9/03
Police Department	5/27/03	7/9/03
State of Hawaii		
Department of Defense	---	---
Department of Health Environmental Planning Office	---	---
Department of Land and Natural Resources Historic Preservation Division	5/7/03	N.R.
Disability and Communication Access Board	6/13/03	7/9/03
Office of Environmental Quality Control	5/5/03	7/9/03
University of Hawaii at Manoa Environmental Center	---	---
Federal Government		
Commander, Naval Base Pearl Harbor	---	---
Fleet Industrial Supply Center, Pearl Harbor	---	---
Commander, Pacific Division Naval Facilities Engineering Command	---	---
Community		
Aliamanu/Salt Lake/Foster Village Neighborhood Board #18	---	---
East Foster Village Community Association	---	---
Foster Village Community Association	---	---
Salt Lake Community Association	---	---

N.R. = No Response. The comment did not necessitate a response.

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96813



- 2003/00-12
- AUBREY HARPER, Mayor
- EDDIE FLORES, JR., Chairman
- CHARLES A. FITZ, Vice-Chairman
- JAM LILLY, AIB
- HERBERT B.K. MAOHUA, SA
- DANIELYN H. LINDRO
- ROSEMARY E. HAROLD, Executive Director
- LARRY ALLEN, Director
- CLIFFORD S. JAMILE, Manager and Chief Engineer
- COORSA FAY E. KOTOLSKI, Deputy Manager and Chief Engineer

2003 JUN 19 PM 4 34
 DEPT OF PERMITS
 250 PERMIT OFFICE
 CITY & COUNTY OF HONOLULU

May 14, 2003

TO: ERIC G. CRISPIN, AIA, DIRECTOR
 DEPARTMENT OF PLANNING AND PERMITTING

ATTN: BOB STANFIELD

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

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR
 OAHU VETERANS CENTER, TMK: 9-9-46-70

The existing water system is presently adequate to accommodate the proposed meeting facility.

The availability of additional water will be confirmed when the building permit is approved. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

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 Joseph Kaakua at 748-5442.

cc: Dina Tamura Wong, Plan Pacific



July 9, 2003

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

Dear Mr. Jamile:

Subject: Draft Environmental Assessment (Draft EA) for the Proposed Oahu Veterans Center at Foster Village; TMK 9-9-046: 070

Thank you for your comment letter dated May 14, 2003. We will submit water supply plans and pay applicable charges prior to applying for a Building Permit.

Sincerely,
Robin Foster
 Robin Foster, AICP

345 Queen Street
 Suite 502
 Honolulu
 Hawaii 96813
 Tel: (808) 521-9418
 Fax: (808) 521-9448

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
1000 ULUOHA STREET, SUITE 215, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 472-5041 FAX: (808) 472-4417

2003/EO-12

2003 MAY 22 PM 3 33

MEMORANDUM
DEPARTMENT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU



LARRY J. LEOPARDI, P.E.
DIRECTOR AND CHIEF ENGINEER
ALYAHU
DEPUTY DIRECTOR
BY REPLY REFER TO:
DCA 01-378

May 21, 2003

MEMORANDUM

TO: ERIC CRISPIN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Larry J. Leopardi*
LARRY J. LEOPARDI, P.E., DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: OAHU VETERANS CENTER
DRAFT ENVIRONMENTAL ASSESSMENT (EA)

We have no comments on the above subject EA. We would, however, like to review the construction plans at such time as they become available.

If you need further clarification, please contact me at 692-5054.

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
450 SOUTH KING STREET, 15TH FLOOR, HONOLULU, HAWAII 96813
TELEPHONE: (808) 533-4131 - FAX: (808) 533-5333 - INTERNET: WWW.DPMH.HAWAII.GOV

2003/EO-12

2003 MAY 30 AM 9 46

MEMORANDUM
DEPARTMENT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU



WILLIAM D. BALFOUR, JR.
DIRECTOR
EDWARD T. TERPFA, DAE
DEPUTY DIRECTOR

May 27, 2003

TO: ERIC G. CRISPIN, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTENTION: BOB STANFIELD

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
OAHU VETERANS CENTER

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Oahu Veterans Center.

The Department of Parks and Recreation has no comment on the proposed action.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

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

WDB:mk
(2/164)

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 525-4614 • FAX: (808) 527-4743 • INTERNET: WWW.CC.HONOLULU.HI



JEREMY HARRIS
MAYOR

ERIC G. CAUSPIN, AIA
DIRECTOR

BARBARA NEW STATION
DEPUTY DIRECTOR

2003/ED-12

June 12, 2003

Mr. Robin Foster, AICP
PlanPacific
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

Dear Mr. Foster:

Oahu Veterans Center Draft Environmental Assessment

We have reviewed the Oahu Veterans Center Draft Environmental Assessment and offer the following comments:


1. The EA should address storm water quality through the use of best management practices. The EA should explain what mitigation measures will be implemented in order to comply with the Rules Relating to Storm Drainage Standards and Rules Relating to Soil Erosion Standards and Guidelines.
2. In Section 5 displaying the list of approvals and permits required, it should also note that property owner shall apply for a Drain Connection License for the existing inlet located on the property's northwest corner near the Haloa Drive and Ala Oli Street intersection. A drainage report may also be required at a later date. Furthermore, the applicant is required to submit a Site Development Division Master Application for Sewer Connection for the City's review and approval.
3. The applicant should clarify whether the site was used to satisfy park dedication requirements for the existing residential developments. If the site was used to satisfy the park dedication requirements, the conversion of the site to a veteran's hall may require other lands be made available for recreational uses.
4. The applicant needs to clarify whether a day care facility is still operating at the site. On October 22, 1974, a Conditional Use Permit—No. 74/CUP-14 was approved with conditions by the City Council (Resolution No. 238) to establish a day-care facility at the site.

Mr. Robin Foster, AICP
June 12, 2003
Page 2

5. The applicant needs to address noise issues associated with the use of this site, especially with regards to the basketball courts and open play field directly adjoining residential properties.
6. The project must comply with the Land Use Ordinance development standards, including R-5 District standards, off-street parking and loadings, specific use standards for meeting facilities and buffering requirements. Based on the conceptual site plan, we noted the following:
 - a. Loading spaces were not shown on the site plan. Also, based on the floor area figures, additional off street parking may be required.
 - b. Exterior lighting must be shielded to eliminate direct illumination on surrounding uses.
 - c. The 30 foot front yard is incorrectly drawn at the corner of Haloa Drive and Kukila Street.
 - d. The ground sign must comply with the Land Use Ordinance sign regulations, including the front yard setback requirements.
 - e. Flag poles are not permitted within the required 30 foot front yard.
8. Section 2 of the report should describe the project's consistency with the existing and proposed Primary Urban Center Development Plan as well as its consistency with the existing Development Plan Land Use Map designations for the project area and the proposed Plan's vision for the area to be lower density residential neighborhood.
9. The report should discuss proposed hours of operation for the improved park facilities, and any potential impacts of the improved park facilities to the surrounding residential neighborhood. Specifically potential noise and visual impacts to the residential neighborhood located adjacent to the basketball courts, and any proposed mitigation measures should be discussed.

If you have any questions regarding our comments, please call Rob Reed of our staff at 523-4402.

Sincerely yours,


ERIC G. CAUSPIN, AIA
Director of Planning and Permitting

EGC:mo
2/0241



July 16, 2003

Mr. Eric G. Crispin, AIA, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject: Draft Environmental Assessment (Draft EA) for the Proposed Oahu
Veterans Center at Foster Village; TMK 9-9-046: 070

Thank you for your comment letter dated June 12, 2003. Following is an itemized response to your comments:

1. The architect and consulting civil engineer for the project will prepare plans that specify best management practices for storm drainage and erosion control during construction. Detailed plans and specifications will be submitted in conjunction with applications for grading and building permits.
2. The list of approvals and permits required (Section 5) has been amended to include a Sewer Connection Approval and a Drain Connection License.
3. The initial, western phase of Foster Village was subdivided and developed in the 1950's, prior to the City's adoption of park dedication regulations. Neither the zoning nor the subdivision ordinances in effect at the time required park dedication. The existing park and community center were built in 1954 by the developers of Foster Village and have been maintained since then by the private, nonprofit Foster Village Community Association.
4. There is no day-care facility at the site.
5. The basketball court, tennis court and open play field have been in use since 1954, when the surrounding residential homes were first constructed. There is no record of noise problems from use of these facilities over the past 50 years. The plan calls for maintaining the outdoor recreation facilities for community use, replacing the dilapidated tennis court with a second basketball court. The existing swimming pool will be demolished.
6. The project will be designed and constructed in compliance with the relevant R-5 Residential District standards and additional *Land Use Ordinance* standards relating to meeting facilities. When detailed architectural plans are prepared, they will conform to parking and loading requirements, standards for yards, and regulations for the size and placement of signs and

345 Queen Street
Suite 802
Honolulu
Hawaii 96813

1-808-521-9418
1-808-521-9418

Letter to Eric G. Crispin, Director of Planning and Permitting
July 16, 2003

flagpoles. Exterior lighting will be shielded to prevent direct illumination of surrounding residences.

8. We have inserted a new Section 4 describing the project's consistency with public plans, including both the existing and the proposed Primary Urban Center Development Plan. [Note: Your comment letter omitted an item 7; this response follows suit.]

9. The open park area and recreation facilities will be maintained and upgraded for continued use by the community. Use of the recreation facilities will continue to be limited to daylight hours; no night lighting is planned. We anticipate that use will not exceed typical levels experienced during the past 50 years.

The park is buffered by public streets along most of its boundary and is further buffered by a parking lot along Kukula Street. Six residential lots abut the south-southwestern edge of the park. According to the president of the Foster Village Community Association, who himself resides on one of the abutting lots, there have been no significant noise problems or other impacts in the past; none are anticipated when the facilities are renovated.

Sincerely,

Robin Foster, AICP

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR, HONOLULU, HAWAII 96813
TELEPHONE: (808) 521-4511 • FAX: (808) 521-4599 • INTERNET: www.honolulu.gov



CHERYL D. SOON
DIRECTOR

2003/ED-12

CHERYL D. SOON
DIRECTOR

CONTRACT ADMINISTRATION
DEPARTMENT

TPD03-00260
TP5/03-25910R

June 6, 2003

MEMORANDUM

TO: ERIC G. CRISPIN, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: BOB STANFIELD

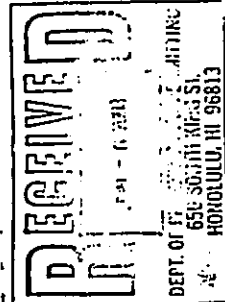
FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: OAHU VETERANS CENTER

In response to the April 30, 2003 letter from PlanPacific, Inc., we reviewed the draft environmental assessment (EA) for the subject project. The following comments are the result of this review:

1. Section 2.3.1 Roadways and Traffic states that the grassed park area is presently used for overflow on-site parking. The EA should discuss how the overflow parking condition would be addressed by the proposed project. While on-street parking may be available in the area, any overflow parking requirements should be handled off of the City's right-of-way and on the project site, thereby minimizing the impact of the project on the surrounding City roadway system.
2. All improvements must comply with the Americans with Disabilities Act Accessibility Guidelines as well as the Uniform Federal Accessibility Standards, as required.

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



July 9, 2003

Ms. Cheryl D. Soon, Director
Department of Transportation Services
650 South King Street
Honolulu, HI 96813

Dear Ms. Soon:

Subject: Draft Environmental Assessment (Draft EA) for the Proposed Oahu Veterans Center at Foster Village; TMK 9-9-046: 070

Thank you for your comment letter dated June 6, 2003. Following is an itemized response to your comments:

1. Parking (Section 2.3.1, Draft EA): On occasion, during the past 50 years that the Foster Village Community Center has been in use, an event has needed more parking than was available in the existing parking lot. On such occasions, additional parking has been provided on the grass field, with access through the parking lot. This practice will continue if the need for additional parking should arise in the future. Development of the proposed Oahu Veterans Center will not alter access to either the parking lot or the grass field.
2. Accessibility: The project will comply with the Accessibility Guidelines of the Americans with Disabilities Act.

Sincerely,

Robin Foster
Robin Foster, AICP

345 Queen Street
Suite 802
Honolulu
Hawaii 96813

TEL (808) 521-9438
FAX (808) 521-9468

2003/ED-12

CITY AND COUNTY OF HONOLULU

FIRE DEPARTMENT
3278 KUALA STREET, SUITE 402 • HONOLULU, HAWAII 96819 • 808-531-2761 • FAX: 808-531-7743 • www.honolulu.gov

2003 MAY 28 PM 2:00



DEPT. OF PLANNING
COMMUNICATIONS
CITY & COUNTY OF HONOLULU

STREET ADDRESS
SUITE



ATTILIO K. LEONARDI
FIRE CHIEF
JOHN CLARE
MUNICIPAL CLERK

May 22, 2003

TO: ERIC G. CRISPIN, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTENTION: ROBERT STANFIELD, CHIEF
DEVELOPMENT PLANS AND ZONE CHANGE BRANCH

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
OAHU VETERANS CENTER

We received a letter of transmittal from Dina Tamura Wong, AICP, of PlanPacific Inc., requesting our comments on the above-mentioned project.

The Honolulu Fire Department (HFD) requires that the following be 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.

Eric G. Crispin, AIA, Director
Page 2
May 22, 2003

3. Submit construction plans to the HFD for review and approval.

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

ATTILIO K. LEONARDI
Fire Chief

AKL/SK:bh



July 9, 2003

Mr. Attilio K. Leonardi, Chief
Honolulu Fire Department
3375 Koaepaka Street, Suite H425
Honolulu, HI 96813

Dear Chief Leonardi:

Subject: Draft Environmental Assessment (Draft EA) for the Proposed Oahu
Veterans Center at Foster Village; TMK 9-9-046: 070

Thank you for your comment letter dated May 22, 2003. With regard to
requirements for fire hydrants and access, please note that the property is
surrounded on three sides by standard City roads. The veterans center will be
located on the site of the existing community center, which is at the corner of
Haloa Drive and Kukia Street. Using the parking lot, fire department trucks
will be able to approach within 50 feet of the building. Fire hydrants are located
on both Haloa Drive and Kukia Street.

We will submit construction plans for Fire Department review.

Sincerely,

Robin Foster
Robin Foster, AICP

345 Queen Street
Suite 802
Honolulu
Hawaii 96813

141 (REV) 521-9418
Fax (808) 521-2168

2003/ED-12

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

201 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 528-3111
http://www.honolulu.gov

www.co.honolulu.hi

JEREMY HARRIS
MAYOR

2003 MAY 29 PM 4 04



LEE D. DONOHUE
CHIEF

OLEN B. KAJIYAMA
PAUL D. PUTZULU
DEPUTY CHIEFS

OUR REFERENCE CS-KP

May 27, 2003

TO: ERIC G. CRISPIN, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTENTION: ROBERT STANFIELD, BRANCH CHIEF

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

SUBJECT: OAHU VETERANS CENTER DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for the opportunity to review and comment on the Draft Environmental
Assessment for the Oahu Veterans Center.

It should be noted that this area is patrolled and serviced by officers who are assigned
to the Pearl City Police Station.

As previously stated, this project may have a negative impact on calls for police services
to the area during its construction because of dust, noise, and traffic complaints.
However, there should be negligible impact after its completion.


As a means of minimizing potential criminal activity and police calls to the area, we
would like to recommend that the concept of crime prevention through environmental
design be considered. In addition, we suggest that the grounds be landscaped in such
a way to reduce blind spots and that adequate lighting be provided on the property and
in the parking lot to deter vandalism, break-ins, etc.

Serving and Protecting with Aloha

Mr. Eric G. Crispin, AIA
Page 2
May 27, 2003

If there are any questions, please call Captain Stephen Kim of District 3 at 455-9055 or
Ms. Carol Soderant of the Support Services Bureau at 529-3658.

LEE D. DONOHUE
Chief of Police

By 
KARL GODSEY
Assistant Chief of Police
Support Services Bureau



July 9, 2003

Mr. Lee D. Donohue, Chief of Police
Honolulu Police Department
801 South Beretania Street
Honolulu, HI 96813


Dear Chief Donohue:

Subject: Draft Environmental Assessment (Draft EA) for the Proposed Oahu
Veterans Center at Foster Village; TMK 9-9-046; 070

Thank you for your comment letter dated May 27, 2003. We concur that there
should be negligible impact on police services after the new center is completed
and in operation.

Thank you for your suggestions about minimizing potential criminal activity
through careful design of buildings and landscaping. Your suggestions will be
transmitted to the project design consultants.

Sincerely,


Robin Foster, AICP

115 Queen Street
Suite 202
Honolulu
Hawaii 96813

TEL (808) 521-9418
FAX (808) 521-9468



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KAWAIIHEVA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707



PETER I. TOLSON
DIRECTOR
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
DAN DAVIDSON
DEPUTY DIRECTOR - LAND
ERNEST Y. W. LAU
DEPUTY DIRECTOR - WATER
DANIELA B. BROWN
DEPUTY DIRECTOR - PLANNING
BOBBI L. HARRIS
DEPUTY DIRECTOR - COMPLIANCE AND REGULATORY
DEPARTMENT OF LAND AND NATURAL RESOURCES
FOLIOLE PRESERVATION
HISTORIC PRESERVATION
HAWAIIAN MONUMENTS COMMISSION
STATE PARKS

May 7, 2003

Dina Tamura Wong, AICP
Plan Pacific
345 Queen Street, Suite 802
Honolulu, Hawaii 96813

LOG NO: 2003.0497
DOC NO: 0305EJ09

Dear Ms. Wong:

SUBJECT: Chapter 6E-8 Historic Preservation Review - Draft EA for the
Proposed Development of the Oahu Veterans Center at Foster Village,
Oahu
Halawa, Ewa, O'ahu
TMK: (1)9-9-046:070

Thank you for the opportunity to comment on the Draft EA for the Oahu Veterans
Center at Foster Village, received on May 2, 2003. Our comments, submitted during
the Pre-EA Consultation phase, that we believe that "no historic properties will be
affected" by this undertaking have been incorporated in section 2.1.7 of the EA and
present in full in section 6.

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

Aloha,

P. Holly McEldowney

P. Holly McEldowney, Acting Administrator
State Historic Preservation Division

EJ:jk



DISABILITY AND COMMUNICATION ACCESS BOARD

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814
Ph. (808) 586-8121 (V/TDD) • Fax (808) 586-8129

June 13, 2003

Mr. Fred Ballard
Oahu Veterans Council
1563 Molina Street
Honolulu, HI 96818

Regarding: Oahu Veterans Center
Draft Environmental Assessment
TMK: 9-9-046:070
Foster Village Community Center

Dear Mr. Ballard,

Thank you for providing us the opportunity to review and respond to the Draft Environment
Assessment of the Oahu Veterans Center being proposed for the present Foster Village Community
Center and Park. The purpose of our comments is to ensure that the approving agency and agent,
the City and County of Honolulu's Department of Planning and Permitting, and Plan Pacific, Inc.
take into account accessibility for persons with disabilities when developing the Final Environment
Assessment and Plans.

We offer the following comments:

1. This project falls within the scope of the Americans with Disabilities Act (ADA), Title II
covering state and local governments, under the jurisdiction of the Hawaii Revised Statutes
(HRS) Section 103-50. In addition, this project will require compliance to HRS Section 291-
56, which addresses parking for persons with disabilities. Hawaii Revised Statutes §103-50
states that all agencies of the state and counties shall seek the advice and recommendations
from the Disability and Communication Access Board (DCAB) on all plans and
specifications to ensure access.
2. The State Land Use Commission has currently designated the land use for Foster Village
Community Center and Park as "Urban" presently under the jurisdiction of the Foster
Village Community Association. The Oahu Veterans Council's (OVC) plan to provide a new
facility on the existing site as well as maintain and improve the existing park facilities. This
presents a unique opportunity to incorporate the best design practice standards for outdoor-
developed areas and for potential children's play structures. The final development should
include an accessible route that connects accessible facilities on the site and also provides an
accessible route to the nearest public transportation stop or sidewalk.
3. In addition to the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the
U.S. Architectural and Transportation Barriers Compliance Board has issued
recommendations or proposed guidelines for public rights-of-ways, outdoor-developed areas
and children's play areas. These guidelines should be incorporated into your planning
process when providing improvements to the amenities within the park facility.

Mr. Fred Ballard
Re: Oahu Veterans Center
June 13, 2003
Page 2

For your reference, the U.S. Architectural and Transportation Barriers Compliance Board has available the published documents (1) "Building a True Community - Final Report" by Public Rights-of-Way Access Advisory Committee published January 10, 2001; (2) the "Regulatory Negotiation Committee on Access to Outdoor Developed Areas, Final Report," published September 1999; and (3) the "Accessibility Guidelines for Buildings and Facilities: Play Areas; Final Rule," published October 18, 2000. These documents will provide this project with information that may be helpful in the long range planning of this facility.

For further information contact the Office of Technical and Informational Services, U.S. Architectural and Transportation Barriers Compliance Board, 1331 F Street, NW, Suite 1000, Washington, D.C. 20004-1111; phone numbers (202) 272-0080 (V), (202) 272-0082 (TTY), email address and to access publications: info@access-board.gov.

4. The DCAB recommends including a general accessibility statement in the Final Master Plan:

"All facilities will be designed to meet the requirements of the Americans with Disabilities Act and the requirements of §103-50 Hawaii Revised Statutes. Buildings, facilities, and sites shall also incorporate the best design practices as recommended by the U.S. Access Board's Regulatory Negotiation Committee on Access to Outdoor Developed Areas or other current documents providing for outdoor recreation areas."

5. List the Disability and Communication Access Board, as part of the List of Approvals and Permits required under Section 5.

6. Include the Department of Health's Disability and Communication Access Board as one of the State of Hawaii agencies consulted as indicated under Section 6.

The above reflects the staff's technical assistance and does not reflect the Board's approval or disapproval of the Plan. Thank you for giving us this opportunity to provide comment.

Should you have any questions or concerns, please feel free to contact Gary L. Batcheller, Facility Access Specialist, or Ben Gorospe, Access Coordinator, at 586-8121.

Sincerely,


FRANCINE WAI
Executive Director



July 9, 2003

Ms. Francine Wai, Executive Director
Disability and Communication Access Board
919 Ala Moana Blvd., Room 101
Honolulu, HI 96814

Dear Ms. Wai:

Subject: Draft Environmental Assessment (Draft EA) for the Proposed Oahu Veterans Center at Foster Village; TMK 9-9-046: 070

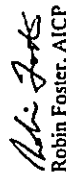
Thank you for your comment letter dated June 13, 2003.

The project will comply with the American with Disabilities Act (ADA) and with the relevant Hawaii statutes with regard to providing access for persons with disabilities.

Thank you for providing references to American with Disabilities Act Accessibility Guidelines and other published documents. We have forwarded your letter to the architect, Ferraro Choi & Associates.

We have modified the List of Approvals in Section 5 to include ADA compliance.

Sincerely,


Robin Foster, AICP

345 Owen Street
Suite 802
Honolulu
Hawaii 96813

TEL (808) 521-9418
FAX (808) 521-9468



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
100 SOUTH KING STREET
HONOLULU, HAWAII 96813

GENEVIEVE SALMONSON
DIRECTOR

Eric Crispin
May 5, 2003
Page 2

highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*. Go to our homepage at <http://www.state.hi.us/health/deqc/guidance/index.html> or contact our office for a paper copy. You will also find the text of Act 50 linked to this section of our homepage.

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

Sincerely,

Genevieve Salmonson

GENEVIEVE SALMONSON
Director

c. Dina Wong

Eric Crispin
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Bob Stanfield

Dear Mr. Crispin:

Subject: Draft Environmental Assessment (EA), Oahu Veterans Center

We have the following comments to offer:

Community consultation: Include the Foster Village neighborhood board in your draft EA distribution list, allowing them sufficient time to review the draft EA and submit comments.

Streams: Are there any streams in the vicinity of the proposed center? If so, describe the mitigation measures you will employ to prevent runoff from entering the stream(s).

Landscaping: In the final EA give a fuller description of your landscaping plan. We recommend the use of unintrusively native Hawaiian plants, trees and shrubs.

Visual impacts: Include drawings of the proposed buildings and landscaping that show the final appearance of the project

Cultural impacts assessment:

Act 50 was passed by the Legislature in April of 2000. This mandates an assessment of impacts to local cultural practices by the proposed project. In the final EA include such an assessment

If the subject area is a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, nomi or ki on the grassy slopes and ramps of the H-1 freeway and some state



July 9, 2003

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

Dear Ms. Salmonson:

Subject: Draft Environmental Assessment (Draft EA) for the Proposed Oahu Veterans Center at Foster Village; TMK 9-9-046: 070

Thank you for your comment letter dated May 5, 2003. Following is an itemized response to your comments:

Community consultation: The Aliamanu/Salt Lake/Foster Village Neighborhood Board No. 18 was sent a copy of the Draft EA on April 30, 2003.

Streams: There is no stream in the vicinity.

Landscaping: The Oahu Veterans Council intends to prepare a landscaping plan in conjunction with the preparation of architectural plans. Thank you for your suggestion of planting drought-resistant native species.

Visual Impacts: Detailed architectural and landscaping plans have not yet been prepared. As stated in the Draft EA, the proposed center will occupy the same site as the existing Foster Village Community Center building and swimming pool. The new center building will be no taller than the 25 feet allowed under residential zoning standards.

Cultural impacts assessment: The property contains no native or non-native trees or other plants that are gathered for cultural use. A large monkeypod tree located at the southeastern corner of the property may serve as a neighborhood landmark. This tree will remain. Mass-graded during development of Foster Village in the 1950s, the FVCA property does not contain any other natural landmarks or distinctive physical features.

Sincerely,

Robin Foster
Robin Foster, AICP

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HAWAII 96813

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