

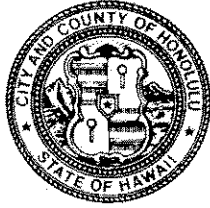
DEPARTMENT OF DESIGN AND CONSTRUCTION

CITY AND COUNTY OF HONOLULU

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JEREMY HARRIS  
MAYOR



TIMOTHY E. STEINBERGER, P.E.  
DIRECTOR

50303

February 11, 2004

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

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for  
Makaunulau Community Park Improvements  
Tax Map Key: 9-5-32: 032 and 033

REC'D OF ENVIRONMENTAL  
QUALITY CONTROL  
04 FEB 11 P 3:02  
RECEIVED

The Department of Design and Construction (DDC) has reviewed the comments received during the 30-day public comment period for the draft environmental assessment (EA) prepared for the subject project that was published on August 23, 2003 in the Environmental Notice. The DDC has determined that this project will not have significant environmental effects and has issued a FONSI for the project. Please publish this notice in the February 23, 2004 issue of the OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Mr. Howard Koza at 527-6327 if you have any questions.

Very truly yours,

  
for TIMOTHY E. STEINBERGER, P.E.  
Director

TES:gt

Attachments

2004-02-23 FONSI

FEB 23 2004

MAKAUNULAU COMMUNITY PARK IMPROVEMENTS FILE COPY

RECEIVED

'04 FEB 11 P3:03

DEPT. OF ENVIRONMENTAL  
QUALITY CONTROL

FINAL ENVIRONMENTAL ASSESSMENT  
MAKAUNULAU COMMUNITY PARK  
IMPROVEMENTS  
MILILANI, OAHU, HAWAII

February 2004

Department of Design and Construction  
City and County of Honolulu

FINAL ENVIRONMENTAL ASSESSMENT  
MAKAUNULAU COMMUNITY PARK IMPROVEMENTS  
MILILANI, OAHU, HAWAII

Proposing Agency:

City and County of Honolulu  
Department of Design and Construction  
650 South King Street  
Honolulu, Hawaii 96813

Primary Consultant:

Randal S. Furomoto & Associates, Inc.  
98-1247 Kaahumanu Street, Suite 312  
Aiea, Hawaii 96701

EIS Consultant:

Environmental Communications, Inc.  
1188 Bishop Street, Suite 2210  
Honolulu, Hawaii 96813

February 2004

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**APPENDIX**

Master Plan Update by Randal S. Furomoto and Associates, Inc., October 2002

**I. PROJECT SUMMARY**

**APPLICANT:** Dept. of Design and Construction  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

**CONSULTANT:** Randal S. Furomoto and Associates, Inc.  
96-1247 Kaahumanu Street, Suite 312  
Aiea, Hawaii 96701

**ENVIRONMENTAL CONSULTANT:** Environmental Communications, Inc.  
1188 Bishop Street, Suite 2210  
Honolulu, Hawaii 96813

**PROJECT NAME:** Makaunulau Community Park Improvements

**PROJECT LOCATION:** 95-800 Makaunulau Street  
Mililani, Oahu, Hawaii

**TAXMAPKEY/ OWNERSHIP:** 9-5-32: 032 City and County of Honolulu  
9-5-32: 033 City and County of Honolulu

**LOT AREA:** Parcel 032: 10.07 acres  
Parcel 033: 6.024 acres  
Total area: 16.094 acres

**ZONING:** P-2, General Preservation

**DEVELOPMENT PLAN:** Parks and Recreation

**DEVELOPMENT PLAN AREA:** Central Oahu

**STATE LAND USE:** Urban

**CURRENT LAND USE:** The project site consists of an existing City and County of Honolulu park located in Mililani Town. The park is primarily used for active recreational purposes and includes several soccer fields, a baseball field, basketball and volleyball courts, a comfort station and a parking lot.

**PROJECT SCOPE:** The proposed action consists of various improvements to the park that were initiated by the Mililani Community Vision Team. The primary

focus of the park improvements initiative is based on resident complaints that parking was inadequate and as a result illegal parking was a recurring problem along the eastern end of the park. The Vision Team proposed the addition of a second parking lot serving the eastern end of the park and several smaller improvements that would optimize utilization of the park.

Improvements proposed under the first phase of the master plan include regarding of the existing recreation building pad, a relocated site for a future multi-purpose building, a relocated play apparatus area, landscaping and picnic tables, and the addition of the new parking lot and appurtenant improvements.

Future improvements that are included in the plan that may be developed when funding becomes available include: the reconfiguration of the existing parking lot along Kuahelani Avenue for the construction of a multipurpose building, parking lot expansion and related improvements, upgraded playfields and playcourts, additional landscaping, renovation of the existing comfort station, and fencing repairs.

#### PROJECT COST/PHASING

The total funding for the first phase of the proposed improvements is approximately \$570,000. The scope of work for the first phase will be conducted in a single continuous construction period. Future improvements will be implemented as funding allows.

## II. PROPOSED PROJECT AND STATEMENT OF OBJECTIVES

### A. Project Location

The proposed improvements are located in the existing Makaunulau Community Park in Mililani, Oahu, Hawaii. The project site has a street address of 95-800 Makaunulau Street and is also identified as TMK: 9-5-32: 032 and 033. The site, which was formerly known as Kipapa Community Park, is also known as "16 acres" park (Figures 1, 2 and 3).

The project parcels comprise a large, open park that is configured in a reverse "L" shape that follows the Makaunulau Street residential thoroughfare. Single-family and apartment residential areas surround the site to the west, north and east while Kipapa Gulch borders the south end of the site.

Improvements proposed for the park are located throughout the site. For the first phase of improvement, the primary construction area is located at northern most portion of the property, adjacent to an existing single-family cul-de-sac.

### B. Project Description

#### 1. Project Master Plan

An existing master plan was originally developed in 1987 (Figure 4) providing defined uses for the "16 acres" park. Construction of the comfort station, playcourts and play apparatus was completed in 1989-1990. Additional site improvements including the grading of the soccer fields, baseball field and other improvements were completed in 1991. The recreation building and softball field proposed under the original master plan were never constructed.

The original master plan was completed without two major components; the recreation building, and the softball field. Presently the existing park improvements include: three soccer fields, one baseball field, 1 comfort station, 1 play apparatus, 2 basketball courts, 2 volleyball courts, a 122 stall parking lot, and six picnic tables (Figure 5)

Revisions to the original master plan and improvements to the park and were initiated by the Mililani Community Vision 2002 team (Figure 6). Funding for all improvements desired is not presently available therefore the Vision Team developed a scope of improvements that are based on priority needs and funding limitations. While all improvements included in the revised master plan cannot be funded at this time, the subject master plan provides the guidelines and plans for future improvements proposed by the Vision Team. All improvements proposed under the ultimate master plan are addressed in this environmental



assessment. Improvements that will be completed based on the currently available funding are included in Phase I of the master plan (Figure 7). Improvements that are presently not funded are designated as future improvements. Collectively, Phase I and the Future Improvements constitute the entire revised master plan.

## 2. Phase I Improvements

### Regrade Existing Recreation Building Pad

This improvement consists of the grading of the multipurpose building pad to field level. This action will allow for the flexible use the small soccer field located at the northern end of the park site and will reclaim this valuable grassed area for playfield use. Presently the building pad is approximately two-feet above field level. This regrading will also require irrigation system modifications, regrassing, and the addition of a four-foot high chain link fence to catch errant soccer balls from entering Makaunulau Street.

### Relocate Irrigation Control Cabinet with Meter

An irrigation control cabinet is located between the existing building pad location and the small soccer field. This device will need to be relocated closer to the street to regain useable field area.

### Demolition, Relocation and Reconstruction of Play Apparatus Area

An existing play apparatus area is located north of the small soccer field and east of the basketball courts. This use will be relocated to the northern corner of the site near the intersection of Kuahelani Avenue and Makaunulau Street. This relocation will allow for the reclamation of playfield space and will locate the play apparatus in a highly visible and secure area that is also conveniently located near the existing parking lot. If a multipurpose building is constructed in the newly designated building area, the play apparatus will also be within excellent visual monitoring range from the building.

### New Parking Lot

A new parking lot is planned for the easternmost corner of the park fronting Makaunulau Street. This parking lot is designed for 48 regular and 2 handicap stalls. While this is the proposed size of the parking area, current funding requires the reduction of the new parking lot to 26 stalls including two handicap stalls in the interim. Ingress and egress to the new parking lot will be located along the western end of the parking lot, away from the adjacent single-family dwellings.

### Relocation and Replacement of Displaced Picnic Tables

Four picnic tables are presently located along Makaunulau Street in the area where the proposed parking lot will be located. These tables will require relocation and are proposed to be located along the large soccer field.

#### Landscaping for New Picnic Tables

Additional landscaping is proposed under Phase I of the master plan to provide landscaping in the area fronting the new parking lot and for the relocated picnic tables.

### 3. Future Improvements

A number of improvements included in the revised master plan cannot be included in the first phase of improvement for the park due to budgetary constraints. These improvements may be implemented individually or in total depending of the availability of funding. The proposed improvements, which are not listed in any order of priority, are as follows.

#### Expansion of New Parking Lot

This action would add approximately 24 stalls to the new parking lot for a total of 50 stalls including two accessible parking stalls. Security lighting for both parking lots would also be included under this future scope item.

#### Upgrade Baseball Field

This improvement would increase the height and length of the line fences and add mow strips. Other improvements include the addition of chain link bullpens, ball barrier screens along the outfield, accessible walkways, and a drinking fountain. Additional regrading/ redressing of the outfield including irrigation adjustments may also be implemented.

#### Additional Trees, Landscaping and Picnic Tables

Additional trees, landscaping and picnic tables are desirable and would enhance the passive uses of the park in areas that are not affected by ballfields.

#### Improvements to Existing Parking Lot

Additional security lighting, repaving, marked accessible stalls and signage are proposed for the existing parking lot in this future improvement.

#### Soccer Field Improvements

Regrading of the soccer fields including irrigation and drainage improvements will enhance the playing surface of these heavily utilized fields.

#### Renovation and Expansion of Existing Comfort Station

Renovation of the existing comfort station is proposed to improve accessibility and convenience. This scope item would include changing plumbing fixtures, replacing drinking fountains, increasing width of walkways, new signage and other improvements that increase the accessibility, safety and convenience of this central restroom.

Addition of a Multi-Purpose Recreation Building

This new building will include meeting/classroom space, offices, restrooms, a janitor's closet and storage rooms. The proposed building would be similar in size and configuration with the recreation building located at Wai'au District Park. An accessible ramp system and stairs connecting the existing parking lot and ballfields would be included in this improvement item.

The new building would be located within the existing parking lot area and would result in the loss of approximately 30 parking stalls. This loss would essentially be offset by the new parking area located at the eastern side of the park.

Playcourt Improvements

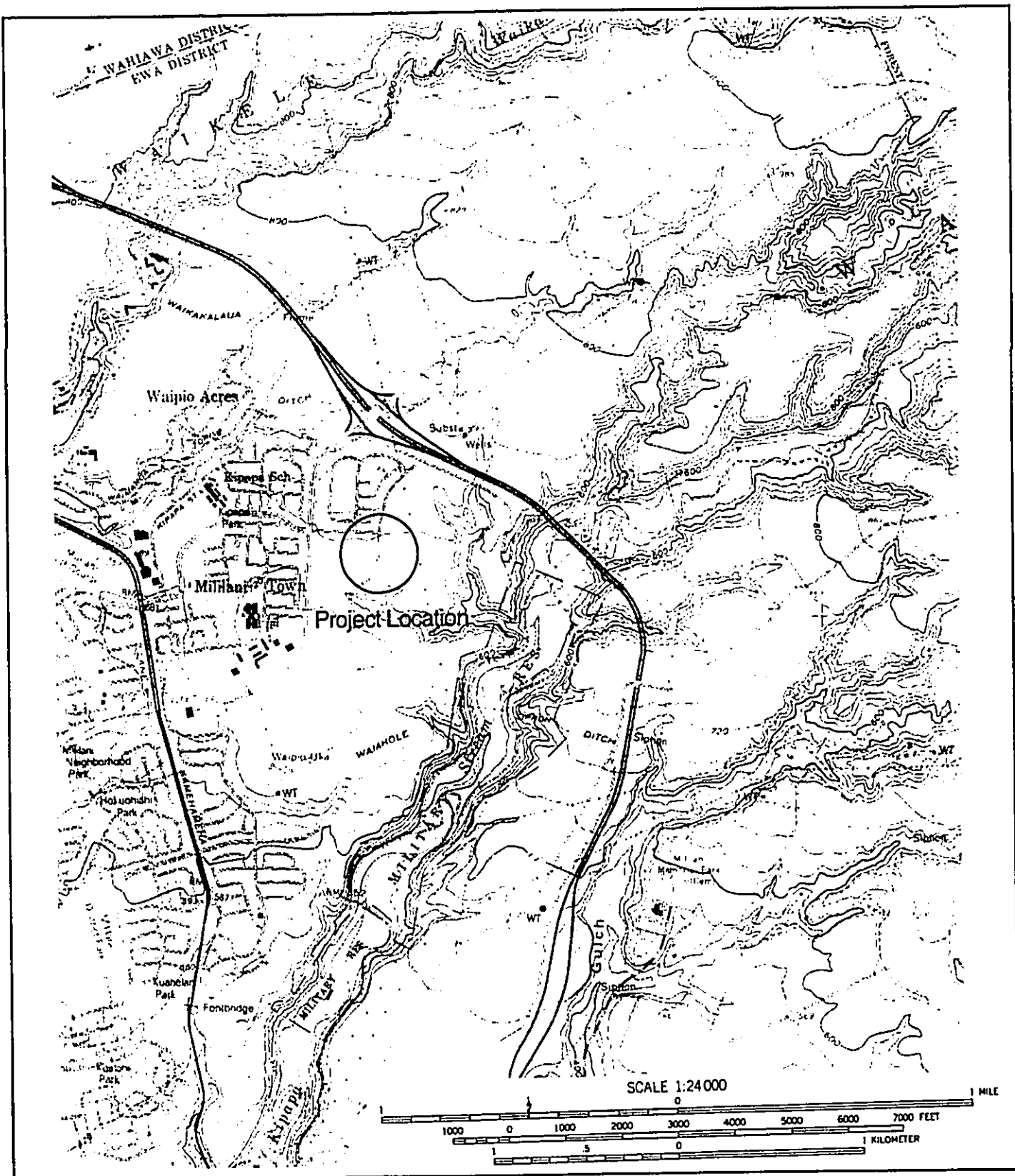
This improvement would consist of the deletion of one volleyball court in favor of up to two new tennis courts with accessory lighting, chain link fencing, accessible walkways and a drinking fountain. The accessible walkway and ramps to the courts would be included in any modifications to the playcourts.

Repair/Reconstruction of Perimeter Fencing

Fencing is located along the perimeter areas fronting the gulch lands and the A-2 Apartment area. Repairs or reconstruction of this component will be needed in the future and can be considered a regular maintenance item.

**C. Project Objective**

The objective of the proposed action is to provide an update to the master plan for the Makaunulau Community Park based on a project scope developed by the Mililani Community Vision Team. The primary improvement proposed by the updated master plan is the addition of a parking lot along the easternmost portion of the park due to recurring complaints of illegally parked cars. The addition of new on-site parking is proposed to reduce congestion in the surrounding neighborhood. Other improvements proposed will enhance the recreational opportunities, safety and general appearance of the park.

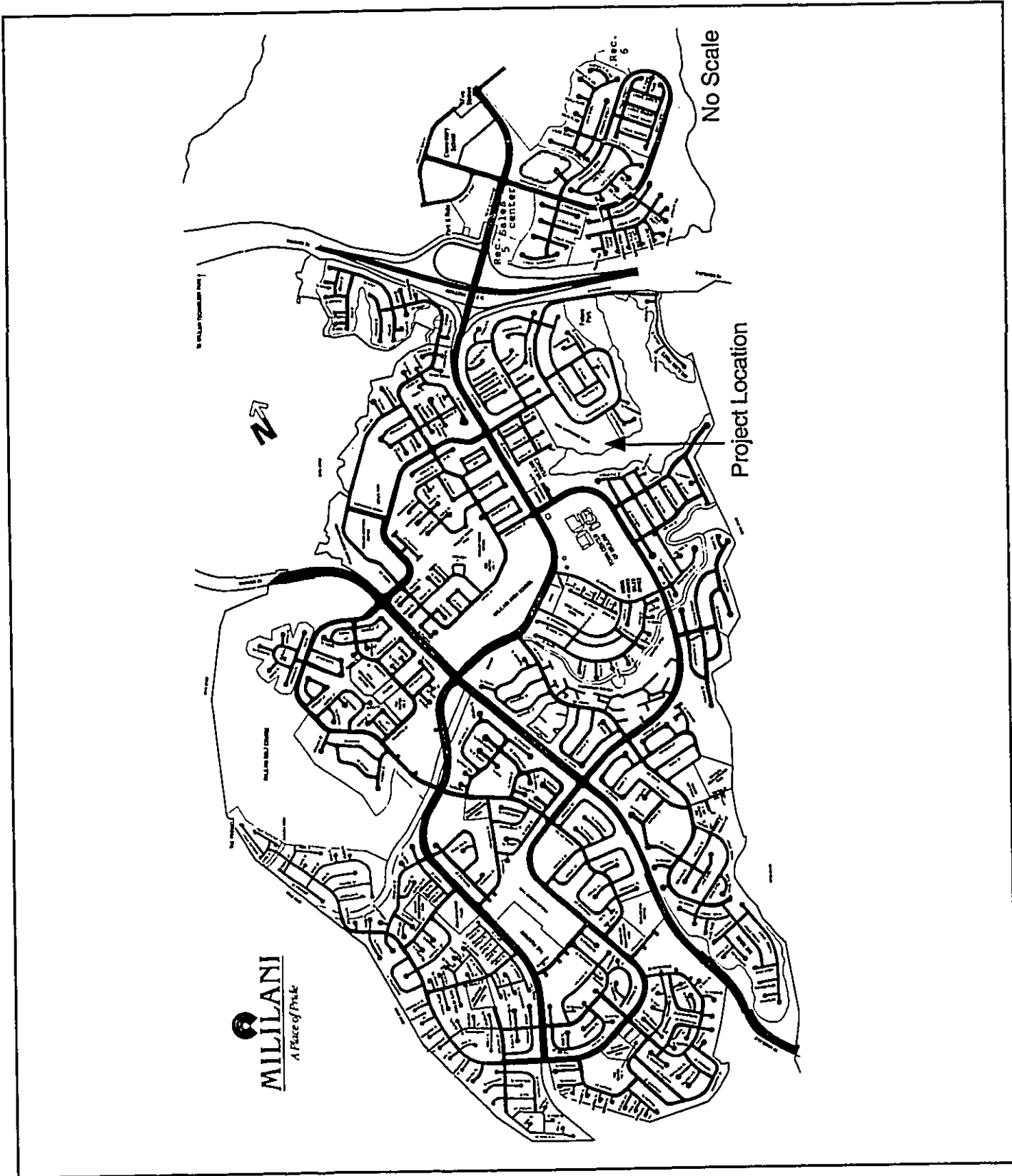


**Makaunulau Community Park Improvements**

**Vicinity Map**

Prepared by: Environmental Communications, Inc.  
 Source: U.S. Geological Survey

Figure 1  
 Page 9

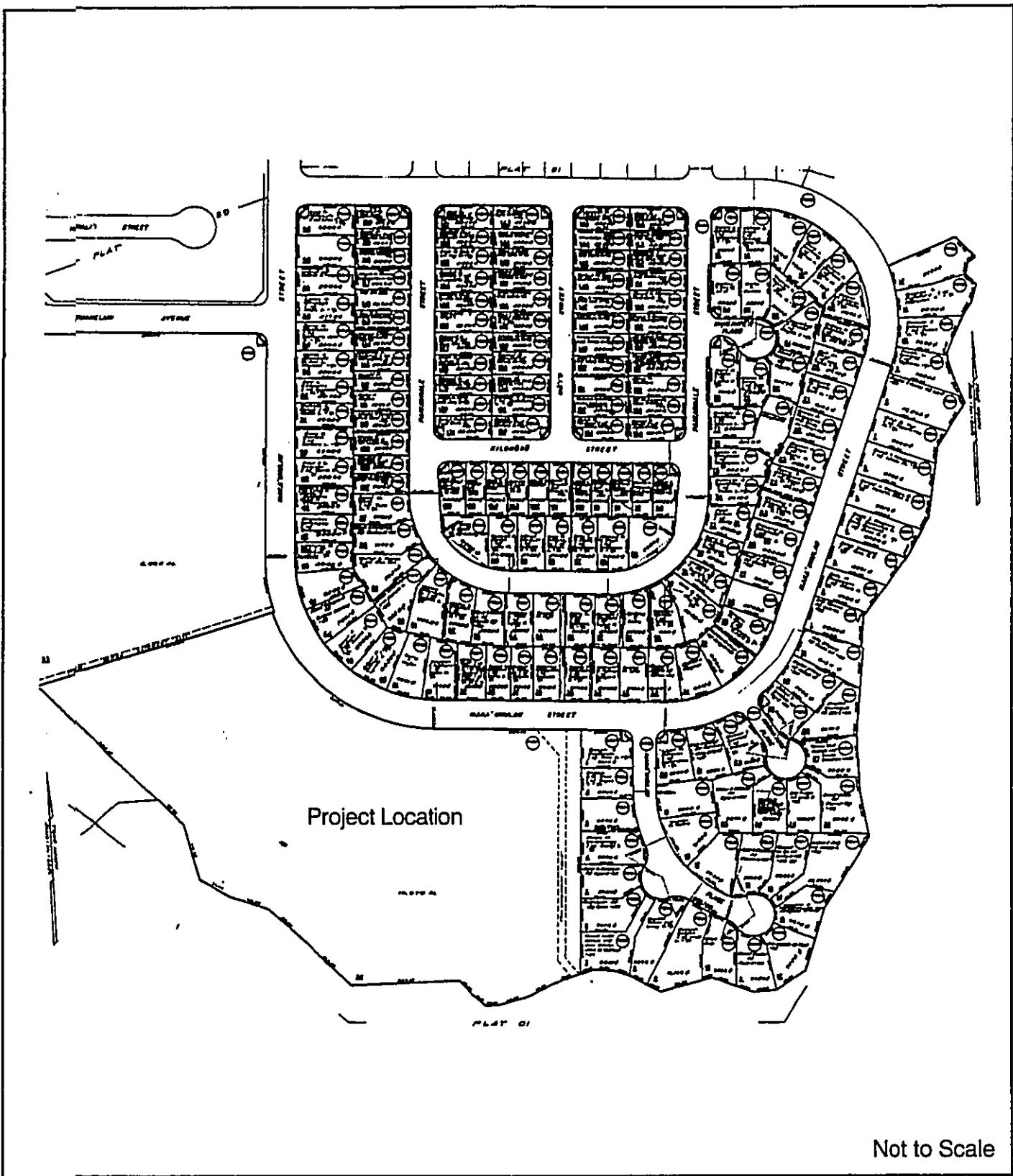


## Makaunulau Community Park Improvements

## Location Map

Prepared by: Environmental Communications, Inc.  
Source: Mililani Town Association

Figure 2  
Page 10



## Makaunulau Community Park Improvements

## Tax Map

Prepared by: Environmental Communications, Inc.  
 Source: City and County of Honolulu

Figure 3  
 Page 11

EXISTING RESIDENTIAL

REG. CENTER  
4000 SQ. FT.

EXISTING  
NORFOLK PINES

EXISTING  
POINCIANA

KUAHELANI AVENUE

EXISTING PARKING  
130 CARS

M A K A' U N U L A U

WARM-UP  
AREA

SOFTBALL

SOCCER  
165' x 300'

SOCCER  
210' x 360'

DUFFER  
SUCH AS

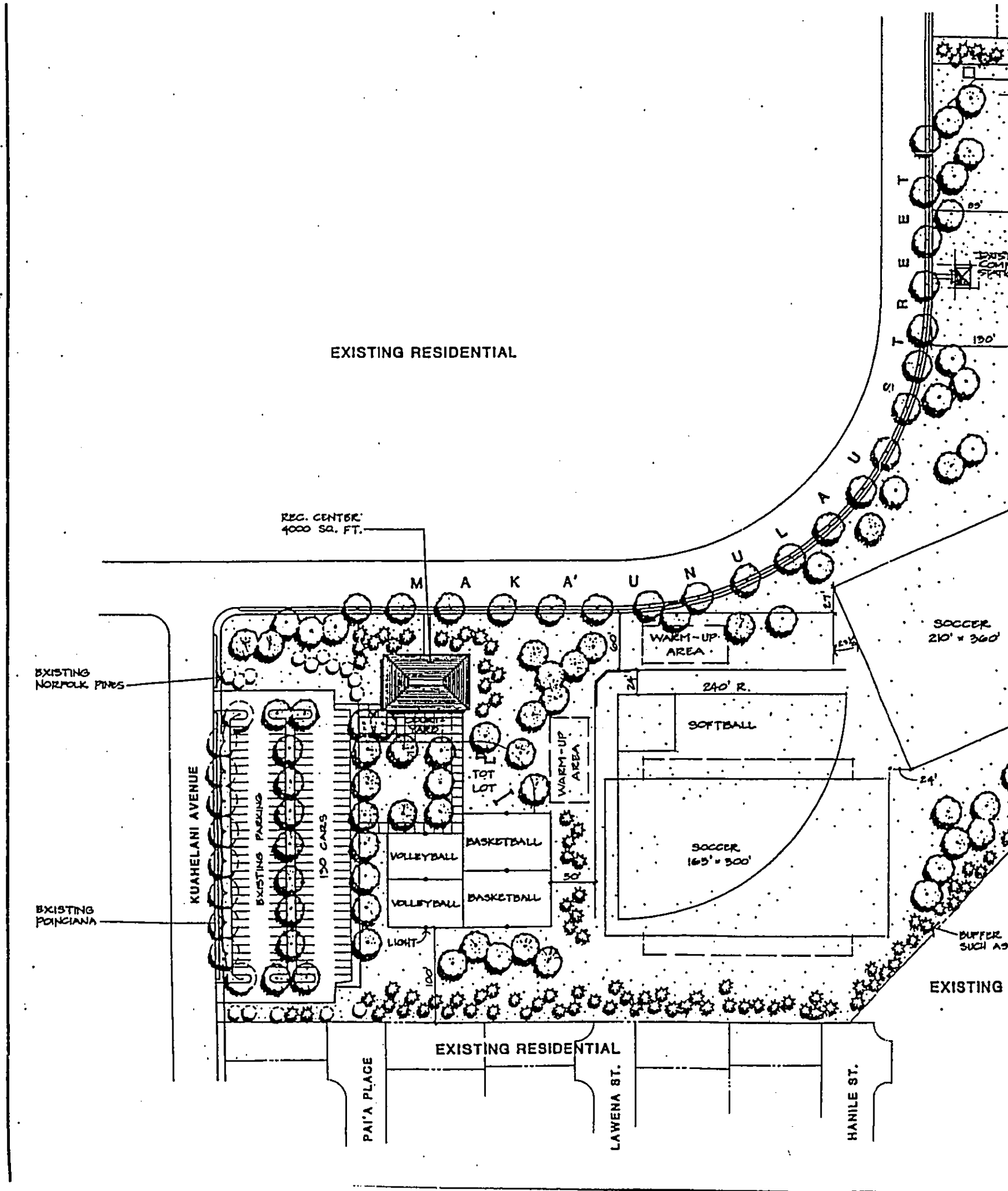
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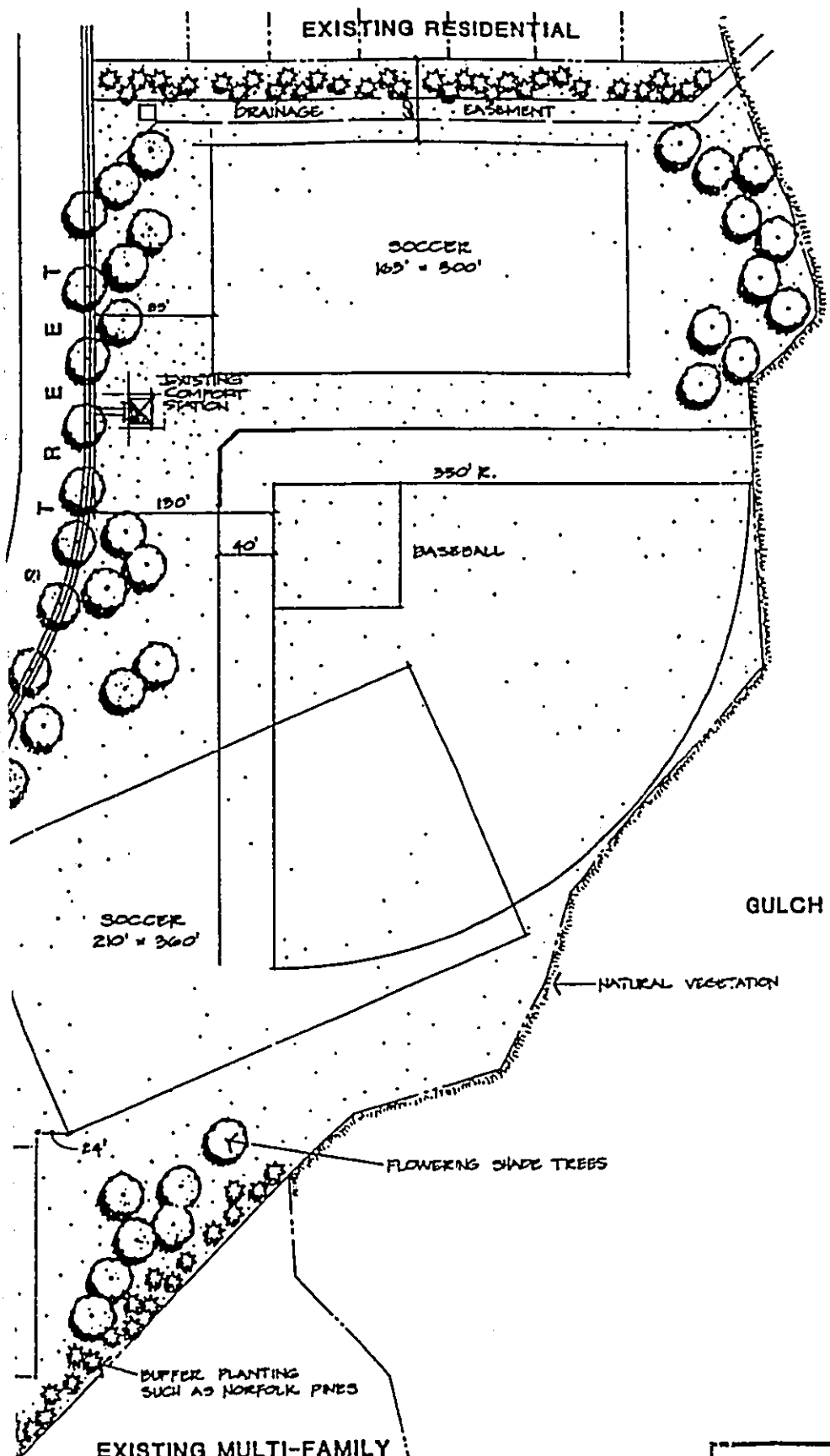
EXISTING RESIDENTIAL

PAI'A PLACE

LAWENA ST.

HANILE ST.





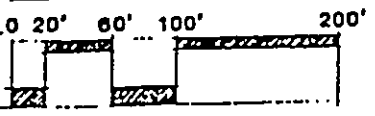
1987 Master Plan

Makaunulau Community Park Improvements

Prepared by: Environmental Communications, Inc.  
Source: Department of Parks and Recreation

Figure 4  
Page 12

APPROVED BY  
*Liam Kanele* 7/10/87  
 DIRECTOR, DEPT. OF PARKS & REC. DATE



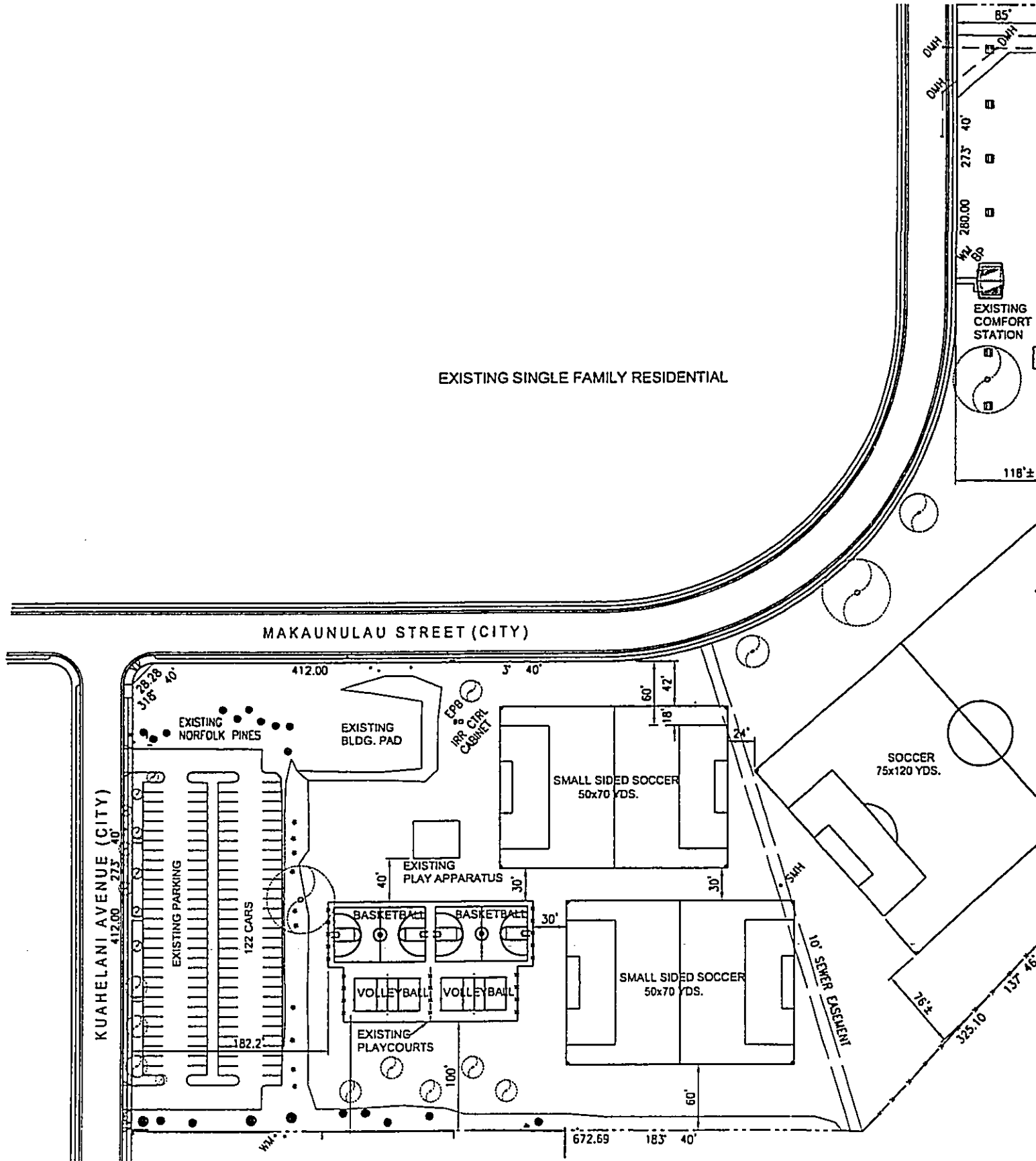
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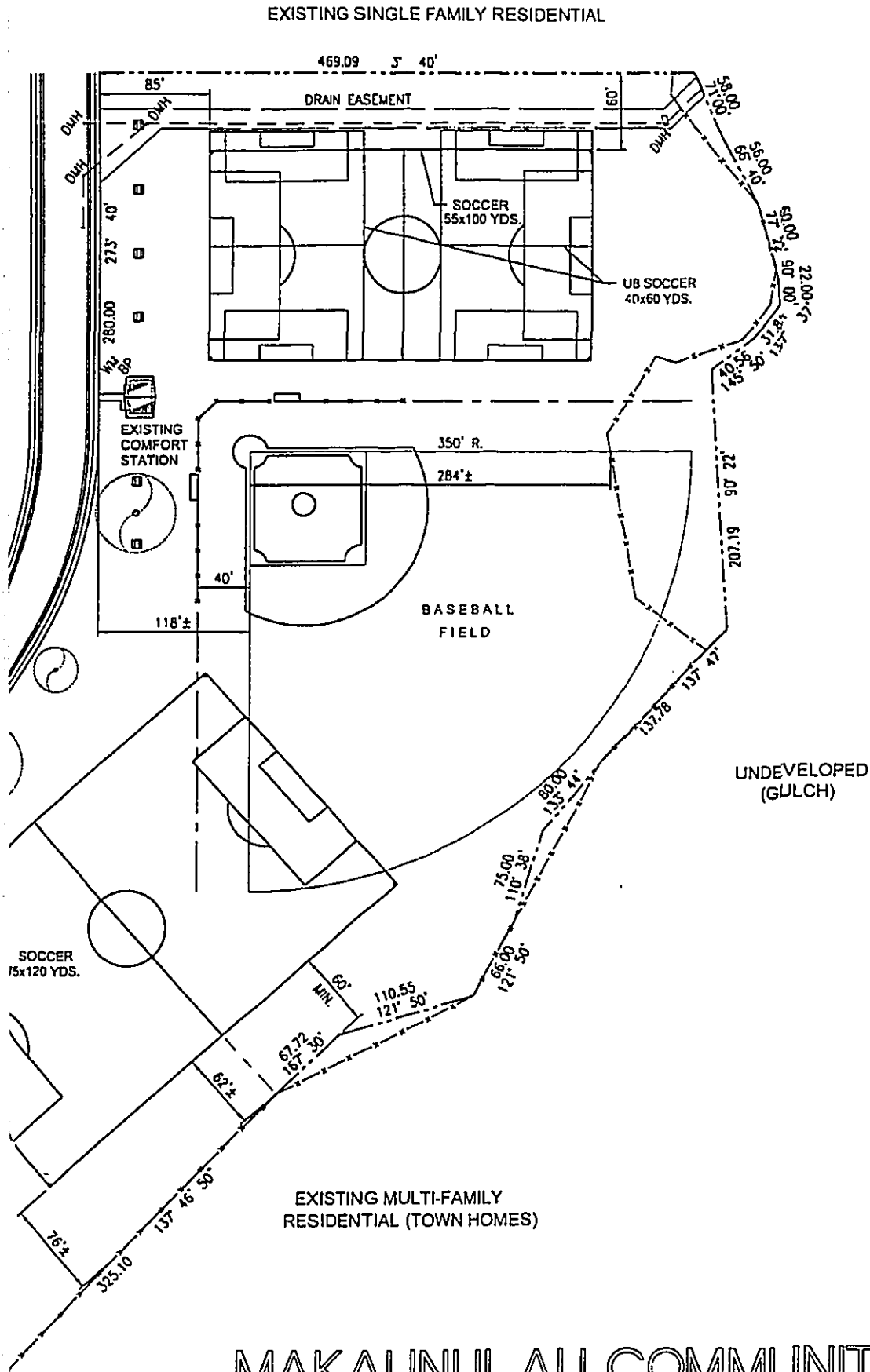
REVISION	DATE	DESCRIPTION	MADE BY	APPROVED
DEPARTMENT OF PARKS & RECREATION <b><del>KIPAPA COMMUNITY PARK</del></b> MILILANI 16 ACRE COMMUNITY PARK MASTER PLAN T.M.X. 19-8-82; 82, 8-8-82; 83				
DRAWN BY /		DESIGNED BY /		DATE
RECOMMENDED BY				DIRT.
DESIGN		<i>Melvin Galante</i>		BYT
MAINTENANCE		HEALTH DEVELOPMENT		OF
RECREATION ADMIN.		PARKS ADMINISTRATOR		FILE NO.
		DEPUTY DIRECTOR		



EXISTING SINGLE FAMILY RESIDENTIAL



EXISTING SINGLE FAMILY RESIDENTIAL



MAKAUNULAU COMMUNITY PARK  
 EXISTING CONDITIONS PLAN

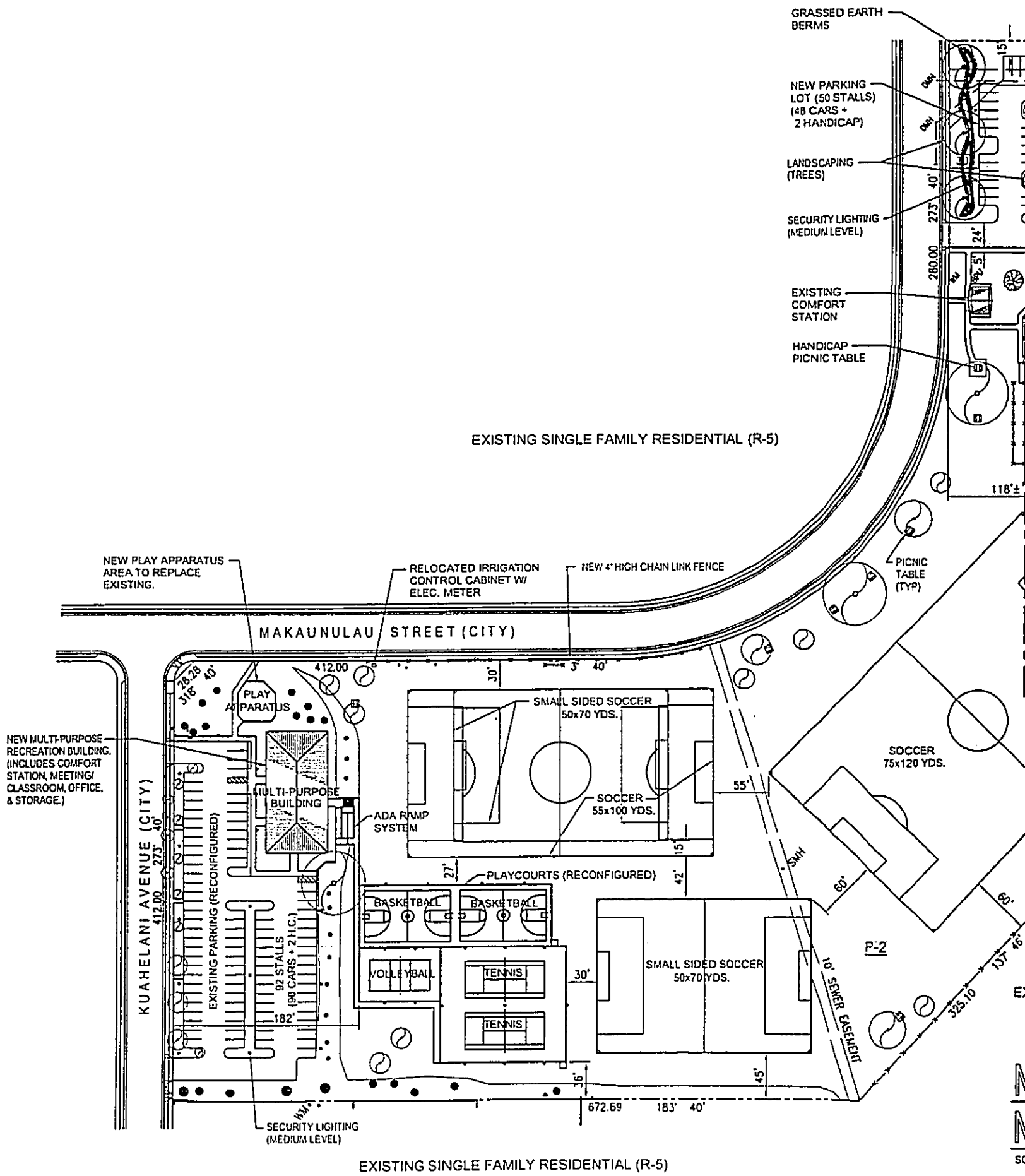
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Existing Conditions

Makaunulau Community Park Improvements

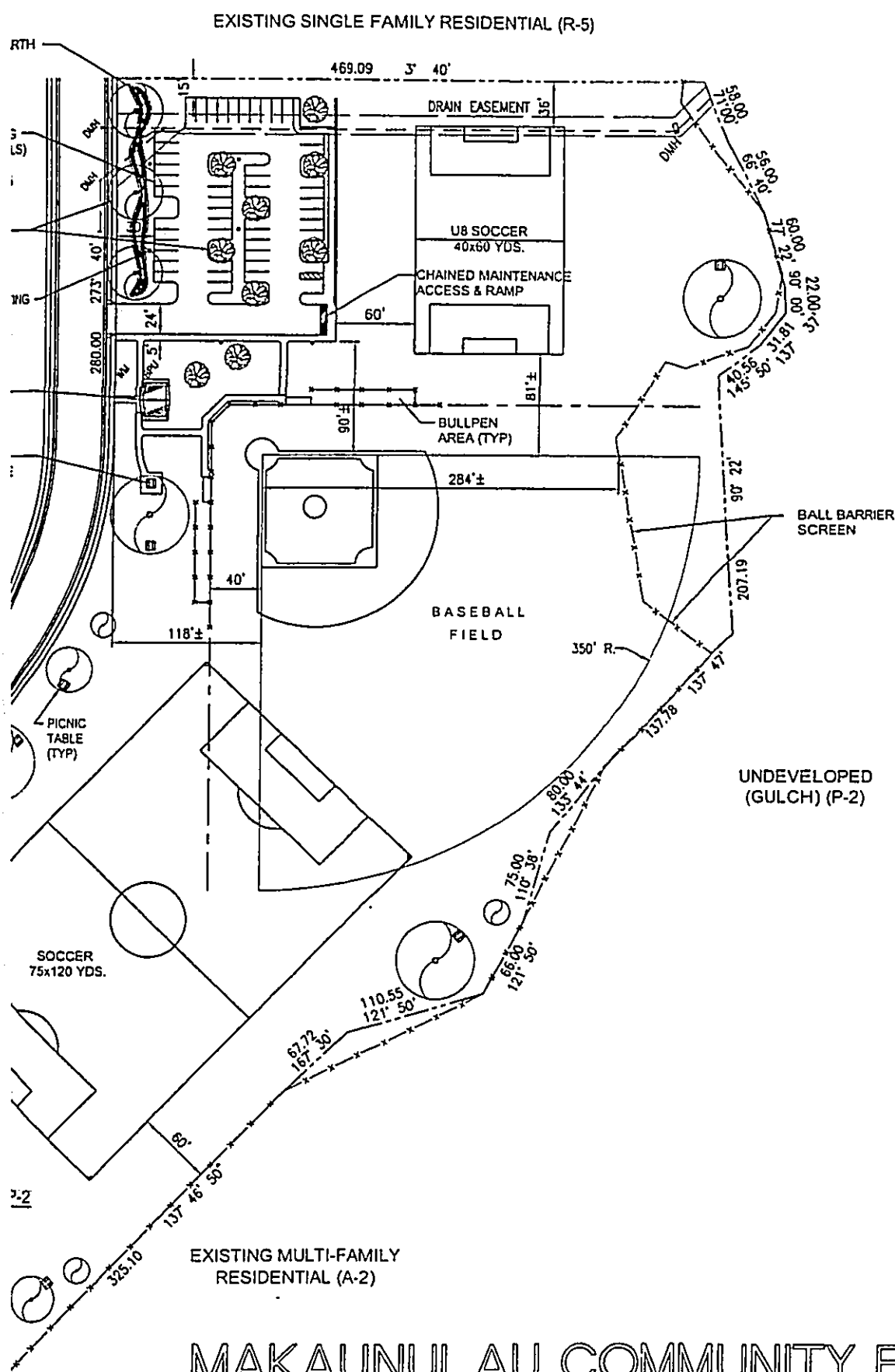
Figure 5  
 Page 13

Prepared by: Environmental Communications, Inc.  
 Source: Randal S. Furomoto and Associates, Inc.



EXISTING SINGLE FAMILY RESIDENTIAL (R-5)

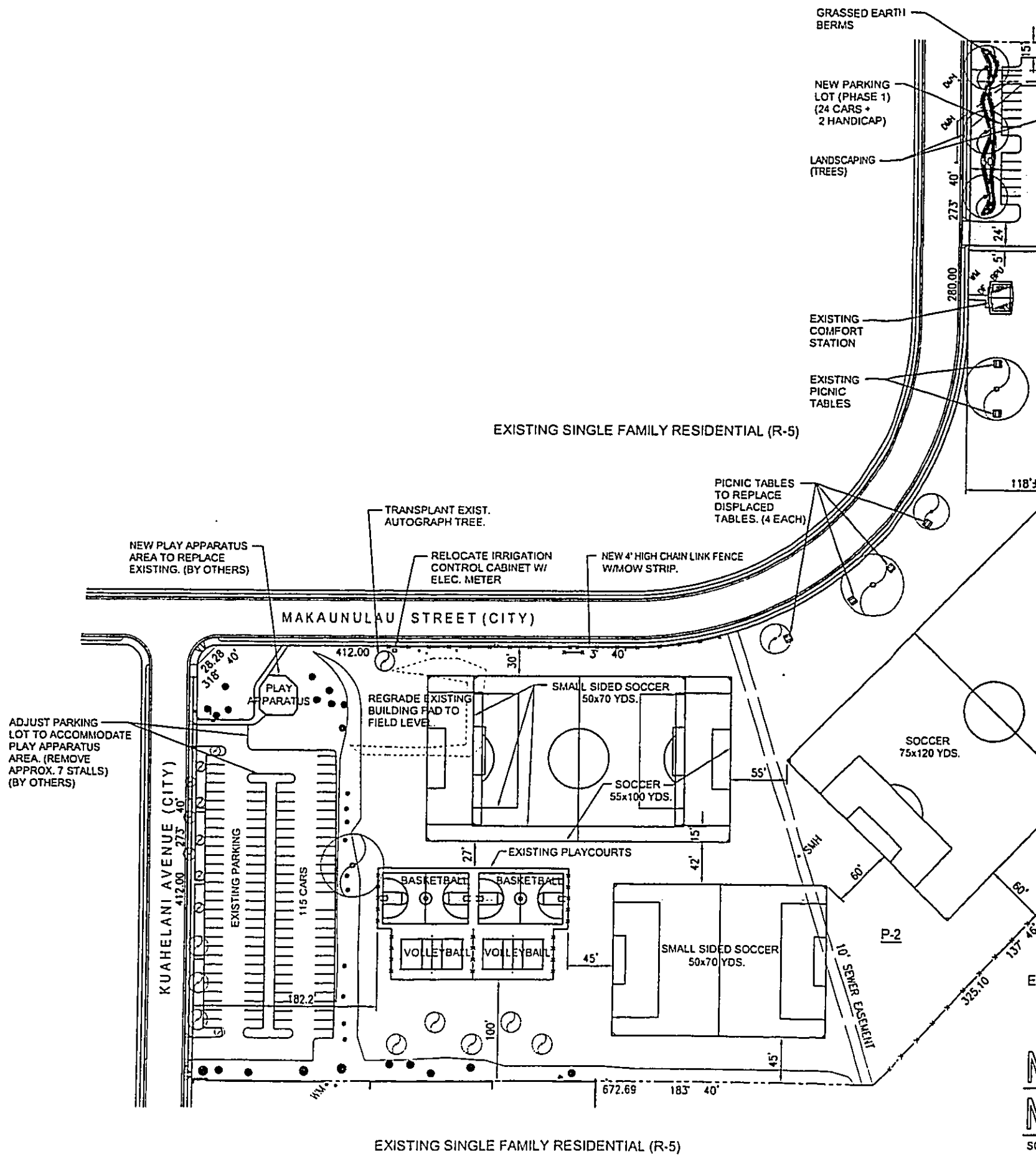
EXISTING SINGLE FAMILY RESIDENTIAL (R-5)

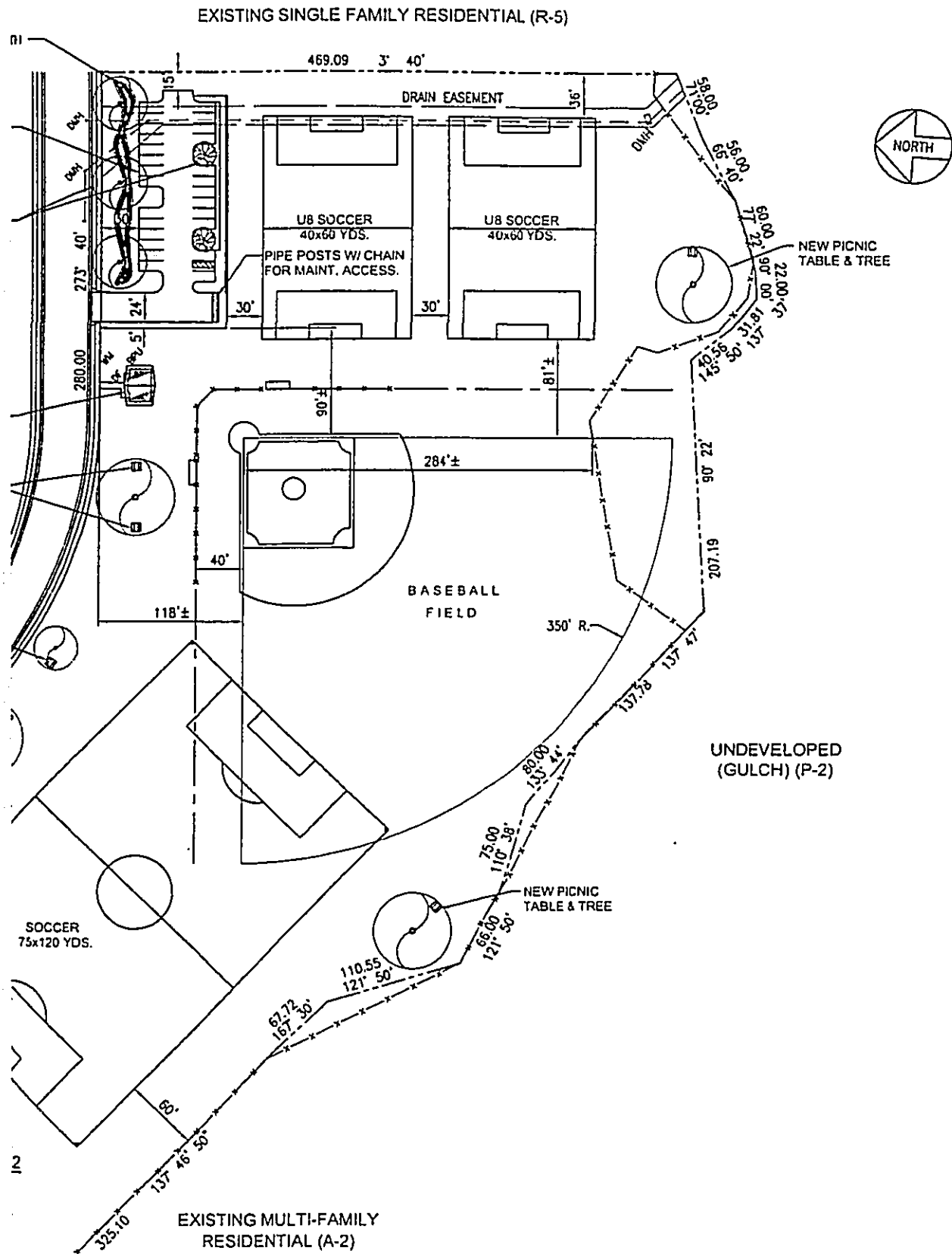


# MAKAUNULAU COMMUNITY PARK MASTER PLAN - SCHEME "A"

SCALE: 1" = 60'

FINAL SCHEME





# MAKAUNULAU COMMUNITY PARK MASTER PLAN

PHASE 1 IMPROVEMENTS ONLY

SCALE: 1" = 60'

Interim Master Plan  
(Phase I Improvements)  
Figure 7  
Page 15

Makaunulau Community Park Improvements

Prepared by: Environmental Communications, Inc.  
Source: Randal S. Furomoto and Associates, Inc.

### **III. DESCRIPTION OF ANTICIPATED IMPACTS**

#### **A. Environmental Setting**

Makaunulau Community Park is located in central Mililani, a planned community that was formed in 1968. Mililani is located in plains of Central Oahu and has grown to become one of the largest and most successful planned communities in Hawaii. The Makaunulau Park site is located within the central portion of Mililani Town. The site is surrounded by single-family and multi-family dwellings that define the site as a suburban area. The project area is accessible off Meheula Parkway which is a major thoroughfare through Mililani. The H-2 Interstate is located less than 1/2 mile to the north of the park.

The park, which was formerly known as Kipapa Community Park, consists of two parcels totaling approximately 16.09 acres and is bounded by Kuahelani Street to the north, Makaunulau Street and single-family residences to the east, single-family residences and multi-family apartments to the west, and undeveloped gulch lands to the south.

#### **B. Surrounding Uses**

Beyond the aforementioned adjacent uses, significant landmarks include the Mililani Town Center and Mililani High School located to the southwest, the "10 acre" park located to the north, and the Kipapa Military Reservation located in gulch lands immediately off the project site. The park site is in character with the surrounding uses and provides expansive open vistas towards the gulch lands.

Concerns have been expressed by neighbors along the easternmost end of the park that the proposed parking lot will decrease property values and the desirability of the neighborhood. The parking lot will result in the loss of some park space however this loss in active recreation area will be offset by a decrease in illegal on-street parking and double parking/off-loading. The residents closest to the park should also experience a decrease in parking activity in the adjacent cul-de-sacs and side streets. Parking activity in these areas is undesirable and affect the nearby residences equally, if not even greater, that the addition of a parking lot within the park boundaries. This should be considered an offsetting benefit resulting in no change in property values.

The park has experienced very high levels of use during tournament periods. While the park may not be ideally suited, the Department of Parks and Recreation (DPR) has stated that venues for soccer play are limited. It is the objective of the DPR to spread soccer play to suitable park venues equally however during scheduling conflicts certain parks, including Makaunulau Park will experience very high levels of activity. Parking nuisances associated these high levels of

activity can be mitigated by increased monitoring both by event organizers and by the Police Department.

## C. Environmental Considerations

### 1. Geological Characteristics

#### Topography

The project site is relatively flat and slopes gently toward the undeveloped gulch lands to the south. The existing parking area located along Kuahelani Avenue transitions down to the play field level quickly but remains accessible to pedestrians without stairs. The parking lot is paved in asphalt and is bordered by concrete piles. The entire site is grassed and planted with shade and ornamental trees. A small amount of hedge plants are located along Kuahelani Street.

Built structures consist of the play apparatus, basketball and volleyball courts that are fenced along their northern and southern sides only, a comfort station, a baseball field with backstop, baseline, and dugout fencing, and a perimeter line fence along the gulch and fronting the apartment area. Single-family dwellings located along the park generally maintain CMU walls or wood fencing between the park and houselots.

#### Climate

While Hawaii is generally characterized as being, the geography of the Central Oahu District is notable for its cool climate. Rainfall in this area is slightly higher than other regions on Oahu. Prevailing tradewinds flow over the Koolau mountain range keeping the area cool.

According to the *Atlas of Hawaii, Third Edition*, the Central Oahu District typically experiences 8 inches of rainfall during peak rainfall months. Average mean temperatures in Central Oahu range from mean highs between 75 and 85 degrees to mean lows between 62 and 67 degrees Fahrenheit.

#### USDA Soil Survey Report

According to panel 52 of the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* by the US Department of Agriculture Soil Conservation Service, the project site is located on soils classified as Wahiawa silty clay, 3 to 8 percent slopes (WaB). These soils are characterized by slow runoff and with slight erosion hazard.



### Detailed Land Classification

The project site was formerly in agricultural use and is classified by the University of Hawaii Land Study Bureau as land type B121 on panel 140 of the *Detailed Land Classification-Island of Oahu* report. This land type is considered prime in productivity for all crops with its non-stony, non-expanding soils.

### **2. Water Resources**

The project site is located in Central Oahu and will not have any impact on coastal waters. The site is located over lands that serve as a recharge area for water source aquifers and provides an open, permeable area that will retain the recharge potential of the site. The additional amount of surface area that will be constructed for the new parking lot is relatively small and should have minimal impact on water resources.

No additional water supply demands will be made by the scope of proposed improvements during Phase I of the project. Future improvements will slightly increase the demand for water, particularly if the multipurpose building is constructed. While no plans or development program for this building are presently available, it is assumed that the new structure would include toilets, sinks and an outdoor water supply. While the number of fixtures that are likely to be included in the building are not large, water conservation measures are also likely to be implemented through the use of low water consumption toilets, faucet water restrictors, and restricted use of hose bibs.

Comfort station improvements, if funded, are also likely to use low flow devices. Water fountains are a possible improvement item for the baseball field and tennis court areas however these are not expected to create significant water demand.

### Hydrologic Hazards and Resources

According to Panel 150001 0080 B of the Federal Emergency Management Agency Flood Insurance Rate Map, the project site is located in Zone D, an area in which flood hazards are undetermined. The site is not known to be subject to extensive flooding.

### Special Management Area

The project site is not located within the Special Management Area (SMA) and a Special Management Area Use Permit (SMP) will not be required for the proposed action.

### 3. Archaeological, Cultural, Botanical and Faunal Resources

#### Archaeological Resources

Mililani Town is located on lands that have formerly been under active agricultural use since the turn of the century (late 1800s, early 1900s). Up to its development in 1968, the project site was used for pineapple cultivation. As such, the site has been heavily disturbed prior to its development and it is unlikely that any archaeological artifacts remain on site. In the unlikely event that any archaeological materials are uncovered, all work will cease and the State Historic Preservation Office will be notified for subsequent action.

#### Cultural Resources

The project site has been in urban or active agricultural use for over 100 years. As such, it is unlikely that any traditional native cultural practices have occurred on or near the project site. Anecdotal information is also unlikely due to the length of time that the site has been in agricultural or urban use. Present day activities occurring onsite are primarily sports based and provide a needed recreation area for this large community. This recreational component is considered an essential function to the well-being of the community and is viewed as a major community asset. Any uses other than recreation on this large site would result in the significant loss of recreational opportunities and consequently, the diminishment of the quality of life for the community.

#### Flora

The project site is presently covered with turf grass that is regularly maintained. The general condition of plant materials found on-site are very good and well suited for the number of uses occurring in the park. The site is landscaped with a number of ornamental and shade trees. Particularly notable are the Royal Poncianas and Norfolk Pines located along Kuahelani Avenue. The western end of the park is essentially devoid of any trees. Various other shade trees are located throughout the site west of the comfort station.

No rare or endangered species of flora were identified on the park site, and no adverse impacts will occur to flora as a result of the implementation of park improvement plan objectives.

#### Fauna

The site does not serve as a wildlife habitat although avifauna, feral cats, dogs and rodents may be found on-site.

#### 4. Infrastructure and Utilities

The proposed improvements are not expected to have a significant impact on existing infrastructure and utilities.

##### Vehicular Access and Traffic Conditions

The existing parking lot is presently served by two separate access points located on either end of the parking lot. Both turn directly onto Kuahelani Avenue and no known problems traffic occur from the current configuration.

Access to the new parking lot will be provided off Makaunulau Street. A single ingress/egress point will be provided along the western end of the parking lot. This allows traffic movement to be located away from the abutting single-family residences in a less obtrusive manner.

Presently, Makaunulau experiences a high level of illegal street parking and temporary double parking during major events. While some parking is often available at the existing parking lot off Kuahelani Avenue, many park users park illegally to minimize walking distances to the opposite end of the park. Cars also temporarily double park on Makaunulau to off-load passengers and equipment within closer proximity to their final destination within the park. These activities contribute to the high levels of traffic congestion on Makaunulau and the surrounding side streets during major events.

The proposed parking lot addition is expected to improve traffic along Makaunulau Street by decreasing the number of illegally parked or off-loading cars. The provision of additional, conveniently located parking, is expected to decrease the amount of illegal parking and will provide a convenient loading and unloading area. It is also anticipated that this additional parking will decrease the amount of illegal parking in the nearby cul-de-sacs as the new parking facility is even closer to the final park destinations.

Concern has been expressed by nearby residents that the new parking lot will result in additional noise and loitering. This concern has been evaluated and the following off-setting improvements will be obtained from the new parking area.

- Traffic congestion along Makaunulau Street and illegal parking in the adjacent cul-de-sacs will decrease.
- Increases in noise from the parking lot are directly related to increased park use which is a noise source itself. Noise levels within the adjacent side streets will decrease.
- Loitering and potential property damage can be mitigated by closing the parking lot during evening hours.

- The parking lot is consistent with park use and the benefit to the surrounding community, as well as park users, outweigh the loss of open park space required for the new parking lot.

#### Water

No plumbing fixtures will be added under Phase I of the master plan therefore demand for water service will not increase. Fresh water is available within the park at the existing comfort station.

*Additional water demand will be created during later park improvements if water fountains are added at the baseball field, tennis court and multi-purpose building. In addition, the multi-purpose building will incorporate restrooms, a janitor's closet, possibly sink(s) in the main multi-purpose space, and exterior hose bibs. This will create additional demand for water but this is typical of this type of improvement and is not expected to be significantly impact water resources. The Board of Water Supply will ultimately review and approve any request for additional water use.*

#### Wastewater

No water fixtures will be incorporated into the project under Phase I, therefore wastewater will not increase from the implementation of the proposed action. The addition of a multi-purpose building in the future will create additional demand for sewer services since the building will include toilets and sinks. A fixture count is not available at this time however during the programming and design of this facility, the demand for wastewater service can be accurately accessed. The site is presently serviced by the municipal sewer system.

A 10-foot wide sewer easement is located between the small soccer fields located on the north park area and the central full size soccer field. This easement will remain unaffected by both Phase I and future improvements.

#### Drainage

No drainage improvements are proposed under the project master plan. The proposed improvements under Phase I of the master plan will result in a minor change in drainage conditions as the new parking lot will add an impermeable surface to the site. Drainage from the parking lot will be directed to the southern end of the site where it will flow into Kipapa Gulch.

An existing drainage easement is located approximately 36 feet from the eastern boundary of the project site. This easement runs from Makaunulau Street, through the site, and outfalls off property into Kipapa Gulch. A portion of the new parking lot will be located over this easement however access to the drainage

line, if required, will not significantly impact the use of the parking lot. A drainage manhole is located near the southeastern corner of the site.

Future drainage conditions will be further altered by the addition of the new multi-purpose building and the reconfigured playcourts. In the event that these improvements are funded and implemented, all stormwater runoff produced by these facilities will be retained on site.

#### Solid Waste

Trash is collected by City and County maintenance workers and conveyed through the municipal refuse service. Solid waste is disposed at the Waimanalo Sanitary Landfill or the H-Power conversion facility.

#### Telephone and Electrical Services

No telephone or electrical services will be affected by Phase I of the project. Subsequent phases will bring in medium security lighting, and a multi-purpose building that will use both electricity and telephone service. Presently, only the comfort station building and the irrigation control unit are served with electrical power.

### **5. Public Facilities**

The proposed project is not expected to have any impact on public facilities including schools, police, and fire or emergency medical services.

Mililani Fire Station Number 41 provides fire protection service to the project area. The station is located at 95-1990 Meheula Parkway approximately one mile from the project site. Response time to the park is less than 5 minutes. This station is served by Engine 41 and a quint is expected in the near future.

Ambulance service for the project vicinity is located at the Wahiawa Hospital with backup service available from the Waipahu unit stationed at the Waipahu Fire Station. Response time to the project site is approximately 10 minutes. Emergency medical services are also provided by the nearest fire unit.

Police service is provided by the Honolulu Police Department's Beat 252. Units patrolling the area are part of District 2 which covers the area from Central Oahu to the North Shore. The district's administrative offices are located at the Wahiawa Police Station at 330 North Cane Street.

#### **D. Relationship to Plans, Codes and Ordinances**

The project site is zoned P-2 General Preservation according the City and County of Honolulu Zoning Map. Park uses are consistent with this designation. The Development Plan Designation for the site is Parks and Recreation, which is also consistent with the existing and proposed use.

The State Land Use Commission Boundary Maps identify the project site as being within the Urban district. This is consistent with the surrounding uses that include single-family and multi-family residential units and the nearby commercial center. The site is owned by the City and County of Honolulu.

The Central Oahu Sustainable Communities Plan prepared by the City and County of Honolulu defines the Makaunulau Community Park as a District Park based on its size and location. As such, the park is consistent with the objectives and guidelines for District Parks. Accessibility is identified as a significant criteria for parks of this size. The proposed improvements will improve accessibility and furthering the park's role as a district recreation and open space facility.

The project is not located within the Special Management Area (SMA) boundaries or any special design district.

The proposed improvements will require grading and building permits from the City and County of Honolulu, Department of Planning and Permitting. Permits for the proposed work have been submitted and are under review. Work on the proposed improvements will not commence until the grading and building permits and the environmental assessment process are completed.

#### **E. Probable Impact on the Environment**

The proposed action will not result in any significant change in use in Phase I or through any future improvements covered under the master plan. It is highly unlikely than any uses other than park use are likely to occur on this site. No significant environmental changes are anticipated from the improvements proposed under the revised project master plan. The proposed improvements will improve utilization of the site and will remedy complaints of illegal parking occurring along the eastern portion of the site.

Areas targeted for improvements will be disturbed during the course of construction however these impacts will be temporary in nature and will cease with the completion of construction activities. The future addition of a multi-purpose building and tennis courts will bring new users to the site and will provide the community with facilities that increase recreation opportunities without any significant adverse impacts to the environment.

#### **F. Adverse Impacts Which Cannot be Avoided**

Adverse impacts that cannot be avoided are generally related to short-term construction activities. These impacts can be minimized by sound construction practices, adherence to applicable construction regulations as prescribed by the Department of Health, and coordination with applicable State and County agencies.

#### **G. Alternatives to the Proposed Action**

Alternatives considered for the project consisted of a variation of the proposed master plan and a no-action alternative. The alternate and final master plans were largely based on an evaluation of all desired improvements which were then prioritized and ultimately reconciled with the budget parameters for the project.

The alternate master plan developed relocated that play apparatus and multi-purpose building to the eastern end of the park. This alternative would have allowed the additional soccer field configurations to be developed immediately off the existing parking lot. While increasing soccer field flexibility, this layout was not considered optimal for playfield use. The location of the multi-purpose building site and play apparatus immediately adjacent to the eastern residential area was not deemed desirable due to potential noise and nuisance concerns.

The no-action alternative was not considered as non-action would continue the illegal parking situation and would not provide any benefit to the community.

#### **H. Mitigation Measures**

Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent based upon the subject environmental assessment. Long-term traffic, air and noise impacts are not expected to change significantly after improvements are completed. Short-term construction related noise and air quality impact mitigation measures include general good housekeeping practices and scheduled maintenance to avoid a prolonged construction period. The contractor will be directed to use best management practices (BMP) wherever applicable.

The project contractor will be directed to comply with the rules relating to Soil Erosion Control Standards and the Guidelines and Rules Relating to Storm Drainage Standards. The BMPs that have been specified for the project include: drainage inlet filters that will be monitored for adequate screening of debris into the storm drain system, silt fencing and dust screening, installation of temporary access points, grassing of graded areas as soon as possible, site inspection and clean up of accumulated debris.

**I. Irreversible and Irretrievable Commitment of Resources**

Implementation of the proposed project will result in the irreversible and irretrievable commitment of resources in the use of non-recyclable energy expenditure and labor. Materials used for new construction may have salvage value; however, it is unlikely that such efforts will be cost-effective. The expenditure of these resources is offset by gains in construction-related wages, increased tax base and tertiary spending.



#### IV. FINDINGS AND REASONS SUPPORTING FINDING OF NO SIGNIFICANT IMPACT

As stated in Section 11-200-12, EIS Rules, Significance Criteria: in determining whether an action may have a significant effect on the environment, every phase of a proposed action shall be considered. The expected consequences of an action, both primary and secondary, and the cumulative as well as the short-term and long-term effects must be assessed in determining if an action shall have significant effect on the environment. Each of the significance criteria is listed below and is followed by the means of compliance or conflict (if extant).

- Involves the loss or destruction of any natural or cultural resource.

The proposed action will occur on a site serving as an existing community park and will not impact any special natural areas or cultural resources. The existing use is complementary to the surrounding residential community uses.

- Curtails the range of beneficial uses of the environment.

The proposed use will result in additional benefit to the social and recreational environment through the provision of an improved park. The new parking lot will also alleviate the undesirable parking conditions that occur near the park site.

- Conflicts with the State's long-term goals or guidelines as expressed in Chapter 343, Hawaii Revised Statutes.

The proposed action is consistent with the goals and guidelines expressed in Chapter 343, Hawaii Revised Statutes. The proposed action is triggered by the use of City and County of Honolulu lands and funds. The subject Environmental Assessment has been developed in compliance with the Chapter 343.

- Substantially affects the economic or social welfare of the community or state.

The proposed action will make a positive contribution to the welfare of the City and State by providing an improved park with safety, accessibility and general amenities that will result in a desirable and more productive park.

- Substantially affects public health.

The proposed improvements are not expected to have any direct impact on public health. The proposed action does however represent a substantial improvement over existing site conditions and associated liabilities. The proposed improvements may in fact increase the health and fitness of residents by providing the community with more recreational opportunities.

- Involves substantial or adverse secondary impacts, such as population changes or effect on public facilities.

The proposed action will not produce substantial secondary impacts resulting in population changes or significantly increase in public facilities.

- Involves substantial degradation of environmental quality.

The proposed improvements will not involve the substantial degradation of environmental quality. The improvements proposed are all consistent with park use.

- Cumulatively have a considerable effect upon the environment or involve a commitment for larger actions.

The proposed action is not a first phase of any larger action nor will it have a considerable effect on the environment. The project subject of this environmental assessment is a master plan which by definition consists of the ultimate improvements proposed for the site.

- Affect rare, threatened or endangered species, or their habitats.

The proposed action will not affect any rare, threatened or endangered species of flora or fauna, nor is it known to be near or adjacent to any known wildlife sanctuaries.

- Detrimentially affect air or water quality or ambient noise levels.

The proposed action will not impact air or water quality. Noise levels may increase slightly due to a possible increase in utilization; however, this increase is not expected to exceed levels typically associated with park use.

Minimal impacts on air quality and noise are anticipated during construction. These impacts will be limited by normal construction practices and compliance with Department of Health construction mitigation standards.

- Affect scenic vistas and viewplanes identified in County or State plans or studies.

The proposed action will not affect any scenic vistas or view planes identified by the County or State. The project will increase in the amount of built environment within the park however significant care has been taken to ensure that the improvements have been sensitively designed from both aesthetic and functional perspectives.

- Require substantial energy consumption.

The project will not increase energy consumption during normal park operations. Energy utilization during the construction phase will increase through the use of fossil fuels used by construction vehicles.

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

The project is not located in an environmentally sensitive area.

#### **Finding of No Significant Impact**

Based on the above stated criteria, the Department of Design and Construction (DDC) has determined that the proposed master plan improvements will not have any significant adverse environmental impacts and will not require an Environmental Impact Statement. The DDC has therefore determined that a Finding of No Significant Impact (FONSI) will be issued for the project.

**V. LIST OF PARTIES CONSULTED PRIOR TO DEVELOPMENT OF THE  
DRAFT ENVIRONMENTAL ASSESSMENT**

Agencies with ministerial or specific interests regarding the proposed project were contacted for their early comments regarding the proposed project.

Department of Land and Natural Resources  
Historic Preservation Division  
State of Hawaii

Department of Parks and Recreation  
City and County of Honolulu

Department of Planning and Permitting  
City and County of Honolulu

Honolulu Fire Department  
City and County of Honolulu

Honolulu Police Department  
City and County of Honolulu

**VI. LIST OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS  
CONSULTED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT  
PROCESS**

**State of Hawaii Agencies** **Date of Response**

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. Dept of Business, Economic Development and Tourism, Office of Planning</li> <li>2. Dept of Health, Environmental Planning Office</li> <li>3. Dept of Health, Clean Air Branch</li> <li>4. Dept of Health, Clean Water Branch</li> <li>5. Dept of Health, Noise, Radiation and Indoor Noise Branch</li> <li>6. Dept of Land and Natural Resources<br/>Historic Preservation Division</li> <li>7. Dept of Land and Natural Resources<br/>Oahu District Land Office</li> <li>8. Office of Environmental Quality Control</li> <li>9. Office of Hawaiian Affairs</li> </ol> | <p>9/8/03</p> <p>9/22/03</p> <p>8/29/03</p> |
|--|---|

**City and County of Honolulu Agencies**

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. Board of Water Supply</li> <li>2. Dept of Community Services</li> <li>3. Dept of Design and Construction</li> <li>4. Dept of Facilities Maintenance</li> <li>5. Dept of Parks and Recreation</li> <li>6. Dept of Planning and Permitting</li> <li>7. Honolulu Emergency Services Department</li> <li>8. Honolulu Fire Department</li> <li>9. Honolulu Police Department</li> </ol> | <p>9/22/03</p> <p>9/12/03</p> <p>9/23/03</p> <p>9/9/03</p> <p>9/10/03</p> |
|--|---|

**Community Organizations and Private Agencies**

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Neighborhood Board No. 25, Mililani</li> <li>2. Mililani Town Association</li> <li>3. Ms. Anne Bateman</li> <li>4. Mr. Francis Chee and Ms. Joyce Chee</li> <li>5. Mr. Dennis Douglas</li> <li>6. Mr. Randal S. Kurihara, P.E.</li> </ol> | <p>9/17/03</p> <p>9/13/03</p> <p>9/19/03</p> <p>9/21/03</p> |
|---|---|

**Libraries**

Mililani Public Library  
Municipal Reference and Records Center  
Pearl City Regional Library

LEGAL COUNSEL  
OFFICE OF THE ATTORNEY GENERAL



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

PETER T. YOUNG  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSIONER OF LAND AND NATURAL RESOURCES  
DAN DALWOOD  
DEPUTY DIRECTOR - LAND  
ERNEST YUK LAU  
DEPUTY DIRECTOR - WATER

ADJUTANT GENERAL  
BUREAU OF CONSERVATION  
COMMISSIONER OF CONSERVATION  
COMMISSIONER OF LAND AND NATURAL RESOURCES  
PRIORITY AND TRAILING  
HAWAIIAN HERITAGE COMMISSION  
HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING, ROOM 555  
601 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

ENVIRONMENTAL COMMUNICATIONS, INC.

February 11, 2004

Ms. P. Holly McEldowney  
Acting Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
Kakuhihewa Building, Room 555  
601 Kamokila Boulevard  
Kapolei, Hawaii 96707

Subject: Makaunui Community Park Improvements DEA

Dear Ms. McEldowney:

Thank you for your comments of September 8, 2003 regarding the subject project. We have reviewed your comments and understand that the Division believes that no historic properties are present on the project site and that no historic properties will be affected by the proposed project.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,

Taeyong M. Kim  
Principal  
Environmental Communications, Inc.

Log #: 2003.1694  
Doc #: 0309EJ01

Applicant/Agency: Mr. Howard Koza  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, Hawaii 96813

SUBJECT: Chapter 6E-8 Historic Preservation Review -- Draft Environmental Assessment for the Makaunui Community Park Improvements  
Ahupua'a: Weipio  
District, Island: Ewa, O'ahu  
TMK: (1) 8-5-032: 032\_093

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: improvements are proposed for an existing park where no historic sites have been found.

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.

Aloha,

*P. Holly McEldowney*

P. Holly McEldowney, Acting Administrator  
State Historic Preservation Division

SEP - 8 2003  
Date

c: Taeyong M. Kim, Environmental Communications, Inc., 1188 Bishop Street, Suite 2210, Honolulu, Hawaii 96813

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE: (808) 531-1116  
FACSIMILE: (808) 531-1116  
E-mail: oeqc@hawaii.gov

GENEVEVE SALMONSON  
DIRECTOR

ENVIRONMENTAL IMPROVEMENTS, INC.

February 11, 2004

September 22, 2003

Mr. Tim Steinberger, Director  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11th Floor  
Honolulu, Hawaii 96813

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

Subject: Makaunulau Community Park Improvements DEA

Dear Ms. Salmonson:

Thank you for your comments of September 22, 2003 regarding the subject project. We have reviewed your comments and understand that the project should promote the use of indigenous plants and recycled glass. This comment will be forwarded to the project consulting team and taken into consideration.

Dear Mr. Steinberger:  
Subject: Draft Environmental Assessment for Makaunulau Community Park Improvements, O'ahu

Thank you for the opportunity to review and comment on the subject project. We have the following comments.

1. This project should comply with sections 103D-407 and 408 of Hawaii Revised Statutes concerning the use of indigenous plants and recycled glass.
2. Please consult with adjacent homeowners and residents, the Neighborhood Board and the Mililani Town Association.

Sincerely,

*Genevieve Salmonson*  
Genevieve Salmonson  
Director

c: Environmental Communications

Sincerely,

*Taeyong M. Kim*

Taeyong M. Kim  
Principal  
Environmental Communications, Inc.

A presentation to the Neighborhood Board was made in June of 2002 and has been included as a consulted party in the EA process. The Mililani Town Association will be added to the project consultation list for their comment. Adjacent homeowners and residents have provided comment during the Vision Team planning process and have also provided comments during the EA process. Their comments are included in the DEA and are presently being evaluated.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

PHONE (808) 594-1888

FAX (808) 594-1665



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPUOLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

HRD#03-1110

August 29, 2003

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

SUBJECT: MAKAUNULAU COMMUNITY PARK IMPROVEMENT - DEA

Dear Mr. Koza:

Thank you for the opportunity to review and comment on the above referenced DEA for improvements to the Makuunulau Community Park in Millilani.

The Office of Hawaiian Affairs (OHA) requests that you amend *Section III.C.3. - Archaeological, Cultural, Botanical and Faunal Resources* (page 18) to reflect that if archaeological artifacts are discovered, work will stop immediately and the State Historic Preservation Division and Oahu Island Burial Council will be contacted.

If you have any questions, please contact Jerry B. Norris at 594-1847 or email him at [jerryn@oha.org](mailto:jerryn@oha.org).

Sincerely,

Peter L. Yee  
Director  
Nationhood and Native Rights Division

cc: Mr. Taeyong Kim, Environmental Communications

ENVIRONMENTAL COMMUNICATIONS, INC.

February 11, 2004

Mr. Peter L. Yee, Director  
Nationhood and Native Rights Division  
Office of Hawaiian Affairs  
711 Kapiolani Boulevard, Suite 500  
Honolulu, Hawaii 96813

Subject: Makuunulau Community Park Improvements DEA

Dear Mr. Yee:

Thank you for your comments of August 29, 2003 regarding the subject project. We have reviewed your comments and will revise Section III.C.3 to state that in the event that archaeological artifacts are discovered, work will stop immediately and the State Historic Preservation Division and the Oahu Island Burial Council will be contacted.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,

Taeyong M. Kim  
Principal  
Environmental Communications, Inc.

1111 15317 0100 3811 110 012301 1665 1110 • (1) 01591 001 • 54 0151 011



DEPARTMENT OF FACILITY MAINTENANCE  
CITY AND COUNTY OF HONOLULU

DIVISION OF ROAD MAINTENANCE  
650 SOUTH KING STREET, HONOLULU, HAWAII 96813  
TELEPHONE : (808) 531-4477 FAX : (808) 531-4077



JEREMY HARRIS  
MAYOR

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

IN REPLY REFER TO:  
DIRM 03-684

September 22, 2003

MEMORANDUM

TO: HOWARD KOZA  
FACILITIES DIVISION  
DEPARTMENT OF DESIGN AND CONSTRUCTION

FROM:   
TYLER K. SUGIHARA, ASSISTANT CHIEF  
DIVISION OF ROAD MAINTENANCE

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
MAKAUNULAU COMMUNITY PARK IMPROVEMENTS

We have reviewed the subject draft environmental assessment and offer no comments.  
Should you have any questions, please contact Hugh Liu at extension 5337.

cc: Tacyong M. Kim

PREPARED BY: TACYONG M. KIM

February 11, 2004

Mr. Tyler K. Sugihara  
Assistant Chief  
Division of Road Maintenance  
Department of Facility Maintenance  
650 South King Street  
Honolulu, Hawaii 96813

Subject: Makuunulau Community Park Improvements DEA

Dear Mr. Sugihara:

Thank you for your comments of September 22, 2003 regarding the subject project. We understand that your Department does not have any comments regarding the subject project.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,



Tacyong M. Kim  
Principal  
Environmental Communications, Inc.

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

1000 ULUOHA STREET, SUITE 300 • KAPOLEI, HAWAII 96707  
PHONE: (808) 692-5501 • FAX: 692-5131 • INTERNET: WWW.CO.HONOLULU.HI.GOV



JEREMY MADORS  
MAYOR

WILLIAM D. BALFOUR, JR.  
DIRECTOR  
EDWARD T. "SKIPPA" DIAZ  
DEPUTY DIRECTOR

INTERNET: WWW.CO.HONOLULU.HI.GOV

September 12, 2003

February 11, 2004

MEMORANDUM

TO: TIMOTHY E. STEINBERGER, P.E., DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

ATTENTION: MR. HOWARD KOZA

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
MAKAUNULAU COMMUNITY PARK IMPROVEMENTS

Mr. William D. Balfour, Jr.  
Director  
Department of Parks and Recreation  
100 Uluohia Street, Suite 309  
Kapolei, Hawaii 96707

Subject: Makuunulau Community Park Improvements DEA

Dear Mr. Balfour:

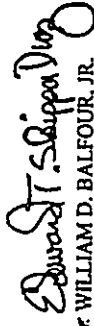
Thank you for your comments of September 12, 2003 regarding the subject project. We understand that the Department of Parks and Recreation supports the proposed improvements.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

The Department of Parks and Recreation supports the proposed improvements relating to the Makuunulau Community Park Improvements.

The Department of Parks and Recreation supports the proposed improvements.

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

  
For: WILLIAM D. BALFOUR, JR.  
Director

Tacyong M. Kim  
Principal  
Environmental Communications, Inc.

WDB:cu  
(3/3/04)

cc: Mr. Don Griffin, Department of Design and Construction  
✓ Mr. Tacyong Kim, Environmental Communications, Inc.

INTERNET: WWW.CO.HONOLULU.HI.GOV

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
450 SOUTH KING STREET • HONOLULU HAWAII 96813  
TELEPHONE (808) 522-4411 • FAX (808) 527-5723 • INTERNET WWW.CC.HONOLULU.HI



JEREMY HARRIS  
MAYOR

ERIC G. CRISPIN, AIA  
DIRECTOR  
BARBARA RIM STANTON  
DEPUTY DIRECTOR

September 23, 2003

2003/ELOG-2868(BA)

Timothy Steinberger, P.E., Director  
Department of Design and Construction  
Page 2

**Civil Engineering**  
The final EA should be consistent with the construction/grading plans reviewed on August 21, 2003 (ref. 2003/CP-10) or the EA should disclose how the revised plans differ from the plans and information previously reviewed.

The EA should specifically describe how the project will comply with the Rules Relating to Soil Erosion Control Standards and Guidelines and the Rules Relating to Storm Drainage Standards. Indicate the types of Best Management Practices to be implemented.

**List of Permits**  
The final EA should include a list of necessary approvals and the status of these approvals.

Should you have any questions, please feel free to contact Bonnie Arakawa of my staff at extension 5837.

EGC:lh  
44247881

cc: Environmental Communications, Inc.

TO: TIMOTHY STEINBERGER, P.E., DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTN: HOWARD T. KOZA, FACILITIES DESIGN

FROM: ERIC G. CRISPIN, AIA, DIRECTOR *Eric G. Crispin*  
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
MAKAUNULAU COMMUNITY PARK IMPROVEMENTS - MILILANI  
TAX MAP KEYS 9-5-032, 032 & 9-5-033, 093

The Department of Planning and Permitting (DPP) appreciates the opportunity to review the proposed project. Please note that the correct plat for parcel 93 is plat 33, not 32 (i.e. 9-5-033: 093). We offer the following comments:

**Central Oahu Sustainable Communities Plan**  
There should be discussion in the Environmental Assessment (EA) of the project's consistency with the Sustainable Communities Plan.

**Land Use and Zoning**  
The proposed plans in the EA should be revised to include the following:

**Parking and Landscaping.** The applicable landscape and screening requirements of the Land Use Ordinance section 21-4-.70 must be complied with.

**Required Yards.** Within the P-2 General Preservation District, 30-foot front yards are required, and structures exceeding 30 inches in height are not permitted within the required yard without a waiver. The proposed play structure and the picnic tables may be affected by this requirement.

**Lighting.** All lighting must be shielded to prevent stray light into public rights-of-way or adjacent properties.

Future proposed improvements, including the parking lot expansion, new recreational building, and renovation of the existing comfort station, must also comply with the LUO.

DEPARTMENT OF PLANNING AND PERMITTING

February 11, 2004

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

Subject: Makauulau Community Park Improvements DEA

Dear Mr. Crispin:

Thank you for your comments of September 23, 2003 regarding the subject project. We note that the correct plat for parcel 93 is 33 and will make this correction in the Final EA for the project. We offer the following in response to your comments.

1. A discussion regarding the Central Oahu Sustainable Communities Plan will be included in III.D. of the Final EA.
2. Your reference regarding Ordinance Section 21-4.70 regarding landscaping and screening are under review by the consulting team for appropriate action. We understand that waivers are required for structures over 30-inches within the 30-foot front yard area. The proposed picnic tables are specified at a height of exactly 30-inches. The play structure will be subject of a design build contract where the final location of the structure will be specified. Lighting impacts have been considered and will be appropriately specified to prevent light spill into adjacent properties or public rights-of-way. We also understand that future proposed improvements must comply with the LUO.
3. The final EA will be consistent with the construction and grading plans referred to in your comment. A discussion on soil erosion controls and storm drain standards will be expanded in the FEA as well as types of BMPs to be used.
4. A list of necessary approval and permits will be included in the FEA along with the present status of these approvals.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,



Taeyong M. Kim  
Principal  
Environmental Communications, Inc.

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
2375 KOAHOA STREET, SUITE 1423 • HONOLULU, HAWAII 96819-1829  
TELEPHONE: (808) 831-7761 • FAX: (808) 831-7750 • INTERNET: www.honolulu.gov



JEREMY HARRIS  
MAYOR



ATTILIO K. LEONARDI  
FIRE CHIEF

September 9, 2003

TO: TIMOTHY E. STEINBERGER, P. E., DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION

ATTENTION: HOWARD KOZA, ENGINEER  
FACILITIES DIVISION

FROM: ATTILIO K. LEONARDI, FIRE CHIEF  
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
MAKAUNULAU COMMUNITY PARK IMPROVEMENTS

We received a letter dated August 23, 2003, from Taeyong M. Kim of Environmental Communications, Inc., requesting our review and comments on the above-mentioned project.

The Honolulu Fire Department (HFD) requires that the following be complied with for the Multi-Purpose Recreation Building:

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.

Timothy E. Steinberger, P. E., Director  
Page 2  
September 9, 2003

3. Submit civil drawings 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:hh

cc: Taeyong M. Kim, Environmental Communications, Inc.

ENVIRONMENTAL COMMUNICATIONS, INC.

February 11, 2004

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

Subject: Makaunui Community Park Improvements DEA

Dear Chief Leonardi:

Thank you for your comments of September 9, 2003 regarding the subject project. We have reviewed your comments and understand that the Fire Department will require the following for the proposed Multi-Purpose Recreation Building included in the project master plan.

1. A water private water system that complies with all Board of Water Supply standards.
2. An access road within 150 feet of the first floor of the structure complying with Department of Transportation standards.
3. Submission of civil engineering drawings for HFD review and approval.

The proposed Multi-Purpose Recreation Building site has been included in the master plan for possible future development, however current funding constraints do not allow for it's design and construction at this time. In the event that funds for this project are available, your comments will be forwarded to the facility architects for appropriate action.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,



Taeyong M. Kim  
Principal  
Environmental Communications, Inc.

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERTANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
<http://www.honolulu.gov>  
[www.cc.honolulu.hi.us](http://www.cc.honolulu.hi.us)

JEREMY HARRIS  
MAYOR



LEE D. DONOHUE  
CHIEF  
GLENN B. KAJIYAMA  
PAUL D. PUTZOLD  
DEPUTY CHIEFS

OUR REFERENCE CS-KP

September 10, 2003

TO: MR. HOWARD KOZA, CIVIL ENGINEER 5  
DEPARTMENT OF DESIGN AND CONSTRUCTION

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

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT - MAKAUNULAU COMMUNITY  
PARK IMPROVEMENTS

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

This project should have minimal impact on the facilities and services of the Honolulu Police Department.

If there are any questions, please call Lieutenant Brian Chang of District 2 at 621-8442 or Ms. Carol Sodeiani of the Support Services Bureau at 529-3658.

LEE D. DONOHUE  
Chief of Police

By: KARL GODSEY  
Assistant Chief of Police  
Support Services Bureau

cc: ✓ Mr. Taeyong M. Kim  
Environmental Communications, Inc.

ENVIRONMENTAL COMMUNICATIONS, INC.

February 11, 2004

Mr. Lee D. Donohue  
Chief of Police  
c/o Mr. Karl Godsey  
Assistant Chief of Police  
Police Department  
City and County of Honolulu  
801 South Bertania Street  
Honolulu, Hawaii 96813

Subject: Makaunulau Community Park Improvements DEA

Dear Chief Donohue:

Thank you for your comments of September 9, 2003 regarding the subject project. We have reviewed your comments and understand that the proposed project will have minimal impact on the facilities and services of the Honolulu Police Department.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,

Teeyong M. Kim  
Principal  
Environmental Communications, Inc.

To whom it may concern,

My name is Anne Bateman and I live on Makaanulau Park. I understand that a new parking lot is being built due to complaints of illegal parking around the park. I live on a cul-de-sac abutting the park area and have many problems with people illegally parking in front of my home. The existing parking lot is not full, it is barely full. They park in front of my home because that is where the field is and are too lazy to walk from lot to the field. The existing lot is hardly ever utilized to the fullest.

I believe that building another parking lot on the opposite end of the park is a waste of money. Which could be better used for upgrading existing park features, fixing sprinkler heads around the park and surrounding areas which have been leaking some badly for years.

This additional parking lot will only give kids one more place to park, drink, scream, and party. Another place the understaffed police department will have to patrol.

Sincerely,  
Anne B. Bateman

ENVIRONMENTAL COMMUNICATIONS, INC.

February 11, 2004

Ms. Anne B. Bateman  
95-656 Lawena Street  
Milliani, Hawaii 96789

Subject: Makaanulau Community Park Improvements DEA

Dear Ms. Bateman:

Thank you for your comments regarding the subject project. We have reviewed your comments and concerns and understand that you have concerns regarding the proposed project.

We understand that cars are parking illegally in the surrounding neighborhood creating a nuisance for area residents. We also understand that the reason for this illegal parking is the convenience of parking closer to the play fields. This is the reason that the proposed improvements include a parking lot of 26 stalls that can be expanded to 48 stalls. It is the Milliani Vision Team and City and County of Honolulu's intent that this parking lot will decrease the amount of parking in the surrounding neighborhood.

We concur that the parking lot on the opposite end of the park is under utilized. While efforts to increase parking at that lot are possible, convenience is a strong motivator and it is highly likely that parking in the neighborhood areas will continue with a more convenient alternative is provided. The proposed parking will create a highly desirable and convenient parking location thereby decreasing the level of off-site parking. Security for the parking lot may include a gate to close the parking lot after park hours. The Honolulu Police Department has also stated the proposed park improvements will not significantly affect existing police resources.

It is also our understanding that the existing sprinkler system is in need of repair. The future improvements discussed in the EA refer to irrigation improvements will better serve the park.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,



Taeyong M. Kim  
Principal  
Environmental Communications, Inc.



09/13/03

City and County of Honolulu  
Dept of Design and Construction  
650 S. King St.  
Attn: Howard Koza

Environmental Communications, Inc.  
1188 Bishop St., Suite 2210  
Honolulu, Hawaii 96813  
Attn: Tacyong Kim

QEDC  
235 S. Beretania St., Suite 702  
Honolulu, Hawaii 96813

Reference: Maka Unulau Community Park Improvements

Dear Sir or Madam:

My wife Joyce and I want to go on record that we are very strongly oppose to the installation of a parking lot at the Milliani Community Park, aka 16 acre park, for the following reasons:

1. No notification. We (and my neighbors) were not provided any notification of this project. How can you not notify the homeowners of this project especially when the parking lot ends 15 feet from wall of my backyard. I've been told that notifying the neighbors was not required. We say that is not an excuse from doing what is right, decent, morally correct and showing simple concern for your neighbor. Isn't this about helping and improving the neighborhood? If this is the way the Vision Team under the city control, conduct business, what additional plans do you have on your agenda for the neighborhood? How many more neighbors will be greeted with an unwanted structure adjoining their property. Planning a structure, in this case a parking lot, without notifying all concern is simply not fair.

2. Poor planning. The reason for this parking lot is unclear but if it is to relieve the parking congestion that occurs every weekend on Maka Unulau St., Place and or cross streets, it will not. It will not alleviate the illegal parking that occurs with every soccer or baseball game. People will always park as close to the field as possible, legally and illegally. They also stop traffic to drop off and pick up players. This further contributes to the existing traffic hazards.

How can a 22 parking lot have an impact on the number of cars required by six soccer teams playing at the same time and the overlap by the arrival of cars by another 6 teams every hour up to 4-6 hours? Simple math will tell you that the 22 parking spaces will have no significant effect on the street parking.

3. Criminal activities. Parking lots invites criminal activities, as vagrancy, loitering, drinking, fighting, property damage, graffiti, skate boarding, increase noise, and littering just to mention a few. Currently, even without this parking lot, there is loitering, drinking, and loud noise by the player after game activities.

On 8/28/03 sometime during the night, the back wall of the restroom was marred with graffiti wall to wall and floor to ceiling. Loud verbal cursing, shouting and playing at all hours during the night and early morning frequently waken another example, the neighborhood. The parking lot will invite more of the same activities. Do you want this in your neighborhood? We think not!

4. Decrease property value. When we purchased this property, we were shown a master plan as to the type of structure and landscaping designed for the 16 acres. This master plan played a key role in our decision to purchase this property. I would not have purchased this property knowing a parking lot would be 15 feet from the boundary line—neither would anyone else purchase this property. The parking lot will decrease the property value for the neighborhood. Building the parking lot is a violation of the original plan and the commitment of Castle and Cook. We believe that the original plan is still valid and should be followed as funds become available.

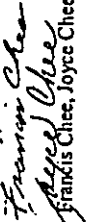
5. No environmental protection assessment. As I understand it, no EPA report was completed prior to the design, approval and contracting of the plan. As I further understand it, the EPA must be completed prior to designing the plan and funding. Based on this, the committee has not follow procedure and we feel, this only, is sufficient to invalidate the parking lot plan.

In summary, I would like to share an article from the Advertiser written on July 24, 2003 about the Vision Team. The article stated that the yearly funding of the two million dollars has been withdrawn from the current budget and the vision team is reduced to a consultant level. The reason for the reduction of authority as pointed out by article, were due to reports that the "teams were too narrowly focused, dominated by special interest or spend too much time deciding how to spend the money". It appears to me that the mayor has lost confidence in the role of the Vision Team in helping the neighborhood.

We feel the Vision Team does not accurately champion the interest of the neighborhood. If they did, they would have aggressively solicited and informed the immediate neighbors of the projects affecting their neighbor whether it is playground equipment, planting trees, building a bathroom or parking lot. Miihimi Vision Team promoted their own interest without caring about the effects it would have on the neighbor. In this case, the soccer and baseball players interest were promoted.

Based on all these reason, we strongly urge you to withdraw the current parking lot plan and revisit the reasons as to why we need an additional parking lot. This we feel would be fair and right.

Sincerely,

  
Francis Chee, Joyce Chee, 95-127 Maka Unulau Place, Milliani Town, HI 96789

**HALEKUA COMMUNITY, INC.**

February 11, 2004

Mr. Francis Chee  
Ms. Joyce Chee  
95-127 Makuunuluu Place  
Mililani, Hawaii 96789

Subject: Makuunuluu Community Park Improvements DEA

Dear Mr. and Ms. Chee:

Thank you for your comments regarding the subject project. We have reviewed your comments and concerns and offer the following.

1. We understand your concern regarding notification of public projects. While the City and County is not obligated to provide notification to all neighboring properties, it does inform community organizations, such as the Vision Teams and Neighborhood Boards of their projects. The number of City and County of Honolulu projects under planning and design at any given time is substantial and individual notification is simply not possible.
2. It is the intent of the proposed new parking lot to alleviate some of the illegal parking occurring in the surrounding areas. The parking lot will provide 26 stalls in the first phase and will be able to accommodate a total of 48 stalls if funding for such expansion is available in the future. We concur that park users will park as close to the field as possible. By providing parking immediately adjacent to the play fields, park users have even greater incentive to stay out of the surrounding neighborhoods. We understand that during peak event periods traffic in the area becomes very congested. Providing parking for peak traffic as you mention would essentially eliminate the field areas that they are using. The proposed plan represents the best compromise developed by the Vision Team and project planners.
3. We understand your concern regarding vandalism and criminal activities. Closing the parking lot during the evening hours is under consideration and should mitigate any additional criminal and nuisance activities occurring at the park. The Honolulu Police Department has stated that the proposed improvements will have minimal impact on their facilities and services.
4. The Makuunuluu Community Park is owned by the City and County of Honolulu. While the park was part of a Mililani Master Plan, the regulatory and planning obligations of the park are under the jurisdiction of the City and County. As such, it is the City and County's responsibility to provide facilities and services that serve the entire community. It is our opinion that illegal parking adversely affects the quality of life in the surrounding neighborhoods and that the provision of

convenient parking facilities will better the neighborhoods equally if not even greater.

5. We believe that your reference to an EPA report is for an Environmental Assessment (EA) that is required for the use of State and County lands or funds. The subject document is a Draft Environmental Assessment (DEA) and is a required environmental review document. Your letter and this response will be included in a Final Environmental Assessment (FEA). These documents will fulfill the environmental review requirements for the subject project according to Chapter 343, Hawaii Revised Statutes.

Lastly, we understand that you have concerns regarding the Vision Team process. While the Vision Team is not the subject of this environmental review document, we suggest that you voice your concerns to the Vision Team directly. Community based planning is dependant upon participation, diverse perspectives, and consensus building. All views are important and should be fairly evaluated.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,



Taeyong M. Kim  
Principal  
Environmental Communications, Inc.

Encl:

ENVIRONMENTAL COMMUNICATIONS, INC.

19 September, 2003

TO: City Department of Design and Construction  
650 S. King Street, 11<sup>th</sup> Floor  
Honolulu, HI 96813

FROM: Mr. Dennis Douglas  
95-823 Makuamulau Street  
Mililani, HI 96789

SUBJECT: Makuamulau Park (Mililani) Upgrade


To Whom It May Concern:

I am writing the following comments in response to the, "Mililani park to get upgrade" article that appeared in today's (19 Sep 03) Honolulu Advertiser newspaper.

I am a homeowner who resides on Makuamulau Street in Mililani. Makuamulau Park is directly across the street from my home. Emphatically, I state that the planned upgrade to the park is badly needed. I dispute the comments provided by Mr. Shimabuku as reflected in the newspaper article. Traffic is troublesome, and parking is scarce (bad) on Makuamulau Street at some time every day of the week. Mr. Shimabuku's statements that the problem "is not that bad," "is not hindering the traffic," "is only for a short period of time," and "is only a couple of hours Saturday" are inaccurate statements. On weekdays, traffic and parking is bad on Makuamulau Street from approximately 5:00 pm until 7:30 pm. On Saturdays and Sundays, traffic and parking are bad from approximately 9:00 am until after 5:00 pm (practically, all day...both days!). The parking problem includes the common problem of parked cars blocking residential driveways...every weekend, the Honolulu Police Dept is called out to resolve problems with cars blocking residential driveways. Additionally, park patrons who park in front of residences treat residential property as public property...everything from leaving cigarette butts and trash on residential property to sitting on residential walls as though they're public benches. I am aware of an opposing view petition that circulated the Makuamulau Street area. Please note that at least a few of the signatures on the petition were affixed in error. My wife's signature and my signature on the petition and were affixed in error...we believed we were signing in support of an additional parking lot.

In closing, I believe most of the residents of Makuamulau Street (park side of the loop)...not necessarily Makuamulau Court...will attest to the fact that traffic and parking along Makuamulau Street during weekday afternoons and most of the day on Saturdays and Sundays are problematic. If a meeting (one that residents are invited to) is planned to discuss the issue is planned, I request widespread announcement.

Sincerely,

  
Dennis Douglas

February 11, 2004

Mr. Dennis Douglas  
95-823 Makuamulau Street  
Mililani, Hawaii 96789

Subject: Makuamulau Community Park Improvements DEA

Dear Mr. Douglas:

Thank you for your comments of September 19, 2003 regarding the subject project. We understand your concern that parking is a problem along Makuamulau Street due to park use. This activity is particularly heavy on weekdays between 5:00 p.m. and 7:30 p.m. and during most of the day during weekends.

We note your support for the proposed project and understand that it was not your intent to support the petition opposing the proposed park improvements.

Thank you for participating in the environmental review process. Your comments will be included in the Final Environmental Assessment to be prepared for the project.

Sincerely,



Taeyong M. Kim  
Principal  
Environmental Communications, Inc.

RECEIVED  
2003 SEP 24 11:10:33

Randal S. Kurihara, P.E.  
95-135 Makuauia Place  
Milliani, Hawaii 96789

September 21, 2003  
Page 2

Adjoining Residents To The Makuauia Park Improvement Project

September 21, 2003

Mr. Timothy E. Steinberger, P.E. Director  
City and County of Honolulu  
Department of Design and Construction  
650 S. King Street, 11<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Ref: (a) Draft Environmental Assessment, Makuauia Community Park, Improvements, Milliani, Oahu, Hawaii, Dated Aug 2003, for the Department of Design and Construction, City and County of Honolulu

End: (1) Letter from Randal S. Kurihara to Mayor Jeremy Harris dated Aug 17, 2003; with two enclosures "Testimony Against City and County Department of Parks and Recreation Project No. 02-99; Makuauia Community Park Improvement Project" and "Petition to Stop The Improvement Project"  
(2) Comments To Draft Environmental Assessment Makuauia Community Park Improvements Report Dated 8/23/03.  
(3) Letter from Mr. Steinberger, Director of DDC to Mr. Kurihara, dated Aug 28, 2003.

Subj: SUBMITTAL OF COMMENTS ON THE ENVIRONMENTAL ASSESSMENT REPORT FOR THE MAKAUULAU COMMUNITY PARK IMPROVEMENT PROJECT, PROJECT NO. 02-99.

Both enclosures (1) and (2) are comments on the Environmental Assessment (EA) report, reference (a), and is hereby submitted for resolution as required by Chapter 343 of the Hawaii Revised Statute. Enclosure (3) stated that the issues and concerns of enclosure (1) will be addressed as part of the Environmental Assessment (EA) review process. It is expected that each comment, issue, and concern in both enclosures will be resolved in writing. Per HRS 343 the approving agency or applicant must respond in writing to all comments in a letter postmarked within 30 days of the comment period; and that the final EA must include copies of all comment letters and responses.

The adjoining residential property owners who are directly affected by the subject park's improvement project request you stop the project and order the project back to committees for further evaluation and input from the adjoining property owners. As indicated in the enclosures the EA is based on shallow engineering research and evaluation, the EA superficially discusses the environmental impacts, and does not include all the potential adverse effects of the project. In particular it does not adequately evaluate the impact the project could have on the environmental, socioeconomic, demographics and residential property values of the surrounding residential community.

All the adjoining residential property owners were not aware, nor informed of the project, and consequently were not given the opportunity to participate in the planning of the project. The project is in violation of the City and County of Honolulu and State Ordinance. The project reflects the preferences of one special interest group (soccer) only; the project does not reflect the vision of the community in general. Other than the people who are active in soccer, no other representatives from the other role groups in the community were involved.

Both enclosures (1) and (2) list all the concerns, issues, violations and reasons for stopping the project as currently outlined by the project's construction drawing and specifications and reference (a). Please review the enclosures in detail and provide responses to all the issues and concerns. A petition signed by the adjoining residential property owners and residents who are against the project is enclosed. The people on the petition were unaware of the project. Your immediate attention in resolving our request will be deeply appreciated. Please provide a written response to this request by Oct 22, 2003. If a written response is not received post marked by Oct 22, 2003 it will be assumed that you are in full agreement with this letter and support stopping the subject project.

Sincerely,

Randal S. Kurihara, P.E.

Copy to: Corporation Counsel Department; The Honolulu Advertiser; Office of Environmental Quality Control

21<sup>st</sup> Century Oahu - A Shared Vision For The Future

Randal S. Kunihiro  
95-135 Makuunulau Place  
Mililani, Hawaii 98789

.....  
**Adjoining Residents To The Makuunulau Park Improvement Project**

August 17, 2003

Honorable Mayor Jeremy Harris  
Mayor's Office  
530 S. King Street  
Honolulu, Hawaii 96813

Enclosure (1) Testimony Against City and County Department of Parks and Recreation Project No. 02-99;  
Makuunulau Community Park Improvement Project  
(2) Petition to Stop The Improvement Project

Subj: REQUEST TO STOP MAKAUNULAU COMMUNITY PARK IMPROVEMENT PROJECT, PROJECT  
NO. 02-99 AND RESUBMIT PROJECT BACK TO COMMITTEE

Dear Mr. Mayor:

The adjoining residential property owners who are directly affected by the subject park's improvement project request you stop the project and order the project back to committee for further evaluation and input from the adjoining property owners. All the adjoining residential property owners were not aware, nor informed of the project, and consequently were not given the opportunity to participate in the planning of the project. The project is in violation of the City and County of Honolulu and State ordinance.

Enclosure (1) list all the concerns, issues, violations and reasons for stopping the project as currently outlined by the project's construction drawing and specifications. Please review enclosure (1) in detail and provide responses to all the issues and concerns. Enclosure (2) is a petition signed by the adjoining residential property owners and residents who are against the project, and who were unaware of the project. Your immediate attention in resolving our request will be deeply appreciated. Please provide a written response to this request by Sept 10, 2003. If a written response is not received post marked by Sept 10, 2003 it will be assumed that the Honorable Mayor Jeremy Harris is in full agreement with this letter and enclosure (1), and support stopping the subject project. It should be noted that this letter with its enclosures have been submitted via certified mail with a signed receipt from your office.

Sincerely,

*Randal S. Kunihiro*

Randal S. Kunihiro

Copy to: KHON 2 Fox Action Line; Managing Director Office; Corporation Counsel Department; Design and Construction Department; Parks and Recreation Department; State Department of Attorney General; Office of the Lieutenant Governor; State Ombudsman Office

21<sup>st</sup> Century Oahu - A Shared Vision For The Future

ENCLOSURE - (1)

**TESTIMONY AGAINST THE CITY AND COUNTY OF HONOLULU DEPARTMENT OF PARKS AND RECREATION PROJECT NO. 02-P-99; CONSTRUCTION OF PARKING LOT AND MBC. IMPROVEMENTS AT MAKAUNULAU COMMUNITY PARK (16 ACRE COMMUNITY PARK)**

**A. INTRODUCTION**

Honorable Mayor Jeremy Harris, thank you for giving us the opportunity to voice our issues and concerns on the already approved 16 Acre Community Park improvement project. This testimony is an effort to stop the initiation of the construction phase of the subject project. We the residential property owners adjacent to the subject park who have signed the attached petition request the project, be sent back to committee for further consideration and modifications; to address our concerns and issues for which we were not given the opportunity to voice. The subject park, consist of two parcels zoned as P-2 general preservation, in the middle of a cluster of residential district R-5 properties. The proposed improvement project encroaches into the residential district.

We (the community surrounding the project) were informed by the Parks and Recreation Department and Department of Design and Construction that the Mayor is the only person authorized to stop project once a contract has been awarded. We have voiced our concerns, unsuccessfully to numerous city and county's departments / charters (including the Neighborhood Board and the Vision Team. We have filed a formal complaint with the Mayor's office and have not received any response regarding the issues. We were informed that the Managing Director Mr. Benjamin Lee was reviewing the contract, however have not received any status regarding the results of this review. We hope Mr. Mayor you honor our request. Our intent is not to stop this improvement project, but rather modify the project as necessary to address our concerns and issues.

1 of 20  
Enclosure (1)

Unlike the special interest group, who under the disguise of the "Vision Team for Milliant" pushed the subject project through the system without getting the adjacent community involved; we are willing to work with them and the other community members in developing an improvement project where all community groups could live with. This protest against the proposed project as currently outlined in the construction contract plans and specification are based on the following eight (8) reasons:

- 1) INADEQUATE NOTIFICATION OF THE PROJECT AND LACK OF GOVERNING RULES: All of the adjoining properties owners were not given the opportunity to participate in the planning of the subject project. The fact that none of the owners were aware of planning phase of the project is proof that the public notification process employed was inadequate. And the project was executed based on a recommendation by a Vision Team comprised of only the special interest group people.
- 2) LATE IMPLEMENTATION OF THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA): All the possible environmental, social and economic consequences that could adversely affect the community and adjoining properties were not considered during the planning phase of the subject project.
- 3) DEVIATION FROM THE EXISTING APPROVED 1987 MASTER PLAN: The current revised master plan shifts the use of the park from a general multi-functional use, where the majority of the community would benefit to a limited use where only a few select special interest groups would benefit, i.e. soccer and baseball.

- 4) CONFLICTING MIX USE AND INADEQUATE INFRASTRUCTURE: The subject project promotes an increase in usage of the park for major events, which will overcrowd the area with participants and spectators. Causing the park's non-dwelling complementary usage to encroach into and be in conflict, with the surrounding Residential (R-5) district development standards.
- 5) INADEQUATE SOLUTION TO THE PROBLEM: The subject project does not resolve the parking problem, the project was intended to resolve.
- 6) INCREASE IN CRIMINAL ACTIVITY: The proposed new parking lot will attract congregations of undesirables; and increase the potential for graffiti problems against the adjoining residential properties.
- 7) SETTING OF PRECEDENCE FOR FUTURE USAGE PROJECTS: The current project will provide the board with reasons and excuses for future unwanted projects.
- 8) ADVERSE AFFECT ON SAFETY AND SANITATION: Cars will double / triple park on the street, balls will roll on the street, pedestrian will randomly cross the street, children will dot across the street between the parked cars. The large amounts of participants and spectator will over use the existing restroom facility. Rubbish bags will pile-up all along the side walk.

**B. DISCUSSION:**

**1. INADEQUATE NOTIFICATION OF THE PROJECT AND LACK OF GOVERNING RULES:**

1.1 Section 6-1512 of the Honolulu Revised Charter requires public hearings be held for revisions to existing development plans. The existing master plan for the subject park was drastically revised. The section further states that public hearings shall afford interested persons a reasonable opportunity to be heard.

1.2 The legislature concluded that community-based vision teams created by the mayor of the city and county Honolulu act as advisory boards in providing advice on the development of public facilities and expenditure of public funds. And because of this charter the legislature passed a bill mandating that all vision teams follow the Hawaii Revised Statutes 92 the "Sunshine Law".

1.3 The legislatures recognized when approving the "Sunshine Law" that opening up the governmental processes to the public scrutiny and participation is the only reasonable method of protecting the public's interest.

1.4 The "Sunshine Law" declares that governmental discussions, deliberations, decisions, and actions shall be conducted as openly as possible. Not inviting the adjoining property owners to the meetings is not an open process.

1.5 The method employed to inform the public of the planning of this project is considered to be not in compliance with the intent of the Honolulu Revised Charter and the "Sunshine Law". The act of obscuring projects that will be literally built in a person's backyard amongst other subjects in the body of a committee meeting minutes and making the minutes available upon request or on a web site is considered unreasonable.

1.6 The act of posting a meeting notice and an agenda listing a proposed project amongst other subjects with the Lieutenant Governor's or County Clerk's Office (6) days before the meeting. And the act of posting the meeting notices in a newspaper without an agenda, are not considered an act of "openness".

1.7 At any given time there are probably hundreds of city, state, and federal projects that are in the preliminary stage, planning stage, and design stage in this state. At any given time the chances of having any one of these projects constructed literally in your back yard that directly affect you is probably a 1 out of 200 chances.

1.8 For a person to get a glimpse of a project that has this probability of directly affecting a given person, that person would need to religiously spend considerable amount of time reviewing all meeting agendas posted at the Lieutenant Governor's or County Clerk's Office on a continuous basis. And religiously read all newspaper media for possible project notices that may or may not be posted. This expectation is not reasonable.

Everyone on the signed petition is directly affected by this project, and everyone did not know of the planning of this project until recently. This fact is proof that the notification process was inadequate.

1.9 Although not specifically applicable for this situation, the City County Land Use Ordinance requires written notifications be sent to all owners of properties adjacent to certain type of projects on P-2 Preservation General zone parcels. This practice should have been extended to the owners of the adjoining properties to the 16 Acre Community Park. Especially since the overall master plan was completely revised differently from the existing 1987 master plan. Some of the adjoining property owners bought their property based on the premise of the 1987 master plan.

1.10 Currently the Vision Team for Area #9 is operating under the impression that the "Sunshine Law" does not apply to the Vision Team Process. During the 6 Aug 2003 Vision Team Area #9 meeting the meeting facilitator Mr. Nick Kakaroukas stated that the "Sunshine Law" does not apply to the Vision Team process. A statement that is not true as discussed above. His statement clearly indicates that the Vision Team is not the right avenue for the City to use as an advisory board for recommendations that are intended to reflect the Milliani community's general consensus, i.e. recommendations where all role groups could live with.

1.11 In April 2001, the office of information practices stated in a response to a request for an opinion (OIP Op. Ltr. No. 01-01) "that the Vision Teams are subject to the Sunshine Law". The legislature determined that the provisions in Chapter 92 of the HRS (Sunshine Law) shall apply to any advisory group created or authorized to be created by charter, ordinance, or by the request or order of a county executive, to provide a vision in the development of public facilities and improvements requiring the expenditure of specific sums of public funds for these facilities and improvements. This opinion letter further advised the vision teams to follow the HRS-92 (Sunshine Law) by providing notice of meetings and keeping minutes of meetings as required by the sunshine law and further

recommended that the vision team meetings be noticed as joint meetings of a vision team and any neighborhood boards covering the same community, a joint effort that has not happen thus far.

1.12 In addition, the Vision Team for Area #9 operates as a casual informal group of people that have a common interest. The meetings do not follow any parliamentary procedures, e.g. Rules of Roberts, etc. Other than the facilitator there are no officers or official board members. The 2003 meeting schedule on the Web page for Area #9 posted meeting announcements for Feb, April, June, Aug, Oct, and Dec for 2003. No meeting agendas were posted for any of the meetings, i.e. agenda web page blank. On the meeting minutes web page only the April 2003 meeting minutes was posted, no meeting minutes were posted for Feb and June 2003 meetings, nor any meeting minutes prior to 2003, i.e. only April meeting minutes was posted on the web page. And most probably no meeting minutes will be posted for the recent Aug 6, 2003 meeting; there was no one taking minutes at the meeting, nor any tape recorder recording the meeting. How is a person to pick-up on subjects discussed during the Vision Team meetings?

1.13 Per HRS 92-7 (a) meeting notices shall include an agenda which list all of the items to be considered at the forthcoming meetings, additionally no board shall change an agenda once filed. Per HRS 92-9 (a) the board (in this case Vision Team) shall keep written minutes of all meetings. HRS 92-9 (b) states that minutes shall be public records and shall be available within thirty days after the meeting. The minutes shall include the members of the board (team) recorded as present or absent. The April 2003 meeting minutes (which is the only minutes posted on the web page) does not have a list of attendees nor does it list the absent members.



**2. LATE IMPLEMENTATION OF THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)**

HRS 92-9 (b) further requires that all voting results of matters decided by vote during a meeting shall be recorded in the minutes, and the minutes shall record each individual member's vote. The April 2003 meeting minutes took a vote on a motion to keep the Oahu Art Center project alive, the minutes stated that the motion was recommended and the vote indicated none in attendance objected. As stated above, the minutes do not list the meeting attendees. The minutes failed to list the members by name and their corresponding vote, a clear violation of HRS 92-9 (b).

1.14 It is requested that the Mayor void all advisory actions proposed by Area #9 Vision Team, past and present, based on the lack of formality discussed above and the violations of the Sunshine Law. The Vision Team's "modus operandi" is grossly inadequate and the team's process is used as a vehicle by special interest groups to champion their agendas. The Vision Team's decisions do not represent the general consensus of the Milliani community members at large. It does not expend efforts to develop proposals where all interested / affected / community role groups can live with.

1.15 The adjoining property owners were not given the opportunity to fully voice all concerns and issues during the recent Aug 6, 2003 Vision Team meeting, due to the inadequate time allocated for the subject. The facilitator was closed all issues, concerns and comments that were brought up by the property owners. The facilitator made it clear numerous times during the meeting of his intention was to go ahead with this project, despite the property owners' protest.

2.1 The Hawaii Revised Statutes 341, Adopted in 1974, patterned after the NEPA, requires that government give systematic consideration to the environment, social and economic consequences of the proposed project before granting permits that allow construction to begin. The law also assures the public the right to participate in planning projects that may affect their community.

The need for the issuance of an Environmental Assessment Report was not identified until three months after the construction contract was awarded. The timeline of events leading up to this point appear to not follow proper protocol. The construction drawing prepared by engineer and landscape architect Randal S Furumoto and John K Mossman respectively was sent to the city's engineering branch and Land Use Department on 14 Jan 2003 for plan review. While the construction drawings were still in the review cycle, and in parallel with the review cycle, the construction contracting process was executed and the construction contract awarded 3 ½ months later, to Road Builders Corporation on 24 April 2003. The plan review cycle was not completed. It appears that the construction contracting bidding process was executed using an incomplete set of construction plans and specification. The comments from the plan review was not issued until 29 July 2003, three months after the construction contract was awarded, and 6 ½ months after the drawings were submitted for review and comments.

Per Mr. Mario Siu-Lee (Engineering Branch Head) two comments were forwarded to the engineering consultant on 29 July 2003. The first comment was that the project design must comply with the grading ordinance, and the second comment was the need to develop an Environmental Assessment report. The comments indicate that the drawing was not complete. It is not in the best interest of the tax paying public to award construction contracts based on construction plans and specifications that have not been fully reviewed and comments incorporated. The contractor basis his bid on the scope of work and details in the plans and specification that are attached to the solicitation for bids.

The contractor is obligated by contract to perform only the work delineated on the plans and specification for which the bid price was based on. Any changes to the plans and specification after the contract has been awarded will be executed via change orders. It has been historically known on government projects that the final cost of a project which includes all change orders is always much greater than the initial bid price, at times the final cost are as much as two times greater than the original bid price; the increases are always ultimately absorbed by the tax payers funds. Funds that the City is in dire need for currently.

Additionally, changing the project scope after a contract is awarded and before construction starts, especially for changes that should have been part of the original plans and specification, can be construed as illegal, and the City could be subjected to a costly law suit filed by the other contractors who bided on the project. In the name of fairness the premise behind the bidding process is that all bidding contractors base their bids on the same scope of work. Changing the scope of work after a contract has been awarded is illegal. If the construction plans and specifications are modified, the bidding process must be re-executed to give the other contractors a fair opportunity to bid on the new scope of work.

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The Environmental Assessment (EA) has not been published by the Office of Environmental Quality Control in "The Environmental Notice" newsletter to date. The EA was not completed in time to be included in the Aug 8, 2003 newsletter as scheduled. The EA process is currently being executed in parallel with the process for obtaining the requisite permits, which is not the normal protocol. Three (3) permits are required, a building permit, a grading permit, and a National Pollutant Drainage Elimination System (NPDES) permit. It appears the process for obtaining these permit started before 29 July 2003, the date the plan review cycle was completed and comments forwarded to the engineering consultant. It is not proper protocol to start the permit process before the completion of the construction plans and specification.

2.2 Per the Hawaii Revised Statutes 341-5 Environmental Assessment shall be required for actions which propose the use of state or county lands and expenditure of state or county funds. The need for an EA should have been recognized much earlier than 7/29/03, it should have been recognized during the planning phase, and an EA should have been executed at the construction plan and specification 35 percent completion stage, i.e. 35 percent submittal. Per the HRS the Mayor or Mayor's authorized representative has the final authority to accept or reject the final Environmental Assessment report, and we strongly urge the Mayor reject the report for the project, and recommend the project go back to committee.

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**3. DEVIATION FROM THE EXISTING APPROVED 1987 MASTER PLAN:**

3.1 The original master plan was approved by the Director of Parks and Recreation on March 12, 1987. The original plan had two warm-up areas for people to exercise, a softball field, a baseball field, three soccer fields, basket ball courts, volleyball courts, tot lot, and a recreation center. The new revised master plan reduced the multi-usefulness of the park; the revised plan eliminated the softball field, the two warm-up areas and the recreation center and increased the number of soccer fields to five (5).

3.2 The original master plan was nicely landscaped and designed to complement and enhance the adjoining R-5 residential properties. The original plan was a well balanced design that accommodated both the residential design attributes and the park's design attributes equally. It blended well with the Milliani Town Association's overall landscape design scheme. The new revised plan threw off the balanced design and heavily favored the park, and goes contrary to Milliani's overall landscape design scheme

3.3 The original master plan separated the park from the adjoining residential properties with buffer planting, such as flowering shade trees, Norfolk Pines, shrubs etc. The new revised plan eliminated the buffer zone, and allows park cars and games to be played literally in the back yards of the adjoining residential properties.

3.4 The new revised plan replaced the buffer plants with chain link fence, picnic tables, a parking lot, and blank spaces. This plan brings down the overall beauty of the area, hence lowering the value of the adjoining residential properties. The residential property owners that are directly affected are worried that the property value of their properties will decrease reducing the

equity that they have worked hard to build. Actions that lower the property value should not be implemented.

3.5 Over the years the Department of Parks and Recreation has learned through experience with the subject park and other parks that large highly active parks should not be located in the middle of a residential district. Additionally they have learned that all parks should have buffer zones separating the park from the neighboring residential properties. Having learn this valuable lesson the hard way, makes a person wonder why the Department of Parks and Recreation allowed the original master plan that complied with this lesson learned to be revised to a new plan that were contrary to this lesson learned.

3.6 The drain easement established on the original 1987 master plan will be partially covered by the revised master plan's proposed new paved parking lot. A condition that should be avoided, in the event access to the easement is necessary in the future. If repairs or upgrades are required to the existing underground 84 inch diameter storm drain line, the parking lot will need to be demolished in the area and rebuilt at the expense of the tax payers.

3.7 It appears based on the sheet 14 of the construction drawing that the parking lot will flood during heavy rains. Water will accumulate at the east end of the new parking lot. There appears to be no drainage provision at this end, and the parking lot grade appears to slope down to this dead end of the parking lot.

**4. CONFLICTING MIX USE AND INADEQUATE INFRASTRUCTURE:**

4.1 Currently the park is heavily used to beyond the park's original 1987 master plan's intent, and already infringes on the adjoining residential property owners rights. The new revised plan will further this adverse infringement onto the adjoining residential property owners, and will make matters worst.

4.2 The park is currently used for major large organized soccer events that should be held on larger more well equipped facilities that are well separated from residential districts; such as the new soccer facility in Waipio Gentry. The 16 acre community park is situated in the middle of a residential area which is not suited for major soccer events or high capacity events. The original 1987 master plan's well balanced design is proof of this fact.

4.3 During major events the participants erect large tents and camp over for one to two nights. Since the park is located in the middle of a residential district with close adjoining R-5 residential lots camping should not be allowed it violates the Land Use Ordinance development standards for residential districts. Although recreational camping is allowed by the Land Use Ordinance on parcels zoned as P-2 General Preservation, camping usage was not part of the original 1987 Master Plan intent.

4.4 The feeder streets, Kuahelani Avenue and Makauniau Street were not sized to accommodate the high usage of the park. Currently cars are parked on both sides of the street and at times cars temporarily double and sometimes triple park on the streets to drop off players, which impedes and at times stops the residential traffic.

4.5 The traffic light at the intersection of Kuahelani and Meheula is the focal point where all cars must negotiate in order to enter and exit the area. During high usage of the park the traffic turning left out of the area on Kuahelani to Meheula backs up due to the short traffic light timing. Additionally during major events the traffic turning left on Meheula to Kuahelani increases due to the event participants. The left lane traffic on Meheula backs up and the residents headed home must wait sometimes through 3 red light periods.

**5. INADEQUATE SOLUTION TO THE PROBLEM:**

5.1 The 24 stall parking lot on the new revised master plan is insufficient for the amount of cars that normally park in the area. The parking lot will fill-up quickly and the cars will overflow back on the streets creating the same traffic condition and problems as currently experienced by the residents in the area. Based on the large number of games the soccer organizations schedules in parallel and overlapping times, in a four hour period on weekends, on the average 120 cars are parked in the area. A 24 stall parking lot is clearly inadequate.

5.2 One solution would be to encourage the event participants to park in the existing 130 stall parking lot by limiting the on street parking, and reserving certain areas along the curb for off loading only. Currently during peak usage of the park the existing parking lot is half empty. And during normal usage the existing parking lot is literally empty. The existing parking lot is more than adequate for the average 120 cars in the area.

5.3 Another solution would be to reduce the usage of the park by eliminating major events at the park and staggering the times of the smaller events and practices.

5.4 Consideration of implementing two entrances to the park. This will minimize the traffic congestion on Makaanulau Street. An entrance can be installed on the side of the park that is directly opposite of Makaanulau street. This will provide a direct and shorter access to the far side of the park and move some of the traffic to other streets; alleviating some of the unsafe burden on Makaanulau street and Makaanulau Place.

#### 6. INCREASE IN CRIMINAL ACTIVITY.

6.1 The picnic tables along the existing fence on the gulch side of park are tucked deep into the park's isolated areas, far away from the street where it is completely dark at night; a perfect condition for attracting a congregation of undesirables with criminal intent. I.e. ice use, smoking dope, and drinking, which will lead to more violent crimes.

6.2 Currently the park has a vandalism problem; graffiti from time to time appears on the park's restrooms walls. The property owners closes to the existing comfort station (restroom) are awoken from time to time late at night and early morning hours by commotions and noise from the comfort station. The proposed new parking lot will make access to the back sides of the adjoining residential properties easier and unnoticeable, allowing vandals to place graffiti on the property owner's fences, and will increase the criminal elements in the area. Drug and alcohol will be used in the parking lot.

The police force is already over taxed and they do not have the requisite resources to patrol the area on a regular basis to ward off the criminal element. Having the parking lot entrance chained at dusk will not deter the criminal element, people with a criminal intent will and could easily drive their vehicles up on the curb and into the parking lot.

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6.3 Currently the existing parking lot attracts an undesirable congregation of cars late at night; infrequently at times the police would patrol the parking lot to rid the parking lot of the criminal element; however they return as soon as the police leave. The new proposed parking lot is at the far end of the park where it is darker and less traveled by the police; the new parking lot will increase the congregation of undesirables in the area and in the back yards of the adjoining residential properties. This condition will increase the potential for crimes in the area.

#### 7. SETTING OF PRECEDENCE FOR FUTURE USAGE PROJECTS

7.1 The new revised master plan is headed in a direction towards future increase usage, over and beyond the intent of the original 1987 master plan, and beyond the community's capacity and wants. The new plan provides reasons and excuses for additional expansion, for example it is obvious that the parking lot is too small. Once the new parking lot is installed there will be a push to expand the parking lot, and since it is already there it will be difficult to reject. The restroom facilities will need to be expanded, which will lead ultimately to unsightly flood light poles for night events, a condition all adjoining residents fear.

7.2 If major events are accommodated at 16 Acre Park, as evident by the revised new plan, the spectators of the events will request bleachers, and other supporting infrastructure. The usage could exceed the existing P-2 zoning development standards, and push will probably be initiated to obtain a waiver, or variance or change in zoning from the Land Use Ordinance. A condition that is definitely opposed by the adjoining residential property owners.

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7.3 The new revised plan is headed in a direction that caters to the needs of a select interest group rather than to the community at large, which is in violation of the Mayor's intent for the Vision Teams.

**8) ADVERSE AFFECT ON SAFETY AND SANITATION.**

8.1 Currently from time to time cars illegally block access to fire hydrant, which is a safety issue. The new parking lot will not resolve this condition.

8.2 Cars illegally park diagonally on corners of the road, completely blocking the view of cars attempting to turn at the corner, an accident waiting to happen. The new parking lot will not resolve this condition.

8.3 Cars park on both sides of Makaanuiiau Street, restricting the street width, and making it difficult to see small children attempting to cross the street. A pedestrian accident waiting to happen, in fact there were accidents in the area. Cars also park on both sides of Makaanuiiau Place (a cul-de-sac) a road that was not sized for parking on both sides. When cars are parked on both sides of the cul-de-sac, entrance and exit from the cul-de-sac becomes one way. A person coming into the cul-de-sac must wait until the person exiting the cul-de-sac exits, and vice versa. To compound the condition further when cars are parked on both sides of Makaanuiiau Street and Makaanuiiau Place and diagonally on the corners, access (in and out) of the cul-de-sac by emergency vehicles is restricted and at times eliminated. In traffic engineering it is a requirement and a law that clear unobstructed continuous access for emergency vehicles be maintained at all times, on all public roads and streets. The new parking lot will not resolve this condition.

8.4 People temporarily double park to off load which severely curtails the traffic in the area, forcing the resident through traffic to go around the parked car which could result in head on collision with the on-coming car. The road in the area curves, which makes see the on-coming car on the other side of the curve difficult. An accident waiting to happen. At times people triple park to talk to a person in another car or on the side of the street, completely blocking traffic. The residents in the area experience this inconvenience on a daily basis. The new parking lot will not resolve this condition.

8.5 On a daily basis park users use Makaanuiiau Place cul-de-sac as a turn around. Cars speed to the end of the cul-de-sac turn around and speed back out. During peak park usage on week ends cars turn around in this cul-de-sac at an average rate of about one car every minute for hours at a time. This condition is dangerous for the cul-de-sac children who cross and play in the cul-de-sac. An accident waiting to happen. The new parking lot will not resolve this condition.

8.6 The existing sanitation facility at the park is too small for the park's current use and definitely too small for the increased usage created by the new revised master plan. Since the existing rest room is too small, during major event porta-toilets are placed along the side walk, an unsightly condition for a residential district.

8.7 After major events or after heavy park usage, piles of rubbish bags filled with food scrap, paper plates, cans, boxes, paper etc. are piled at numerous locations along the sidewalk, and remain there for days until the city picks-up the bags. The presence of the rubbish bags creates an unsanitary condition that attracts the rats in the gutch to forage out to the rubbish bags for food. The 55 gal rubbish cans and the number of rubbish cans are insufficient. The number of rubbish cans would have to increase

by factor of 15 in order to take care of rubbish produced by the park users. This amount of rubbish cans, 50 plus, would be very unsightly. Another alternative would be to have several large rubbish bins in the area, however the bins are also unsightly and there is no area that provides adequate access for the refuse truck to pick-up and empty the bins. In addition the rubbish bins after several uses become foul smelling.

**B. CONCLUSION:**

There are too many issues and concerns with the subject project that were never considered or inadequately addressed, to continue on with the project. And since the Vision team is an advisory board that ultimately comes under the Mayor, it is requested that the Vision Team strongly recommend to the mayor that he urgently stop the project immediately and place the project back to committee, so that all issues and concerns can be resolved with people who have to live in the area 24 hours a day 365 days a year. It is definitely apparent that the new revised plan was developed by people who visit the area for short period times during daylight for attending events only.

**NEIGHBORHOOD PETITION TO  
STOP CONSTRUCTION OF  
PARKING LOT/IMPROVEMENTS  
TO MAKAUNULAU COMMUNITY PARK**

JOB No. 02-P-99

Makaunulau Community Park (also known as 16 Acres Park), is bounded by Kuahealani Avenue, Makaunulau Street, and Makaunulau Place. The neighbors/residents in this area request that the Mililani Vision Group, Mililani Neighborhood Board NO. 25, and the City and County of Honolulu, STOP construction funds appropriated in the City's FY2002 CIP budget. The following signatures of this petition requests that this project should STOP and go back to committee and address the questions, comments, concerns, and solutions from the many residents who have been uninformed about the this new proposal.

PRINT NAME	SIGNATURE	ADDRESS
1. <del>Rachel</del> <del>Raymond</del>	<del>Raymond</del>	95-741 Makaunulau Pl
2. Gwen Murakami	<i>Gwen Murakami</i>	95-131 Makaunulau Pl.
3. KAMPALE KUELIHARA	<i>Kampale Kuelihara</i>	95-135 Makaunulau Pl.
4. Janis Ching	<i>Janis Ching</i>	95-781 Makaunulau St.
5. Matt Hawley	<i>Matt Hawley</i>	95-793-11 Makaunulau St.
6. BENJAMIN CHAN	<i>Benjamin Chan</i>	95-793-11 Makaunulau St.
7. EDNA KING	<i>Edna King</i>	95-801 Makaunulau St.
8. K. SAIKI	<i>K. Saiiki</i>	95-507 Makaunulau St.
9. Helen Uechora	<i>Helen Uechora</i>	95-811 Makaunulau St.
10. Staci Uehara	<i>Staci Uehara</i>	95-811 Makaunulau St.
11. Stephen Uehara	<i>Stephen Uehara</i>	95-811 Makaunulau St.
12. Celeste Mejer	<i>Celeste Mejer</i>	95-517 Makaunulau St.
13. Chris Meyer	<i>Chris Meyer</i>	95-517 Makaunulau St.
14. Gary Meyer	<i>Gary Meyer</i>	95-817 Makaunulau St.
15. Stadel Pike	<i>Stadel Pike</i>	95-545 Makaunulau St.
16. SEAN NICHOLS	<i>Sean Nichols</i>	" " "
17. Kathy Tice	<i>Kathy Tice</i>	95-845 Makaunulau St.
18. Anita Askanan	<i>Anita Askanan</i>	95-845 Makaunulau St.
19. EYE BALLINGNY	<i>Eye Ballingny</i>	95-549 Makaunulau St.
20. Frank Dullongy	<i>Frank Dullongy</i>	" " "
	<i>ENGLU (2)</i>	(ENGLU) 1 of 3.

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PRINT NAME	SIGNATURE	ADDRESS
1. Emma S. Haruno	<i>[Signature]</i>	95-853 Makaunulau St
2. GARY HARUNO	<i>[Signature]</i>	95-861 Makaunulau St
3. Andrea Harano	<i>[Signature]</i>	95-861 Makaunulau St
4. JoAnn Gaines	<i>[Signature]</i>	95-865 Makaunulau St
5. David Miyamoto	<i>[Signature]</i>	95-875 Makaunulau St
6. DENNIS DAVIGAS	<i>[Signature]</i>	95-823 MAKAUNULAU ST
7. Myong Douglas	<i>[Signature]</i>	95-823 MAKAUNULAU ST
8. SHAA VILVANA	<i>[Signature]</i>	115-803 HALE AUNULAU ST
9. Ika Dore Sara	<i>[Signature]</i>	95-759 Makaunulau St
10. Adreana Gato	<i>[Signature]</i>	95-789 Makaunulau St
11. Frances CHEE	<i>[Signature]</i>	95-122 Makaunulau Pl
12. Joyce CHEE	<i>[Signature]</i>	95-127 Makaunulau Pl
13. Pua Kaaikaula	<i>[Signature]</i>	95-123 Makaunulau Pl
14. CHAD KAMEAULA	<i>[Signature]</i>	95-123 MAKAUNULAU PL
15. Linda Kurihara	<i>[Signature]</i>	95-135 Makaunulau Pl
16. Renee Kurihara	<i>[Signature]</i>	95-135 " "
17. Lucy Yokoo	<i>[Signature]</i>	95-145 " "
18. Kyo Yokoo	<i>[Signature]</i>	" "
19. Ester Anderson	<i>[Signature]</i>	95-149 Makaunulau Pl
20. Jerald macaya	<i>[Signature]</i>	95-153 makaunulau pl
ENCL (2) ENCL (1)		2 of 3

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PRINT NAME	SIGNATURE	ADDRESS
1. GEORGE TRAMONTANO	<i>[Signature]</i>	95-741 Makaunulau Pl.
2. SHARON WAINA	<i>[Signature]</i>	95-59 FIARHUNULAU PL
3. ROBERT McGEHEE	<i>[Signature]</i>	95-160 MAKAUNULAU PL
4. James S. Trammontano	<i>[Signature]</i>	95-154 Makaunulau Pl
5. JAMES S. TRAMONTANO	<i>[Signature]</i>	95-150 16 Makaunulau Pl
6. GEORGE WAINA	<i>[Signature]</i>	95-136 " "
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____
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1. The improvement project is Phase-1 of a revised master plan dated 9/4/02, the project is not an improvement nor an upgrade it is a project that degrades the general condition of the surrounding area. The revised master plan deviates from the original 1987 master plan. This deviation is not in compliance with the current Land Use Ordinance (LUO), and the revised plan adversely affect the surrounding residential community's quality of life, environment, socioeconomic character and property value as discussed in detail below.
2. The environmental laws mandated per Chapter 343, HRS requires that systematic consideration be given to the environmental, social and economic consequences of a proposed state, county or private actions. The EA does not provide a systematic consideration of the social and economic consequences of the park's improvement project on the surrounding community. There are absolutely no discussions in the EA addressing these issues.
- 2.1 The EA does not address the negative impact the project would have on the surrounding residential properties values. The current active usage of the park is high, over and beyond the park's capacity (e.g. park size too small to adequately support the high number of sports currently being played in the park). Currently the park's infrastructure is inadequate and the surrounding residential area physical conditions are not conducive, nor supportive of a highly active usage park. The proposed improvement project as discussed in the EA when fully implemented will increase the parks usage significantly over the park's existing highly active usage status. This excessively highly active usage status of the park will have a direct correlation to a reduction in the surrounding residential properties values as discussed in numerous studies regarding the effects of parks on residential property value. Some of the studies are summarized below:

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- 2.1.1 Neighborhood Parks and Residential Property Values in Greenville, South Carolina, Study, by Molly Espey, Kwame Owusu-Edusei; Department of Agricultural and Applied Economics Clemson University, Jan 2001. This report studied the effects of proximity to different types of parks on housing prices of single family homes sold between 1990 and 1999 in Greenville, South Carolina

This report categorized parks into four groups: Type-1 small basic, Type-2 small aesthetic, Type-3 medium aesthetic and Type-4 medium basic. The small parks studied were under 100,000 square feet, and the medium parks were 200,000 sf (4 1/2 acres) to 1,000,000 sf (23 acres). The basic parks were plain unattractive and appeared generally maintained with some playground equipment and grassy area typically mottled with weeds. The attractive parks were nicely landscaped, well maintained with varying attractive amenities including baseball fields, tennis courts, attractive playgrounds, Frisbee golf course and all attractive parks included some walking trails and more natural landscape areas. Milliani's 16 Acre Park as currently exist, falls under the Type-4 medium basic park category, and the revised master plan improvements makes the park further unattractive.

The study found that Type-4 parks were estimated to have a significant negative impact on home values for homes within 600 feet, reducing housing sales values by just over 50 percent.

The study also pointed out a correlation between parks and the demographics of the community surrounding the park. Based on demographic information obtained from census tract data a relationship between the demographic characteristics and purchase price of housing near parks were identified. For example analysis of the 1997 U.S. Census

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data indicates that the median household income for homes located within 1500 feet of basic parks was more than 20 percent lower than the rest of Greenville, (\$26,500 verse \$34,000).

2.1.2 An Assessment of Urban Park Values and Residential Properties Utilizing GIS in Rochester, Minnesota, Study, BY Aaron J. Buffington; Resource Analysis Department, Saint Mary's University. This study takes a look at the values that Rochester's urban parks are given by the local communities and more specifically, the correlation between the urban parks and residential property value. A Geographic Information System (GIS) was implemented to show direct patterns and correlations between the city park system and residential property values.

This study evaluated each park in terms of eight key factors that were deemed to be important for social value. "Social Value" was defined as the appreciation the public has on a particular park. These key factors are 1) urbanization, 2) residential quality, 3) historic value, 4) recreation value, 5) wild life value, 6) water value, 7) agricultural value, and 8) soil resistance to erosion. Rochester's local planners understand the importance of developing a plan that balances all eight key factors in a harmonious manner.

The local planners understand that if a park is not planned properly, it can often bring negative factors in the area. Negative factors often associated with poorly planned urban parks include crime, noise and congestion. Poorly planned parks can also limit certain types of people from accessing the park such as the elderly or children. This report pointed out that many other studies of poorly planned parks have shown negative influences on adjacent properties as shown on Lyon 1972.

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The Lyon's study plotted a graph showing the relationship of property value due to proximity to highly used parks with nuisance factors. The graph clearly shows that properties closer to highly used parks with nuisance factors / negative factors can depreciate in value because of their proximity to the park.

A real estate expert with the Rochester's Public Works Department, Mr. Mike Nigbur feels that for the majority, most of the city parks often give a negative impact on communities. He sees parks as being community disturbances that often bring noise, traffic and foul activities closer to the residential communities. Mr. Nigbur further stated that he feels that many residents within the city limits of Rochester do not value the urban parks as highly as residents living in other cities.

The study plotted maps of areas around subject parks with associated property values of all the properties in the areas. This visual representation clearly showed that some parks had a direct influence in lower the adjoining residential properties values. The map showed parcels that were adjacent to the park system to be slightly lower than those parcels that did not fall within the 75 foot buffer zone. This map showed a negative correlation exists between residential property and the park system for parcels located near the park system.

2.1.3 Approximately 30 empirical studies that looked at the extent to which parks influenced the market value of nearby properties by Prof. John L. Crompton of Texas A&M University. This study looked at the economical impact of parks, open spaces, trails and greenways (all forms of green infrastructure) have on nearby and not so nearby properties. In particular the significant influences on land values of local homes.

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The study showed well maintained, planned, attractive parks have a positive effect on residential property values. Empirical evidence shows that passive recreation parks result in greater aggregate property price increments than do heavily active used parks. Specifically, Crompton reports that the empirical evidence suggests that, when compared to properties some distance away from a park, properties adjacent to passive recreation parks are likely to sell for a 20 per cent premium. However, on the other hand, properties immediately adjacent to heavily active recreation parks have greater than 10 percent reduction in property value.

2.1.4 Intra-Project Externality and Layout Variables in Residential Condominium Appraisals; By Su Han Chan, Shin-Hering Michelle Chu, George H Lentz Ko Wang. This study examines the impact of intra-project externalities and layout variables on selling prices of 897 condominium units in the cities of Irvine and Santa Ana in Orange County California. The study states that it is well known that a property's value can be unfavorably influenced by the surrounding environment such as parks; and the park's influences are largely neglected in appraisals

One interesting finding in the study is that parks can exhibit a positive or a negative effect on the values of properties close to the park. On one hand, there are benefits of being close to a park. And on the other, there are also costs of being close to a park, such as noise and other nuisances, which in this case reduces the property value of the adjacent residential properties. Another interesting finding is that people in different socioeconomic groups might value the benefits and costs of parks differently, which would lead to differences among these groups in the tradeoffs between the benefits and costs of parks. Thus, the net impact of a park on property values depends on the socioeconomic characteristics of the neighborhood.

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2.2 The above studies clearly indicates that there is a definite negative correlation between heavily highly active used parks and the surrounding community's environment, socioeconomic character and property value, which the EA fails to study. Evidence such as some residential property owners adjacent to the Mililani "16 Acre" park selling and moving out of the area because of the nuisance factor associated with the highly active usage of "16 Acre" park is a indication that the park currently has a negative effect on the adjoining properties, additionally, owners are moving out of the area and renting their houses out.

2.3 Based on the 2000 population census Table DP-1 (Profile of General Demographic Characteristics) for Mililani Town, Mililani's population is relatively affluent, educated, upper middle class white collar families living in a relatively safe attractive community, which is one of the primary characteristics of Mililani that attracted a lot of people to move to Mililani. Per the Table DP-1, 94 percent of the population are high school graduates or higher, 32 percent of the population have a bachelor's degree or higher, and 62 percent are married. The occupations of 83 percent of the population are in management, professional and related occupations, service, sales and office occupations. The median family income was \$76,338. 83 percent of the homes ranged in value between \$200,000 to \$500,000. 82 percent of the mortgages paid by Mililani's home owners range from \$1,000 to more than \$2,000 per month.

2.4 The socioeconomic demographics of the community adjacent to and surrounding the "16 Acre park is the same as the above; and the original 1987 master plan for the park was supportive of the demographic profile population's social value.

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Instead of trees, the revised master plan calls out an unsightly 4 foot high chain link fence along a portion of the park's border on the Makauunāhau Street side of the park. The buffer zone at the east end of the park was eliminated and the new parking lot was located within 15 feet of the adjoining residential property lines.

The number of trees was drastically reduced to only 65 trees, (i.e. approximately 75 percent reduction in the number of trees from the original 1987 master plan). Most of the trees are/will be located on the north end of the park. The park will become a bare piece of unattractive land.

The elimination of the two exercise warm-up outdoor facility and the softball field and the increase in soccer fields, changes the field usage of the park from a multi-recreational purpose park where the community at large can enjoy, to a highly active soccer facility dedicated to one special interest group. This change is contrary to the intent of a community park. The park was supposed to service the general public within the community within a mile radius.

2.6 The revised master plan will ultimately reduce the value of the residential properties surrounding the park and as a result of this downward spiral in value the demographics of the surrounding community will change negatively. The relatively affluent, educated, upper middle class white collar population in the area will eventually change to a lower income level population. Statistics have repeatedly (historically) proven through-out the world that as the general income level of a community decreases so does the quality of life and the surrounding conditions decrease. This downward trend will be accompanied by an increase in property and

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The original 1987 master plan for the "16 Acre" park is a well planned attractive park that blends well with Milliani's earthy natural open uncluttered landscape and architectural design concept. The park per the original master plan was supposed to have been beautifully landscaped to give the park a green flowering forest earthy natural appearance. The green flowering grassy playing field was supposed to have been bordered with 110 flowering shade trees and 145 Norfolk Pine trees. The recreation center building and the lot and the two exercise warm up outdoor facilities were supposed to have been nicely situated amongst the trees.

The park per the original 1987 master plan is a passive attractive park that would have fall in the Type-3 medium aesthetic park category, as defined in the study discussed in paragraph 2.1.1 above. As discussed above this type of well planned park maintains the adjoining residential property values at a premium, and is one of the primary reasons why the property owners purchased a home adjoining the park.

The east end of the park was supposed to have a 60 foot buffer zone to separate the residential properties from the park. And the west side of the park a 100 foot buffer zone between the park and the adjoining residential properties. The buffer zones were supposed to have been planted with Norfolk Pine trees.

2.5 The revised 8/4/03 master plan for the "16 Acre" park drastically changes the entire landscape design concept of the park to one that will fall under the unattractive Type-4 medium basic park category as defined in paragraph 2.1.1 above. And as discussed above heavily/highly used unattractive parks do have a direct negative correlation on the adjoining residential properties values.

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and conclusions; the report should be sent to all surrounding residential property owners for review and comment.

3. Paragraph D. on page 21 of the EA states that the project site is zoned P-2, General Preservation according to the City and County of Honolulu Zoning Map, and that the park uses are consistent with this designation. The project as discussed in the EA and as shown on the revised master plan is not consistent with the permitted uses as defined in the Revised Ordinance of Honolulu, Chapter 21, Land Use Ordinance, (LUO). The inconsistencies are discussed in the following subparagraphs.

- 3.1 The LUO Sec. 21-3.40-1(c) states that: "Within the P-2 general preservation district, permitted uses and structures shall be as enumerated in Table 21-3". Table 21-3 does not recognize "Meeting Facilities" as a permitted use in P-2 zoned parcels. The LUO Sec. 21-10.1 defines "Meeting Facilities" as permanent facilities for recreational, social or multipurpose use for community purposes. The subject park's future Multi-Purpose Recreation Building as described in the EA is a "Meeting Facility" by definition, consequently the building cannot be constructed on the subject park which is zoned P-2.

Additionally LUO Sec. 21-2.40-1 requires developers of "Meeting Facilities" obtain a "Minor Permit". The section further states that the applicant (for the "Minor Permit" for the "Meeting Facilities") shall present the project to the neighborhood board of the district where the project will be located. And the applicant is required to provide written notice of such presentation to owners of all properties adjoining the proposed project. The adjoining property owners did not receive a written notice of the improvement project for 16 Acre Park. The project is considered to be in violation of LUO.

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violent crimes and an increase in drug problems. Undesirables will gravitate to the park and the surrounding community.

This negatively downward spiral in the demographics of the surrounding community and the decrease in property value is one of the primary concerns the adjoining property owners have regarding the new revised master plan. The residential property owners purchased their properties because of the premium value of the adjoining properties and with the understanding that the park was to remain a passive park and that over time the original 1987 master plan would have been fully implemented, thereby further improving the attractiveness of the surrounding area, and increasing the property value.

Home ownership is a major investment for all home owners, and consequently all home owners have a strong concern/desire to ensure that their investment do not lose its value, and its value at least keeps up with inflation. And because of this strong concern/desire the development of the revised master plan should have included the input of the adjoining and surrounding residential property owners. Any notification less than a written notification to each individual surrounding residential property owners is considered a deprivation of the property owners legal rights to equal participation in the process.

- 2.7 A detail study similar to the studies discussed above should be performed to determine the environmental, socioeconomic and property value impact the new revised 9/04/02 master plan would have on the surrounding and adjoining residential properties. The systematic program wide study should result in a detailed formal written report with all supporting documents and statistics and data used to establish the reports findings

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comply with the current LUO edition. I.e. there are no grandfather clauses that allow the use of an old superceded LUO edition (1986 LUO edition) to currently plan, design and construct a present project/building.

3.2 The LUO Table 21-3 list "Recreation facilities, outdoor" use as a permitted use on P-2 zoned parcels and requires a "Conditional Use Permit-minor". The LUO Sec. 21-10.1 defines "Recreation Facilities, Outdoors" as permanent facilities for active outdoor sports and recreation such as parks, playgrounds, and tennis courts. Consequently, the park's improvement project by definition and scope is subjected to the requirements outlined in the LUO Sec. 21-2.90, "Conditional Use Permit - Purpose and Intent"

3.3 The use of the Multi-Purpose Recreation Building shown on the 9/4/02 revised master plan is different than the use of the Recreation Center building shown on the original 1987 master plan. The building use changed from a strictly recreational purpose building (on the 1987 master plan) to a multipurpose building (on the 9/4/02 master plan) to support meetings, classes, offices, maintenance and storage.

The Recreation Center building on the original 1987 master plan fell under the use category "Recreation facilities, outdoors" as defined by the 1986 edition of the LUO in existence at that time. At that time "Recreation facilities, outdoors" uses were designated as an acceptable principal permitted use per the LUO. And did not require special, major, minor, or conditional permits nor required Plan Use Reviews.

If the building was designed and built back then in 1987, the building would be in compliance with the LUO, and could remain in use. However, since the Recreation Center building was never designed and built, and no other building (except the existing comfort station) was constructed, the proposed Multi-Purpose Recreation Building on the revised plan must

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comply with the current LUO edition. I.e. there are no grandfather clauses that allow the use of an old superceded LUO edition (1986 LUO edition) to currently plan, design and construct a present project/building.

4. According to the Revised Ordinance of Honolulu Chapter 24 Development Plan regarding Central Oahu Sustainable Communities Plan, Section-3 "Land Use Policies, Principals and Guidelines" the subject "16 Acre" park is categorized as a "Community-Based Park". A park 10 acres in size was meant to service the community within a one mile radius of the park; and a park 20 acres in size was meant service a community within two mile radius of the park. Hence "16 Acre" park was intended to service the community within a 1-1/2 mile radius of the park.

4.1 The EA states that the major driving force was to resolve the traffic and illegal parking problems at the east end of the park. The problems are a direct result of the over/high usage of the park. The park is currently being used to hold major soccer tournaments and soccer practices. Based on the current high usage of the park, the "16 Acre" park services a community within a 6 mile radius of the park. The park was never sized and the park's infrastructure and surrounding conditions and appurtenance are inadequate to support a community of this size.

4.2 The problems would not exist if the park is restricted to servicing the parks intended community within a 1-1/2 mile radius of the park. Park usage by community residents beyond the 1-1/2 mile radius should be accommodated for by community parks within their communities or by a larger regional park. For central Oahu (including Milliani) the regional park is the "Central Oahu Regional Park" in "Waiola" north of Waikolea and west of Waipio. The Central Oahu Sustainable Plan specifies the use a larger

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well equipped regional parks for major and large events. The major tournaments and large practices currently being held at "16 Acre" park should be played in this regional park. The regional park is approximately 270 acres; the regional park's size, infrastructure, surrounding conditions and appurtenance are more than adequate to accommodate large events.

4.3 Technically "16 Acre" park is not one park 16 acres in size. The park in reality is two P-2 parcels of land each with its own tax map key. The north end of the park is one P-2 parcel with a tax map key no. 95033093 and is 6.02 acres in size. The east end of the park is the other P-2 parcel with a tax map key no. 95032032 and is 10.07 acres in size. Consequently based on the requirements in the Central Oahu Sustainable Plan each P-2 parcel of park land was intended to service a community within a one mile radius from each of the parcel.

4.4 The notification of the Environmental Assessment Report for the "16 Acre" park improvement project, published in the Aug 23, 2003 edition of The Environmental Notice Semi-Monthly Bulletin, identifies grading, stockpiling and building permits as the only required permits. The notification fails to list the National Pollutant Discharge Elimination System (NPDES) permit as a required permit. The permit is required per the Code of Federal Regulations (CFR) Part II, Environmental Protection Agency, Title 40 Parts 9, 122, 123, and 124. The current rules of the second phase of the storm water program as defined in the CFR extends the applicability of the program to discharges from construction sites that disturb between one to five acres of land. Originally the program was applicable to construction sites that disturb greater than five acres of land. The total aggregate land that will be physically disturbed during construction of the park's improvements will be between one to two acres, hence the need for a NPDES permit.

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5 The project objective on page 8 of the EA paragraph C., states "The objective of the proposed action is to provide an update to the master plan for the Makaunulau Community Park based on a project scope developed by the Mililani Community Vision Team." This is not a true statement; the team that championed the project is an informal group of special interest group that does not represent the general Mililani Community population, as discussed in paragraph 7. below.

6. The project objective on page 8 of the EA paragraph C., states "The primary improvement proposed by the updated master plan is the addition of a parking lot along the westernmost portion of the park due to recurring complaints of illegally parked cars." This statement is in error the new parking lot is shown on the east end of the park on the revised plan not the westernmost portion. Furthermore the new parking lot will not solve the illegal parking problem as discussed in other parts of this written comment submittal.

6.1 The project objective on page 8 of the EA paragraph C., states "Other improvements proposed will enhance the recreational opportunities, safety and general appearance of the park". This is not a true statement the improvements reduced the recreational opportunities of the park to a one sport park (only soccer). The improvements do not enhance appearance of the park; the improvements degrades the general appearance of the park and lowers the residential property value, and will shift the demographics of this area to a lower income level as discussed in paragraph 2. above.

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The improvements do not enhance safety of the park it increases the hazards of the park. The new revised master plan relocates the existing play apparatus to the Makaunulau Street and Kuahelani Ave corner of the park. The apparatus will be located to within 20 feet of the sidewalk. This closeness condition to the road increases the potential for younger children / toddlers running out onto the road and getting hit by a car. The existing location of the play apparatus is at a safe distance from the road it is located over 100 feet into the park from the road. The apparatus should not be moved so close to the road.

7. The vision team that pursued the revised master plan was comprised of only one special interest group; a group of parents involved in soccer. Only their concerns and preferences were considered and implemented into the revised plan. The vision team did not represent the community at large. The vision team did not reasonably solicit input from other members in the community, especially from the adjoining residential property owners.

7.1 The initial kickoff meeting that marked the beginning of the planning and design phase for the project was held on 4 Feb 2002, the meeting was held by the engineering consultant firm, Randal S. Furomoto and Associate, Inc. The firm's meeting memo, enclosed in the EA, documented the meeting minutes; the following attendees were listed on the meeting minutes

Doñ Kusunoki	DPR – Recreation District No. 3
Peter Caderas	DDC Vision Management
Edwin Kamikawa	Project Vision Champion (active in soccer)
Neil Yamashiro	DPR
Guy Oshiro	DPR

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Craig Mayeda	DPR
Lynette Kishimoto	DPR
Harold Mau	DPR
Howard Koza	DDC
Kyle Taoka	Milliani AYSO
Randal Furomoto	Consultant firm.

Out of the eleven (11) attendees listed one (1) was from the engineering consultant firm, eight (8) were City and County of Honolulu employees from the Department of Park and Recreation and the Department of Design and Construction; and two (2) Milliani Vision team members whom both are active in soccer. The community in general and the adjoining/surrounding residential properties owners were not represented at this meeting. The meeting minutes focused only on improvements to the park that support only soccer. No other usage needs or community concerns were discussed.

7.2 The Milliani Vision Team for Area #9 operates as a casual informal group of people that have a common interest. In this situation it appears only people active in soccer was present at all the meetings. The meetings do not follow any parliamentary procedures, e.g. Rules of Roberts, etc, nor any by laws. Other than the facilitator there are no officers or official board members. The vision team does not have a written rule that defines what community role groups must be present at the meetings in order have a quorum. Due to this lack of a quorum it is illegal for the vision team to vote on issues that affect the general community, hence the revised 9/4/02 master plan for the "16 Acres" park is considered an illegal project that must be stopped and placed back into a formal organized committee.

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potential of the site. The additional amount of surface area that will be constructed for the new parking lot is relatively small and should have minimal impact of water resources." The EA fails to provide a detailed basis and data in support of its conclusion that the parking lot will have minimal impact on the recharge potential of the site. The EA should provide the amount of gallons of water per year that will run off from the new parking lot pavement and drain directly into the storm drain system. This amount of water will never go into recharging of the water source aquifers, this amount of water maybe deemed as significant, considering the board of water supply push for the public to conserve water due to a water shortage problem. It appears the Board of Water supply was not included in the development of this project.

10. The paragraph on solid waste on page 20 of the EA fails to adequately discuss the potential solid waste problem, and fails to outline how the solid waste produced by the park users will interface with the newly proposed pilot recycle program the City and County of Honolulu will execute in Mililani. Who and how will the solid waste be segregated? The paragraph fails to discuss the volumes of solid waste produced during major soccer tournaments. At the end of these major events all trash cans overflow with trash and adjacent to each trash can and along the Makauulau Street sidewalk are piles of trash bags at least 50 trash bags. This unsightly nuisance condition remains for several days increasing the safety and health hazard to the adjoining residential community. This condition promotes rats from the adjoining gulch to forage out of the gulch and to the piles of rubbish in search for food, a health hazard.

11. Paragraph 5. Public Facilities in the EA page 21 states that "Police service is provided by the Honolulu Police Department's Beat 252. Units patrolling the area are part of District 2 which covers the area from Central Oahu to Enclosure (2)

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The 2003 meeting schedule on the Web page for Area #9 posted meeting announcements for Feb, April, June, Aug, Oct, and Dec for 2003. No meeting agendas were posted for any of the meetings, i.e. agenda web page blank. On the meeting minutes web page only the April 2003 meeting minutes were posted, no meeting minutes were posted for Feb and June 2003 meetings, nor any meeting minutes prior to 2003, i.e. only April meeting minutes was posted on the web page. And most probably no meeting minutes will be posted for the recent Aug 6, 2003 meeting; there was no one taking minutes at the meeting, nor any tape recorder recording the meeting. How is a person to pick-up on subjects discussed during the Vision Team meetings?

Per HRS 92-7 (a) meeting notices shall include an agenda which list all of the items to be considered at the forthcoming meetings, additionally no board shall change an agenda once filed. Per HRS 92-9 (a) the board (in this case Vision Team) shall keep written minutes of all meetings. HRS 92-9 (b) states that minutes shall be public records and shall be available within thirty days after the meeting. The minutes shall include the members of the board (team) recorded as present or absent. The April 2003 meeting minutes (which is the only minutes posted on the web page) does not have a list of attendees nor does it list the absent members. Therefore it can be safely concluded that only people active in soccer or not affected by the project were present at the meetings.

8. The project cost of \$570,000 appears excessive for the scope of work. A detailed line item cost estimate should be provided.

9. Per paragraph 2. Water Resources in the EA on page 17, "The site is located over lands that serve as a recharge area for water source aquifers and provides and open, permeable area that will retain the recharge

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the North Shore". This paragraph fails to discuss the impact of the increase in criminal / nuisance activity that will be associated with the new parking lot that will be located within 15 feet of the adjoining residential properties. Currently late at night the undesirables with criminal / nuisance intent congregate in the existing parking lot and around/ in the existing comfort station and on the picnic tables. The new parking lot will be another area where these undesirables will congregate. What procedures will the Police Department implement to protect the adjoining residential property owners from this increase in criminal / nuisance activities that will occur late at night and early morning hours.

12. Paragraph H. Mitigation Measures in the EA page 23 states "Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent based upon the subject environmental assessment. Long-term traffic, air and noise impacts are not expected to change significantly after improvements are completed." This statement is a generic, it lacks substance, there is no discussion of the details and basis for making this statement. Currently the park is heavily used which creates a traffic and noise problem for the area residents. The revised plan will increase the usage significantly over and beyond its current heavy usage status, which will significantly increase the traffic and noise problem in the area. Based on all of the adjoining residential property daily experiences and observations with the park's activities it can be concluded without a doubt that the parking lot will not resolve the illegal parking problems. Cars will still double park along the street and further block the through traffic. The increase in games will significantly increase the overall noise level in the park. Based on the number of cars that park along the street, the parking lot is too small, the parking lot will fill to capacity within no time and cars will overflow back out on the streets.

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13. The paragraph on Substantially Affects Public Health in the EA on page 24 states "The proposed improvements are not expected to have any direct impact on public health. The proposed improvements may in fact increase in the health and fitness of residents by providing the community with more opportunities." This is an incorrect statement. As discussed above the improvements will adversely increase the public safety and health conditions in the area. The EA fails to discuss how these increases will be mitigated.

The improvements decrease the recreational opportunities of the park. The revised plan reduces the park use to soccer only. The original 1987 master plan is a better plan in terms of recreational opportunities for the community. The original master plan had two outdoor exercise warm-up areas, a softball field an attractive forest landscape suitable for walks in the parks, a recreation center, and a safely located tot lot. These amenities provided more recreational opportunities, which better promotes the general physical health of the surrounding communities. There are more people in the surrounding community that exercise, walk and jog to stay in shape than soccer players in the surrounding community. The warm-up areas will be of more use to the surrounding community than the soccer fields.

14. The EA is written in anticipation of a FONSI (Finding Of no Significant Impact) and as such the EA addresses only the attributes that may affect the conclusion of a FONSI. The thirteen (13) attributes are briefly discussed (one to two sentences) on pages 24, 25, and 26. The statements that address each of the 13 attributes are generic "motherhood" type of statements it lack substance and have no basis. And generally each statement is not true as discussed elsewhere in this

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17. In a letter from the engineering consultant firm to the Office of Environmental Quality Control (OEQC) dated 6/28/02 enclosed in the EA requested the OEQC provide an opinion on whether or not an environmental Assessment is required for the subject park improvements. On a letter dated 7/18/02 from the OEQC to the engineering firm enclosed in the EA concluded that and Environmental Assessment is necessary. The OEQC stated that the project is not exempt from the preparation of and EA under HRS 343. It further states that under its opinion that the project effects on the environment is not minimal and may possibly have direct, indirect and cumulative environmental impacts. This opinion is shared by the adjoining residential property owners as discussed else where in this comment submittal.

The EA was issued on 8/23/03, over a year later, why was the EA issued so late?, and why was the construction contract awarded 4/24/03 to Road Builder Corporation, 4 months before the issuance of the EA?. Comments to the EA could result in significant changes to the construction contract design drawings and specification, and render the scope of work obsolete, which in this case it will, and the bid price from Road Builders Corporation will no longer be valid. Changing the scope of work after a construction contract is awarded is illegal and in violation of the rules regulating the construction contracting process.

18. The Stage II Final Report for Makuuulau Community Park Master Plan Update prepared for the DDC by the engineering firm dated 10/24/02 enclosed in the EA, stated that "on-site parking requirements computed according to the Land Use Ordinance (LUO) and as recommended by the Department of Planning and Permitting (DPP) confirm that there is adequate on-site parking for present activities. Why is the parking lot being built?

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comment submittal. The EA overall is based on shallow engineering. The EA does not provide supporting data or logical discussions for the conclusions for each of the 13 attributes. The list of attributes per the HRS 343 is just a guide and was never intended to be an all inclusive list that addresses all environmental, socioeconomic and demographic character of the surrounding community.

15. It appeared that the people involved in the design and planning of the park improvements were aware that the improvements could be a concern to the adjoining residential property owners; however the vision team and the planning / design group of people failed to solicit comments/input from the adjoining property owners. This awareness is evident in the 2/6/02 meeting minutes issued by the engineering consulting firm, and enclosed in the EA. Mr. Bill Brizee suggested in the meeting that the option of providing perpendicular on-street parking along the park side of Makuuulau Street be researched. The reason for this option is because the new proposed parking lot may be objectionable to the residential property owners immediately (i.e. within 15 feet) adjacent to the parking lot. When it was decided that on-street perpendicular parking was not feasible, why wasn't the adjoining residential property owners notified of the new parking lot? Why weren't comments from the owners obtained?

16. The letter from the engineering consultant firm to the Department of Design and Construction dated 6/27/02 enclosed in the EA pointed out that the addition of the new parking lot will not completely solve the parking problems since it will not eliminate illegal on-street parking across Makuuulau Street. Based on this knowledge why is the park's improvement project being promoted under the premise that the project will solve the illegal parking problems?

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19. On page B3 of Sept 19, 2003 Honolulu Advertiser is an article on the subject parks upgrade. It is interesting to note that the article informs the public to send in comments to the OEQC by the deadline of Monday (9/22/03); this notification gives the public only three days to comment which includes two days of weekend time where the City and County offices are closed.
20. Per paragraph 3. Future improvements in the EA page 7 security lighting will be installed on the new proposed parking lot. This will be in violation of the LUO where any lighting system installed on public land shall not illuminate the adjoining residential properties. Since the proposed parking lot is only 15 feet from the adjoining properties preventing illumination into the adjoining property will be impossible. Detail engineering evaluation with supporting illumination calculations should be added to the EA, to provide proof that the LUO will be complied with. Security lighting to be an effective deterrent against the criminal element will illuminate the adjoining residential properties due the close proximity of the park.
21. On page 8 of the EA is a mention of two tennis courts, this function along with the activity function categorized the park as a "Recreation Facility, Outdoor", which per the current LUO requires a conditional use permit-minor.
22. On page 19 of the EA is a statement that access to the new parking lot will be provided off Makaurulu Street, a single ingress/egress point will be provided along the western end of the parking lot. This ingress / egress point will cause a significant increase in traffic in the area. The traffic going into and out of the parking lot will compete with the through traffic on Makaurulu street and the drivers attempting to parallel park their cars along the street. This adverse condition will be further compounded by

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- cars doubled park along the street for loading and unloading purposes. In addition the traffic going into and out of Makaurulu Place Cul-de-sac will be adversely affected. Both resident and park users go in and out of this cul-de-sac. Park users use this cul-de-sac for parking as well as a turn around point, causing at times difficulty going into and out of this cul-de-sac. On usage days cars turn around in this cul-de-sac at least every five minutes for practically the entire day. The EA does not address this concern and how this issue will be mitigated.
23. Paragraph E. Probable Impact on the Environment in the EA concluded that the proposed improvements will improve the utilization of the site and will remedy complaints of illegal parking occurring along the eastern portion of the site. This conclusion is not true as discussed elsewhere in the written comment submittal. The improvements will restrict usage of the park to only soccer, and will not solve the illegal parking as stated in the EA.
24. Paragraph G. Alternative to the Proposed Action does not adequately justify why the proposed plan was chosen over the other alternatives. The evaluation is bias towards the soccer users. In reality a no action alternative, and a full implementation of the original 1987 master plan is the best solution. The community park and the surrounding residential environment and physical conditions do not support an active use park, especially for the current high usage of the park. The high usage needs should be moved to a regional park or a district park where adequate infrastructure and facilities exist. The subject park is a community park.
25. The EA does not address the noise issue associated with the high usage of the park. During major events the noise level increases significantly to a point that it becomes a nuisance problem for the adjoining residents.

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The expenditure of \$570,000 for phase-1 plus the cost of the remaining phases are absurd amounts of money to spend for an extra 20 stalls. It is obvious that the 20 extra stalls will not resolve the parking problems.

28. There are definitely other less costly alternatives that will resolve the problem; these alternatives were not adequately evaluated; other alternatives that have less of an environmental, socioeconomic, and residential property value impact on the surrounding residential community. DPR and DDC should terminate this project and place the project into committee. The committee should involve all role groups within the surrounding residential community.

29. On page 17 of the EA, the soil in the park is classified as Wahiawa silty clay, 3 to 8 percent slopes (WAB). These soils are characterized by slow runoff and with slight erosion hazard. This is a concern for the residential property owners bordering the east end of the park. The row of houses along this border is at a higher elevation approximately 7 feet higher than the park. The properties land slopes (1:1) down to the park; erosion of the this embankment is slowly occurring, as evident by the exposure of some of the properties fence concrete foundations which were at one time completely covered with soil.

Per page 20 of the EA, the runoff from the new parking lot will be directed to the southern end of the park where it will flow into Kipapa Gulch. This runoff path runs parallel to the east boundary along the base of the embankment identified above. The parking lot runoff will accelerate the erosion of the embankment, creating the potential of undermining the residential properties fence (some are CMU) foundation, resulting in a possible falling of the fences.

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The yelling and screaming of the parents, spectators and coaches can at times be over bearing to a point it affects the adjoining property owners ability to hear the television. The improvement project will only increase this nuisance problem, and the EA does not discuss mitigation measures that will be taken to alleviate the noise level situation. On some Saturdays, parents are in the park pitching tents talking loudly and the kids practicing yelling as early as 7:30 am, when some of the adjoining residents are still asleep, residents have awaken by these noise.

26. The existing 130 stall parking lot is never filled to capacity during major events. At the most the parking lot is only a third filled. If the park users are forced to use the existing parking lot and curb street parking be prohibited except for loading and unloading the illegal parking problems will be solved. This is relatively zero cost solution.

27. Stage II Final Report for Makaunulau Community Park Master Plan Update dated 10/24/02 enclosed in the EA. Page 3 of this report recognizes that the new parking lot reduces the usable field space for sports. Consequently, the revised plan relocated the multi-purpose building as an effort to increase the usable field space. However the solution (relocation of the building) is done at the expense of the very problem the improvement was intended to resolve (i.e inadequate / illegal parking). To relocate the building approximately 30 plus parking stalls will be eliminated from the existing parking lot. The new parking lot is planned to eventually be increased to 50 stalls, which will result in a net increase of twenty (20) stalls overall when the revised master plan is fully implemented. This logic does not make sense.

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The EA does not discuss how this potential will be mitigated.

30. The Guidebook for the Hawaii State Environmental Review Process prepared by the OEQC states that prior to preparing your draft EA it is important to consult with the community regarding your proposed activity. The consultant failed to adequately solicit input from the community during the development of the draft EA. Based on all the correspondences enclosed in the EA regarding community input, the community inputs were made by basically one person who is a strong advocate in support of soccer, and all inputs were directly related to soccer. The correspondences stated that there was no community opposition to the project based solely on this one person's word. This person does not speak for the community in general. The Vision team and Neighborhood board meetings did not adequately solicit comments from the general population in the community, and were strictly taking direction from one special interest group.

31. Page 24 in the EA; one of the critical attribute that is used to decide whether or not to declare a FONSI is if the action curtails the range of the beneficial uses of the environment. The EA states that the proposed use will result in additional benefits to the social and recreational environment through the provisions of an improved park. The proposed project in reality does exactly the opposite of the EA's conclusion, the revised master plan improvements eliminates some of the amenities that were on the original 1987 master plan, amenities that provided a wider range of beneficial uses. The revised master plan increased the amenities for soccer games thereby narrowing down the range of beneficial uses to a single use park for soccer. This is clearly a curtailment in the range of beneficial uses of the environment.

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32. Page 24 in the EA; one of the critical attribute that is used to decide whether or not to declare a FONSI is if the project substantially affect the economic social welfare of the community. The EA state that the proposed action will make a positive contribution to the welfare of the City and State by providing an improved park with safety, accessibility and general amenities that will result in a desirable and more productive park. The revised master plan does not do what the EA concluded it will result in a undesirable less productive park. It will decrease the property value of the adjoining residential properties and the surrounding community, which will result in a shift in the demographics of the surrounding community to a lower income level population; as discussed elsewhere in this comment submittal. The net result will be an adverse negative affect on the economic social welfare of the community.

33. Page 24 in the EA; one of the critical attribute that is used to decide whether or not to declare a FONSI is if the project substantially affects the public health. The EA states that the proposed improvements may in fact increase the health and fitness of residents by providing the community with more recreational opportunities. This conclusion is not true the revised master plan reduces the recreational opportunities. The revise master plan eliminates the two outdoor exercise warm-up facilities and the 250 landscape trees that were part of the original 1987 master plan. The original 1987 better promoted the general health and fitness of the general population of the community. People could have used the warm-up facility to exercise, and jog and walk in the park among the trees.

34. Page 25 in the EA; one of the critical attribute that is used to decide whether or not to declare a FONSI is if the project involves substantial or adverse secondary impacts, such as population changes or effect on public facilities. The EA concluded that the proposed action will not

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produce substantial impacts resulting in population changes or significantly increase in public facilities. The EA does not provide the necessary supporting documentation or data for the conclusion. All research performed indicates that there will be an adverse secondary impact. As discussed elsewhere in this comment submittal, the park improvements will significantly increase the usage of the park and will make the parks visually unattractive. The project will increase the nuisance and traffic problem; resulting in a reduction in the residential properties values which in turn will change the surrounding community's demographics. There will be a downward spiral in the overall income level of the area resulting in an increase in the criminal element in the area.

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

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JEFFREY HARRIS  
MAYOR

TIMOTHY E. STEINBERGER, P.E.  
DIRECTOR

August 29, 2003

Mr. Randal S. Kurihara  
95-135 Makaanulau Place  
Miliilani, Hawaii 96789

Dear Mr. Kurihara:

Thank you for your testimony on the construction of a new parking at Makaanulau Community Park. We wish to inform you that the concerns stated in the testimony will be addressed in the Environmental Assessment (EA) for the project.

The draft EA was published for public comments on August 23, 2003. Public comment period will end on September 23, 2003 and all comments will be consolidated and addressed. A final determination of impact will be made in October and published in the final EA.

Please contact Mr. Clifford Lau, Chief of Facilities Division, at 527-6373 if you have any questions.

Very truly yours,

TIMOTHY E. STEINBERGER, P.E.  
Director

TES:gt

ENCLOSURE - (3)

DEPARTMENT OF DESIGN AND CONSTRUCTION

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JEREMY HARRIS  
MAYOR

TIMOTHY E. STEINBERGER, P.E.  
DIRECTOR

February 10, 2004

Mr. Randal S. Kurihara, P.E.  
95-135 Makaanulau Place  
Miliiani, Hawaii 96789

Dear Mr. Kurihara:

Subject: Makaanulau Community Park Improvements  
Draft Environmental Assessment (DEA)

Thank you for your comments of September 21, 2003 regarding the subject project, which have been reviewed. The scope of responses provided in this letter will address your Enclosures 1 and 2, and are correlated to your comment numbers.

Responses to Enclosure 1

**1. INADEQUATE NOTIFICATION OF THE PROJECT AND LACK OF GOVERNING RULES:**

We are of the contrary opinion; i.e., that adequate opportunity to participate in the planning of the park was provided. The Vision Team and the Neighborhood Board process serve as the most viable means for community members to express their concerns and actively participate in the planning process. These meeting agenda were regularly published and provided adequate notice to the community. The results of the Vision Team effort are a direct result of the input of its participants. We feel that these opportunities provided adequate venues for planning input.

**2. LATE IMPLEMENTATION OF THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA):**

The proposed action is not subject to the Federal National Environmental Policy Act. Rather, it is subject to Chapter 343, Hawaii Revised Statutes due to the project's use of County lands and funds. The purpose of the EA is to disclose the impacts of a

Mr. Randal S. Kurihara, P.E.  
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proposed action. The document is not intended to assess impacts prior to the development of a planning concept.

**3. DEVIATION FROM THE EXISTING APPROVED 1987 MASTER PLAN:**

Master Plans are not intended to be static documents. Master Plans must be responsive to the changing needs of the constituents they serve; and consequently, should be updated periodically. The former Master Plan was prepared more than fifteen years ago, and does not appropriately reflect the current needs of the community it serves. We do not believe the new plan limits the park's use to soccer and baseball. The proposed improvements do not preclude other uses with the exception of the softball field that is, in fact, not well suited for this location.

**4. CONFLICTING MIX USE AND INADEQUATE INFRASTRUCTURE:**

The proposed improvements will facilitate use of the park and are not expected to result in more park users. It should be noted that the improvements would result in a loss of some open space in favor of a parking lot, which will decrease the amount of illegal parking activity occurring on Makaanulau Street and the surrounding neighborhood. This is considered to be an offsetting impact and will ultimately result in a better neighborhood environment that is more in keeping with the surrounding residential zoning.

**5. INADEQUATE SOLUTION TO THE PROBLEM:**

We acknowledge that the proposed parking lot may not completely accommodate all park users during peak periods. It is, however, expected to significantly reduce the amount of illegal parking. A solution that would accommodate all peak use parking would use more open park space than is desirable and ultimately, self defeating.

**6. INCREASE IN CRIMINAL ACTIVITY:**

Criminal activity is a potential problem for all parks. The proposed parking lot could become an area of unwanted loitering; however, activity of this nature is largely a result of the lack of monitoring. Loitering and criminal activity should be reported to the police if observed. The City is presently considering the addition of a gate or access chain barrier that will close the parking lot after established park hours.

**7. SETTING OF PRECEDENCE FOR FUTURE USAGE PROJECTS:**

We are not clear on your comment regarding the precedent for future unwanted projects.



- 5.4 Adequate easements do not exist to provide a second access on the side opposite of Makuamulau Street.
- 6.1 Picnic tables are provided for the convenience of park users. Located all tables along the most visible portions of the park are not practical and would not benefit park users. We understand your concern about possible undesirable activities during evening hours and will notify the police that two tables are located in this area of the park.
- 6.2 Graffiti is a problem experienced throughout the state. We do not feel that the proposed improvements will exacerbate this situation. As previously stated, the City is considering the addition of a gate or chain to prevent parking in the evening hours. While a chain or gate may not keep all motivated undesirable activity out of the park, an open field would not prove to be any more restrictive.
- 6.3 Again, as stated in 6.2, the City believes such an addition would keep groups from congregating in the parking lot.
- 7.1 We disagree that the revised master plan is prepared with the intent to increase park use. On the contrary, it is intended to decrease the impact of park users on the surrounding neighborhood. Your assertion that the proposed improvements will include new improvements is contradictory in that the addition of more facilities, beyond those shown in the revised master plan, would decrease the amount of open park area. A decrease in park area would result in a decrease in use.
- 7.2 The revised master plan does not show the park as a facility for increased levels of activity or spectator events.
- 7.3 Opportunity for input was provided throughout the planning process. Please refer to response 1.2.
- 8.1 to 8.5 - The addition of a new parking area will not solve the occasional blocking of the fire hydrant, corner parking, or illegal parking along either side of the street. It will however provide another parking alternative that may decrease incidences of this sort. Enforcement of applicable parking regulations should be referred to the Honolulu Police Department (HPD). We are concerned about speeding within the cul-de-sacs. While this problem is not related to the proposed park improvements, this issue should be also be raised with the HPD.
- 8.6 As previously stated, the proposed improvements are not anticipated to increase park use. The proposed improvements are intended to facilitate park use. We understand that the existing restroom may be supplemented during peak activity periods; however, an expanded restroom was not recommended nor identified as a necessary

improvement during the project-planning phase. Portable toilets are a cost effective means of accommodating peak demand periods with the expansion of a restroom facility for occasional peak periods.

- 8.7 We note your comment regarding trash pick-up and will pass this comment on the DPR for appropriate action.

Responses to Enclosure (2)

This section provides a point-by-point response to your comments regarding the draft EA prepared for the proposed project.

- 1.0 We disagree that the revised master plan degrades the general condition of the surrounding area. The plan is an update of the master plan prepared in 1987 and has been prepared with the current Land Use Ordinance (LUO).
- 2.0 The basis for the proposed improvements are related to social and economic need in that street parking has been problematic and that the resources required to monitor this situation are costly in the demands placed on both area residents and police officers. Conversely, your comments and petition indicate that there are concerns regarding the loss of property values and nuisances that may be created by the new parking lot. These impacts will be included in a new subsection of Chapter III of the Final EA.
- 2.1 The impact on property values resulting from implementation of the proposed parking lot improvement is highly speculative. In general, park improvements are intended to provide greater value to the park users and surrounding community. The proposed parking is intended to alleviate the on-street parking situation which may improve property values by providing a neighborhood that is less congested and not subject to driveway blockage and heavy pedestrian traffic.
- 2.1.1 The study cited is interesting; however, it is our opinion that the findings presented are not directly applicable to the proposed park improvements. As you are aware, the built environment in Hawaii differs significantly from Greenville, South Carolina. However, the more important factor is that the Makuamulau Community Park is an existing park that had been planned from the inception of this phase of Miliama Town. Property values for the surrounding homes are already adjusted for the neighboring park and any improvements to the park should not have significant effect, if any, on the surrounding home values. It is also highly unlikely that surrounding demographics will change as the use of the park has been long established.
- 2.1.2 As stated in response 2.1.1, property values as they related to adjacency to the Makuamulau Community Park have already been established. It is our opinion that

proposed improvements should improve property values by alleviating the existing on-street parking problem.

- 2.1.3 Again, as stated in 2.1.1 and 2.1.2, property values are already accounted for in the existing park use. We do note, as stated in your comment, that well maintained and attractive parks have a positive effect on residential property values. It is the City's intent to maintain and operate its parks as attractively as possible under current funding.
- 2.1.4 The study cited in this comment states that parks can affect property values both positively and negatively. We understand this statement as these unmitigated nuisances can become problematic. This is one of the primary reasons that an additional parking lot is proposed. Furthermore, as the value of a park differs from resident to resident, it is a choice that new residents must make.
- 2.2 As stated in 2.1.1, Makaanulau Community Park cannot be compared with other mainland parks in far different surroundings. The fact remains that the park has been in existence since the inception of this phase of Mililani Town. While the reasons for property owners selling or moving out of their homes are not known, it should also be fairly stated that the levels of residential sales and movement are also at peak levels. Therefore this activity should not be attributed to park use only.
- 2.3 We concur with your information regarding general Mililani Town demographics.
- 2.4 As shown, the 1987 plan is very similar to the existing park uses. The 1987 plan shows soccer, baseball, softball, basketball and volleyball uses that would not be considered components of a passive park. You are correct that the landscaping shown in the 1987 plan contains a number of trees that are not found on the park today. The proposed park improvements will add some trees to the site; however, it is very unlikely that the number of trees shown in the former plan will be implemented in the future. The reasons for this are twofold: maintenance required for such a heavily landscaped park is not feasible under current budget constraints, and the inclusion of this additional landscaping will diminish the amount of usable play area within the park.
- 2.5 We do not feel that the proposed improvements will result in an "unattractive" park. While trees may be more visually desirable, it was determined that an on-site parking lot and a 4-foot chain link fence will be provided for the safety of park users and automobile traffic on Makaanulau Street. The parking lot will provide trees per LUO requirements. Master plans are not meant to be static planning tools. Just as time and community demands change, master plans must accommodate these changes.
- 2.6 We strongly disagree that the proposed park improvements will result in a "downward spiral" that negatively affects the community. We understand that

homeownership is a major investment for homeowners and that homeowners have a strong desire to ensure that their investment does not lose its value. The proposed improvements were developed in consultation with the community and park users. The EA process itself is a public planning and notification tool and is part of a public notification process.

The Makaanulau Community Park has been in its existing use for over ten years and it is our understanding that the park has long served as the primary neighborhood soccer facility for Mililani. Other community parks and district parks in Mililani are oriented towards football or baseball and often these uses overlap necessitating the need to separate these uses.

- 2.7 Your comment has been noted; however, it is unlikely that such an effort will be undertaken specifically for this park. All of the proposed improvements are permitted under the current park zoning.
- 3.0 Your comments regarding the LUO are addressed in the following responses.
- 3.1 The proposed Multi-Purpose Recreation Center is considered a "public use" as it will be operated by the City and County of Honolulu. Under the LUO, public uses are permitted in all zoning districts.
- 3.2 The uses proposed are already established on the site. If this park were newly constructed and represented a new use for the site, then a Conditional Use Minor Permit would be required.
- 3.3 As stated in response 3.1, the Multi-Purpose Recreation Center is an allowed public use.
- 4.0 We concur with your statement.
- 4.1 We agree that there is a high demand for the park space as a soccer venue. This is a result of the high number of participants in all sports activities. Soccer is just one of the uses that place demands on our island's parks. Makaanulau Community Park is well suited for soccer use due to its size and configuration while other community and district parks are better suited for other sports. Ultimately, the DPR must issue permits for park use based on their knowledge of the suitability of each park for a particular sport and seasonal schedule.
- 4.2 We agree that the Central Oahu Regional Park is a well-suited venue for tournaments and large-scale events. It is also important, however, that park space remain accessible to all. For many park users, particularly children, it is difficult to travel a great distance to attend soccer practice or a game. This necessitates the need to keep active park spaces within the communities they serve.

- 4.3 The Makaanulau Community Park consists of two park parcels that will be consolidated by the City. The underlying tax map parcels do not determine the park's use.
- 4.4 You are correct. A National Pollutant Discharge Elimination System (NPDES) permit may be required for the project improvements. This will be stated in the final EA.
- 5.0 This comment will be addressed in response 7.0.
- 6.0 The directional description will be revised to read "easternmost." As previously stated, it is the City and County's position that the parking lot will decrease the illegal parking problem.
- 6.1 We disagree with your statement that the proposed improvements will reduce recreational opportunities to soccer only. The existing baseball field will remain as will the basketball and volleyball courts. Additional tree plantings will be provided along Makaanulau Street and at the southern end of the park. A fence will be added along a portion of Makaanulau Street for safety reasons. While this may be less aesthetically desirable than an unfenced field, it is necessary for the safe use of the park. As we have previously stated, we do not believe that property and demographic values will be adversely affected. The location of the play apparatus is considered to be within a safe distance from the road. In addition, this location provides higher visibility of the apparatus and playing children.
- 7.0 The Vision Team process is open to all community participants. It is the responsibility of community members to participate in these processes. The Vision Teams cannot force people to provide input. We believe that the Vision Team members have directed this project to a point where the proposed improvements will be of the most benefit to the entire community.
- 7.1 Again, as in response 7.0, the community is welcome to attend and participate in these meetings. The improvements proposed represent the opinions and ideas of the participants.
- 7.2 The Vision Teams do not operate as a board or with the structure of an organization because they are intended to be open to the public. The meeting structures that you have mentioned are generally applicable to formalized organizations. As such, the meetings are not illegal and subject to the HRS citation you have provided.
- 8.0 The project costs are considered acceptable and were subject to bid.

- 9.0 Urban designated lands are not subject of any special groundwater permits. No additional work is planned for this item. The Board of Water Supply has been sent a copy of the draft EA.
- 10.0 The proposed improvements are not expected to create any change in solid waste disposal. Waste is an expected by-product of park use. The City endeavors to pick-up trash as often as possible but no changes to this service are expected as a result of the implementation of the proposed improvements.
- 11.0 The HPD has indicated that the proposed improvements will have minimal effect on services for the area (September 9, 2003). We understand that a parking lot can be an area where groups may congregate at late night and early morning hours. A gate or chain closing the lot after park hours is presently under consideration.
- 12.0 The proposed improvements are not intended nor expected to significantly increase park use. Park use is primarily limited by the number of playfields located on site. The number of playfields is not increasing nor are any uses changing from those originally planned or currently existing. The number of games allowed on site are an administrative matter that are controlled by the number of permits issued for these organized sports uses. The number of permits issued for such use are not expected to increase due to the park improvements. As previously stated, we believe that the proposed parking lot will decrease the number of cars parking on the street.
- 13.0 Response 6.1 states that uses will not be limited to soccer. Other activities are supported on site. The play courts and baseball field will remain open. The future addition of the Multi-Purpose Recreation Center will provide the opportunity for other recreation and exercise options such as martial arts, aerobic exercise and line-dancing. The use of the park for active uses, including soccer, do not preclude the simultaneous use of the park for walking and jogging. All parks with active use allow joggers and walkers to use the park simultaneously.
- 14.0 We disagree with this assertion.
- 15.0 The Vision Team process as well as the environmental review process provide the community with the opportunity to express their comments and concerns. Decisions made by the Vision Team were open to the public.
- 16.0 The proposed parking lot improvement may not solve all parking problems but it represents a balanced solution towards alleviating the illegal parking issue. Provision of a parking lot large enough to accommodate all street parking would result in the loss of valuable open space and would defeat the purpose of the park. The proposed design represents the best compromise toward maintaining open play space while decreasing the amount of illegal parking.

17.0 As stated in the letter from the OEQC, the proposed improvements were to be considered for possible environmental impacts. The rationale for the environmental assessment requirement is due to the use of state/county lands or funds. Based on the environmental review process, it is the proposing agency's opinion that the proposed improvements will not have any significant adverse environmental impacts.

The timing of the construction contract and the EA process were not sequentially aligned. We understand that concerns raised during the EA process could have affected the final design. In this case, the construction bid request was issued at the earliest practicable time after the design was completed to ensure that the improvements could be made as soon as possible and be of benefit to the community. If the need to significantly change the project scope were required, a second bid process might have been solicited for a revised plan.

18.0 By formula and regulation, adequate parking is available for the present uses. While the lot located at the north end of the site is fairly large, the location of the single lot is very inconvenient for users of the southern end of the park. This is a major reason why illegal parking is occurring along Makuamulau Street and the adjacent side streets. It is clear that the size of the park makes the walk from one end of the park to the other very difficult for many park users. For this reason, the second parking lot is proposed on the opposite end of the park to provide improved access, and consequently, less illegal street side parking.

19.0 The City and County nor any of the planning and design team are responsible for the dates that the media choose to report stories.

20.0 Light spill is a concern when light sources are located near or adjacent to residential properties. Many lighting fixtures are now available that control spill. The lighting improvements are listed under future improvements. When such improvements are made, the plans and specifications for these fixtures will be submitted for permit review where compliance with LUO requirements will be conducted. At this time, no fixtures are specified for these fixtures.

21.0 All applicable permits and approvals will be sought for the proposed tennis court improvements if these improvements are funded for design and construction in the future.

22.0 It is for the very reasons you mention that an additional parking lot is proposed. The lot is intended to minimize any nuisance traffic in the surrounding area. The parking lot is not intended to create additional traffic; rather, it is intended to get loading and unloading and turn around movements off Makuamulau Street and the adjacent side streets. A single access point will minimize any turning movements off Makuamulau Street and will contribute to greater safety by minimizing crossing traffic.

23.0 As previously stated, we disagree that the proposed improvements will limit park use to soccer activities and that illegal parking will not be affected.

24.0 As stated in Section G, an alternative plan to relocate the Multi-Purpose Recreation Center to the eastern end of the site would create significantly more activity adjacent to the adjacent residences. Under this alternative, parking would still be provided at the eastern end but would create more impact by the Multi-Purpose Recreation Center use. The "No Action" alternative was not selected because this would not decrease the illegal parking activity currently occurring along Makuamulau Street and adjacent side streets. This is also applicable to the 1987 Master Plan. The Makuamulau Community Park has been in active playfield use for a number of years. This community park was not designed as a passive park. Passive use of the park would significantly and adversely affect the countless park users who regularly participate in park activities within their own community.

25.0 All uses are subject to community noise standards. A certain amount of noise is to be expected from all parks. We understand that during periods of high activity, noise levels may rise. If this becomes a problem, we recommend that the police be contacted.

26.0 We agree that better use of the existing parking lot would improve the illegal street parking situation. While this can be recommended and promoted, it is human nature to seek out the most convenient points of access. By providing a second parking lot, park users will be encouraged to use the second lot rather than to seek illegal parking. As we had mentioned earlier, the great distance between the opposing ends of the park is too great for a number of park users, particularly when they have items to carry.

27.0 The parking issue is not one of absolute parking stall count. The primary issue is the convenient location of these stalls. Essentially, the proposed improvements represent the relocation of parking stalls from one end only to a more balanced configuration. The loss of open space on the eastern end is similarly replaced by space gained from relocating the Multi-Purpose Recreation Center pad. The net loss is nil while the convenience and accessibility is significantly improved with the proposed improvements. Section II. B.2. lists a number of other site improvements are planned under the first phase.

28.0 We believe that other alternatives have been adequately evaluated. The DPR and the DDC remain committed to the completion of this project as designed.

29.0 The proposed grading plans do not call for diversion of runoff towards the embankment area. Erosion along the embankment can be mitigated by appropriate grassing and ground covers. Your comment will be provided to the DPR.

Mr. Randal S. Kurihara, P.E.  
Page 15  
February 10, 2004

30.0 Consultation prior to the development of the draft EA consisted primarily of affected agencies. Comments from the Vision Team and Neighborhood Board meetings were reviewed and considered in the development of the document. As previously stated, the Vision Team and Neighborhood Board are appropriate venues to express concern about actions occurring or planned for any community. Those that participate in these processes have their comments recorded. It is beyond the scope and ability of the City and County to solicit comments from all parties; therefore, the public input processes offered by the Vision Team, Neighborhood Board and other community organizations represent the best venues for participation in the planning process.

31.0 Again, we differ with you on this point. The proposed improvements will not curtail the range of beneficial uses of the park.

32.0 Your comments are noted but are not in agreement with our findings.

33.0 The warm-up areas shown in the 1987 plan simply consist of open space that was provided to support the originally planned softball field. The softball field was not implemented because the site is not well suited for this use nor is the demand for this space great at this time. The popularity of activities changes over time and subsequently plans must change to accommodate new demands. It is for this reason that Master Plans are regularly updated. To remain inflexible and static is not in the best interest of any community.

34.0 We disagree again with your conclusions. We do not believe that the proposed improvements will significantly increase park use, nor will it make it visually unattractive. As previously stated, we believe that the proposed parking lot will improve the parking and traffic congestion in the area. We also believe that property values, if affected by park use, are already reflected in current values which in fact, may be negatively affected by the regular illegal parking and existing nuisance factors that you have mentioned. The demographics of the area are not expected to change by the addition of simple park improvements, nor should there be a downward spiral in overall area income and increased criminal activity.

Thank you for participating in the environmental review process. Your comments will be included in the final EA to be prepared for the project.

Very truly yours,



for TIMOTHY E. STEINBERGER, P.E.  
Director

TES:gt  
cc: Department of Transportation Services  
Department of Parks and Recreation

**APPENDIX**

STAGE II FINAL REPORT  
FOR  
MAKAUNULAU COMMUNITY PARK  
MASTER PLAN UPDATE

MAKAUNULAU COMMUNITY PARK  
MASTER PLAN UPDATE

A. BACKGROUND

An update to the master plan for Makuunulau Community Park, also known as "16 Acres", has been proposed by the Mililani Community Vision Team. The primary objective of this update is to address parking issues due to recurring complaints by neighboring residents of illegally parked cars at the east end of the park. Specifically, it has been proposed that a new parking lot be constructed to provide additional on-site parking and reduce congestion in the surrounding neighborhood.

The Mililani Community Vision Team facilitated by Nick Kakaroukas of the Office of the Managing Director has funded this master plan update with planning, design and construction funds appropriated in the City's FY 2002 CIP budget. The Community Vision Champion for this project is Edwin Kamikawa who is active with the Mililani Soccer Club and on the Mililani Recreation Advisory Board. Members of the team represent the Mililani Neighborhood Board, City and County of Honolulu (DCC and DPR), various athletic organizations, and the general community.

B. SITE DESCRIPTION

Makuunulau Community Park is located in Mililani in Central Oahu. The park, which was formerly known as Kipapa Community Park, consists of two parcels totaling approximately 16.09 acres and is bounded by Kuahelani Avenue on the north, Makuunulau Street and single family residences (R-5) on the east, single family residences (R-5) and multi-family apartments (A-2) on the west, and undeveloped land (P-2) owned by Mililani Town Association on the south.

The site is relatively flat, sloping gently towards the undeveloped land (gulch) to the south. Soil type is identified as Wahiawa silty clay, 3 to 8 percent slopes. Runoff is slow and the erosion hazard is slight. Most of the surface runoff from the site flows towards the back of the property into the adjacent gulch.

The project site is presently used as a public park with improvements consisting of ball fields, playgrounds, comfort station, and a parking lot.

Prepared for:  
City and County of Honolulu  
Department of Design and Construction  
650 South King Street  
Honolulu, Hawaii 96813

Prepared by:  
Randal S. Furomoto and Associates, Inc.  
98-1247 Kaahumanu Street, Suite 312  
Aiea, Hawaii 96701

October 24, 2002

**Land Information**  
**Park Name:** Makaunulau Community Park  
**Owner:** City and County of Honolulu  
**Street Address:** 95-800 Makaunulau Street  
 Mililani, Hawaii 96789

**Parcel 1 - Tax Map Key:** 9-5-32: 32  
**Area:** 10.07 Acres  
**Zoning:** P-2 (General Preservation)  
**Parcel 2 - Tax Map Key:** 9-5-33: 93  
**Area:** 6.024 Acres  
**Zoning:** P-2 (General Preservation)

**C. EXISTING IMPROVEMENTS**

The original site improvements (grading and irrigation) for the park were constructed in 1986 by Mililani Town, Inc., the Owner/Developer. The parking lot at the north end of the park was already in existence at that time. The original master plan (Exhibit A) was adopted in 1987. The construction of the comfort station, playcourts and play apparatus area was completed in 1989 and 1990. Additional site improvements at the east end of the park consisting of minor regrading of the soccer field, picnic tables, and baseball field improvements were constructed in 1991. Since that time there have been only minor improvements to the park. The recreation building and softball field shown on the original master plan were never constructed. An existing conditions plan is included for reference as Exhibit B. A list of the existing park improvements and facilities is as follows:

- 3 Soccer Fields
- 1 Baseball Field
- 1 Comfort Station
- 1 Play Apparatus Area
- 2 Basketball Courts
- 2 Volleyball Courts
- 1 Parking Lot (122 marked stalls)
- 6 Picnic Tables

The park is heavily used for soccer practices and games. It is considered to be the primary soccer park serving the Mililani community. As the baseball field is of insufficient size and was poorly graded until recently (corrective grading was done in 2001), it has been underutilized. However, with the completion of regrading and

grading of the infield this year, it is anticipated that the baseball field will be used for both games and practices beginning this summer. The reduced distance of the left outfield will limit usage to up to 12 year olds. The playcourts are used by the public and by basketball leagues for practice. However, the volleyball courts are seldom used except as additional practice area for the basketball teams. The existing parking at the north end of the park is underutilized, filling to capacity only occasionally during soccer tournaments and other major athletic gatherings.

**D. KEY ISSUES**

The primary purpose of the master plan update is to address community concerns regarding insufficient parking at the east end of the park. Numerous complaints relating to congestion and illegally parked cars at the adjacent residential areas have been received. It should be noted that although the original master plan indicates only full size soccer fields which are intended for Under 12 to adult games, smaller fields with an increased number of players, parents and supporters have been routinely marked for use by younger age groups. At present there are 4 small sided soccer fields and one full size soccer field marked. This field layout is consistent with actual park use over the years.

The congestion at the east end of the park occurs nearly year round on weekends with severe congestion occurring occasionally during a once a year soccer tournament and other major athletic gatherings. Illegal parking by the park users has continued despite attempts to inform the participants and ticketing by the police. The construction of a 40 to 50 car parking lot east of the existing comfort station is thought to be the best means of addressing the parking problem.

However, if a new parking lot is constructed this will result in a reduction of usable field space. The preservation of field space is considered to be of higher priority by both the Department of Parks and Recreation and the park users. Therefore, regrading of the original recreation building pad to the field level and relocation of the play apparatus area, trees, and irrigation control cabinet at the north end of the park has been suggested to provide additional usable field space to make up for lost space at the new parking lot. Since the field is heavily used and the loss of field space will have an adverse effect upon the youth soccer programs it supports, these improvements are considered to take precedence over the addition of the new parking lot.

As an alternative to providing on-site parking, a suggestion was made by various members of the Vision team to provide on-street perpendicular or diagonal parking on Makaunulau Street. A letter requesting consideration of this alternative was sent to the Department of Transportation Services (DTS). DTS has determined that such a scheme is not acceptable citing safety and liability concerns. Therefore, only on-site parking alternatives can be considered. It should be noted, however, that the existing on-street parallel parking fronting the park provides a substantial number of parking stalls for daily park users and will continue to be necessary to support park activities.

On-site parking requirements computed according to the Land Use Ordinance (LUO) and as recommended by the Department of Planning and Permitting (DPP) confirm



that there is adequate on-site parking for present activities, but the additional parking lot will be required should the proposed master plan improvements be fully implemented. Phasing of construction of the improvements must be carefully planned in order to provide ongoing compliance with these requirements.

**E. PROPOSED IMPROVEMENTS**

A list of proposed park improvements follows. The Vision 2002 improvements are those improvements which are considered to be of highest priority to the Vision team and proposed for the first phase of construction with the available FY 2002 Vision funds. These items are listed in order of Vision team priority. Additional possible improvements are listed for future programming, but there are no definite plans to fund their design and construction. The future improvements have been identified by RFA based upon observed conditions and from community input, but may not be of high priority to the Vision team or DPR. All items listed are consistent with the proposed master plan although the acceptability and design of specific features of the various improvements will be subject to the prevailing standards at the time such improvements are implemented. Maintenance items are also identified based upon our observations, but are not expected to be funded by the Vision budget and do not affect the depiction of improvements shown on the master plan.

Based upon discussions with the Vision team, DPR, and DDC during the final stages of developing the master plan, a reduction of the size of the new parking lot to 26 stalls including 2 handicap stalls in the interim has been proposed due to budgetary restraints and in order to preserve usable field space. The reduction in size does not preclude the eventual expansion of the parking lot to the proposed 50 stalls, but preserves needed field space to accommodate the two U8 soccer fields presently at that location. Rearrangement of the ballfields was reevaluated due to DPR's concerns regarding the safety of orienting the U8 fields towards Makaanulau Street at the regraded building pad area as originally proposed, but given the park geometry reconfiguring the ballfields in any other way will not make up for the loss of the U8 soccer field if the entire parking lot is constructed. Thus, the final scheme eliminates one of the U8 soccer fields and the construction of the parking lot has been broken into 2 phases (Items A4 and B1). The additional parking spaces may be required depending upon the size of the multi-purpose recreation building should it be constructed in the future.

The estimated design and construction costs for the Phase 1 improvements (Items A1 through A6) with the reduced parking lot is \$570,000 and falls within the available funding of \$610,000. Additional landscaping (trees) and picnic tables have been included in order to utilize most of the budgeted amount. Security lighting and accessible improvements were eliminated due to budgetary restraints.

**Vision 2002 (Phase 1) Improvements**  
((\$60,000 Design, \$550,000 Construction Funded)

- A1. *Regrade existing recreation building pad to field level including irrigation system modifications, grassing and chain link fence. (\$75,000 Const.)*
- A2. *Relocate irrigation control cabinet with meter (\$25,000 Const.)*
- A3. *Demolish/reconstruct play apparatus area. (Under City's Design-Build of Play Apparatus Project) (\$100,000 Const.)*
- A4. *New parking lot. Approximately 26 stalls including 2 accessible parking stalls near the existing comfort station. (\$265,000 Const.)*
- A5. *Relocate/replace (4) displaced picnic tables. (\$20,000 Const.)*
- A6. *Add landscaping (trees) with picnic tables. (\$25,000 Const. for 2 Picnic Areas)*

Total of Items A1 thru A6: \$570,000 (\$60,000 Design, \$510,000 Const.)

**Possible Future Improvements**  
(Not in Order of Priority)

- B1. *Expand new parking lot. Add approximately 24 stalls to increase the parking lot adjacent to the existing comfort station to 50 stalls including 2 accessible parking stalls. Add security lighting. (May be required when Item B7 is constructed.)*
- B2. *Upgrade baseball field. (Increase height and length of line fences and add mow strips; add ball banner at left outfield due to insufficient outfield length; add chain link bull pens; add accessible walkways and drinking fountain. Additional regrading/dressing of baseball outfield including adjustments to irrigation system may be desirable.)*
- B3. *Add trees, landscaping and picnic tables to support passive activities where not interfering with the ballfields.*
- B4. *Improve existing parking lot. (Add security lighting, repave, mark handicap stalls and install signage.)*
- B5. *Regrade soccer fields (including adjustments to irrigation system and drainage improvements to improve the playing surface).*
- B6. *Renovate/expand existing comfort station. (Accessible improvements such as changing plumbing fixtures, replacing drinking fountain with accessible "nido" type, signage, increasing width of walkways, etc. are needed.)*

**B7. New multi-purpose recreation building** including meeting/classroom, offices, restrooms, janitor's closet and storage rooms. The proposed building is similar in size and configuration to the recreation building at Waiau District Park. Accessible ramp system and stairs connecting the existing parking lot and ballfields is included.

**B8. Playcourts improvements.** (Reconfigure playcourts to delete one volleyball court and add up to 2 new tennis courts; playcourts lighting; chain link fencing; accessible walkways and drinking fountain. Accessible walkway and ramps to satisfy path of travel requirements should be included if the playcourts are modified in the future.)

**B9. Repair/reconstruct perimeter fencing**

The question of whether or not immediate funding is available for the construction of at least one tennis court in the first phase has yet to be resolved. Milliani/Waipio/Melemanu Neighborhood Board No. 25 supports the inclusion of this item, but funding for this work is uncertain. Should funding become available, the conversion of one volleyball court to one or two tennis courts will be under separate design and construction contracts. Whether in Phase 1 or a future project, the conversion of the playcourts is consistent with the final master plan scheme. Accessible improvements including accessible walkway and ramps will be required to satisfy path of ADAAG travel requirements.

#### F. DEVELOPMENT OF MASTER PLAN SCHEMES

Two preliminary master plan schemes were developed based upon input received from the community and City agencies. (See Exhibits C and D.) The proposed parking lot is located at the east end of the park for both schemes. The other improvements were also included where possible in order to represent the completed park regardless of whether or not funding for their construction is immediately available. The soccer field layout was coordinated with the soccer community and represents actual and proposed field usage by the leagues. The field layout was reworked in the final stages of the development of the master plan due to safety issues at the originally proposed and relocated UB soccer fields. The revised scheme is similar to the field layout presently used, but provides additional usable area at the original building pad area. An overlay providing an additional full size soccer field has been shown at the regraded area.

Existing improvements including the baseball field, comfort station, parking lot, and playcourts are shown in their existing locations. Reorientation of the baseball field is not recommended given the good condition of the existing facilities and cost associated with the reconstruction of the backstop and other improvements. Due to the shorter than normal left outfield the baseball community has requested that a ball barrier net or fence be constructed in the area encroaching within the 350' radius from home plate. In addition, they have requested that bull pen areas consisting of 4' high chain link fences be added outside of both the first and third base fence lines. The bull pen areas are desirable since passers by occasionally walk in front of pitchers

warming up especially due to the heavy use by young soccer teams at this park. As these improvements are nonstandard, a determination of whether or not they are acceptable needs to be made by DPR before design.

The main difference between Schemes "A" and "B" is the location of the multi-purpose recreation building. Although it is not known whether funding for this building will become available, the building siting affects the character and use of the park. Once such a building is constructed, the center of activity and demand for parking shifts towards that building. Scheme "A" is preferred by the Vision team as it shifts activity away from the closest neighboring residential area to the larger underutilized parking lot. Scheme "B" will likely result in increased congestion at the east end of the park.

It should be noted that approximately 30 parking stalls will be displaced by locating the recreation building in the existing parking lot in Scheme "A". This reduces the parking lot from 122 stalls to 92 stalls including 2 handicap stalls. (There are no accessible parking stalls at present.) However, the total available on-site parking with both parking lots combined will be approximately the same as existing even with the smaller new parking lot providing a total of 118 stalls including 4 handicap stalls. The on-site parking could be increased to 142 stalls should the new parking lot be expanded to the originally proposed 50 stalls. A computation of the required number of stalls according to the Land Use Ordinance (LUO) and DPP input confirms that the total number of parking stalls provided satisfies the off-street parking requirements for the site.

#### G. PROPOSED MASTER PLAN

The final proposed master plan is included as Exhibit E. Additional revisions due to various departmental and community comments have been made to preliminary Scheme "A". The layout of the reconfigured playcourts was further discussed as the proposed scheme provides for the addition of up to two tennis courts and eliminates one volleyball court. DPR previously recommended that both volleyball courts be retained, however, there is community opposition to reconstructing the displaced volleyball court since the volleyball courts are rarely used. DPR has since concurred with the community's recommendation.

Since the construction of the Vision 2002 (Phase 1) improvements results in only a partial implementation of the final master plan, an interim plan with only the Phase 1 improvements shown is included for reference (Exhibit F). Note that the interim plan preserves both UB soccer fields given the reduced size of the new parking lot. Design of the improvements shown on this plan will be included in the construction bid documents for Phase 1.

#### H. ENVIRONMENTAL ASSESSMENT

The need for an environmental assessment (EA) was evaluated by the State Office of Environmental Quality Control (OEQC). OEQC has recommended that an EA be completed for the proposed park improvements noting that there is no record that an EA was done on this park in the past and the proposed improvements are substantial.

It should be noted that while developing the master plan over the past 8 months there have been some concerns, but no community opposition to the proposed plan changes. In general, the community agrees with the need to implement the Phase 1 improvements as they will significantly improve the park for everyone concerned. During the interim period when only the Phase 1 improvements have been constructed the remaining features of the site and land use will be basically unaltered and are consistent with the zoning. The future improvements are also consistent with public park use. Therefore, a favorable outcome of the EA is anticipated.

The proposed master plan was formally presented to the community at the Mililani Neighborhood Board No. 25 meeting on June 26, 2002.

It has been a pleasure working on this assignment for the City and County of Honolulu and the Mililani Community Vision Team. Any questions or comments should be sent to our office or by calling me at 484-0212. Thank you very much.

Respectfully submitted,

Randal S. Furomoto and Associates, Inc.

  
Randal S. Furomoto  
President



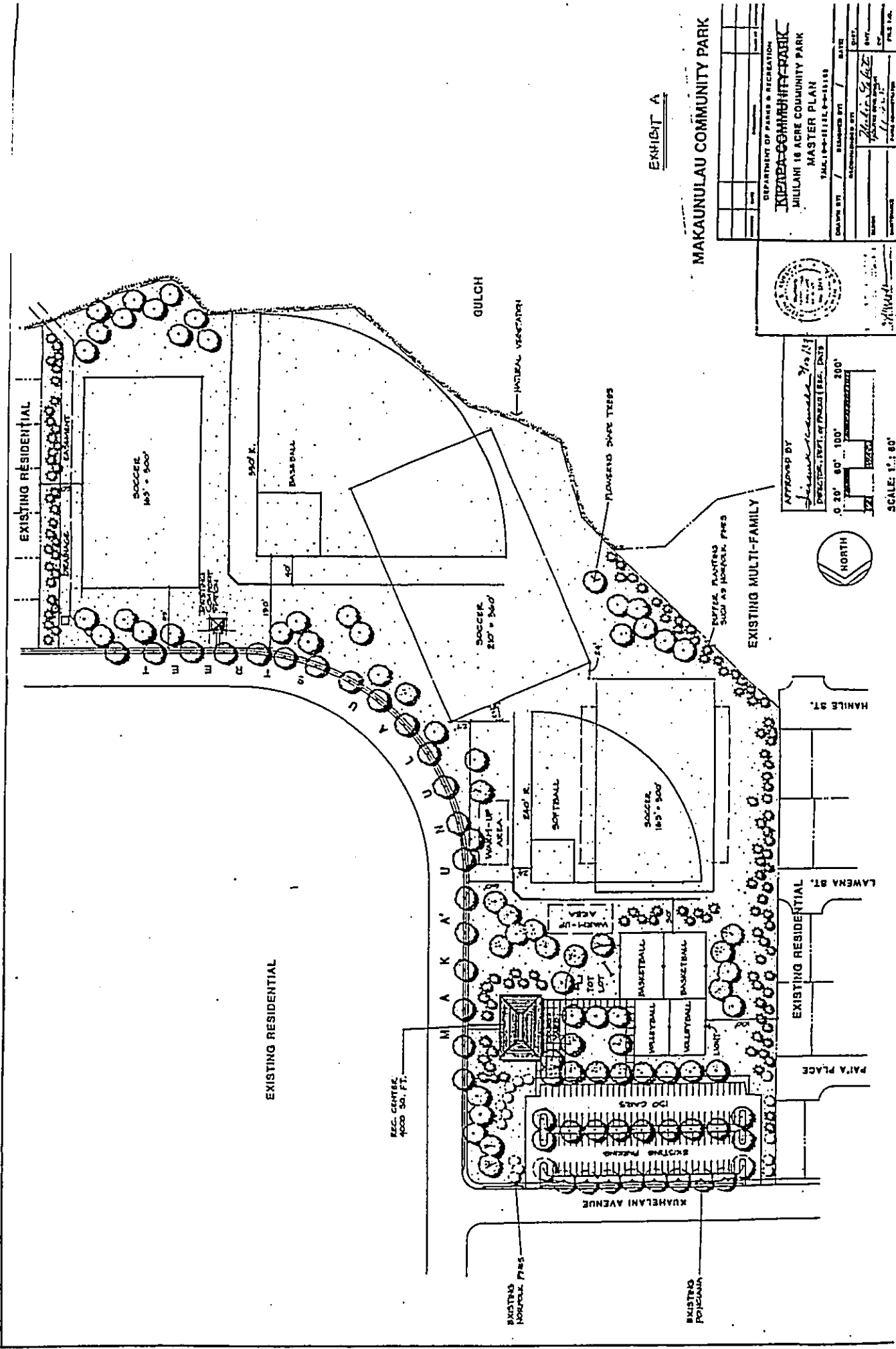


EXHIBIT A

MAKAUUNULAU COMMUNITY PARK

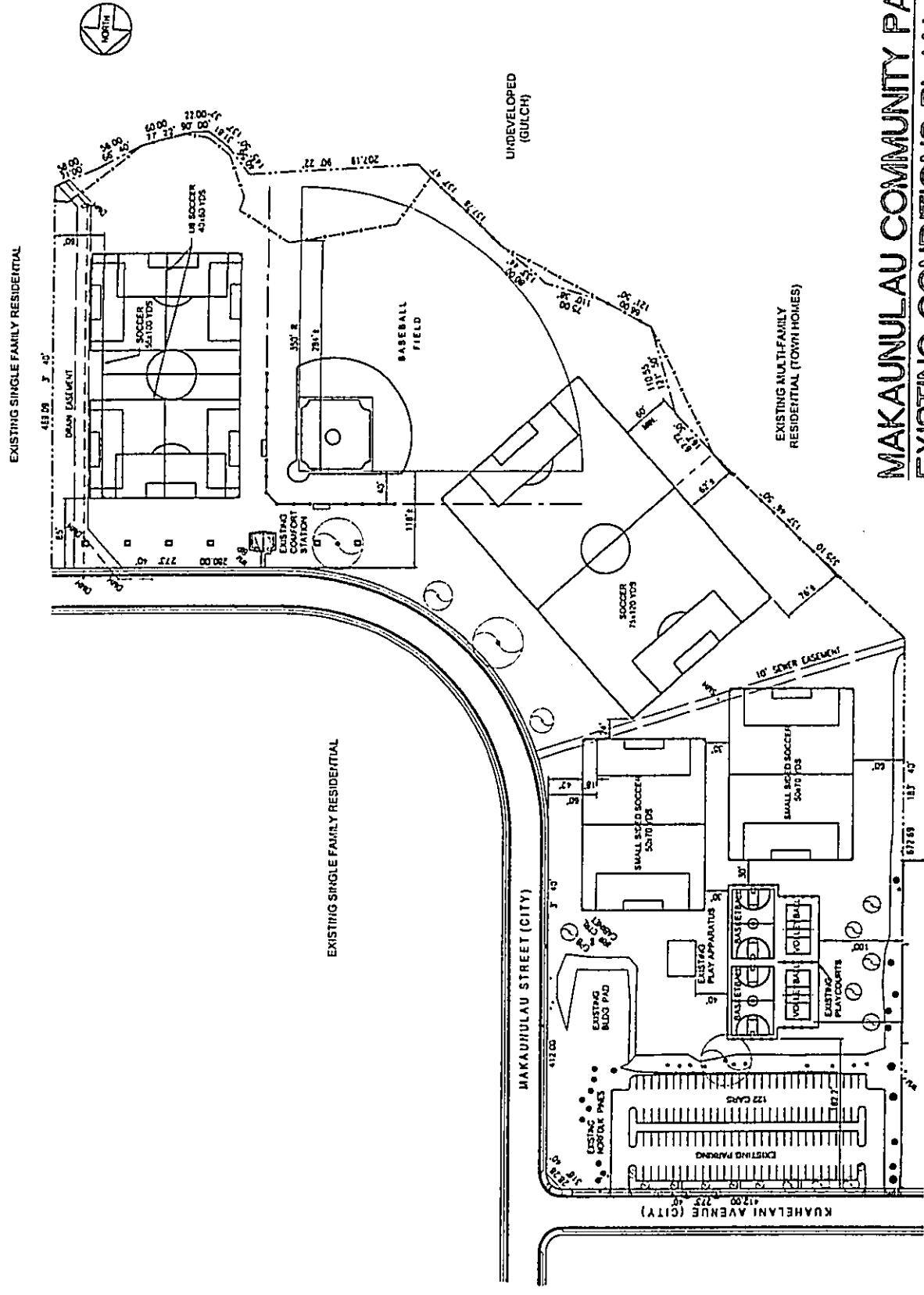
DEPARTMENT OF PARKS & RECREATION	
KIPAPA COMMUNITY PARK	
MILLIANI 18 ACRE COMMUNITY PARK	
MASTER PLAN	
DATE: 11/11/11	SCALE: 1" = 80'
DESIGNED BY: [Signature]	APPROVED BY: [Signature]
DRAWN BY: [Signature]	DATE: [Signature]
CHECKED BY: [Signature]	DATE: [Signature]
APPROVED BY: [Signature]	DATE: [Signature]
PROJECT NO. 11-11-11	SCALE: 1" = 80'



APPROVED BY: [Signature]  
 DIRECTOR, DEPT. OF PARKS & RECREATION  
 0 20' 80' 100' 300'



SCALE: 1" = 80'



**MAKAUNULAU COMMUNITY PARK**  
**EXISTING CONDITIONS PLAN**  
 SCALE: 1" = 40'

EXHIBIT B

EXISTING SINGLE FAMILY RESIDENTIAL

EXISTING SINGLE FAMILY RESIDENTIAL

EXISTING MULTI-FAMILY RESIDENTIAL (TOWN HOMES)

EXISTING SINGLE FAMILY RESIDENTIAL

MAKAUNULAU STREET (CITY)

KUAHELANI AVENUE (CITY)

UNDEVELOPED (GULCH)



US SOCCER 43,800 YDS

SOCCER 56,100 YDS

BASEBALL FIELD

SOCCER 5,870 YDS

SMALL SOCCER 5,870 YDS

SMALL SOCCER 5,870 YDS

EXISTING BUS PAD

EXISTING PLAYAPARTS

EXISTING PLAYAPARTS

EXISTING PLAYCOURTS

EXISTING PLAYCOURTS

EXISTING PARKING

122 CARS

EXISTING PORCHES

EXISTING PORCHES

EXISTING PORCHES

EXISTING PORCHES

EXISTING PORCHES

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EXISTING PORCHES

EXISTING PORCHES

DEMAN EASEMENT

EXISTING SUPPORT STATION

10' SEWER EASEMENT

10' SEWER EASEMENT

10' SEWER EASEMENT

10' SEWER EASEMENT

10' SEWER EASEMENT

10' SEWER EASEMENT

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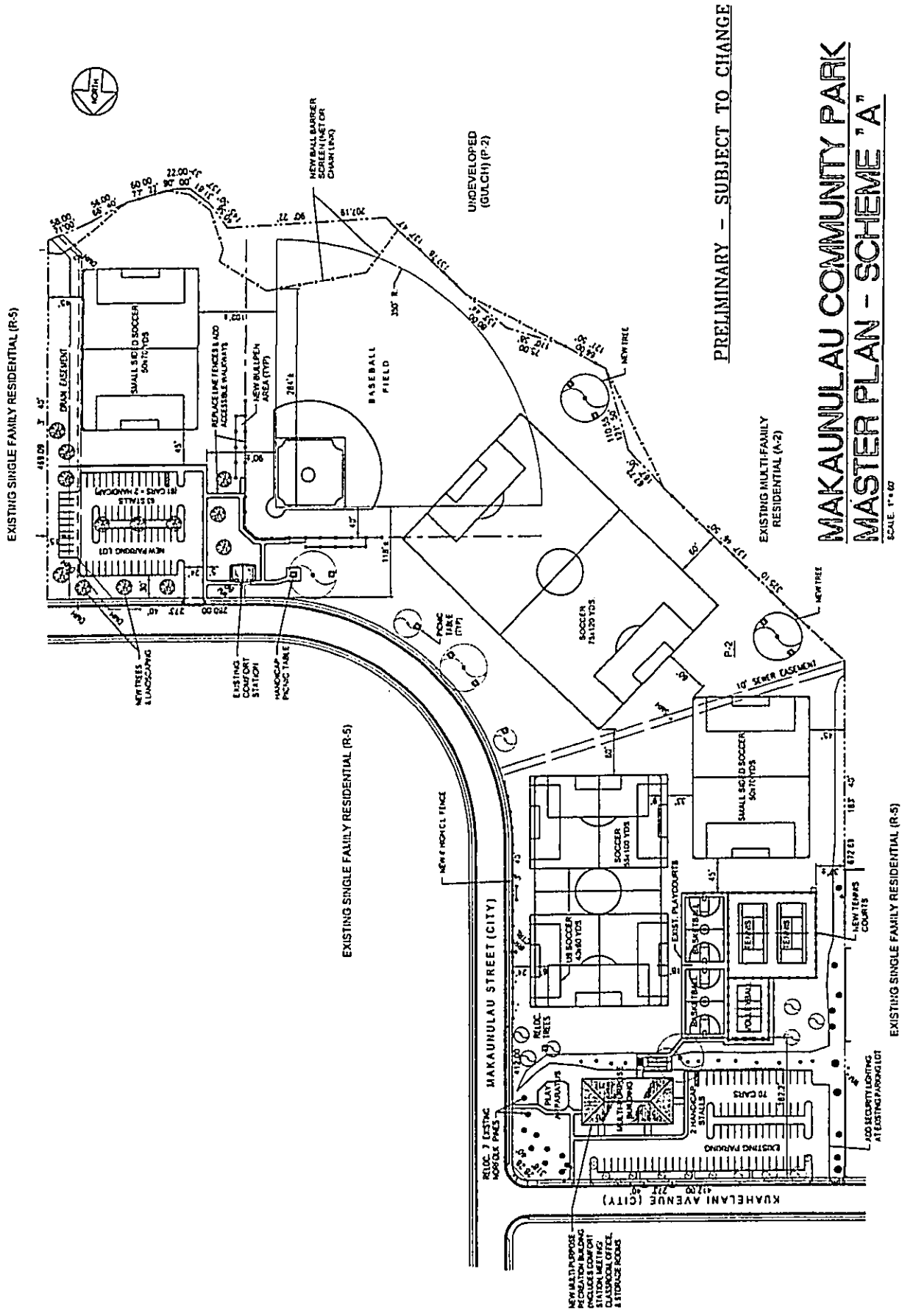
10' SEWER EASEMENT

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10' SEWER EASEMENT

10' SEWER EASEMENT

10' SEWER EASEMENT

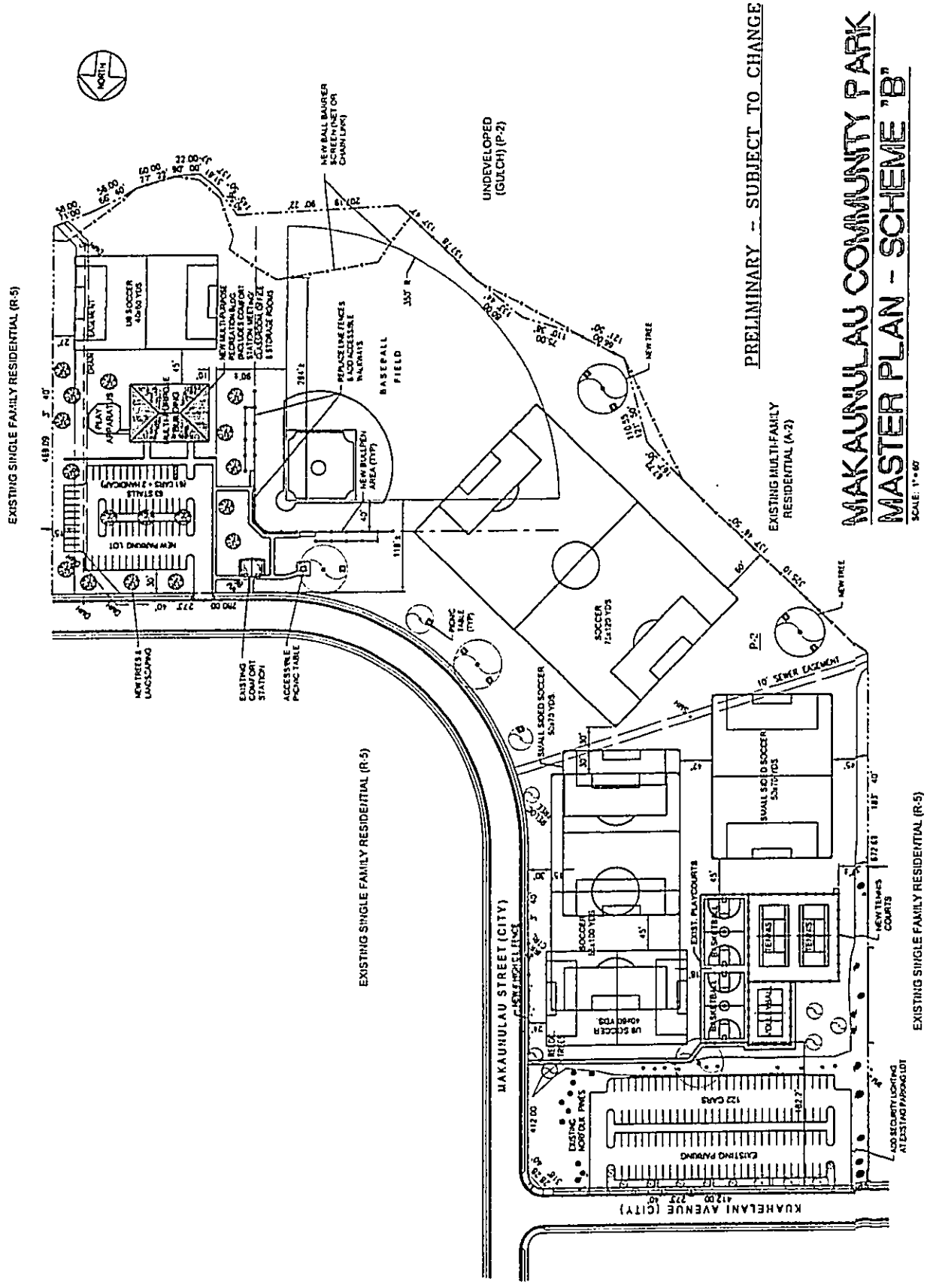


PRELIMINARY - SUBJECT TO CHANGE

**MAKAUNULAU COMMUNITY PARK  
MASTER PLAN - SCHEME "A"**

SCALE 1" = 60'

EXHIBIT C

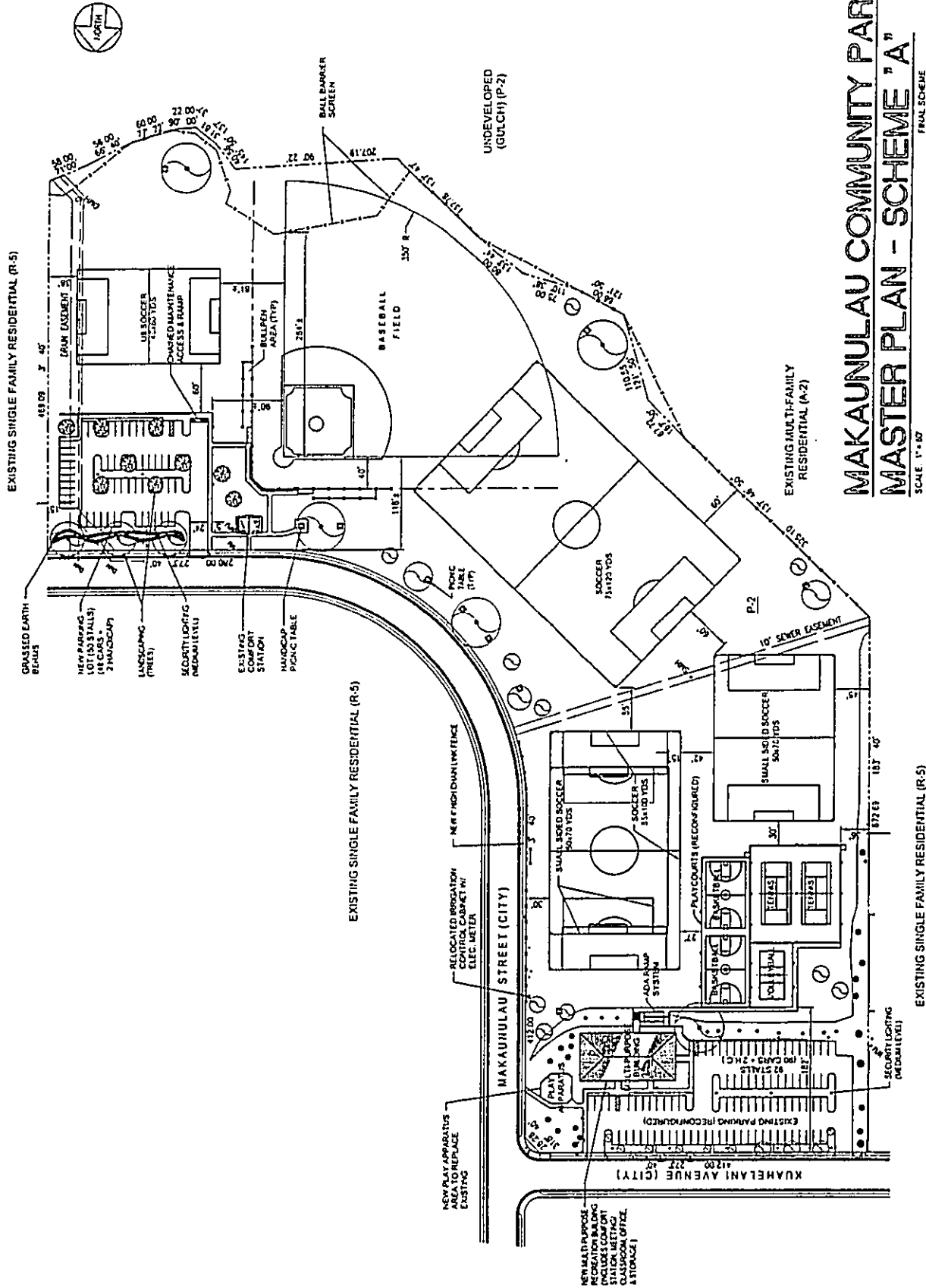


PRELIMINARY -- SUBJECT TO CHANGE

**MAKAULULAU COMMUNITY PARK  
MASTER PLAN - SCHEME "B"**

SCALE: 1" = 80'

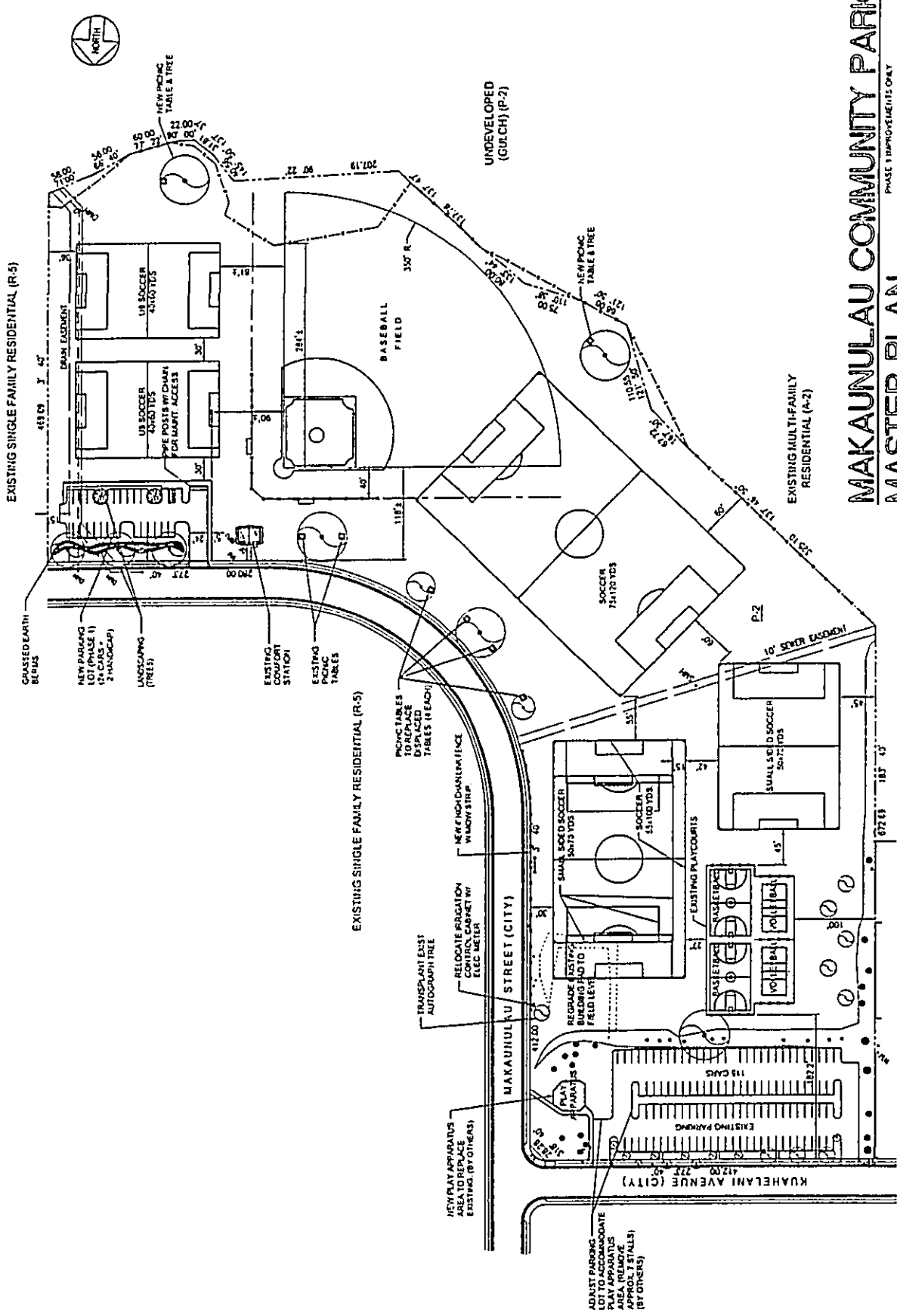
EXHIBIT D



**MAKAUNULAU COMMUNITY PARK**  
**MASTER PLAN - SCHEME "A"**

SCALE: 1" = 80'  
 FINAL SCHEME





**MAKAUUNULAU COMMUNITY PARK**  
**MASTER PLAN**

PHASE 1 IMPROVEMENTS ONLY

SCALE 1"=80'

EXISTING SINGLE FAMILY RESIDENTIAL (R-5)



**Randal S. Furomoto and Associates, Inc.**

STRUCTURAL ENGINEERS

98-1017 KAAHUNAUNU STREET, SUITE 312 AIEA, HAWAII 96701 PHONE 808-434-0717 FAX 808-434-1158

**MEETING MEMO**

**SUBJECT:** Makaunui Community Park  
Master Plan Update

**DATE:** February 4, 2002

**PLACE:** Makaunui Community Park, Mililani

**ATTENDEES:**

Name	Organization	Phone/Fax No.
Don Kusunoki	DPR - Recreation District No. 3	671-0561
Peter Caderas	DDC Vision Management	547-7540/523-4567
Edwin Kamikawa	Project Vision Champion	623-5783/837-8086
Neil Yamashiro	DPR	623-3170
Guy Oshiro	DPR	623-5258
Craig Mayeda	DPR	527-6333
Lynette Kishimoto	DPR	623-5258
Harold Mau	DDC	527-6330
Howard Koza	DDC	527-6327
Kyle Taoka	Mililani AYSO	625-8989
Randal Furomoto	Randal S. Furomoto & Associates, Inc.	484-0212/484-1358

**PURPOSE:** The purpose of the project is to update the existing master plan for Makaunui Community Park and construct the first phase of the proposed improvements. The revised master plan is to address community concerns regarding inadequate parking at the comfort station end of the park. Funding for the design and construction of the first phase of improvements has also been included in this project. This is a Vision project with \$100,000 planning and design, and \$550,000 construction funds allocated in the FY2002 budget. This initial kickoff meeting marks the beginning of the planning and design phases for the improvements.

**DISCUSSION:**

1. Copies of the original master plan were distributed for reference. Peter Caderas stated the purpose and funding limits of the project.
2. Edwin Kamikawa stated that the following improvements are needed as a minimum
  - a. New parking lot with security lighting at the comfort station end of the field.

**APPENDIX**

**MEETING MINUTES AND CORRESPONDENCE**

possibly via the Mililani Recreation Advisory Council. The master plan update needs to be completed by April 2002 in order to allow adequate time for the environmental assessment and design. Final plans must be completed by October 1, 2002.

Respectfully Submitted,

  
Randal S. Furomoto  
President

cc: Attendees

- b. Regrade the existing recreation building pad down to the field level to provide additional usable field space.
- c. Relocate existing irrigation control cabinet
- d. Relocate play apparatus area.
3. The new parking lot reduces the available field space and will eliminate one 40x60 yd soccer field. An alternative of providing diagonal on-street parking similar to Kapiolani Park was mentioned. Harold Mau stated that the parking at Kapiolani Park is allowed since the roadway and parking are part of the park itself. In this case the roadway is not part of the park property and therefore, on-street parking is not allowable. In addition, given the curve of the roadway such parking on the street would be hazardous.
4. The number of ballfields was discussed. It was noted that the softball field on the original master plan was never constructed. Don Kusunoki stated that the use of the field is primarily for soccer and baseball. Therefore, the softball field can be eliminated. Soccer requires 2-40x60 yd fields, 2-50x70 fields, and 1-75x120 yd field. The field layout on the new master plan will indicate both the full size and small field options. Layout of the fields will be coordinated with the community.
5. It was noted that the regrading of the baseball field is uneven and renders the baseball field and outfield unusable to both baseball and soccer. Prior to the regrading the outfield was used in the off-season for an additional soccer field. Regrading/dressing of the field should be considered.
6. Safety zones for foul balls from the baseball field need to be evaluated when siting the new parking lot. Harold Mau stated that the parking area needs to be at least 70' from the backstop or 100' from home plate. The existing open space between the baseball field and roadway is considered adequate.
7. Displaced picnic tables will be relocated or replaced under the existing trees near the middle of the park.
8. The location of the proposed recreation building was discussed. A building pad was constructed in the original master plan location, however, the community now wants to use this area to offset the loss of area due to the new parking lot. In addition, the originally planned location is not accessible from the existing parking lot due to significant differences in elevation. Alternative locations for the recreation building need to be developed. It was a general consensus that the recreation building should be included in the updated master plan since this is a community park although it is not known whether or not funding will become available. Neil Yamashiro stated that the recreation building needs to be large enough to accommodate a summer fun program.
9. Howard Koza mentioned that the reconstruction of the play apparatus area is being handled in-house under the City's Design-Build of Play Apparatus contract. The new play apparatus area will use about \$100,000 of the construction funds leaving \$450,000 for the first phase of improvements.
10. RFA will develop alternative master plan schemes for further discussion with DPR and the community. Since this is a Vision project, input from the Mililani Vision Team will be solicited during their next meeting on 2/6/02. Comments will be solicited from the adjacent homeowners



Randal S. Furomoto and Associates, Inc.

STRUCTURAL ENGINEERS

95-1247 KAAHUNAUAU STREET, SUITE 312 AIEA, HAWAII 96701 PHONE (808) 484-0212 FAX (808) 484-1358

Makaunui Community Park  
Master Plan Update 2002

2/6/02

MEETING SUMMARY

SUBJECT: Makaunui Community Park  
Master Plan Update

DATE: February 6, 2002

PLACE: Mililani District Park Multipurpose Building

ATTENDEES: Mililani Community Vision Team (In Conjunction with Monthly Meeting)

REMARKS:

The project was introduced by Nick Kakaroukas. A brief presentation of the purpose of the project and a list of possible improvements was distributed. The following comments were made:

1. Bill Bizze suggested that the option of providing perpendicular on-street parking along the park side of Makaunui Street be researched. This would eliminate the need for an on-site parking lot which takes up field space. In addition, on-street parking may be less objectionable to the neighbors immediately next to the proposed parking lot at the comfort station end of the park. RFA will contact DTS to obtain a determination of whether or not this option is viable.
2. A suggestion was made to convert the existing volleyball courts to tennis courts, possibly with a hitting wall. The existing volleyball courts are underutilized.
3. Additional storage areas were requested in the existing comfort station. The proposed recreation building will provide additional storage space, but may never be built. As previous requests to expand the existing comfort station for more storage space have been rejected by DPR, this is considered unlikely.

RFA is to develop preliminary alternative master plans by next month's Vision meeting. Any suggestions should be made by contacting either Edwin Kamikawa or Randal Furomoto.

Respectfully Submitted,

Randal S. Furomoto  
Project Consultant

Immediate Improvements

- A1. New parking lot (50 to 70 stalls) with accessible parking and security lighting near the existing comfort station.
- A2. Regrade existing recreation building pad to field level. (resite recreation building)
- A3. Relocate irrigation control cabinet.
- A4. Relocate/reconstruct play apparatus area.
- A5. Relocate/replace displaced picnic tables.
- A6. Provide accessible walkways to various site improvements.

Possible Improvements

- B1. Add security lighting at existing parking lot.
- B2. Regrade/dress baseball field (including adjustments to irrigation system)
- B3. Regrade soccer fields (including adjustments to irrigation system and drainage improvements as needed).
- B4. Upgrade accessibility of existing comfort station.
- B5. New recreation building including large meeting room/classroom, office, restrooms, janitor's closet, and storage.
- B6. Add playcourts lighting.
- B7. Add drinking fountains.
- B8. Add landscaping/trees.
- B9. Upgrade baseball field (construct skinned areas, increase height and length of line fences, add mow strips).
- B10. Extend baseball outfield w/retaining wall.

Maintenance Items

- C1. Resurface playcourts.
- C2. Repair/reconstruct perimeter fencing.
- C3. Repave existing parking lot.

Vision Champion: Edwin Kamikawa  
Ph. 623-5783

Consultant: Randal S. Furomoto  
R. Furomoto & Associates, Inc.  
Ph. 484-0212  
Fax. 484-1358



Randal S. Furomoto and Associates, Inc.

STRUCTURAL ENGINEERS  
98-1257 KAAHUMANU STREET, SUITE 312 AIEA, HAWAII 96701 PHONE (808) 434-0212 FAX (808) 463-1158

February 12, 2002

City and County of Honolulu  
Department of Transportation Services  
711 Kapiolani Boulevard, Suite 1200  
Pacific Park Plaza  
Honolulu, Hawaii 96813

Attention: Ms. Cheryl Soon

Subject: Makaanui Community Park Master Plan Update

Dear Ms. Soon:

I am the prime consultant for a City Vision project to update the master plan and design the first increment of improvements at Makaanui Community Park. The main purpose of the master plan update is to address the community's concerns regarding insufficient and illegal parking at the park. The park, also known as "16 Acres", is heavily used for soccer and baseball practices and games. Although there is on street parking and a 130 car parking lot at the field, this parking is inadequate on weekends and during soccer tournaments.

The reason I am writing to DTS is to obtain a determination of whether or not, and if so under what conditions, diagonal parking on the park side of Makaanui Street will be acceptable. During an initial site visit and meeting with the Vision group, DDC, and DPR, the concept was thought to be unacceptable from a traffic safety standpoint. However, the Mililani Vision team wants to pursue this as an option. If it is acceptable to DTS, approval from DPR will still be required. If not acceptable, an option of adding a parking lot at the east end of the field will be considered, but that would eliminate some of the usable field space.

Attached you will find the original master plan with added parking options outlined. If on-street diagonal parking is to be considered the sidewalk will be moved whatever distance that is required into the park. (The ballfields are significantly setback from the street.)

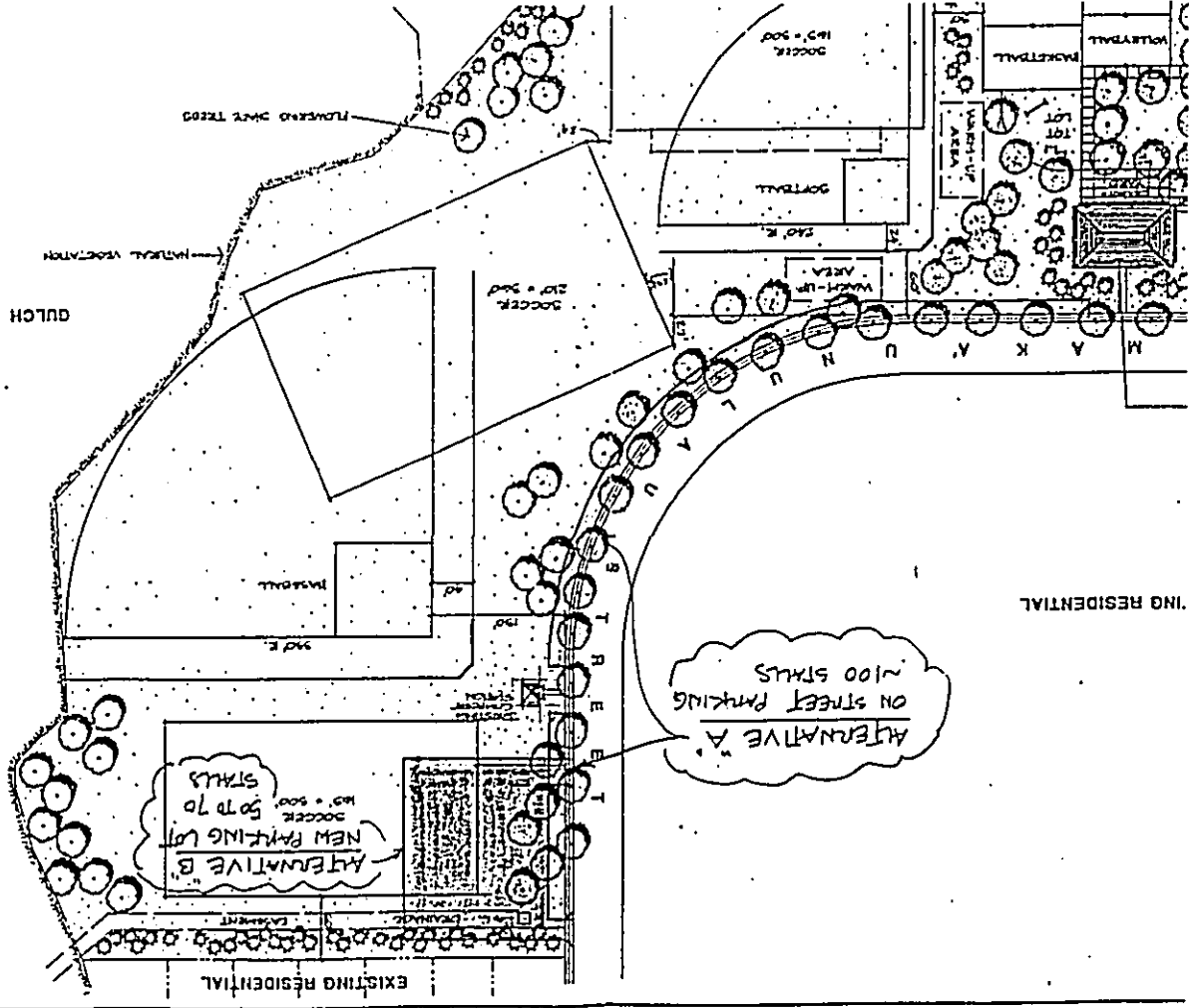
Your prompt attention to this matter will be greatly appreciated. As the project appropriation includes planning, design and construction funds within the same fiscal year and since it has taken until this month to secure a consultant contract, we are on a very tight schedule. Should you have any questions, please call me. Thank you very much.

Sincerely,

Randal S. Furomoto

Encl.

cc: Edwin Kamikawa, Vision Champion  
Harold Mau (DDC)





Randal S. Furomoto and Associates, Inc.

STRUCTURAL ENGINEERS

28-1257 KAHANAMANU STREET, SUITE 312 AEA, HAWAII 96701 PHONE (808) 453-0212 FAX (808) 453-1158

MEETING SUMMARY

SUBJECT: Makuauia Community Park  
Master Plan Update

DATE: April 3, 2002

PLACE: Mililani District Park Multipurpose Building

ATTENDEES: Mililani Community Vision Team (In Conjunction w/Monthly Meeting)

REMARKS:

The discussion was opened by Randal Furomoto who informed the group that a letter was sent to DTS requesting consideration of on-street diagonal or perpendicular parking as an alternative to providing an on-site parking lot. DTS did not respond in writing, but did inform us that the on-street alternative will not be allowed for safety reasons (insufficient sight distance). This also increases the City's liability and sets a precedence for nonconforming designs which have not been allowed elsewhere. Therefore, the master plan schemes developed assume that on-site parking at the comfort station end of the field is the only alternative and one of the highest priorities.

Preliminary master plan schemes were presented in order to foster discussions of the various alternatives and establish priorities for further development of the master plan. The following summarizes the comments made:

1. Bill Brizee questioned the need for a 30' setback shown for the parking lot from Makuauia Street. A smaller setback would allow for more usable field space. Based upon the field layout there is ample space with the 30' setback for the 50 x 70 yard soccer field. The reduction in space eliminates one small soccer field and therefore, reduces the amount of activity at the comfort station end of the field. Additional usable field space for the displaced soccer field is gained by regrading the existing building pad and relocating the irrigation control cabinet at the opposite end of the park. The intent of the larger setback is to allow for landscaping to reduce the visual impact of the parking lot to adjacent residents, and minimize on-street parking beyond the park boundaries.

2. The baseball field layout, which is the same as existing, allows only 28' from home plate to the fence line at the left outfield. For the 14 to 16 year olds using the field the full 350' radius is needed. Since construction of a retaining structure and filling of the gulch is expected to be both difficult and costly, an alternative of providing a ball barrier screen (net) was proposed.

3. The location of the multipurpose recreation building is the most significant difference between Schemes "A" and "B". Neil Yamashiro mentioned that DPR would prefer that the building be located as in the original master plan near the existing parking lot (Scheme "A") since this will lessen the congestion that will be caused if the building is constructed at the comfort station end of the park. This also provides comfort station facilities near the existing playcourts and utilizes the already existing parking lot.

4. The addition of tennis courts by eliminating one volleyball court was discussed. It was suggested that the playcourts modifications be included in the new master plan (both schemes). However, the construction estimates for the tennis courts should consider that they may be built one at a time.

5. Bill Brizee mentioned that there are two concrete boxes near the southeast corner of the full size soccer field. Adjustments to the soccer field layout to clear these boxes or relocation/removal of the boxes needs to be considered.

6. Several members of the team mentioned the need for picnic areas with additional landscaping wherever possible. Landscaping improvements will be included in the master plan schemes where not conflicting with the ballfields.

A general consensus was reached that Scheme "A" is preferred. However, both schemes will be revised based upon the comments made and submitted to DDC and DPR for comments. The submittal will state that Scheme "A" is preferred and recommended for adoption by the Mililani CVT. Cost estimates for the various improvements will be made for prioritizing of the first phase of improvements under FY 2002. Once preliminary comments are received from DPR the master plan will be revised accordingly and then be ready for presentation to the general community.

Respectfully Submitted,

Randal S. Furomoto  
Project Consultant

*Handwritten notes:*  
HOWARD TRS SPACE  
ALREADY FROM THE  
P.L. BLDG. MAY NOT BE  
SUFFICIENT. G/M  
4/24/02

April 24, 2002

TO: HOWARD KOZA, DESIGN BRANCH  
FROM: *Donald Griffin*  
DONALD GRIFFIN, PLANNING BRANCH  
SUBJECT: MAKAUNULAU COMMUNITY PARK MASTER PLAN UPDATE

The master plan update Schemes A and B have been reviewed. While both schemes make good use of the land area available, Scheme A is preferred.

The primary reason for this selection is the more acceptable handling of traffic in the vicinity of the multi-purpose building where much of the nighttime parking will occur. The double access to the parking lot from Kuahelani Avenue in Scheme A is preferable and safer than the single access from Makaunulau Street in Scheme B.

May 2, 2002

TO: RAE M. LOUIE, P.E., DIRECTOR  
DEPARTMENT OF DESIGN AND CONSTRUCTION  
FROM: WILLIAM D. BALFOUR, JR., DIRECTOR  
SUBJECT: MAKAUNULAU COMMUNITY PARK  
MASTER PLAN

Thank you for sharing the Master Plan Schemes for Makaunulau Community Park.

We have reviewed the schemes and recommend Scheme "A" with the following recommendation:

Save as much of the existing parking along Kuahelani Avenue as possible. Orient the new multi-purpose building parallel to Makaunulau Street.

Should you have any questions, please contact Mr. Don Kusunoki, Leeward Oahu District Manager, at 671-0561.

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

WDB:by (10592, D. Kusunoki, District III)



Randal S. Furomoto and Associates, Inc.

STRUCTURAL ENGINEERS  
99-1217 KAAHUNAUAU STREET, SUITE 312 AIEA, HAWAII 96701 PHONE (808) 494-0212 FAX (808) 494-1358

MEETING SUMMARY

SUBJECT: Makaanulau Community Park  
Master Plan Update

DATE: June 5, 2002

PLACE: Mililani District Park Multi-Purpose Building

ATTENDEES: Mililani Community Vision Team (In Conjunction w/Monthly Meeting)

REMARKS: The following summarizes the group's discussion as it pertains to this project:

1. Nick Kakaroukas opened the discussion by informing the group that since the last meeting input from various City agencies had been received by RFA. Randal Furomoto reported that the Stage I report including the two master plan schemes was submitted to DDC and DPR on April 9th. Based upon review comments received, DDC Facilities Division, DDC Planning Branch, and DPR all concur with the recommendation of Scheme "A" with the recreation building located at the existing parking lot along Kuahelani Avenue. DDC has made several other comments with the main comments being as follows:
  - a. Increase the size of the recreation building similar to the multi-purpose building at Asing Community Park. This will result in a further reduction in the number of parking spaces at that location.
  - b. Consider relocating the play apparatus to the mauka sideline of the full size soccer field (near the center of the park).
  - c. Add more trees and landscaping at the new parking lot. This will reduce the number of parking stalls. Confirm the number of parking stalls with LUO requirements.
  - d. Indicate playcourts and security lighting.
2. Locating the play apparatus as suggested is not desirable since that area is routinely used by spectators and teams waiting to use the soccer field. It was suggested that if the location on the master plan adjacent to the existing parking lot is not desirable due to the added cost of removal and replacement of the Norfolk pine trees, locating it at the proposed recreation building location may be a better solution. Since the immediate construction of the recreation building is not anticipated due to lack of funding this location should be available for several years. Resurfacing and marking of accessible parking stalls at the parking lot would satisfy ADA requirements with minimal cost. Reconstruction of the play apparatus area in the planned location can be accomplished if and when the building is funded in the future.

3. A revised list of capital improvements was distributed to the group. (See attached.) Items A1 through A4 are those originally identified as immediate improvements and are required in order to satisfy the project's goals of providing additional parking and recovering the field space lost by adding the parking lot on the site. Item A5 (accessible walkway and drinking fountain) has been included in Phase 1 in anticipation of DCAB requirements. Item A6 (picnic tables) is to replace the (4) picnic tables displaced by the new parking lot. The total estimated cost of these improvements is \$83,000 for Design and \$615,000 for Construction. This is \$68,000 over the appropriation and therefore, a reduction in scope or additional funding is needed.
4. The elimination of item A2 (regrading the existing building pad) has been suggested since the amount saved is nearly the amount needed to bring the project within budget. Edwin Kamikawa expressed the community's opposition to this since the premise for allowing a new parking area to be built on the park was that the field space lost would be recovered by regrading the building pad. He suggested that downsizing of the parking lot to meet the available funding is more appropriate. Reducing the size of the proposed parking lot will be investigated subject to LUO parking requirements.
5. It was also suggested that item A6 be eliminated from the first phase. The displaced picnic tables will therefore, not be replaced at this time.
6. Elimination of the EA would eliminate the design funds shortfall. A determination of whether or not an EA will be required needs to be made.
7. Dick Poirier suggested that the conversion of one of the volleyball courts to a tennis court be included in Phase 1. He stated that the Neighborhood Board has approximately \$50,000 for the construction of this court and there may be a possibility of securing more parks improvement funds from the Neighborhood Board's budget to supplement the Vision 2002 funds.
8. RFA will revise Scheme "A" to address the various City comments and Vision team suggestions. However, the question of whether or not additional funding can be secured needs to be resolved before revisions to the parking lot and addition of a tennis court can be made. The Stage II report (final master plan) must be completed before it is presented to the Mililani Neighborhood Board at its meeting on 6/26/02. Meanwhile, the list of improvements to be included in the bid documents for Phase 1 must be finalized so that the design can proceed. (An amendment to the consultant's contract will be based upon this list and is needed before proceeding with the design phase.) Given that time is of the essence and since there will be no Vision team meeting in July further input from the Vision team will be through the Vision Champion (Edwin Kamikawa). The design scope will need to be defined and negotiated at the same time that the final approval of the master plan is being processed.

Respectfully Submitted,

Randal S. Furomoto  
Project Consultant



**MAKAUNULAU COMMUNITY PARK  
LIST OF CAPITAL IMPROVEMENTS (revised 6/5/02)**

**Vision 2002 Improvements**

In Order of CVT Priority  
(\$60,000 Design; \$550,000 Const. Available)

- A1. *New parking lot* (approx. 60 stalls) with accessible parking and security lighting near the existing comfort station. (\$60,000 Design; \$400,000 Const.)
- A2. *Regrade existing recreation building pad* to field level including irrigation system modifications, grassing and chain link fence (\$9,000 Design; \$60,000 Const)
- A3. *Relocate irrigation control cabinet* (interim) (\$5,000 Design; \$15,000 Const)
- A4. *Demolish/reconstruct play apparatus area.* (Under City's Design-Build of Play Apparatus Project) (\$0 Design; \$100,000+ Const)
- A5. *Construct accessible walkway* with drinking fountain between parking lot and comfort station, and to accessible picnic table. (May be required for ADA compliance.) (\$6,000 Design; \$20,000 Const)
- A6. *Relocate/replace (4) displaced picnic tables.* (At least one picnic table to be wheelchair accessible.) (\$3,000 Design; \$20,000 Const)

Total Items A1 thru A6: \$83,000 Design; \$615,000 Const. (\$98,000 over)

**Possible Future Improvements**

(Not in Order of Priority)

- B1. *Upgrade baseball field.* (Increase height and length of line fences for safety; add mow strips; add ball barrier at left outfield; add built pens; add accessible walkways. Additional regrading/dressing of baseball outfield including adjustments to irrigation system.)
- B2. *Add trees and picnic tables* to support passive activities where not interfering with the ball fields.
- B3. *Improve existing parking lot.* (Add security lighting, repave, mark handicap stalls and install signage.)
- B4. *Regrade soccer fields* (including adjustments to irrigation system and drainage improvements as needed).
- B5. *Renovate/expand existing comfort station.* (Accessible improvements such as changing fixtures, increasing width of walkways, etc. are needed.)
- B6. *New multi-purpose recreation building* including meeting/classroom, office, restrooms, janitor's closet, and storage rooms.
- B7. *Playcourts Improvements.* (Resurface; remove one volleyball court and add up to 2 new tennis courts; playcourts lighting; chain link fencing; accessible walkways; drinking fountain.)
- B8. *Repair/reconstruct perimeter fencing.*



**Randal S. Furomoto and Associates, Inc.**

STRUCTURAL ENGINEERS  
93-1247 KAAHUMANU STREET, SUITE 312 AIEA, HAWAII 96701 PHONE (808) 484-0212 FAX (808) 484-1359

June 27, 2002

City and County of Honolulu  
Department of Design and Construction  
Facilities Division  
650 South King Street, 9th Floor  
Honolulu, Hawaii 96813

Attention: Mr. Howard Koza

Subject: Makaunulau Community Park - Master Plan Update

The revised master plan (Scheme "A") and draft Stage II report was presented to Milliani Neighborhood Board No. 25 last night. The following comments were made and will be forthcoming in the form of a board resolution:

1. The community opposes the replacement of the additional volleyball court. Neither of the existing volleyball courts are regularly utilized and therefore, the original scheme providing for a single volleyball court is preferred.

2. The board recommends that at least one tennis court be included in this year's construction

Other than the above comments, there was no community opposition to the proposed master plan with the added parking lot at the east end of the park. A point was raised, however, that the addition of the parking lot will not completely solve the parking problem since it will not eliminate illegal on-street parking across Makaunulau Street.

Regarding the addition of a tennis court to the project, as we are already over budget and planning on including additive/reductive bid items, the Vision 2002 appropriated funds are inadequate to include such playcourts work. I will be requesting fee proposals and preliminary cost estimates from my subconsultants later this week to firm up the cost figures to confirm this. The board was informed that the reconfiguration of one volleyball court to tennis would trigger an accessibility issue which could cost more than the playcourt conversion itself. Councilwoman Bunda's office will be researching the available funding to determine if in fact additional funds are available.

Whether or not the playcourts work can be funded, and whether or not the design will be added to this project's scope or as a separate stand alone project needs to be determined as soon as possible.

Randal S. Furomoto



Randal S. Furomoto and Associates, Inc.

STRUCTURAL ENGINEERS

59-1247 KAAHUMANU STREET, SUITE 312 AEA, HAWAII 96701 PHONE (808) 454-0212 FAX (808) 463-1553

June 28, 2002

State of Hawaii

Office of Environmental Quality Control

235 South Beretania Street, Room 702

Honolulu, Hawaii 96813

Attention: Ms. Genevieve Salmonson, Director

Subject: Makaanulau Community Park - Master Plan Update and Improvements

Dear Ms. Salmonson:

I am writing to you on behalf of the City and County of Honolulu as the City's design consultant for the subject project. The project site is a public park located in Mililani in Central Oahu. An update of the original master plan is proposed in order to address ongoing parking problems at the park and improve park facilities to current DPR design standards.

The revisions to the master plan primarily involve the addition of a new parking lot at the east end of the park, revisions to the size and location of the multipurpose recreation building, relocation of the play apparatus area, regrading of the original building pad, and playcourts reconfiguration. As no funds are available for the rec building and playcourts work, it is not known whether these will be implemented in the near future.

Enclosed you will find a draft of the Stage II Final Report which fully describes the park and issues involved. The proposed scheme (Exhibit "E") has received positive feedback from various City agencies, the Mililani Community Vision Group, and the Mililan/Waipio/Melemanu Neighborhood Board No. 25. To date there has been no public opposition to the proposed master plan.

We would like an opinion of whether or not an environmental assessment will be required for this project. (You may note that parking lots are on the DPR exemption list.) Should you have any questions, please call me or contact Howard Koza at the Department of Design and Construction, Facilities Division (ph. 527-6327). Thank you very much.

Sincerely,

Randal S. Furomoto & Associates, Inc.

Randal S. Furomoto  
President

BENJAMIN J. CAYetano  
GOVERNOR



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

775 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 546-4185  
FACSIMILE (808) 524-4188

GENEVEVE SALMONSON  
DIRECTOR

July 18, 2002

Mr. Randal S. Furomoto, President  
Randal S. Furomoto and Associates, Inc.  
99-1247 Kaaumanu Street, Suite 312  
Aiea, Hawaii 96701

Dear Mr. Furomoto:

Thank you for your June 28, 2002, letter requesting our review of the Makaanulau Community Park Master Plan Update and Improvements and our opinion as to whether the project as described in the document would require an environmental assessment. My staff searched our database for Kinepa Community Park and could find no previous environmental assessment for that or the present project.

We acknowledge your mention of parking lots on the Department of Parks and Recreation exemption list as being exempt from the preparation of an environmental assessment under Chapter 343, Hawaii Revised Statutes; however, it is our opinion that an exemption cannot be applied to the Makaanulau Community Plan Master Plan Update as the proposed improvements (regrading existing recreation building pad; relocating irrigation control cabinet; demolishing and reconstructing the play apparatus area; construction of a new parking lot; and, construction of accessible walkways) and the possible future improvements (relocating and replacing displaced picnic tables; upgrading the baseball field; adding trees; landscaping and picnic tables; improving the existing parking lot; regrading the soccer fields; re-surfacing and expanding the existing comfort station; constructing a new multi-purpose recreation building; repairing and reconstructing perimeter fencing; and, playcourt improvements) are not minimal and may possibly have direct, indirect and cumulative environmental impacts.

Having reviewed the document, it is our professional recommendation that an environmental assessment be prepared by the Department of Parks and Recreation as the project makes use of state/county lands or funds. The proposed site sits on county lands and will use county funds. Chapter 343, Hawaii Revised Statutes requires an environmental assessment in such an instance.

If you have any questions concerning this letter, please call Mr. Leslie Sepundo, Environmental Health Specialist, of my staff at (808) 566-4185 or send electronic mail to him at [lsrunda@mail.health.state.hi.us](mailto:lsrunda@mail.health.state.hi.us).

Sincerely,

GENEVEVE SALMONSON  
Director of Environmental Quality Control

cc: Howard Koza, Department of Parks and Recreation, City and County of Honolulu

100 P

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CITY AND COUNTY OF HONOLULU  
 DEPARTMENT OF DESIGN & CONSTRUCTION  
 FACILITIES DIVISION  
 FACSIMILE TRANSMITTAL  
 FAX NUMBER (808) 523-4767

Date: August 19, 2002

TO: Rendal Furumoto & Associates, Inc.  
 ATTENTION: Rendal Furumoto FAX NO. 484-1358  
 FROM: Howard Keza CONTACT NO. 527-6327  
 SUBJECT: Makaulua Community Park - Master Plan Update

Remarks:

Randal,

DPR responded that they do not want a recreation building with a court yard. Show the recreation building similar to Wai'an District Park's recreation building. DPR also requested that we look into raising the recreation building parallel to Makaulua street to maximize the existing parking. Please update the master plan accordingly and call me if you have any questions.

Thanka  
 Howard

Number of Pages (includes Cover): 4  
 FACILITIES DESIGN AND ENGINEERING  
 650 South King Street, 9<sup>th</sup> Floor  
 Honolulu, Hawaii 96813  
 Phone Number: 523-4941

21

200 P 0005 00 X8/X1 14:08 20/01/80

DEPARTMENT OF DESIGN & CONSTRUCTION  
 FACSIMILE TRANSMITTAL  
 FAX NUMBER (808) 523-4767

Date: August 1, 2002

TO: Dept. of Parks and Recreation, EXRS District III  
 ATTENTION: Mr. Don Kusunoki FAX NO. 677-1264  
 FROM: Howard Keza CONTACT NO. 527-6327  
 SUBJECT: Makaulua Community Park - Master Plan Update

Remarks:

Don,

As part of revising the master plan for the proposed parking lot at the east end of the Park, the recreation building will be moved to the existing parking lot. Please discuss with Craig and Bill the size of the recreation building to show on this master plan update. The attached sheets show a recreation building with open courtyard (approx. 10,000 sf) and a smaller building (approx. 5,000 sf). Call me if you have any questions. Thanks for your cooperation.

Howard

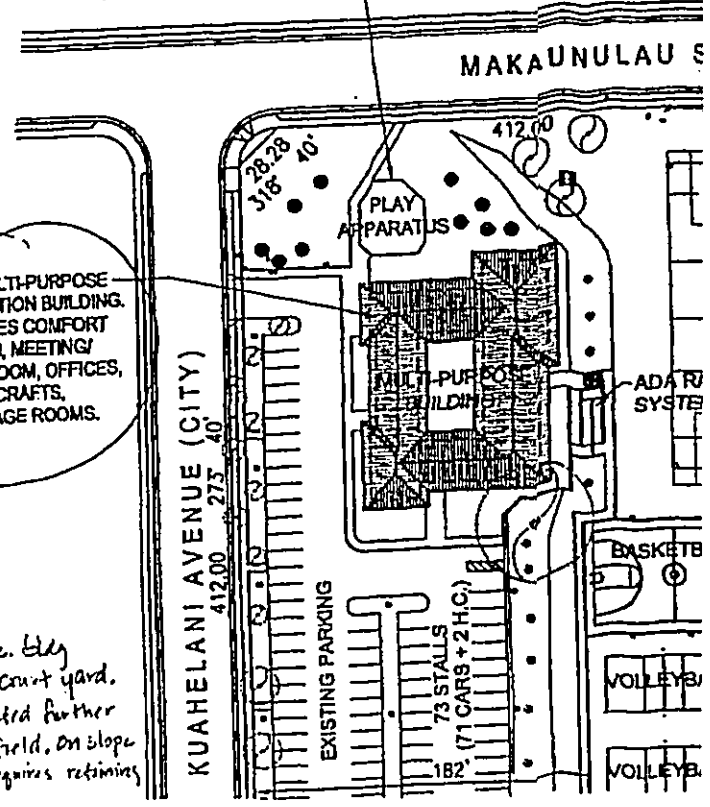
Number of Pages (includes Cover): 3  
 FACILITIES DESIGN AND ENGINEERING  
 650 South King Street, 9<sup>th</sup> Floor  
 Honolulu, Hawaii 96813  
 Phone Number: 523-4941

Eric Crispin Comment  
 Does it Bill B. have to be so large? have to be (+10K SF.)

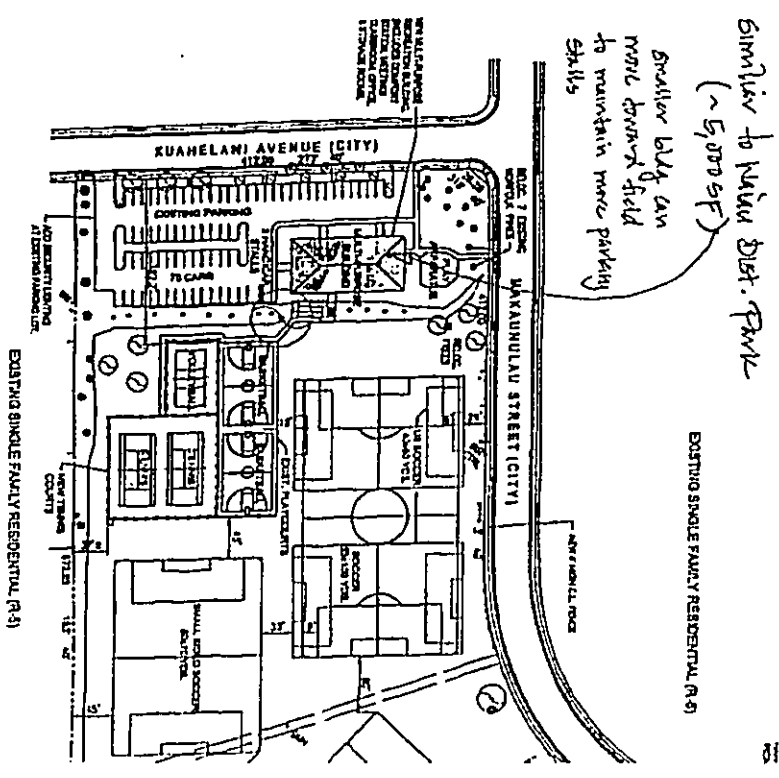
NEW MULTI-PURPOSE RECREATION BUILDING. (INCLUDES COMFORT STATION, MEETING/ CLASSROOM, OFFICES, ARTS & CRAFTS, & STORAGE ROOMS.)

Large Rec. Bldg w/ open court yard. Bldg located further toward field. On slope bank. requires retaining wall.

NEW PLAY APPARATUS AREA TO REPLACE EXISTING.



08/19/02 08:41 TX/RX NO. 5303 P. 003



EXISTING SINGLE FAMILY RESIDENTIAL (R-5)

08/19/02 08:41 TX/RX NO. 5303 P. 004

11/11/02 11:00